

From: [patricia](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: 524-526 Vallejo, and 4- 4a San Antonio Place: SUPPORT DENIAL OF APPEAL
Date: Sunday, February 8, 2026 2:44:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

As a North Beach resident since 1978, I urge you to deny the property owners of the above referenced address the right to legalize the destruction of rent controlled units, which led to the expulsion of 4 North Beach households in 2013.

At it's origin, the merger and privatization of 4 units was unfair, unethical, harmful, and illegal. The Planning Department and Commissioners have correctly denied the owners CUA privileges, and the owners' appeal to the Department's decision must be rejected by our Supervisors.

In these inhumane times, the necessity to preserve rent controlled units cannot be overstated. Considering the whims of one family against the needs of a community shouldn't even be on the table.

I look forward to your principled denial of this appeal.

Thank you!

Patricia de Larios
1130 Filbert
de Larios Peyton Investigations
1736 Stockton

From: [Joseph Padilla](#)
To: [Board of Supervisors \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)
Cc: [Aaron Peskin](#)
Subject: 524-526 Vallejo and 4/4a San Antonio Place hearing on the Board of Supervisors" Feb 10 2026 Agenda
Date: Monday, February 9, 2026 3:17:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the San Francisco Board of Supervisors,

I wish to share some information related to my former residence.

I lived at 4A San Antonio Place starting in 1990. When I became aware that the building would be placed on the market, I made the decision to transition to my current address in Noe Valley in 2009.

I can attest that there were four individual rental units at 524 Vallejo St, 2 full flats in the front and 4A and 4B San Antonio Place, which were 2 fully functioning and livable studio apartments attached to the back of the building. I lived in one of two identical studios, each of which was comprised of two rooms, a living area/bedroom and a separate full-size kitchen/dining area, and a bathroom; each studio was larger than the 100 sq. ft. referenced in the Appellant's Brief. The studios included fully functioning metered utilities, so were intended as dwelling units. When I moved out, my unit was in a habitable condition. After I left, it was my understanding that the studio was never reoccupied and it was used as storage by the developer. In addition, there was a small laundry room on the roof, as well as a two-car garage and basement storage.

I hope that my account provides you with some first-hand perspective, and encourages stronger scrutiny of future housing proposals.

Thank you for your time and consideration,

Joseph G. Padilla

From: [Theresa Flandrich](#)
To: [Board of Supervisors \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#); Vincent.Page@sfgov.org; [Wong, Kelly \(CPC\)](#)
Subject: Item # 27 524-526 Vallejo Street/4-4A San Antonio Place Appeal of Conditional Use Denial Board of Supervisors File No. 260021 DENY APPEAL
Date: Monday, February 9, 2026 1:42:01 PM
Attachments: [NB Tenants Committee Letter to BOS on 524 Vallejo appeal.pdf](#)
[Ex A - Larry Monast 1-28-26 letter.pdf](#)
[Ex B - 2011-0204-9686 S R4 4.11.12.pdf](#)
[Ex C - 524-526 Vallejo St 3R Building Record Report issued Oct 2020.pdf](#)
[Ex D - 2023 Plans to Reinstate 3 units.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

North Beach Tenants Committee

February 9, 2026 VIA EMAIL

Board.of.Supervisors@sfgov.org Rafael Mandelman, President San Francisco Board of Supervisors

RE: 524-526 Vallejo Street/4-4A San Antonio Place Appeal of Conditional Use Denial Board of Supervisors File No. 260021

Dear President Mandelman and Members of the Board of Supervisors,

I write on behalf of the North Beach Tenants Committee to strongly urge you to reject the appeal before you regarding 524-526 Vallejo Street/4-4A San Antonio Place (Property) and uphold the defacto decision of the Planning Commission to deny the Conditional Use Authorization (CUA). If the Board of Supervisors is serious about addressing the housing crisis, upholding the Planning Commission decision and Planning Department's recommendation is critical. If the Board of Supervisors fails to reject the appeal it will set a dangerous precedent and show that the City is not serious about enforcing illegal unit mergers and preventing the elimination of rent-controlled housing stock. Such a precedent would exacerbate a practice of "don't ask for permission, wait and then ask for forgiveness" fostering more illegal renovation/demolitions, unit mergers and loss of housing.

The North Beach Tenants Committee has a long history of advocating for tenants, fighting evictions, preserving rent controlled housing, and offering tenant counseling, education and assistance.

We implore the Board of Supervisors to follow the recommendation of Planning Department staff to reject the CUA and require the restoration of the 4 rent-controlled housing units that were illegally merged resulting in the permanent displacement of numerous tenants and the loss of affordable housing. The Appellant's request to legalize their single family monster home with a sham 440 square foot second unit is preposterous and must be rejected.

CORRECTING THE RECORD: The Property contained 4 habitable dwelling units illegally converted to a single family home.

Contrary to numerous misrepresentations by the Appellant, 524-526 Vallejo Street/4-4A San Antonio Place was a 4 unit property until it was illegally converted into a single family home in contravention of the City's approved plans (plan set dated 4/11/12). Assertions by the Appellant that it was a 2-unit building prior to the merger or that the two San Antonio Place

units were “paper units” are blatantly untrue. As set forth in letters from former tenants Larry Page 2 Monast, John Grant, and Joe Padilla [Attached as **Exhibit A**], that are a part of the official record in this case, the property consisted of 4 habitable dwelling units at the time serial Ellis Act evictor Peter Iskander acquired the Property in 2010 and began the process of displacing the five long-term tenants. As former tenant Larry Monast states in his letter dated January 28, 2026 to the Board of Supervisors, the property consisted of 4 residential units since at least 1984 when he first became a tenant.

Mr. Iskander made material misrepresentations in his initial 2011 building permit application (plans dated 06/29/11) by making the outrageous claim that there were only two units even though he was fully aware of the existing 4 residential units, three of which were occupied. Zoning Administrator Scott Sanchez determined that Building Permit Application No. 201102049686 contained numerous inaccuracies and misstatements and required Iskander to revise his plans to reflect the 4 existing units and to submit plans retaining 4 residential units. The revised Plans containing 4 units, dated 04/11/12, were approved [Attached as **Exhibit B**].

Appellants claim that the property contained only 2 units is not supported by the facts.

The Appellant knew or had every reason to know that the Property had been illegally converted from 4 units to a single family home.

Property Tax records reflect 4 units. The Department of Building Inspection’s records reflect 4 units. The Planning Department’s Planning Information Map (PIM) shows 4 units. Most importantly, DBI’s 3-R report dated October 2020 available in advance of Appellant’s purchase of the property showed 4 units [Attached as **Exhibit C**].

Moreover, in response to the City’s Notice of Enforcement, on May 19, 2023 Appellant actually submitted plans to the City to restore the property to 4 units [Attached as **Exhibit D**]. These plans, to “Reinstate 3 dwelling units (526 Vallejo and 4-4A San Antonio) that were removed by means of Residential Conversion and Merger without benefit of permit,” were approved by the Planning Department on 6/12/23. In other words, the current owner and Appellant knows that it is possible to restore the building to 4 units pursuant to their own approved 2023 plans, but instead have chosen to abandon those plans in favor of trying to push through a Conditional Use Authorization (CUA) to legalize the single family home with the addition one 440 square foot micro unit.

In closing, we hope you will show that you care about San Francisco’s housing crisis and stopping the loss of affordable rent-controlled housing, by upholding the Planning Commission decision to reject the CUA. Please adopt Agenda Item Number 28 and Table Item Number 29.

Sincerely,
Theresa Flandrich

cc: Angela Calvillo, Clerk, San Francisco Board of Supervisors Angela.Calvillo@sfgov.org
Vincent Page, Planner, SF Planning Vincent.Page@sfgov.org
Kelly Wong, Planner, SF Planning Kelly.Wong@sfgov.org
State of California Department of Housing and Community Development Attachments:

Exhibit A: Letters from former tenants Larry Monast, John Grant and Joe Padilla

Exhibit B: Revised Plans dated 4-11-12 (2011-0204-9686-S R4)

Exhibit C: 2020 DBI 3R Report

Exhibit D: 2023 Plans to reinstate 3 units (2023-0519-8198)

FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION

January 28, 2026

To: The San Francisco Board of Supervisors
(Board.of.Supervisors@sfgov.org)

cc: BOS.Legislation@sfgov.org

Re: 524 Vallejo, 526 Vallejo Street,
4A San Antonio Place, 4B San Antonio Place
Board File No. 260021

Dear Board of Supervisors:

I lived at 524 Vallejo, which included a parking space in the garage, from 1984 to 2013, nearly 30 years. In 2013, I was forced out by Peter I. Iskandar (“Developer”) (<https://www.tridentsf.com/peter.html>) through a buyout arrangement at an amount that was inadequate considering what I gave up as a tenant. At that time, the building housed five tenants all under rent control, two of whom were seniors.

There were four units in this building during my residency. At the time of sale in 2010, three units were occupied with a total of five tenants: two (both seniors) in 526 Vallejo, one in 524 Vallejo, and one in 4B San Antonio; 4A San Antonio was vacant.

In 2013, all tenants were asked to leave through buyouts or be subject to eviction. By September 2013, electing to avoid legal action, all tenants accepted buyouts and moved out as it seemed that contesting it would only prolong the inevitable eviction. Tenants had little choice in the matter.

From 2010 to 2013, all plans that Developer shared with the community and the building residents showed the proposed redevelopment of the building would contain four separate units. During that time Developer offered each building resident the option of buying her or his unit after redevelopment. Developer offered me my unit (524 Vallejo) for purchase at \$550,000. No units were offered for rent after the completion of the redevelopment.

Understandably, when the building was sold in 2017 I was surprised to learn that it had been converted to a single family residence. I assumed the City & County of San Francisco (“City”) had approved the building plans converting the property from a four-unit building to a single-family building. I am dumbfounded that 15 years *after* the building was sold to Developer in 2010 this issue has come to light. This suggests that either (1) Developer saw a conflict with City documentation on this property and developed the property to what was most advantageous to him; (2) Developer made fraudulent representations to City that allowed him to redevelop the property as a single-family unit, not the four-unit building it had been for decades prior and initially proposed by him; or (3) a City employee knowingly turned a blind eye to Developer’s subterfuge.

Having reviewed the floorplans of the building sold in 2017 (found at Realtor.com https://www.realtor.com/realstateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M26658-

FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION

The San Francisco Board of Supervisors
Page 2 of 3
January 28, 2026

18418#photo0) after Developer redeveloped the property (image follows), it is clear the property was intentionally converted from a four-unit building to a single family home during redevelopment since there is only ONE KITCHEN on the property located on the third floor. There was a small bedroom and bathroom on the 1st floor behind the garage, but it does not have a kitchen.



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Small square text block containing a disclaimer: "Square footage and other information herein has been received from a variety of sources. Such information has not been verified by Bubble Real Estate # 01926718 Prospective buyers are advised to conduct their own investigation of the property and the information contained herein utilizing licensed professionals where appropriate, before purchasing this property."

FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION

The San Francisco Board of Supervisors

Page 3 of 3

January 28, 2026

I wondered how it was possible for the Developer to eliminate four affordable rental units while obtaining all necessary permits and approvals by City Planners. I would have thought that was impossible.

I understand the homeowner's wish to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit, and they should not be penalized for the Developer's actions prior to their purchase. That said, it is important that City set an example that the demolition of badly needed affordable, rent controlled housing will not be tolerated or rewarded.

I write in strong support of Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family residence.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Monast". The signature is fluid and cursive, with a large loop at the end.

L. Monast



AERIAL VIEW



VIEW OF FRONT

LOT 048
ADJACENT PROPERTY

A separate permit from the Bureau Of Street-Use & Mapping is required for work involving alterations, reconstruction or repair of sidewalk, curb or gutter in the City right-of-way. Call 558-6060 for information.

By LTC 12-13-12
Long Tian Cy, DPW/BSM

BUILDING & SITE DATA

GENERAL INFORMATION
 ASSESSOR'S PARCEL NUMBER -OR- BLOCK-LOT: 0132-009
 ZONING: RM-1
 OCCUPANCY TYPE: MIXED, LOW DENSITY RESIDENTIAL
 CONSTRUCTION TYPE: V (WOOD)
 SLOPE: %
 STORIES: 4

LOT AREA	1,925 S.F.
GROSS AREA	1,925 S.F.
EASEMENT	
NET AREA	1,925 S.F.

IMPERVIOUS COVERAGE

EXISTING	N/A
PROPOSED	N/A
ALLOWED	N/A

STRUCTURAL COVERAGE

EXISTING	N/A
PROPOSED	N/A
ALLOWED	N/A

BUILDING AREAS

	EXISTING	ADDITION	PROPOSED
UNIT #524 (1ST FLR)	757 S.F.	(-) 123 S.F.	634 S.F.
UNIT #526 (2ND FLR)	824 S.F.	412 S.F.	1236 S.F.
UNIT #526 (3RD FLR)	0 S.F.	268 S.F.	268 S.F.
UNIT #4	437 S.F.	(-) 37 S.F.	400 S.F.
UNIT #4A	437 S.F.	(-) 84 S.F.	353 S.F.
GARAGE	712 S.F.	35 S.F.	747 S.F.
STORAGE	415 S.F.	(-) 415 S.F.	0 S.F.
PENTHOUSE	117 S.F.	(-) 117 S.F.	0 S.F.
FLOOR AREA TOTAL:	634 S.F. (#524); 1504 S.F. (#526); 400 S.F. (#4); 353 S.F. (#4A)		

WALL PERIMETER 3699 3233

EXISTING	N/A
EXISTING TO REMAIN	N/A

ELEVATION

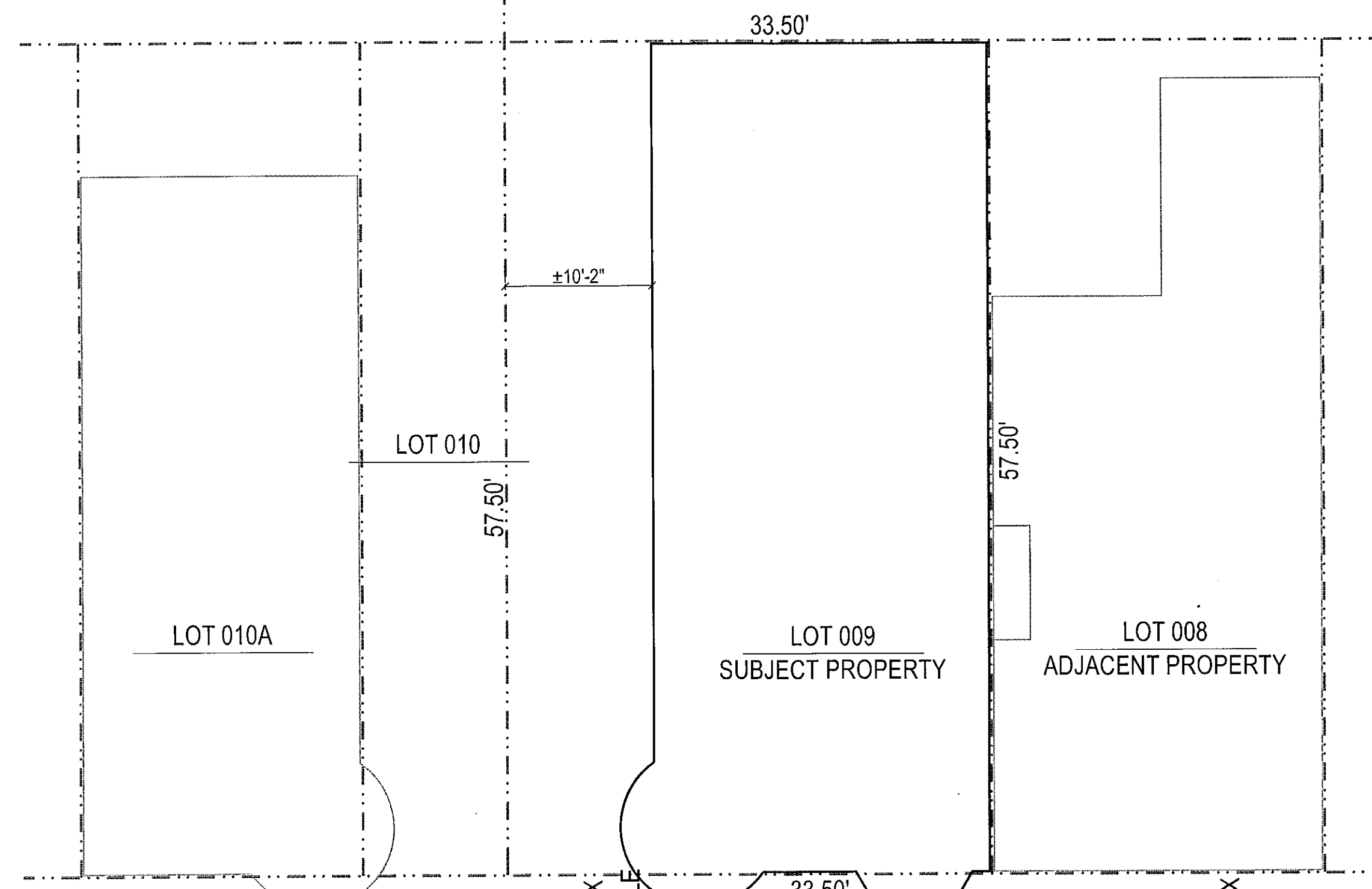
LOWEST POINT	N/A
HIGHEST POINT	N/A
AVERAGE POINT	N/A
TOP MOST POINT	N/A

CONTACT INFORMATION

NAME	PETER ISKANDAR
ADDRESS	139 MITCHELL AVE. #110, SOUTH SAN FRANCISCO, CA 94080
PHONE:	(415) 297-5185

SHEET INDEX

- A-1 PROPOSED SITE PLAN; BUILDING & SITE DATA SHEET INDEX
- A-2A EXISTING GROUND & FIRST FLOOR PLANS
- A-2B EXISTING SECOND & THIRD FLOOR PLANS
- A-3A PROPOSED GROUND & FIRST FLOOR DEMOLITION PLANS
- A-3B PROPOSED SECOND & THIRD FLOOR DEMOLITION PLANS
- A-4A PROPOSED GROUND & FIRST FLOOR PLANS
- A-4B PROPOSED SECOND & THIRD FLOOR PLANS
- A-5A EXISTING FRONT EXTERIOR ELEVATIONS
- A-5B EXISTING LEFT EXTERIOR ELEVATION
- A-5C EXISTING REAR & RIGHT EXTERIOR ELEVATIONS
- A-6A PROPOSED DEMOLITION AT FRONT EXTERIOR ELEVATION
- A-6B PROPOSED DEMOLITION AT LEFT EXTERIOR ELEVATION
- A-6C PROPOSED DEMOLITION AT REAR & RIGHT EXTERIOR ELEVATIONS
- A-7A PROPOSED FRONT EXTERIOR ELEVATIONS
- A-7B PROPOSED LEFT EXTERIOR ELEVATIONS
- A-7C PROPOSED REAR & RIGHT EXTERIOR ELEVATIONS
- A-8 PROPOSED SECTION A-A



PROJECT SCOPE:
 - RECONFIGURE INTERIOR WALLS
 - OMIT BEDROOMS IN #524, #4, #4A, CONVERT TO STUDIOS
 - ADD 1.5 BATHROOMS IN #526
 - REPLACE WINDOWS WITH IN-KIND
 - LEGALIZE 2 EXISTING UNITS TO REFLECT 4 UNITS TOTAL
 THIS IS REVISION 4

APPLICABLE CODES & REGULATIONS:
 2010 CALIFORNIA CODE OF REGULATIONS TITLE 24:
 CBC, CEC, CMC, CPC, 2008 CNC AND SAN FRANCISCO MUNICIPAL CODE AMENDMENTS

NOTE:
 FIELD VERIFY EXISTING CONDITIONS
 BUILDING WILL BE FULLY SPRINKLERED UNDER A SEPARATE PERMIT

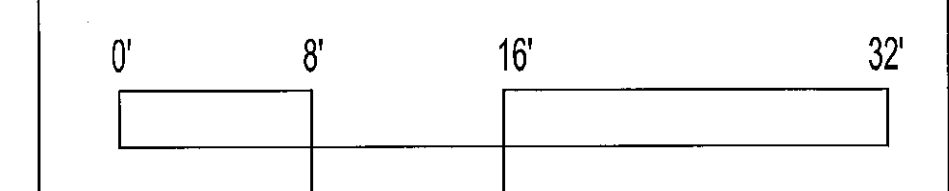
SEPARATE PERMIT REVISION
 APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE DONE UNTIL "CONSTRUCTION PLANS" HAVE BEEN APPROVED.

LEGEND

---	PROPERTY LINE
- - -	SET BACK
— —	CENTER LINE OF STREET
---	FENCING
○	TREE WITH DRIPLINE
□	EXISTING STRUCTURE
▨	NEW STRUCTURE

LOCATION MAP



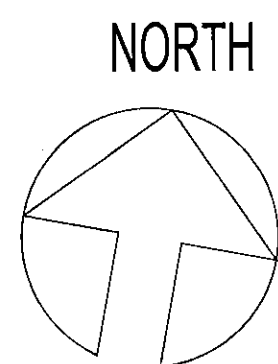
Capacity Charges

Water	\$216.50
Wastewater	\$291.00
NW	1/22/13

SFPUC
Signature
 Division of Water

SFPUC Capacity Charges
 See attached SFPUC Capacity Charge Invoicing for total amount due. DBI will collect 50% or more of the total amount before the Site Permit is issued. Any balance will be billed and collected by SFPUC directly.

SFPUC - Please be advised.
 Your plans and fixture count indicate a larger water meter is required. Please contact your contractor, Architect or SFPUC New Installations for more information.



VALLEJO STREET
PROPOSED SITE PLAN

APPROVED
 PER PLANS AND APPLICATION
Signature
 PLANNING DEPARTMENT

Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval.

REVISIONS BY

1	04-11-11	J.L.
2	06-06-11	J.L.
3	11-07-11	J.L.
4	03-02-12	J.L.

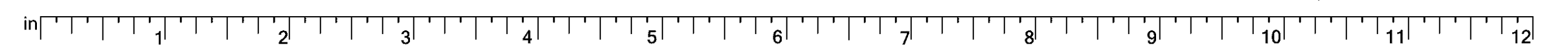
PROPOSED
 SITE PLAN;
 BUILDING &
 SITE DATA;
 SHEET INDEX

REMODEL
 524-526 VALLEJO STREET
 SAN FRANCISCO, CA 94133
 2011-0204-9686-S R4

Master Builders
 JEANNE H. LIEM
 No. C-31934
 10-31-2013
 139 Mitchell Ave. #110
 South San Francisco, CA 94080
 (415) 567-8886
 www.MasterBuildersSF.com

DATE: 04-11-12
 SCALE: 1/8"=1'-0"
 DRAWN: J.L.
 JOB: VALLEJO524
 SHEET:

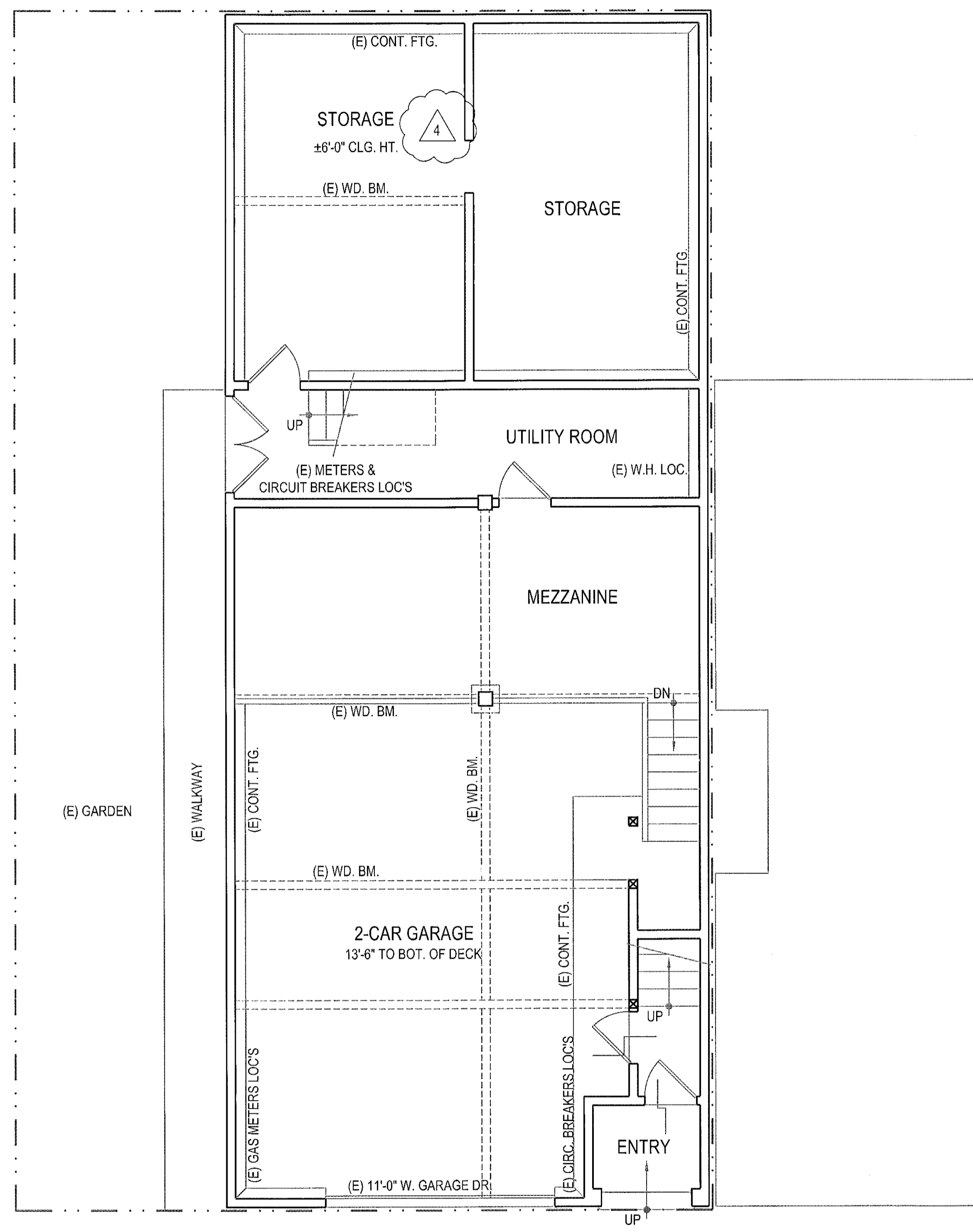
A-1
 OF SHEETS



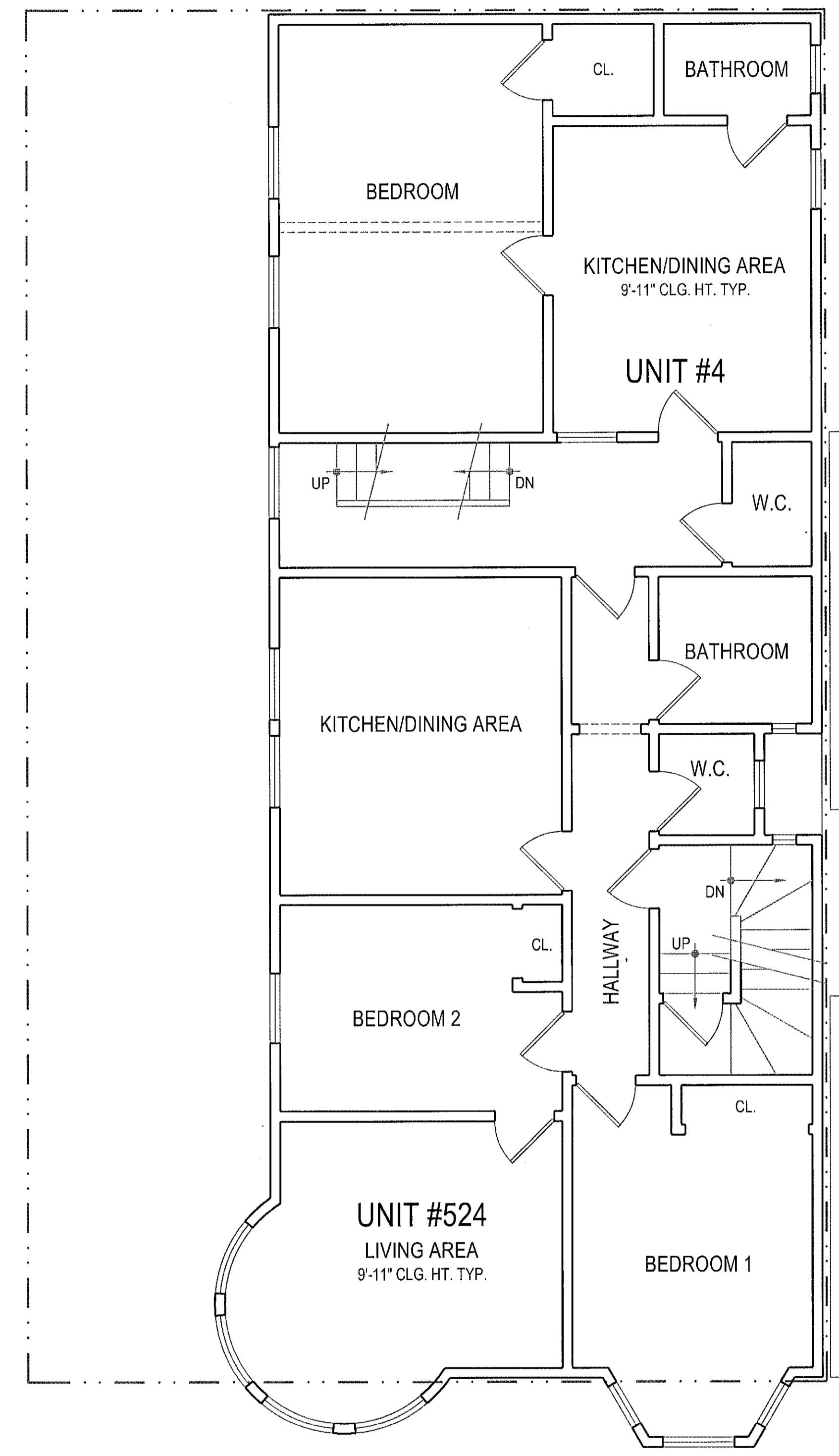
REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

EXISTING
GROUND & FIRST
FLOOR PLANS

REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



FIRST  12/24/12
EXISTING GROUND FLOOR PLAN



SECOND  12/24/12
EXISTING FIRST FLOOR PLAN

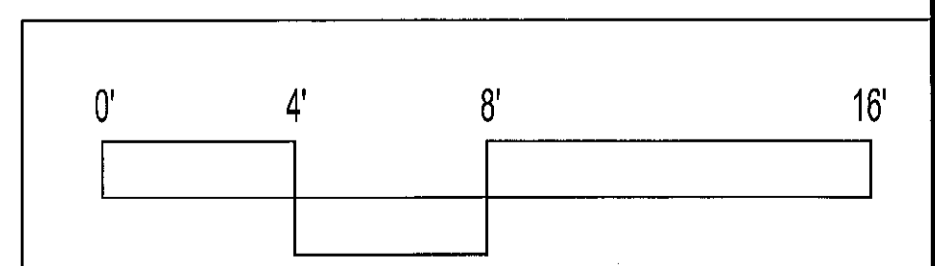
APPROVED
Dept. of Building Insp.
JAN 29 2012
Tom C. Hill
PLANNING DIRECTOR
DEPT. OF BUILDING INSPECTION

SITE PERMIT
REVISION
APR 12 2012

Matthew Rails, DBI
DEC 24 2012

MPL 1/28/12
Approved Planning Dept. M. Pilar LaValley

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

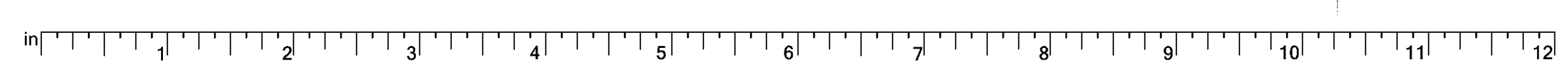


Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
STATE OF CALIFORNIA
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:

A-2A

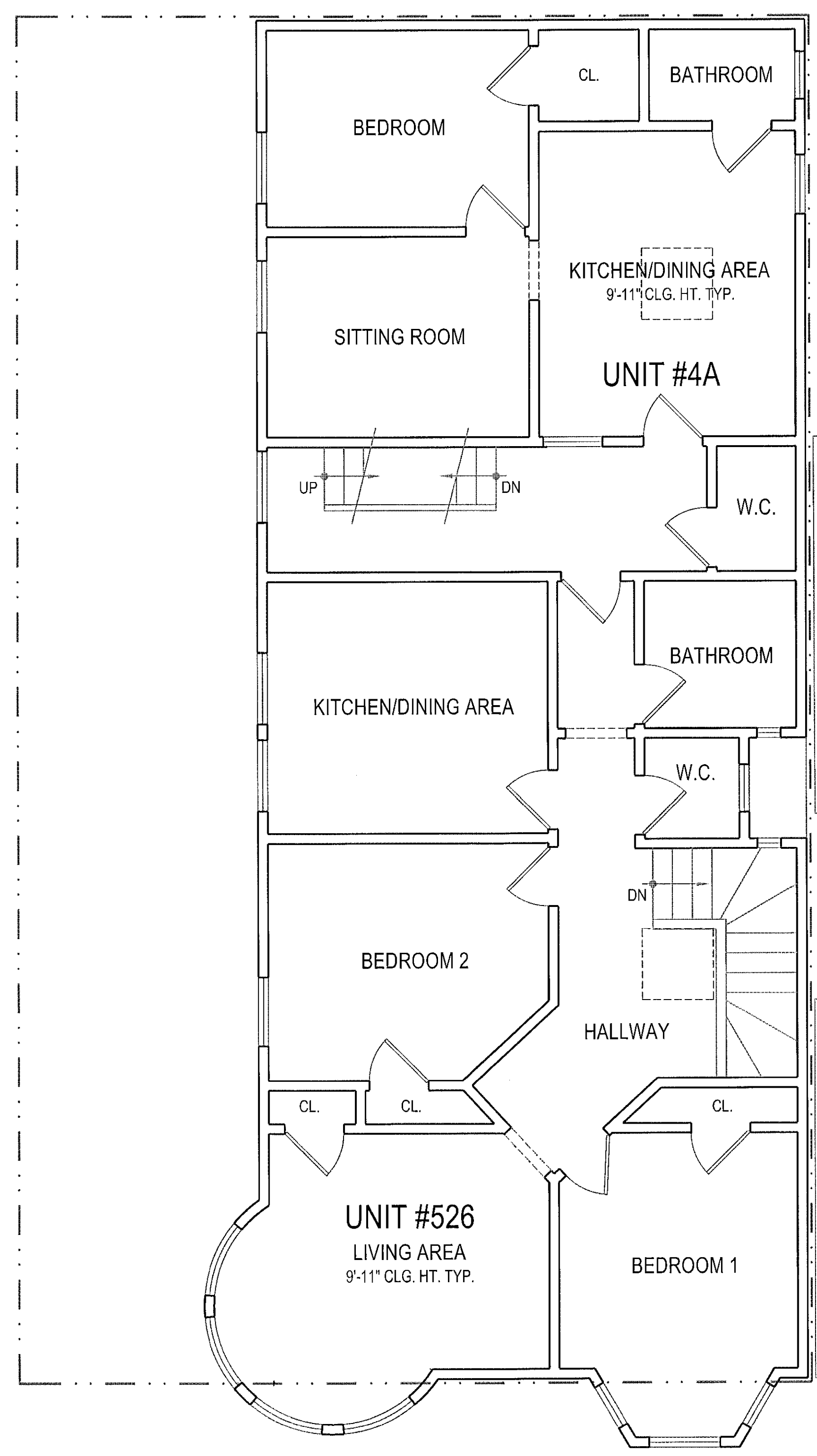
OF SHEETS




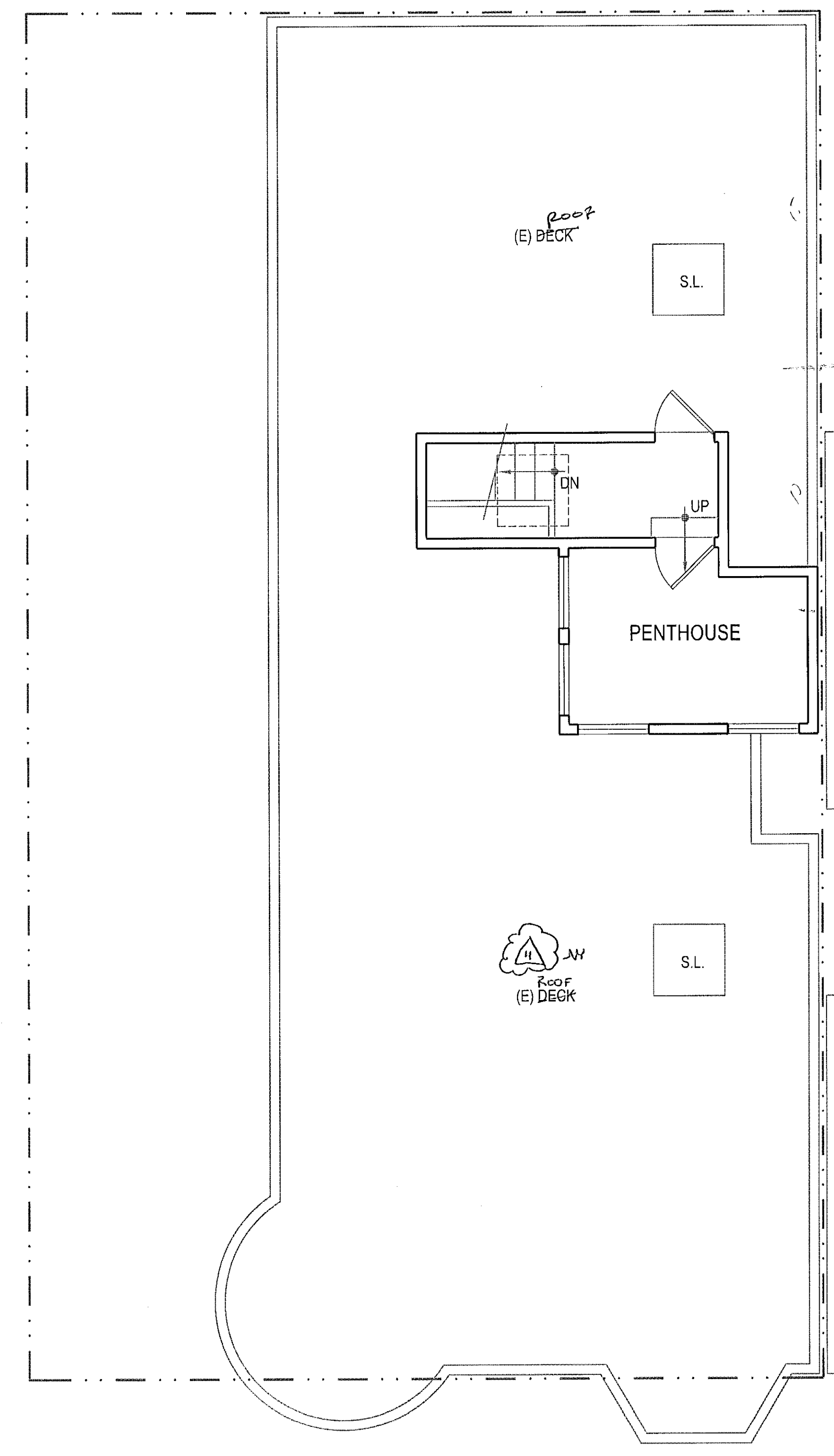
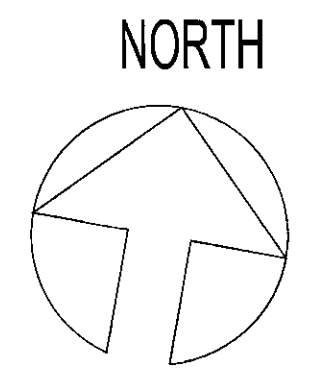
REVISIONS	BY
1	04-11-11 J.L.
2	06-08-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

EXISTING
SECOND & THIRD
FLOOR PLANS

REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



THIRD  12/24/12
EXISTING SECOND-FLOOR PLAN



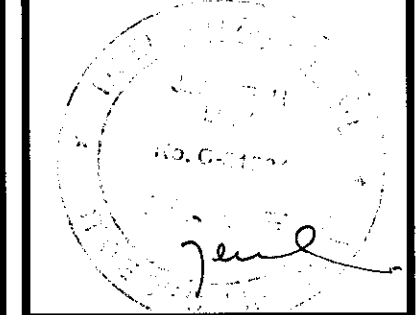
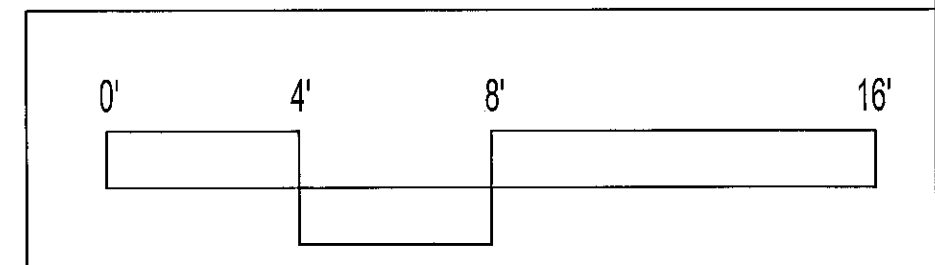
FOURTH  12/24/12
EXISTING THIRD-FLOOR PLAN

APPROVED
Dept. of Building Insp.
JAN 29 2013
Tom C. Han
TOM C. HAN, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

SITE PERMIT
REVISION
APR 12 2012
THIS APPLICATION SUBMITTED FOR SITE PERMIT
CANNOT BE USED FOR CONSTRUCTION UNLESS
CONSTRUCTION PLANS HAVE BEEN APPROVED
Matthew Falls, DBI
DEC 24 2012

MLC 11/28/12
Approved Planning Dept. M. Peter LaVie

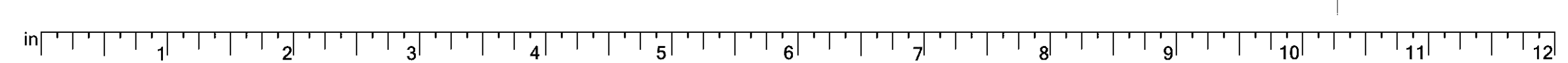
NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 587-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:

A-2B
OF . SHEETS

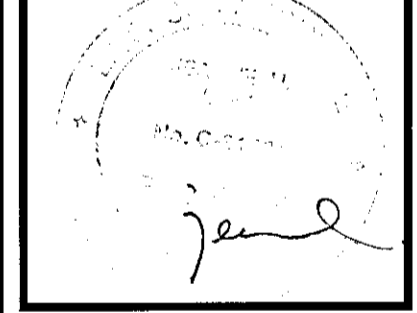


REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED
SECOND & THIRD
FLOOR
DEMOLITION
PLANS



REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



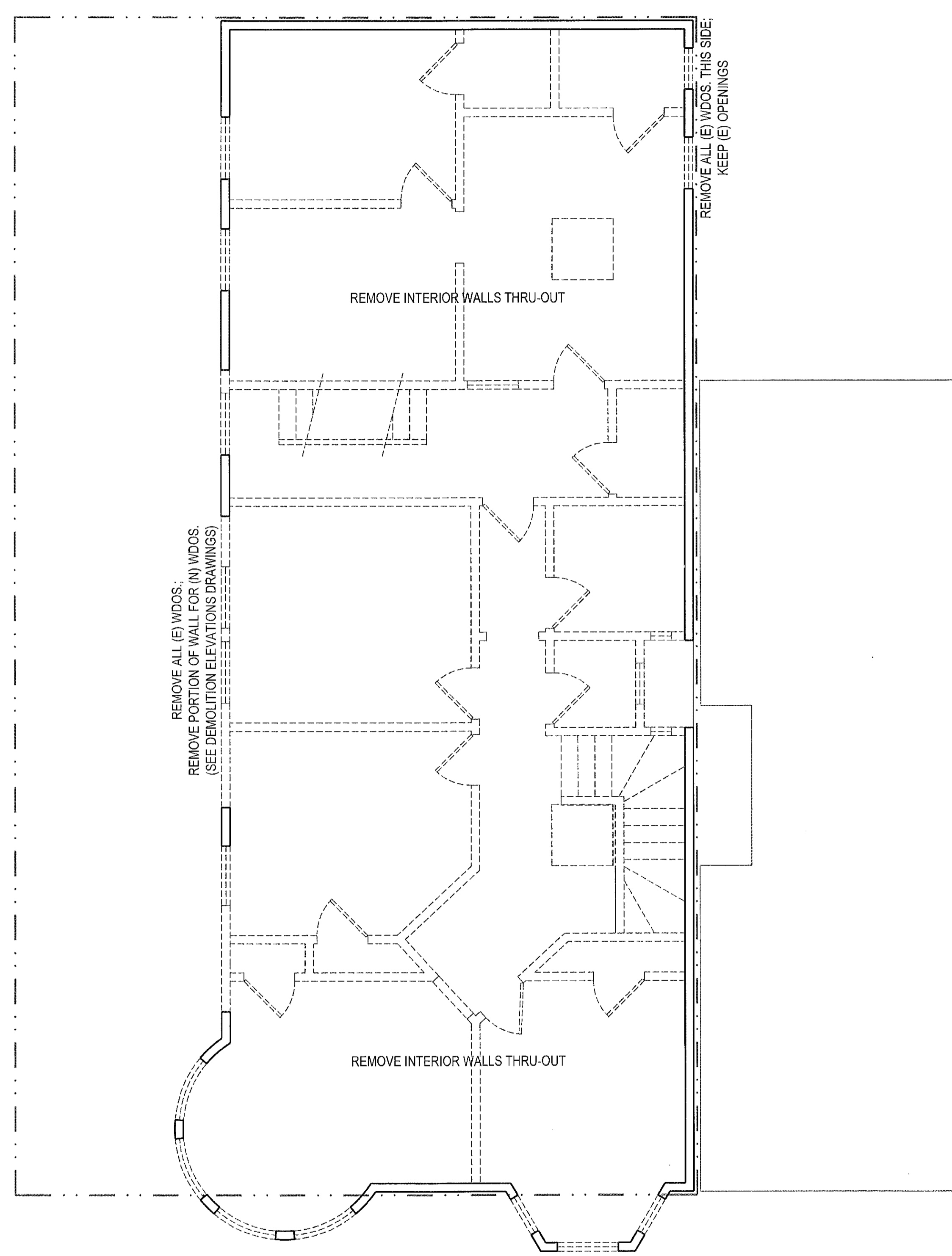
APPROVED
Dept. of Building Insp.
JAN 29 2013
Tom C. Hui
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

Matthew Falls, DBI
DEC 24 2012

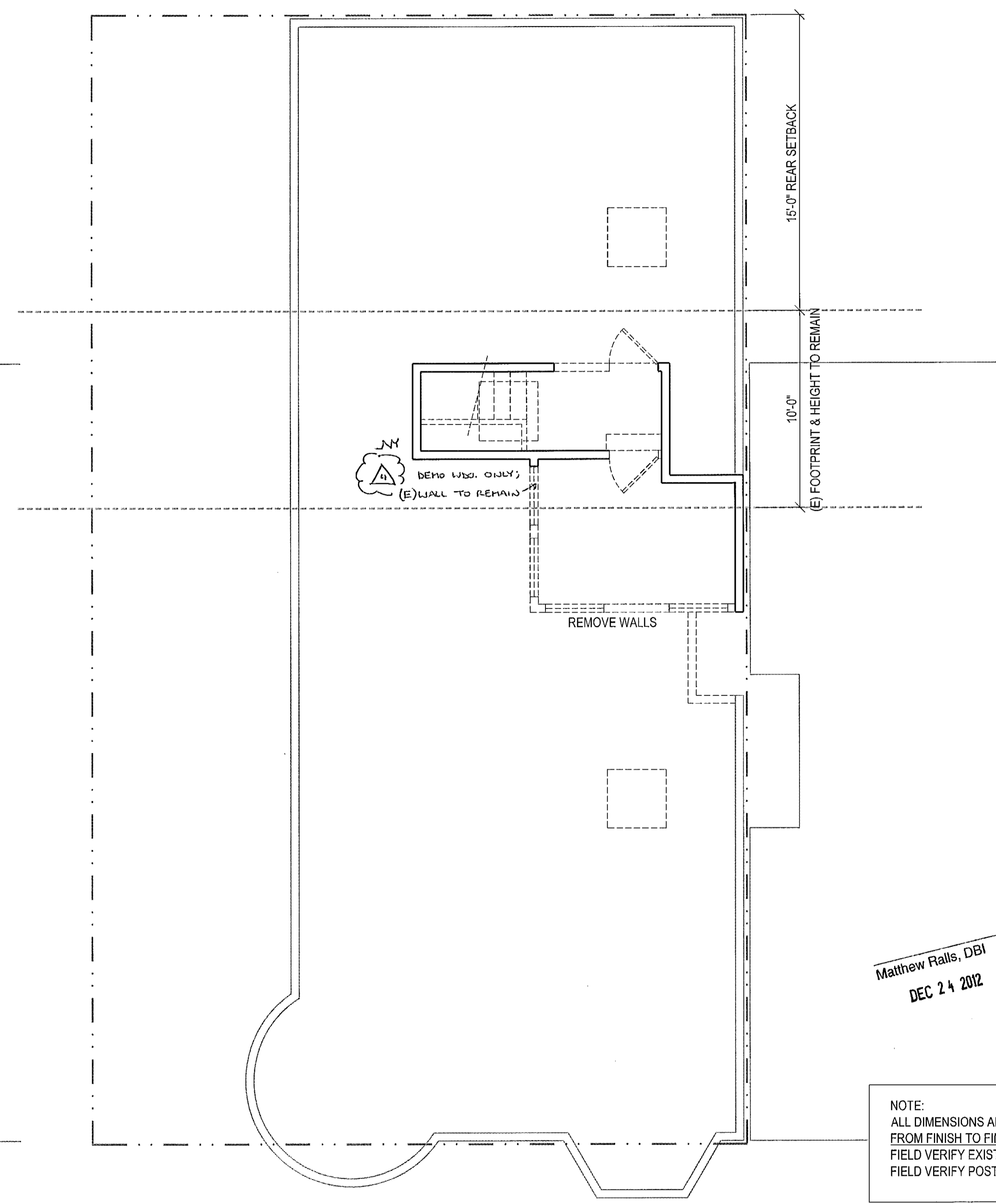
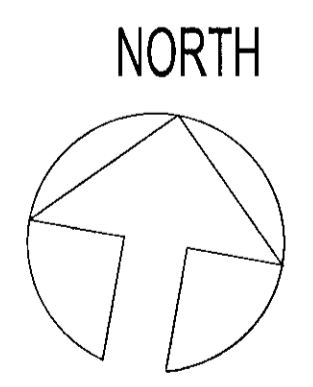
SITE PERMIT
REVISION
APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT
ONLY. NO WORK MAY BE STARTED UNLESS
CONSTRUCTION PLANS HAVE BEEN APPROVED.

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com



PROPOSED SECOND FLOOR DEMOLITION PLAN



PROPOSED THIRD FLOOR DEMOLITION PLAN

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

WALL LEGEND

—— (E) WALL

----- (E) WALL TO BE REMOVED

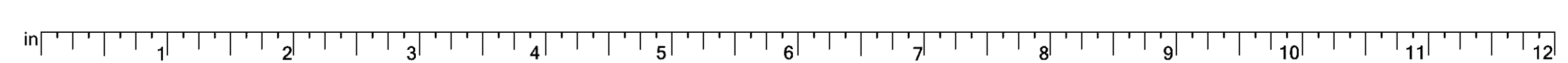
===== (N) WALL

0' 4' 8' 16'

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:

A-3B

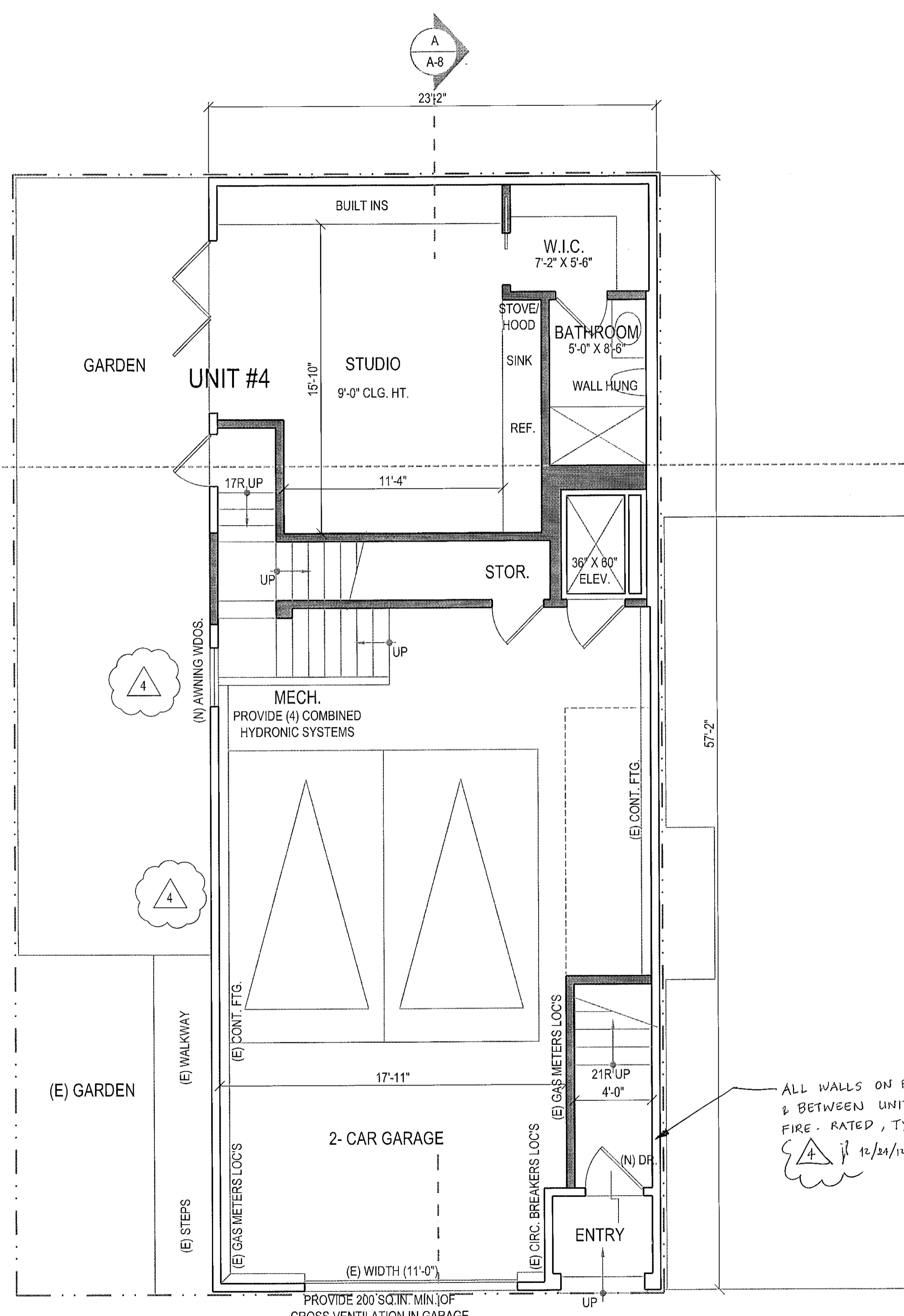
OF SHEETS



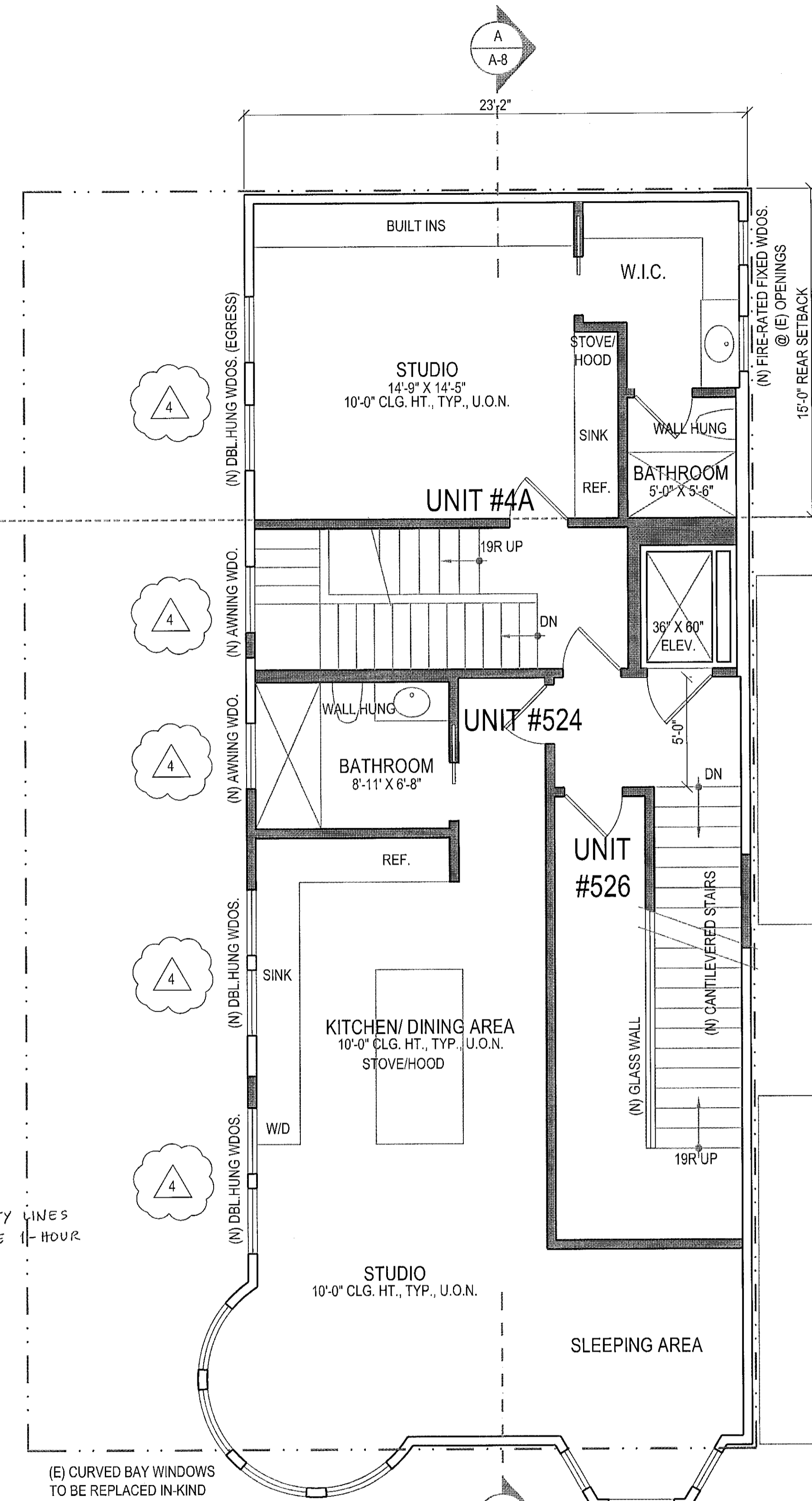
REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED
GROUND & FIRST
FLOOR PLANS

REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



FIRST
PROPOSED GROUND FLOOR PLAN



SECOND
PROPOSED FIRST FLOOR PLAN

ALL WALLS ON PROPERTY LINES
& BETWEEN UNITS ARE 1-HOUR
FIRE RATED, TYP.
12/24/12

APPROVED
Dept. of Building Insp.

JAN 29 2013
Tom C. Hu
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

Matthew Falls, DBI
DEC 24 2012

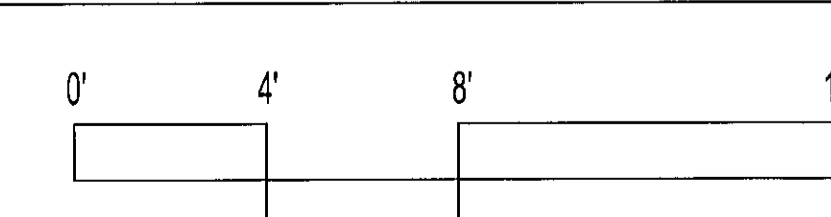
SITE PERMIT
REVISION
APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT
ONLY. NO WORK MAY BE STARTED UNLESS
CONSTRUCTION PLANS HAVE BEEN APPROVED.

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

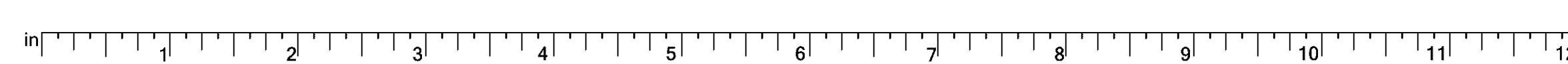
WALL LEGEND

	(E) WALL
	(E) WALL TO BE REMOVED
	(N) WALL



Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
STATE OF CALIFORNIA
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-4A
OF SHEETS



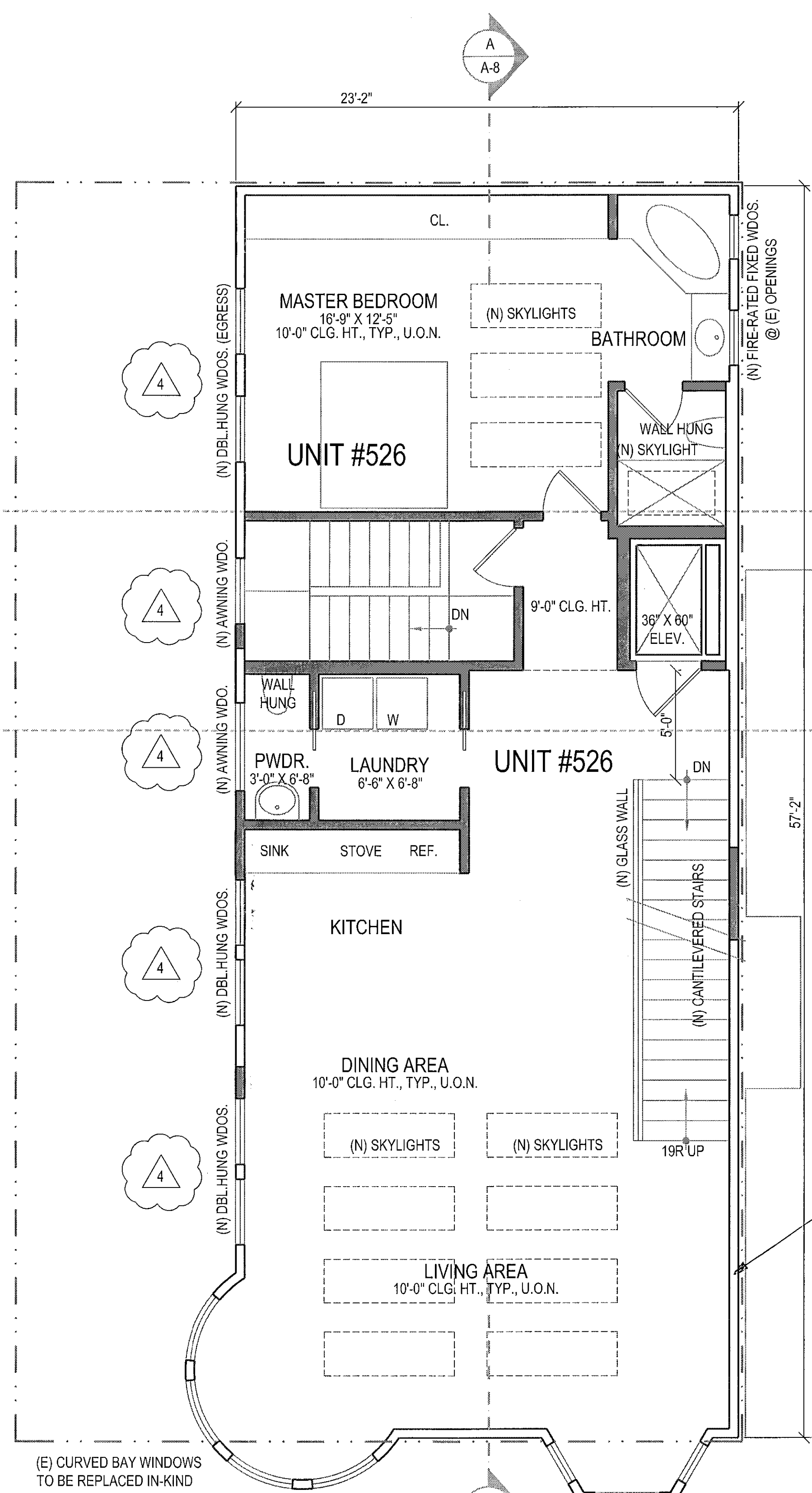
REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED
SECOND & THIRD
FLOOR PLANS

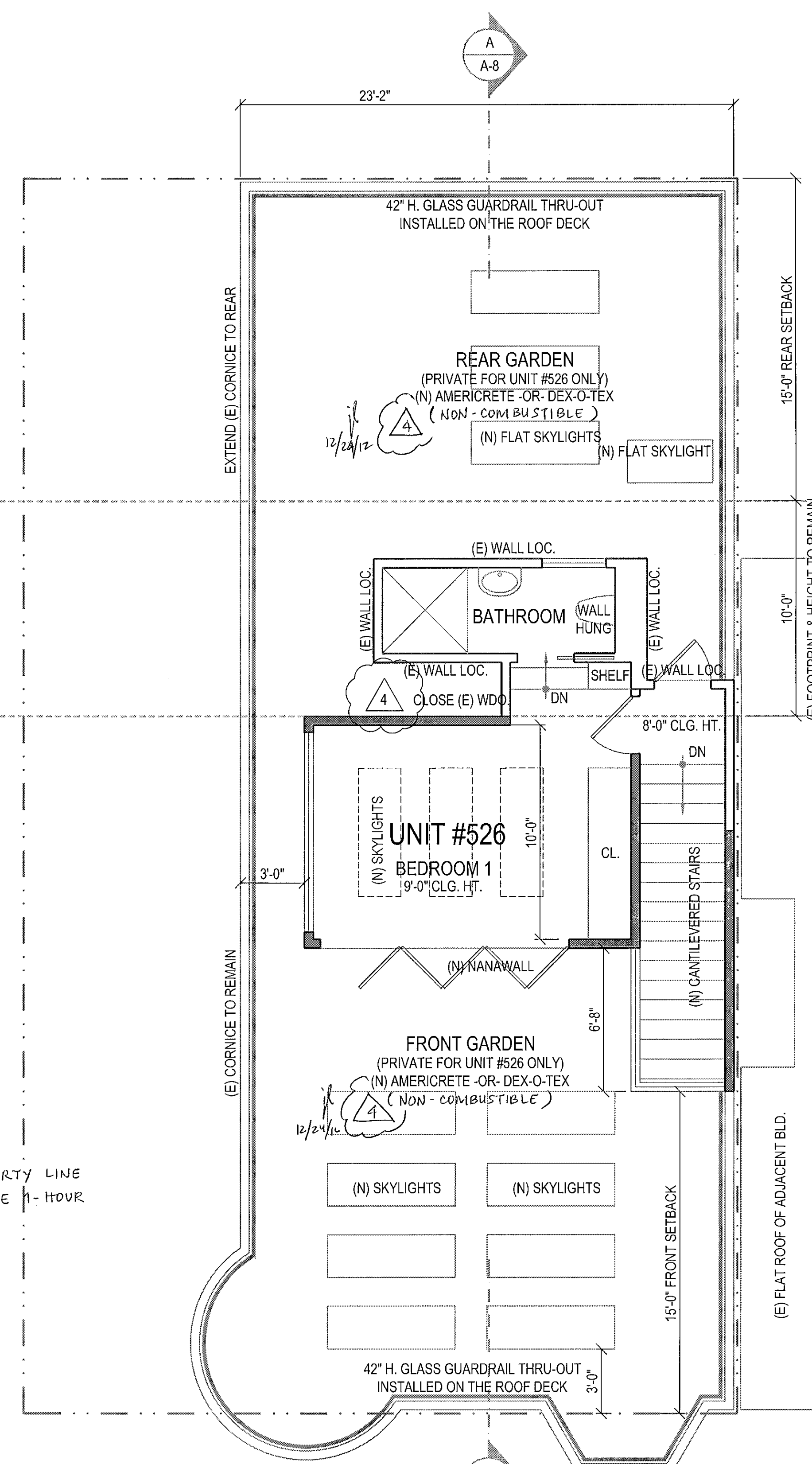
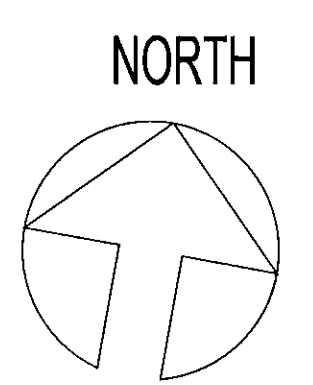
REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 09-12-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-4B
OF . SHEETS



THIRD
PROPOSED SECOND-FLOOR PLAN



FOURTH
PROPOSED THIRD-FLOOR PLAN

APPROVED
Dept. of Building Insp.
JAN 29 2013
Tom C. Hui, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

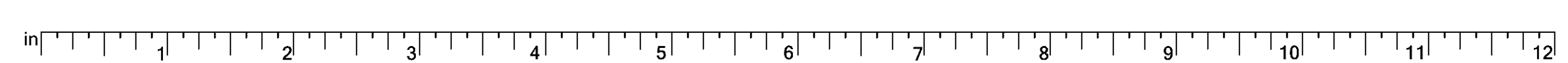
Matthew Falls, DBI
DEC 24 2012

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

WALL LEGEND

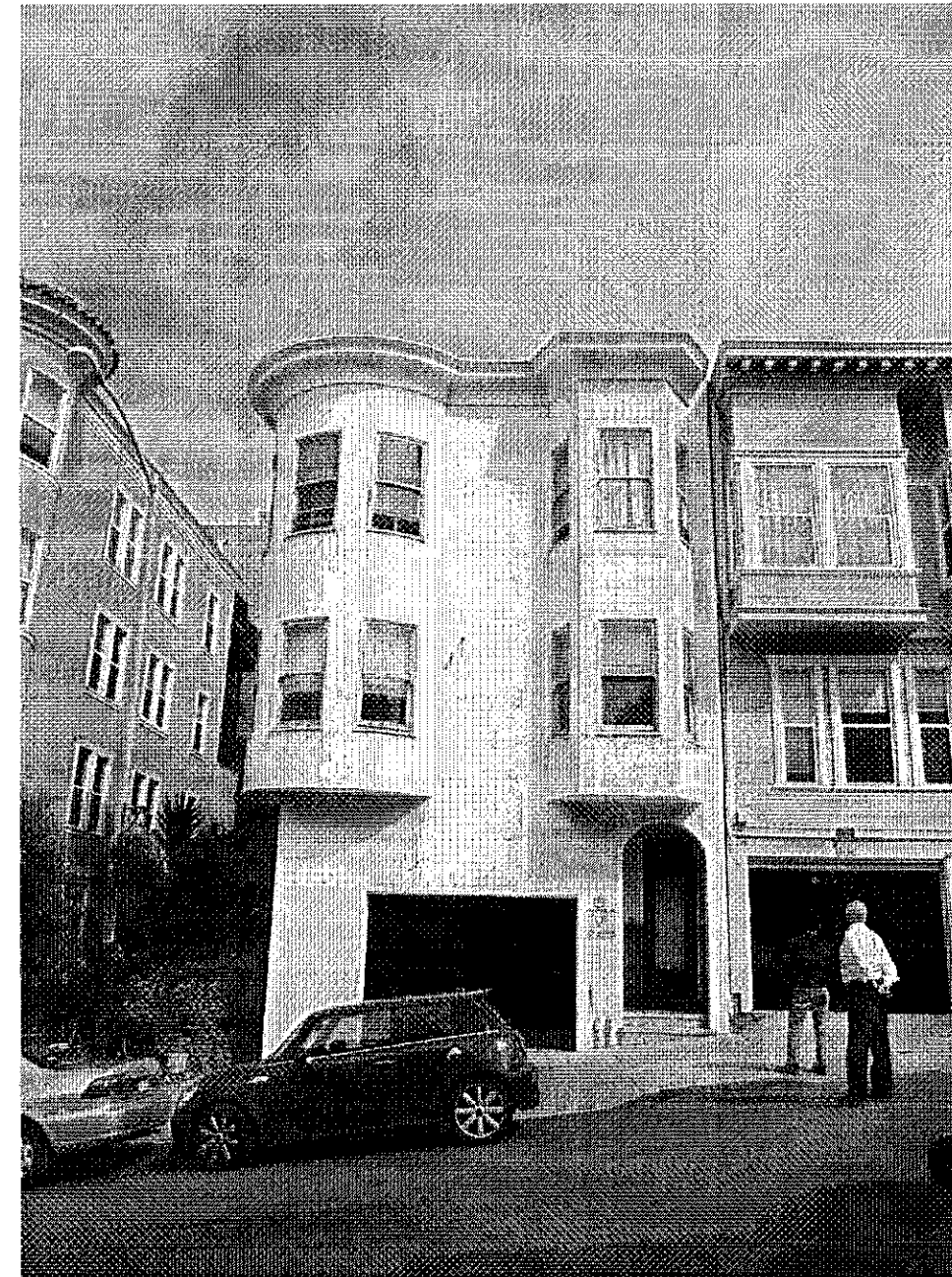
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL

ma 4/20/12
Approved, Planning Dept. W. Paul Lavaley

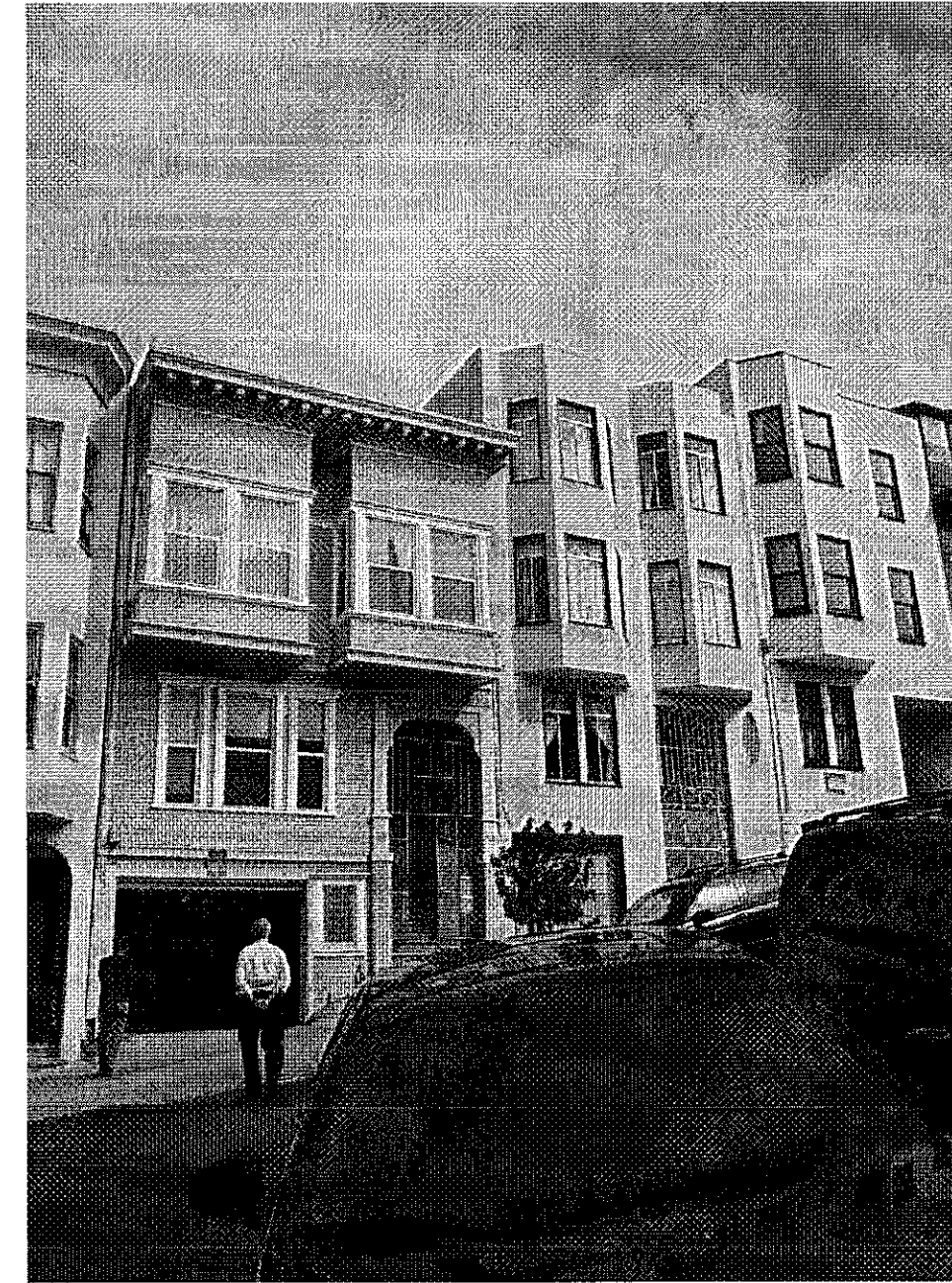




VIEW OF LOT 010A



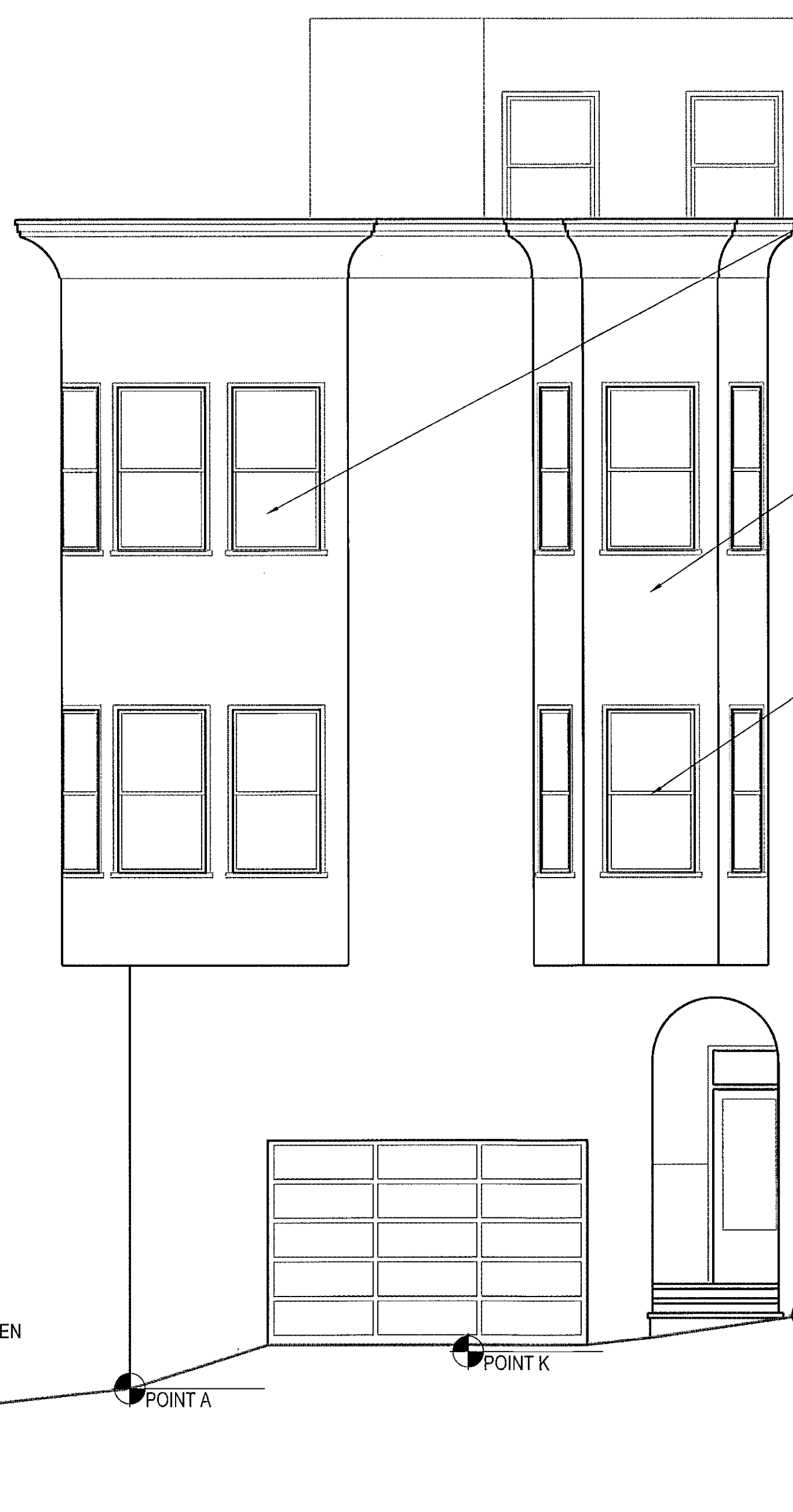
VIEW OF SUBJECT PROPERTY



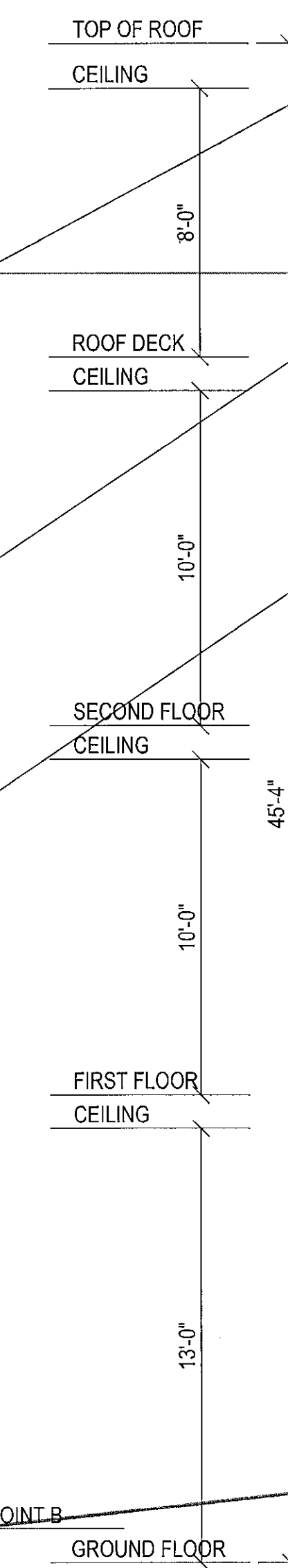
VIEW OF LOT 008



LOT 010A
ADJACENT PROPERTY



EXISTING FRONT EXTERIOR ELEVATION (SOUTH)



LOT 008
ADJACENT PROPERTY

- (E) CURVED BAY WINDOWS
- (E) STUCCO
- (E) WOOD FRAME WINDOWS
W/ WOOD TRIM

APPROVED
Dept. of Building Insp.

JAN 29 2013

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDINGS INSPECTION

SITE PERMIT
REVISION

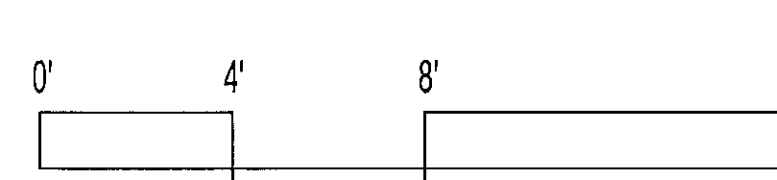
APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT
ONLY AND WORK MAY BE STARTED ONLY
IF CONSTRUCTION PLANS HAVE BEEN APPROVED

Matthew Falls, DBI
DEC 24 2012

MA 11/28/12

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

EXISTING
FRONT
EXTERIOR
ELEVATION

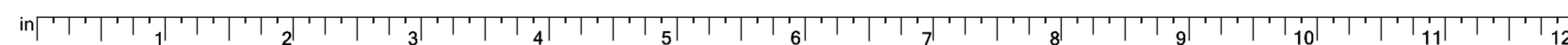
REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133

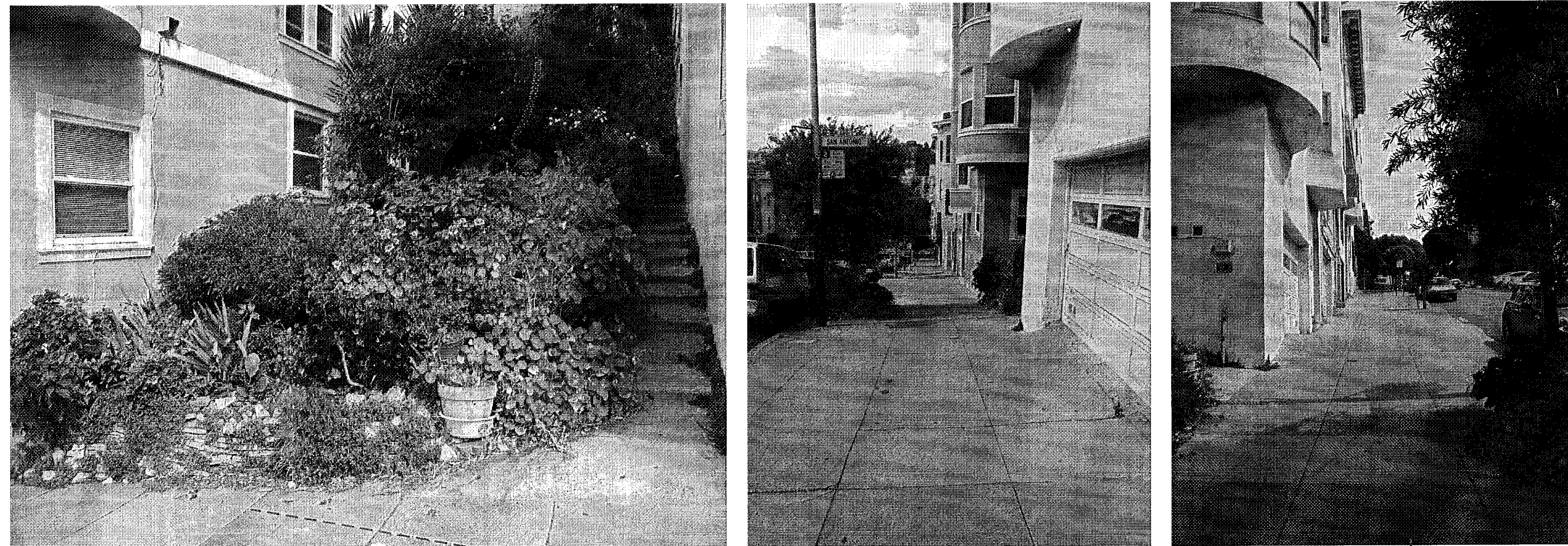
Master Builders
JEANNE H.
LIC.#
No. C-31824
10-21-2013
RENEWAL DATE
STATE OF CALIFORNIA
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:

A-5A

OF SHEETS



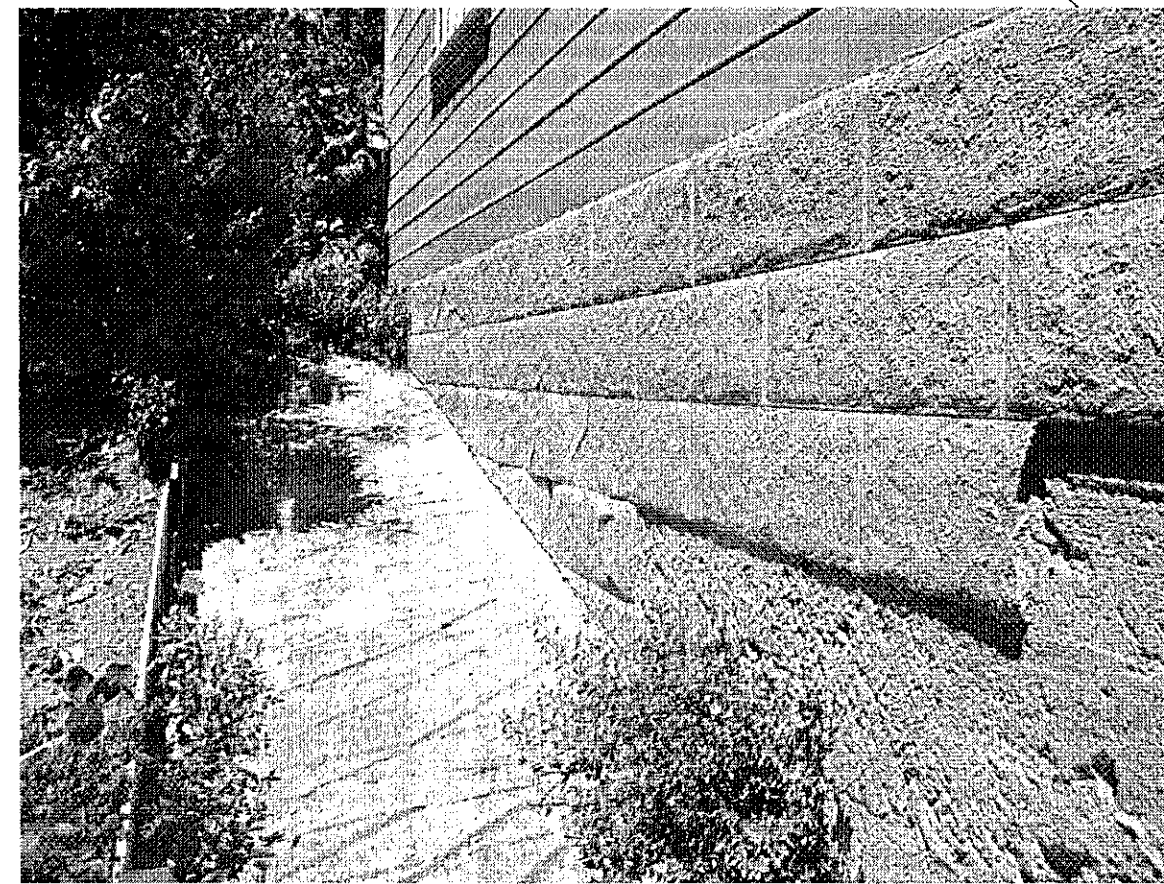


VIEW OF ADJACENT GARDEN

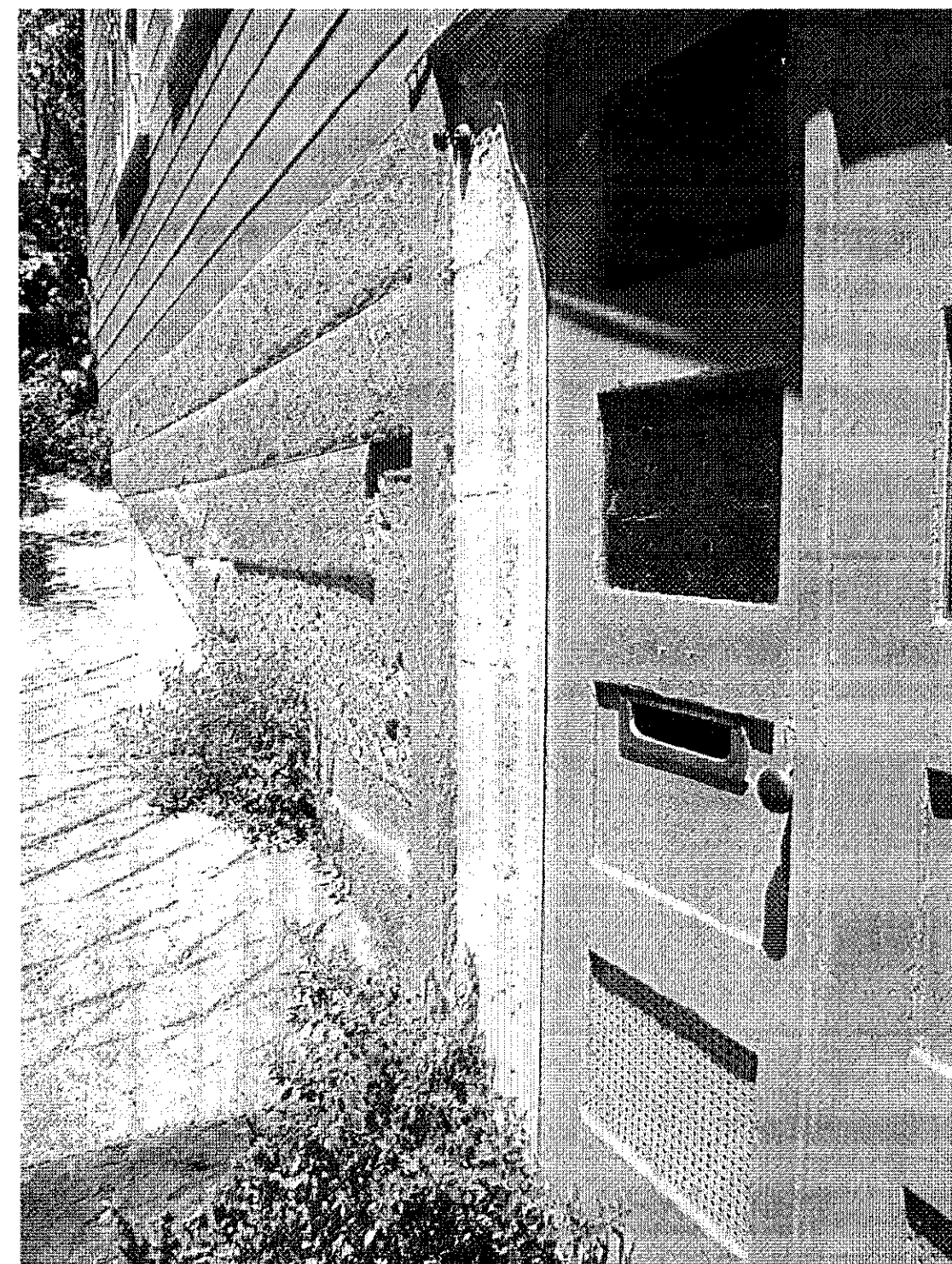
VIEW OF SIDEWALK FACING DOWN

VIEW OF SIDEWALK FACING UP

(E) HORIZONTAL WOOD SIDING

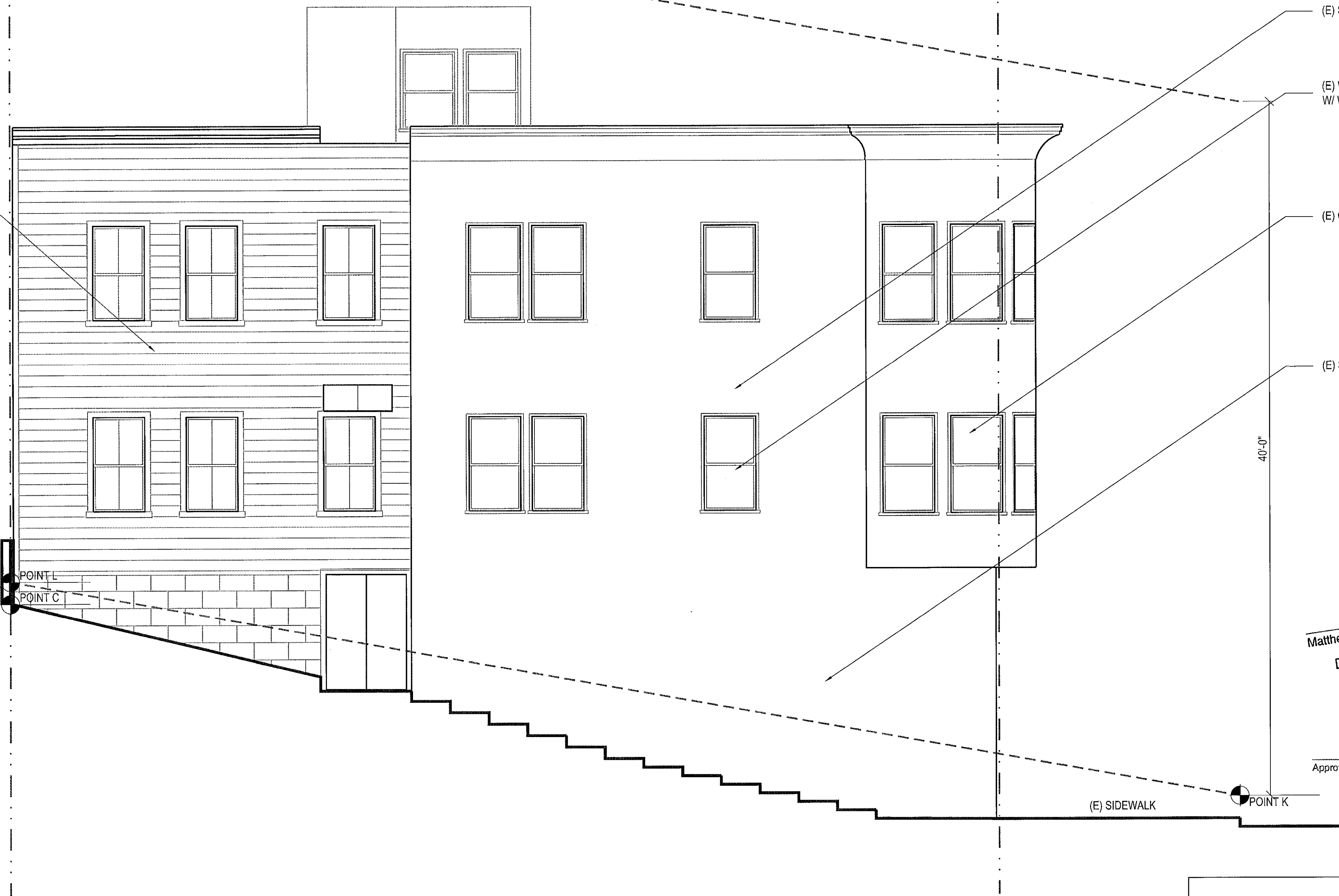


VIEW OF REAR CORNER



VIEW OF SIDE DOORS

(E) RETAINING WALL AT PROPERTY LINE



(E) STUCCO
 (E) WOOD FRAME WINDOWS W/ WOOD TRIM
 (E) CURVED BAY WINDOWS
 (E) STUCCO

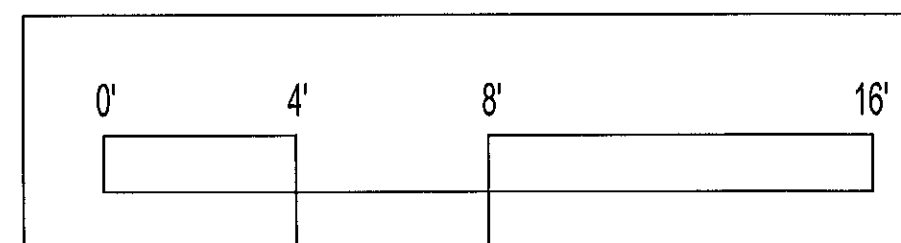
APPROVED
 Dept. of Building Insp.
 JAN 29 2013
 Tom C. Hui, S.E.
 ACTING DIRECTOR
 OF BUILDING INSPECTION

SITE PERMIT REVISION
 APR 12 2012
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNLESS CONSTRUCTION PLANS HAVE BEEN APPROVED.
 Matthew Falls, DBI
 DEC 24 2012

ma 4/20/12
 Approved Planning Dept. w. F. of LaVieja

(E) SIDEWALK

EXISTING LEFT EXTERIOR ELEVATION (WEST)



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

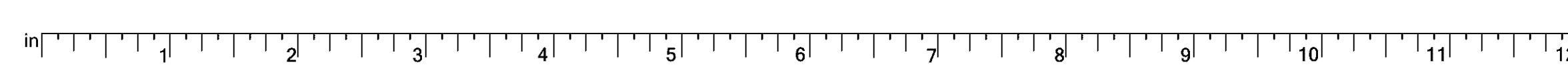
EXISTING LEFT EXTERIOR ELEVATION

REMODEL
524-526 VALLEJO STREET
 SAN FRANCISCO, CA 94133

Master Builders
 LICENSED CONTRACTOR
 JEANNE H. LEM
 No. C-31934
 10-31-2013
 REISSUED BY
 STATE OF CALIFORNIA
 139 Mitchell Ave. #110
 South San Francisco, CA 94080
 (415) 567-8886
 www.MasterBuildersSF.com

DATE: 04-11-12
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: VALLEJO524
 SHEET:

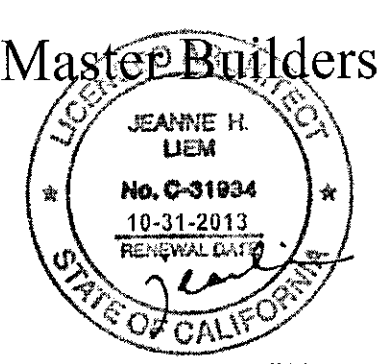
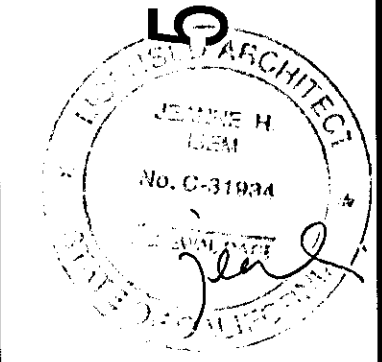
A-5B
 OF SHEETS



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

EXISTING
REAR & RIGHT
EXTERIOR
ELEVATIONS

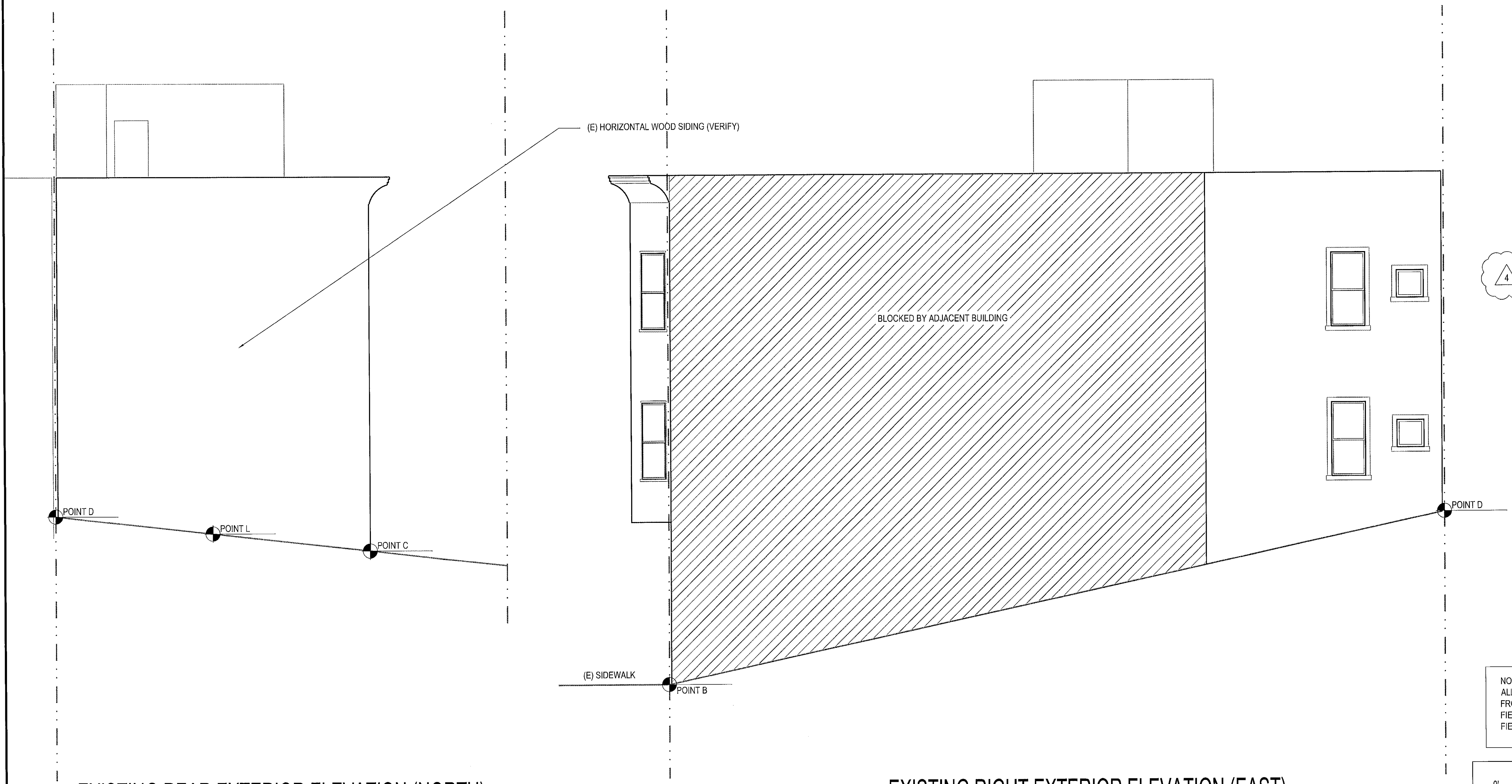
REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:

A-5C
OF . SHEETS



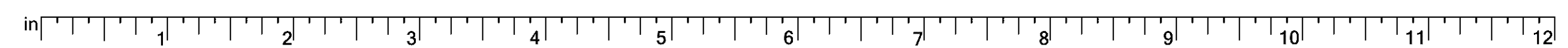
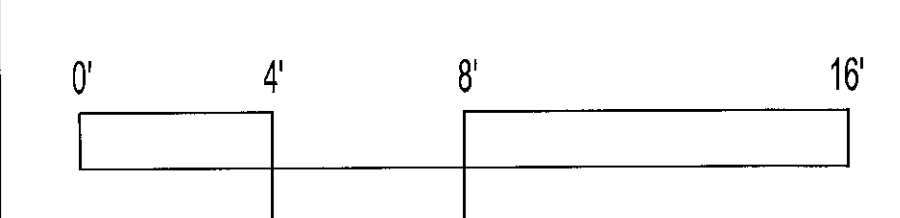
APPROVED
Dept. of Building Insp.
JAN 29 2013
Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

SITE PERMIT
REVISION
APR 12 2012
THIS APPLICATION SUBMITTED FOR SITE PERMIT
ONLY. NO WORK MAY BE STARTED UNTIL
CONSTRUCTION PLANS HAVE BEEN APPROVED.

Matthew Falls, DBI
DEC 24 2012

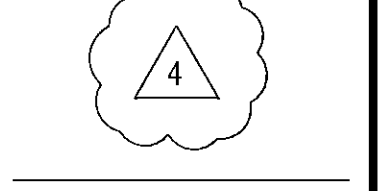
me 4/20/12
Approved Planning Dept. M. Falls LaValley

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

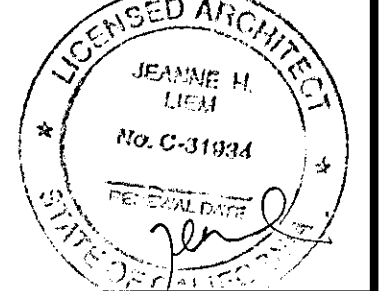


REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED
DEMOLITION
AT FRONT
EXTERIOR
ELEVATION

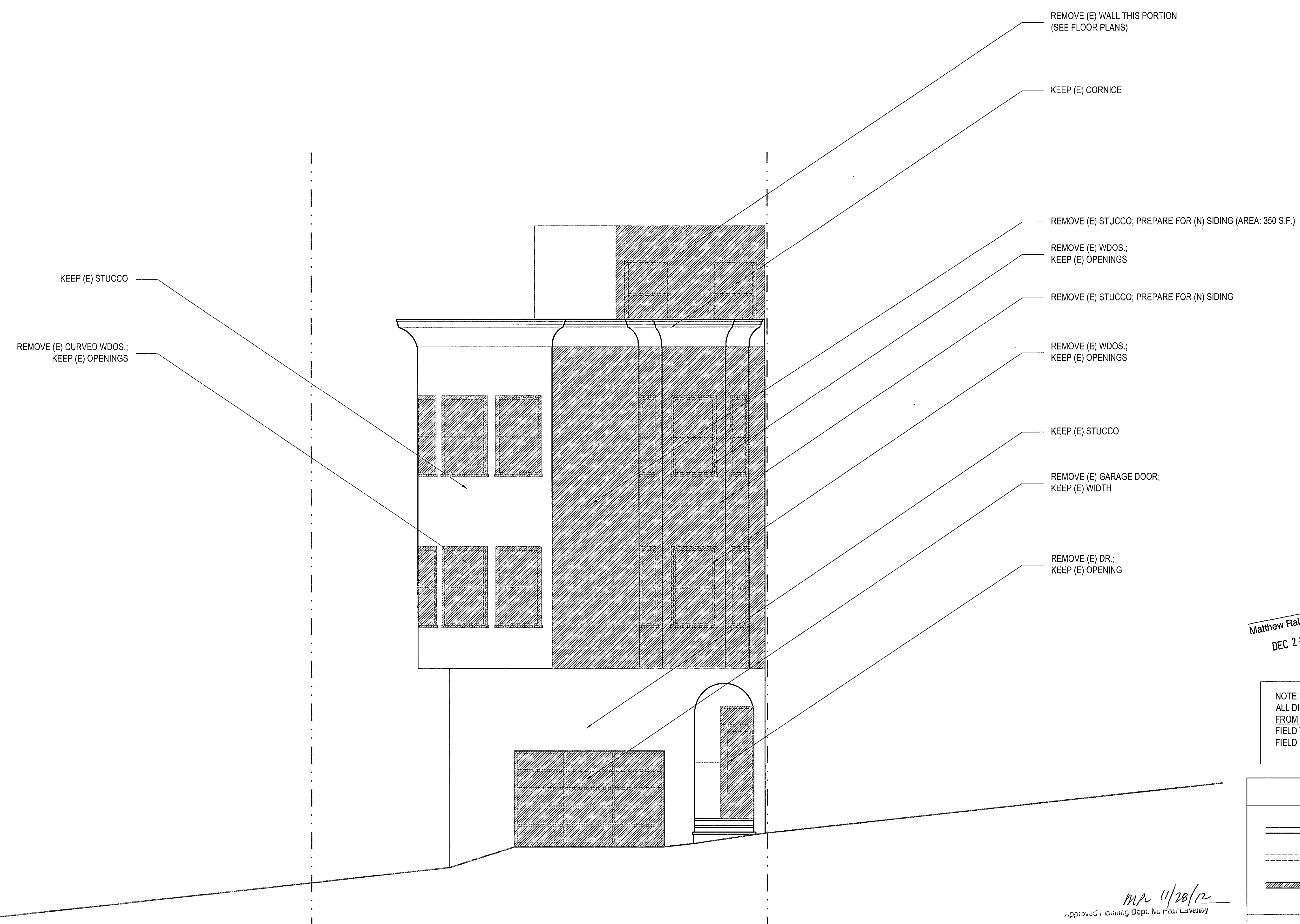


REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



Master Builders
JEANNIE H. LIEM
No. C-31934
10-31-2013
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-6A
OF SHEETS



APPROVED
Dept. of Building Insp.
JAN 29 2013
Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

Matthew Falls, DBI
DEC 24 2012
SITE PERMIT
REVISION
APR 12 2012
THIS APPLICATION SUBMITTED FOR SITE PERMIT
ONLY. NO WORK MAY BE STARTED UNTIL
CONSTRUCTION PLANS HAVE BEEN APPROVED.

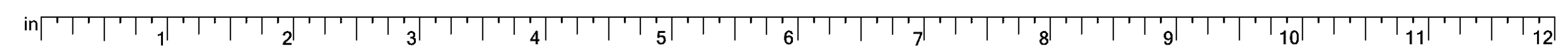
NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

ELEVATION LEGEND

- (E) WALL
- (E) DOOR/WINDOW TO BE REMOVED
- (E) FINISHING TO BE REMOVED

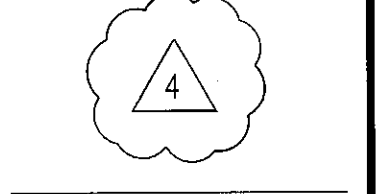
PROPOSED DEMOLITION AT FRONT EXTERIOR ELEVATION (SOUTH)

MA 4/28/12
Approved Planning Dept. of Public Licensure



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED DEMOLITION AT LEFT EXTERIOR ELEVATION

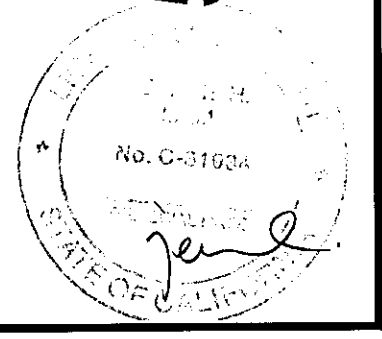


REMODEL
524-526 VALLEJO STREET
 SAN FRANCISCO, CA 94133

APPROVED
 Dept. of Building Inspection

JAN 29 2013

Tom C. Hui, S.E.
 ACTING DIRECTOR
 DEPT. OF BUILDING INSPECTION



Matthew Falls, DBI
 DEC 24 2012

SITE PERMIT REVISION
 APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY AND WORK MAY BE STOPPED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED



139 Mitchell Ave. #110
 South San Francisco, CA 94080
 (415) 567-8886
 www.MasterBuildersSF.com

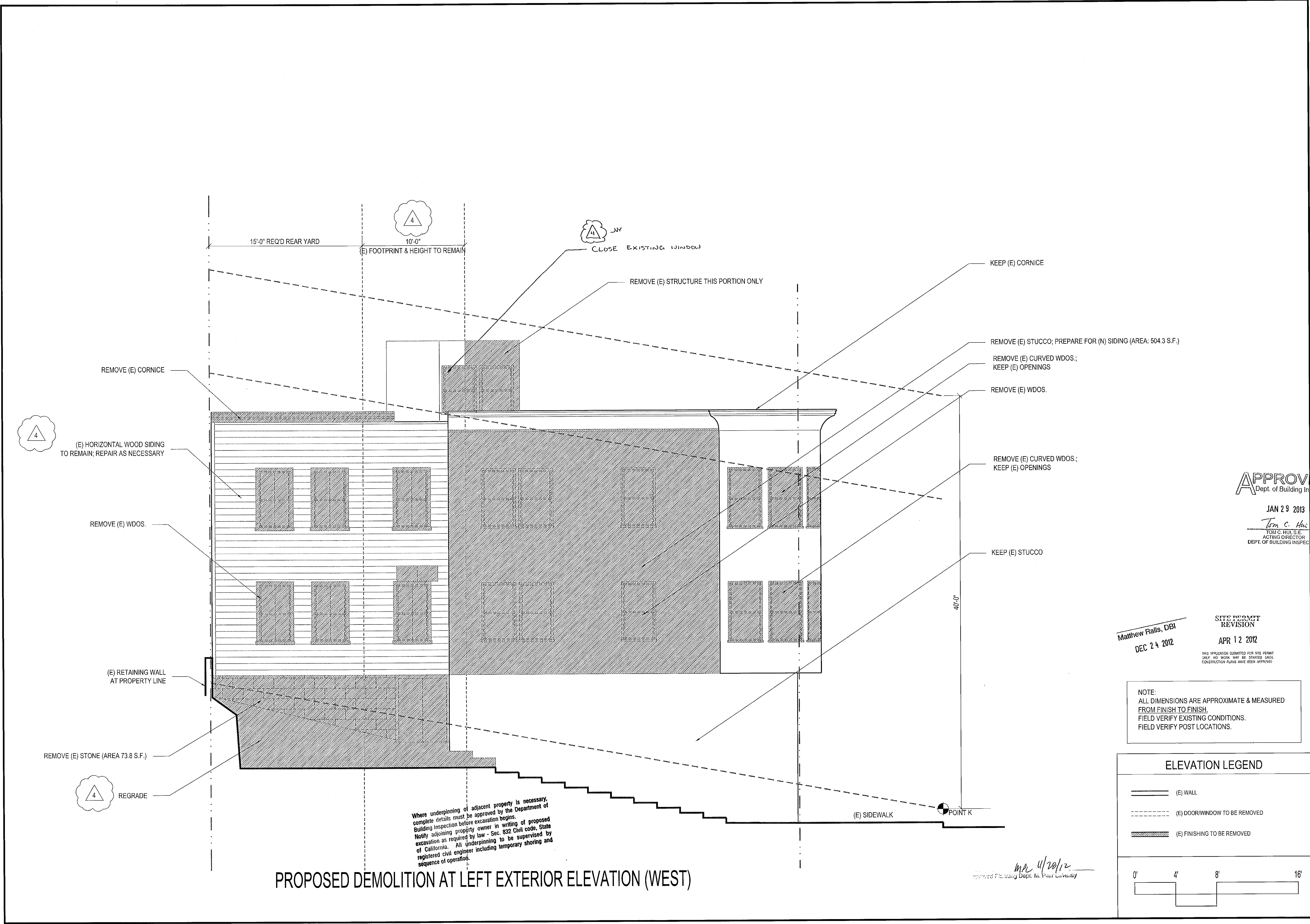
NOTE:
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.
 FIELD VERIFY EXISTING CONDITIONS.
 FIELD VERIFY POST LOCATIONS.

ELEVATION LEGEND

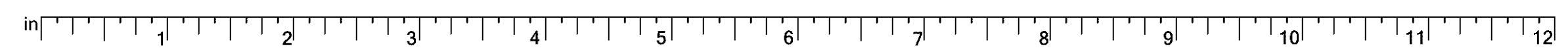
- (E) WALL
- (E) DOOR/WINDOW TO BE REMOVED
- (E) FINISHING TO BE REMOVED

0' 4' 8' 16'

DATE: 04-11-12
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: VALLEJO524
 SHEET: **A-6B**
 OF SHEETS

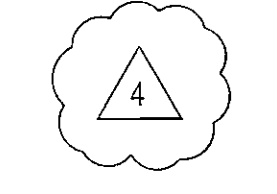


PROPOSED DEMOLITION AT LEFT EXTERIOR ELEVATION (WEST)



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

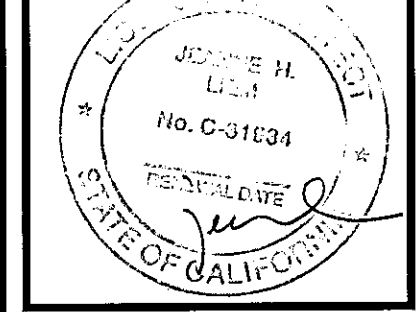
PROPOSED DEMOLITION AT REAR & RIGHT EXTERIOR ELEVATIONS



REMODEL
524-526 VALLEJO STREET
 SAN FRANCISCO, CA 94133

APPROVED
 Dept. of Building Inspection

JAN 29 2013
 Tom C. Hill, S.E.
 ACTING DIRECTOR
 DEPT. OF BUILDING INSPECTION

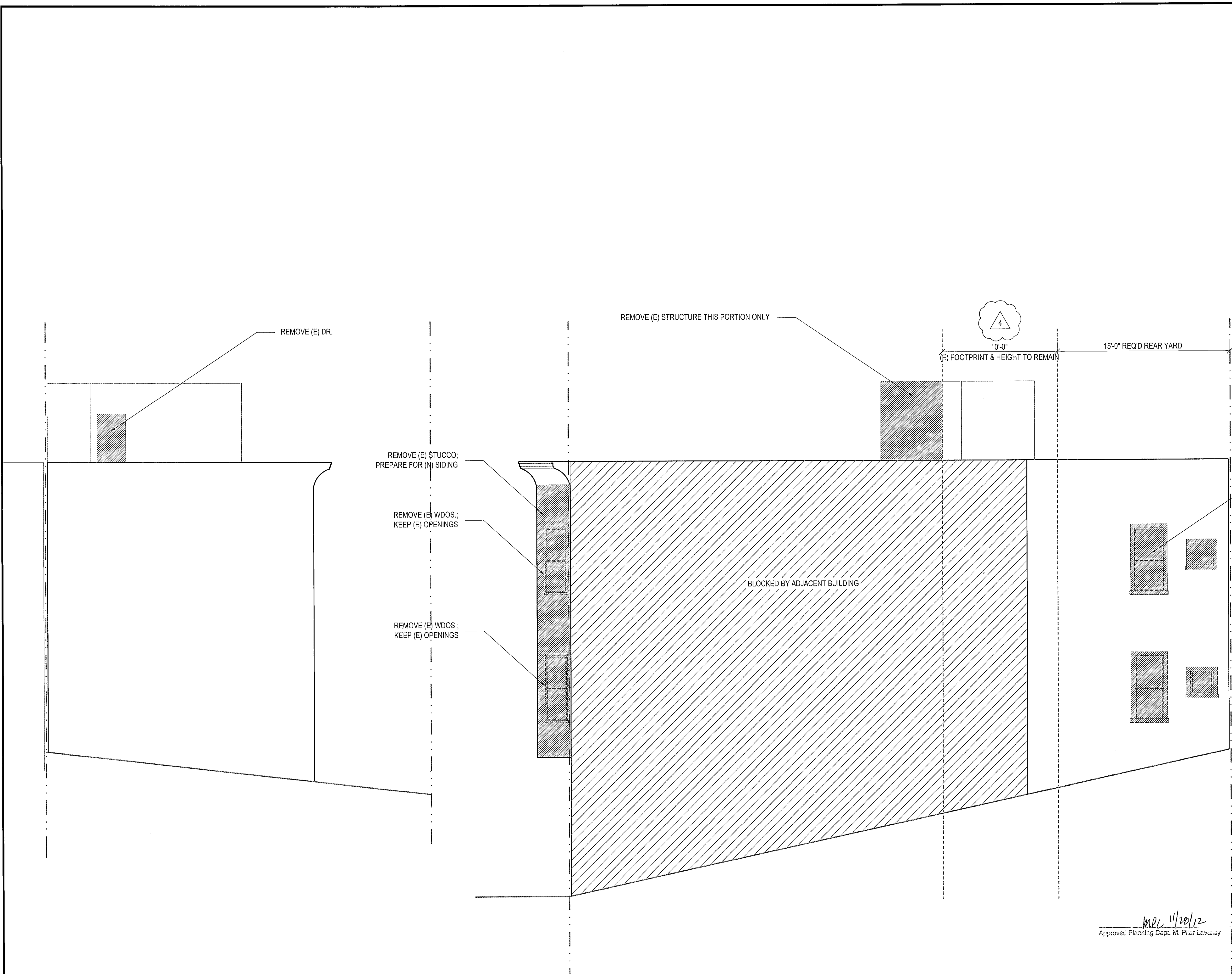


SITE PERMIT REVISION
 APR 12 2012

Matthew Ralls, DBI
 DEC 24 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

Master Builders
 LICENSURE BOARD
 JEANNE H. LIEM
 No. C-31834
 10-31-2013
 RENEWAL DATE
 STATE OF CALIFORNIA
 139 Mitchell Ave. #110
 South San Francisco, CA 94080
 (415) 567-8886
 www.MasterBuildersSF.com



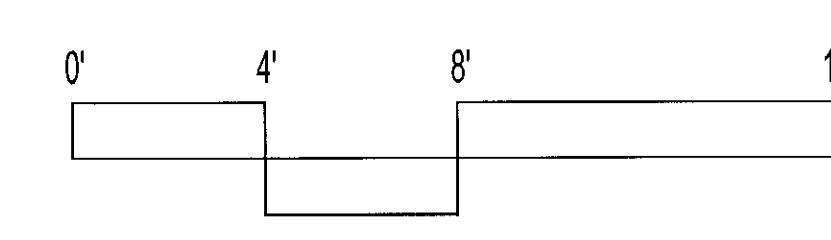
PROPOSED DEMOLITION AT REAR EXTERIOR ELEVATION (NORTH)

PROPOSED DEMOLITION AT RIGHT EXTERIOR ELEVATION (EAST)

NOTE:
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.
 FIELD VERIFY EXISTING CONDITIONS.
 FIELD VERIFY POST LOCATIONS.

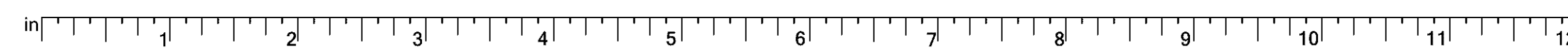
ELEVATION LEGEND

	(E) WALL
	(E) DOOR/WINDOW TO BE REMOVED
	(E) FINISHING TO BE REMOVED



MLC 11/20/12
 Approved Planning Dept. M. Phil LeVine

DATE: 04-11-12
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: VALLEJO524
 SHEET:
A-6C
 OF SHEETS



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED FRONT EXTERIOR ELEVATION

REMODEL
524-526 VALLEJO STREET
 SAN FRANCISCO, CA 94133

APPROVED
 Dept. of Building Insp.
 JAN 29 2013
Tom C. Hui
 TOM C. HUI, S.E.
 ACTING DIRECTOR
 DEPT. OF BUILDING INSPECTION

Matthew Flais, DBI
 DEC 24 2012

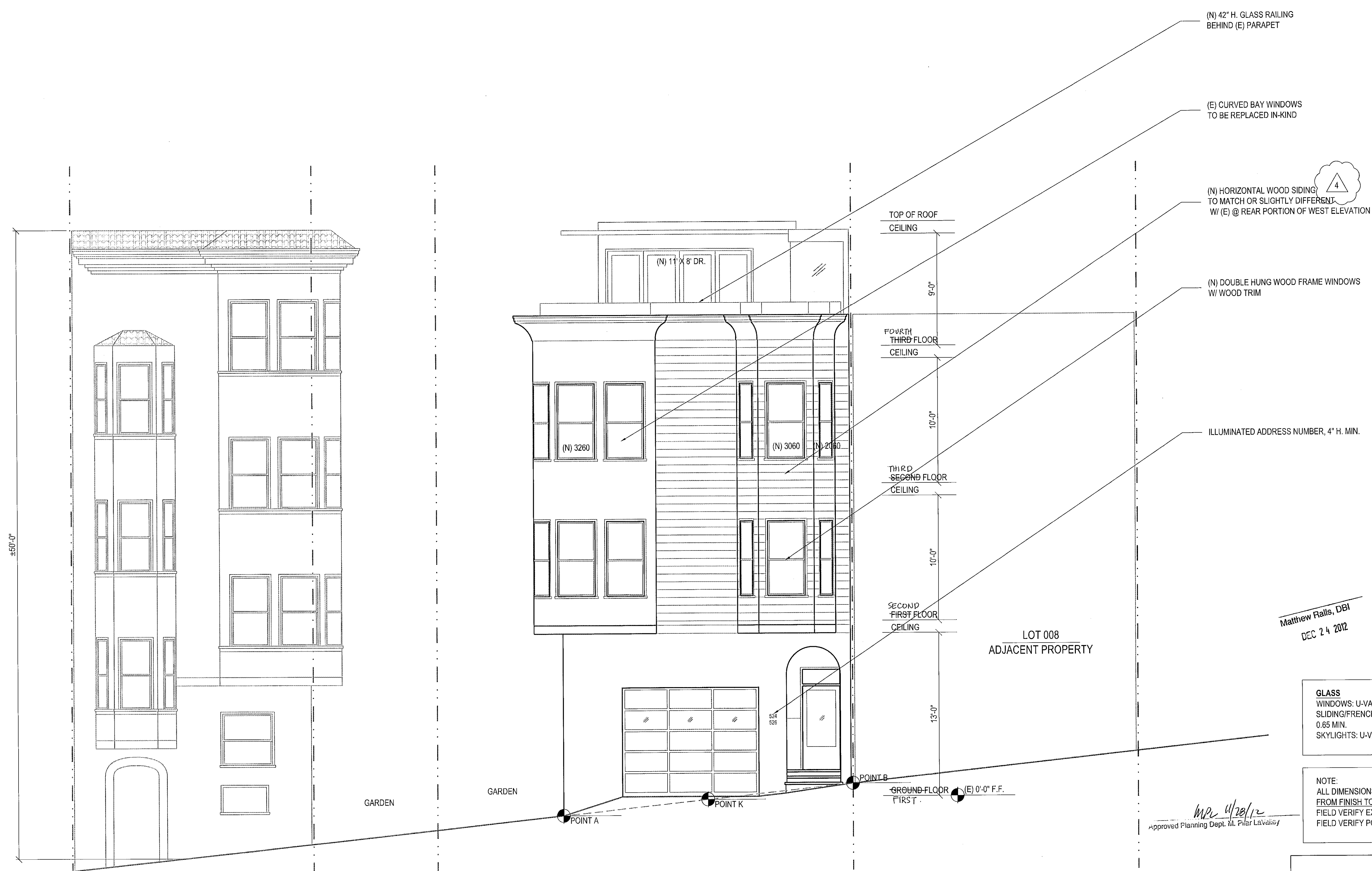
SITE PERMIT REVISION
 APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

Master Builders
 JEANNE H. LIEM
 No. C-31934
 10-31-2013
 REGIONAL LEADER
 STATE OF CALIFORNIA
 139 Mitchell Ave. #110
 South San Francisco, CA 94080
 (415) 567-8886
 www.MasterBuildersSF.com

DATE: 04-11-12
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: VALLEJO524
 SHEET:

A-7A
 OF SHEETS



PROPOSED FRONT EXTERIOR ELEVATION (SOUTH)

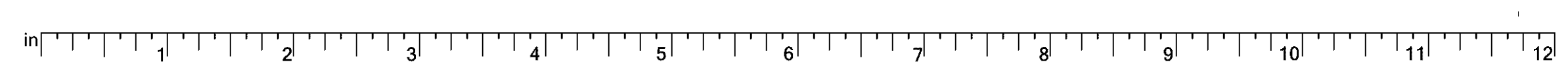
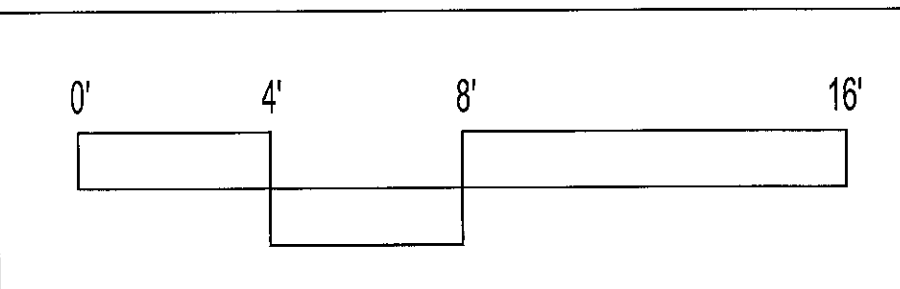


LOT 010A
 ADJACENT PROPERTY

LOT 008
 ADJACENT PROPERTY

GLASS
 WINDOWS: U-VALUE 0.58 MAX; SHGC 0.65 MIN.;
 SLIDING/FRENCH DOOR: U-VALUE 0.53 MAX; SHGC 0.65 MIN.
 SKYLIGHTS: U-VALUE 1.30 MAX; SHGC 0.60 MIN.

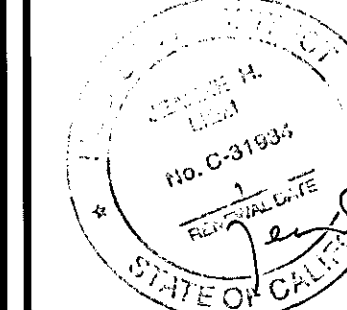
NOTE:
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.
 FIELD VERIFY EXISTING CONDITIONS.
 FIELD VERIFY POST LOCATIONS.



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED
LEFT
EXTERIOR
ELEVATION

REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133



APPROVED
Dept. of Building Insp.

JAN 29 2013

Tom C. Hu
TOM C. HU, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

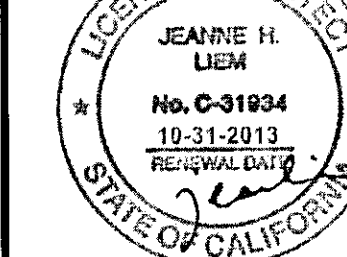
**SITE PERMIT
REVISION**
APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT
ONLY. NO WORK MAY BE STARTED UNTIL
CONSTRUCTION PLANS HAVE BEEN APPROVED.

Matthew Ralls, DBI
DEC 24 2012

MPE 11/20/12
Approved Planning Dept. (I. Pilar Lavarez)

Master Builders



139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12

SCALE: 1/4"=1'-0"

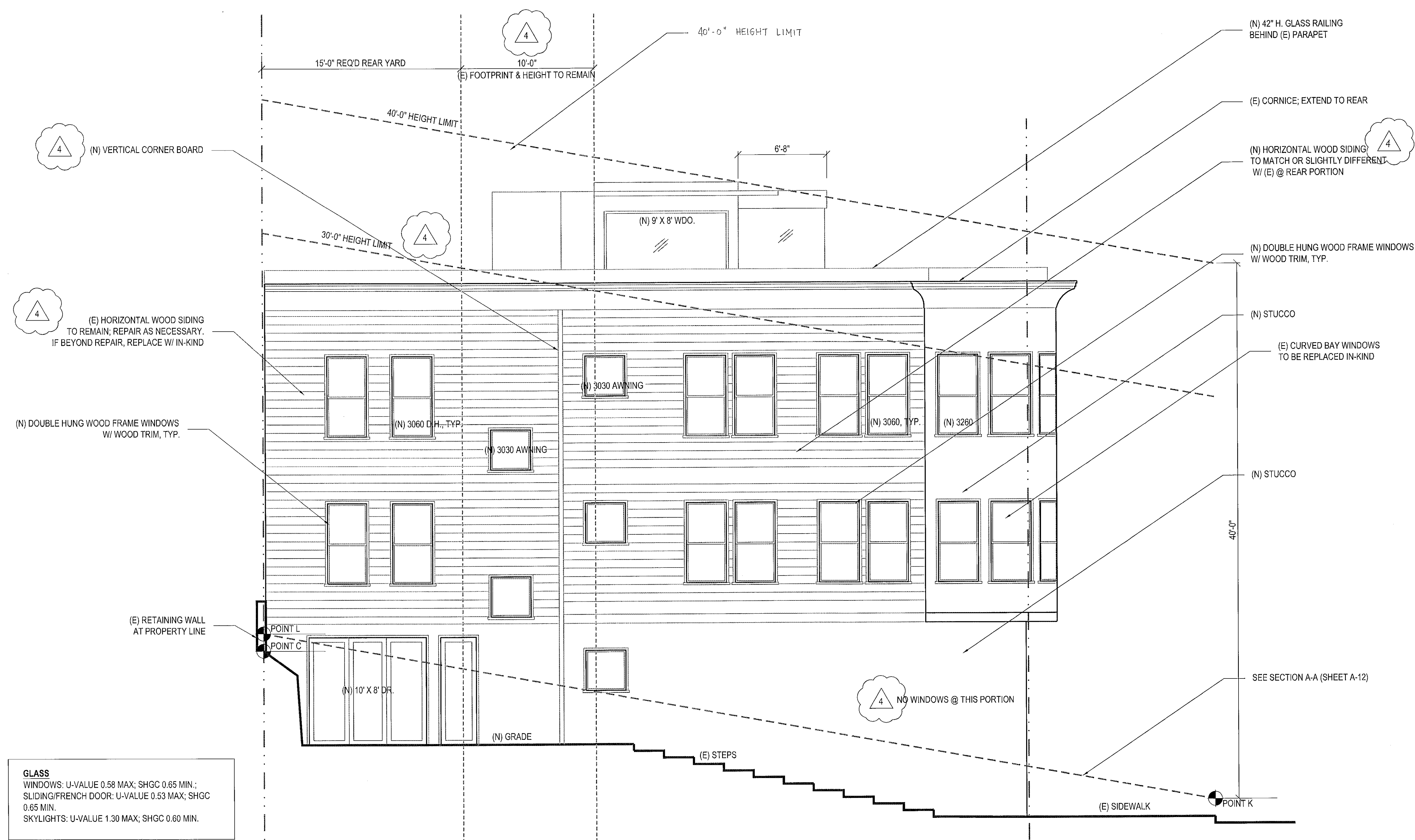
DRAWN: J.L.

JOB: VALLEJO524

SHEET:

A-7B

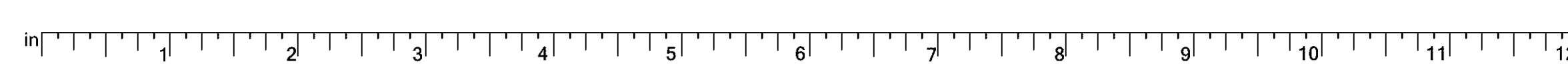
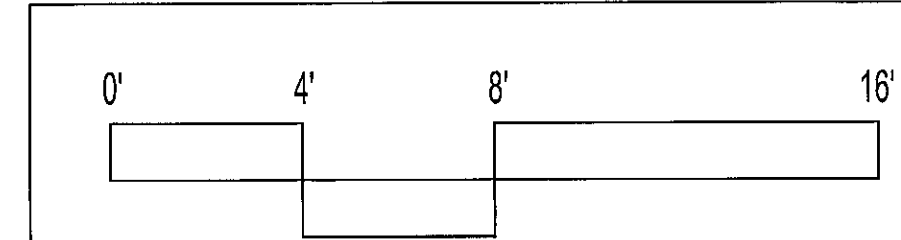
OF SHEETS



GLASS
WINDOWS: U-VALUE 0.58 MAX; SHGC 0.65 MIN.;
SLIDING/FRENCH DOOR: U-VALUE 0.53 MAX; SHGC
0.65 MIN.
SKYLIGHTS: U-VALUE 1.30 MAX; SHGC 0.60 MIN.

NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

PROPOSED LEFT EXTERIOR ELEVATION (WEST)



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED
REAR & RIGHT
EXTERIOR
ELEVATIONS

524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133

APPROVED
Dept. of Building Insp.

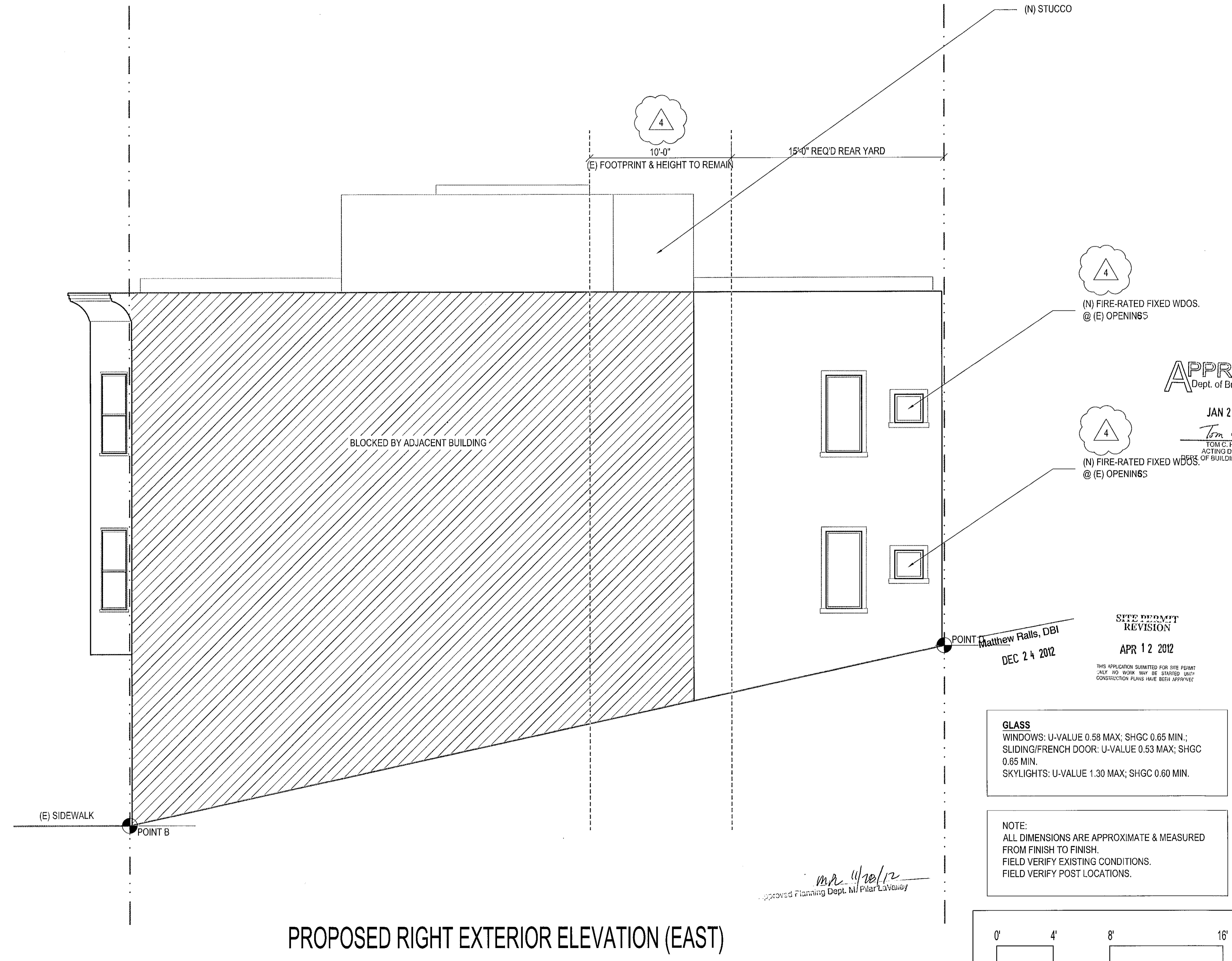
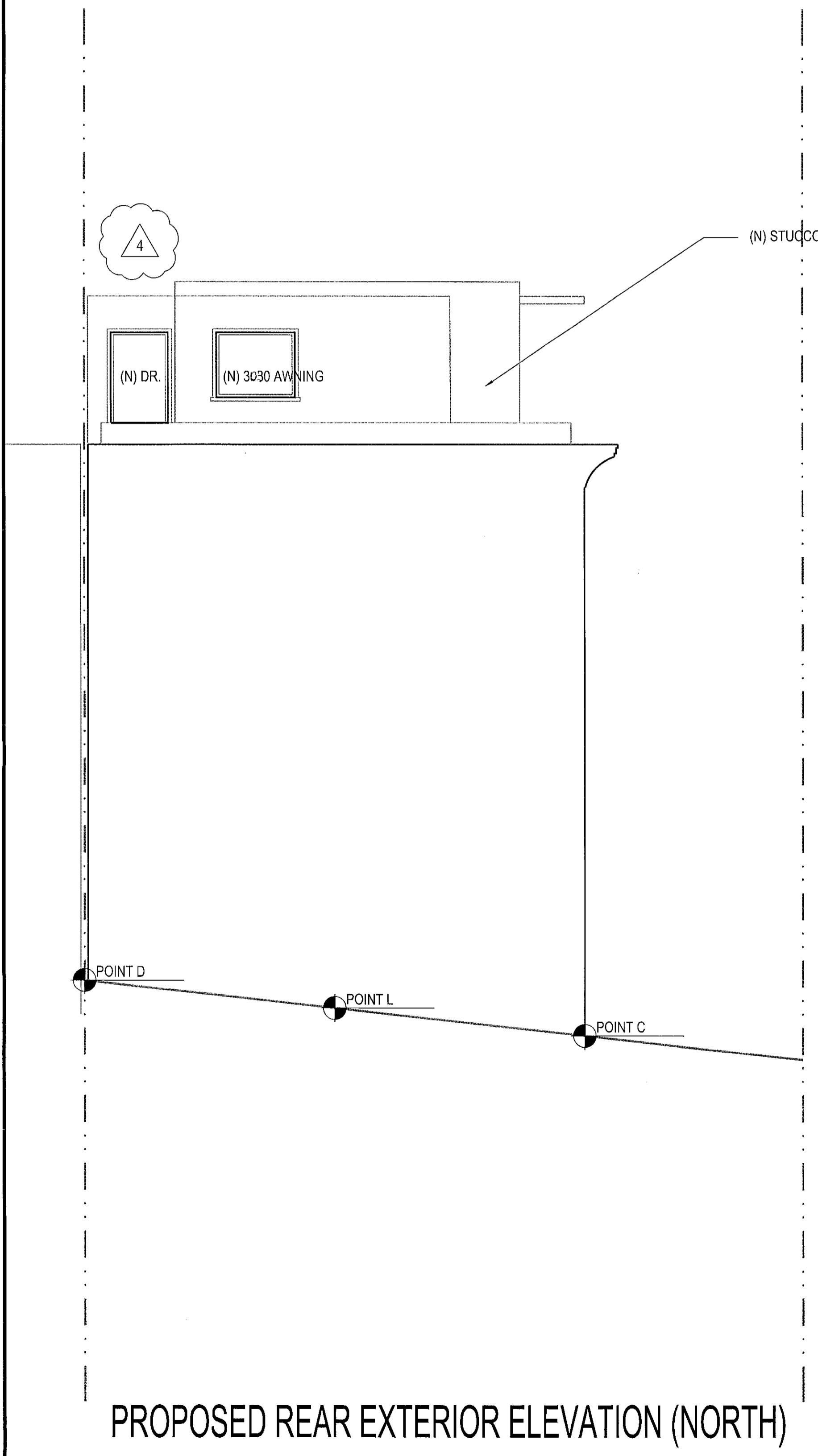
JAN 29 2013
Tom C. Huie
ACTING DIRECTOR
OFFICE OF BUILDING INSPECTION

REGISTERED ARCHITECT
JEANNE H. LIEM
No. C-31934
STATE OF CALIFORNIA

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
STATE OF CALIFORNIA

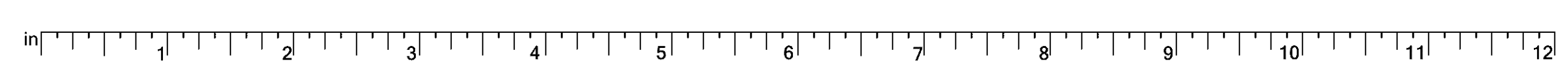
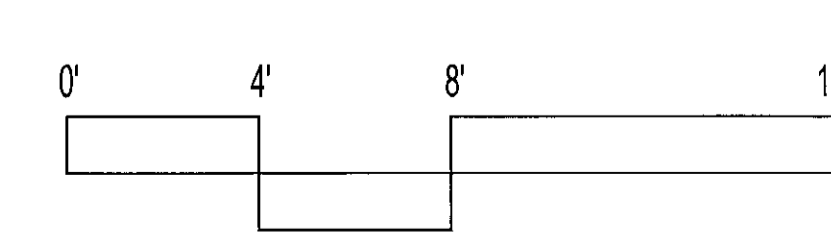
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-7C
OF . SHEETS



GLASS
WINDOWS: U-VALUE 0.58 MAX; SHGC 0.65 MIN.;
SLIDING/FRENCH DOOR: U-VALUE 0.53 MAX; SHGC
0.65 MIN.
SKYLIGHTS: U-VALUE 1.30 MAX; SHGC 0.60 MIN.

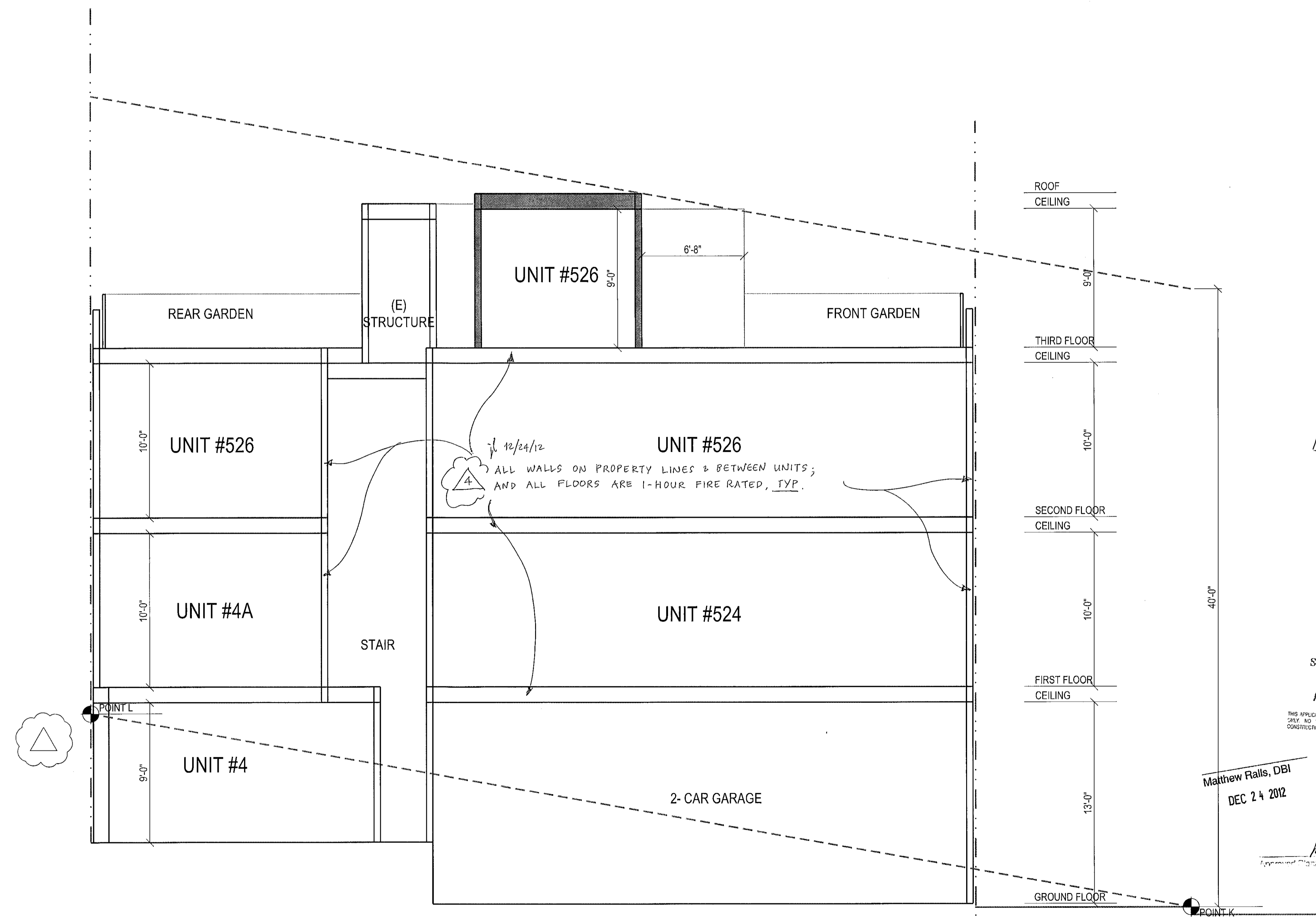
NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



REVISIONS	BY
1	04-11-11 J.L.
2	06-06-11 J.L.
3	11-07-11 J.L.
4	03-02-12 J.L.

PROPOSED SECTION

REMODEL
524-526 VALLEJO STREET
 SAN FRANCISCO, CA 94133



APPROVED
 Dept. of Building Insp.

JAN 29 2013

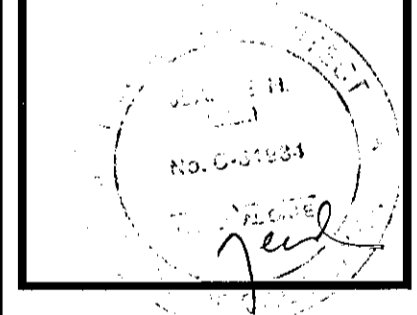
Tom S. Hsu
 TOM S. HSU, S.E.
 ACTING DIRECTOR
 DEPT. OF BUILDING INSPECTION

SITE PERMIT REVISION
 APR 12 2012

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

Matthew Ralls, DBI
 DEC 24 2012

hpc 11/28/12
 Department of Planning Dept. M. F. Var LaVoie



139 Mitchell Ave. #110
 South San Francisco, CA 94080
 (415) 567-8886
 www.MasterBuildersSF.com

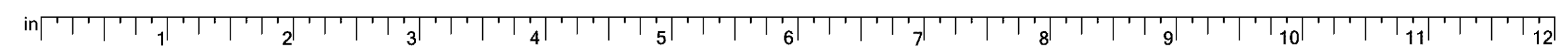
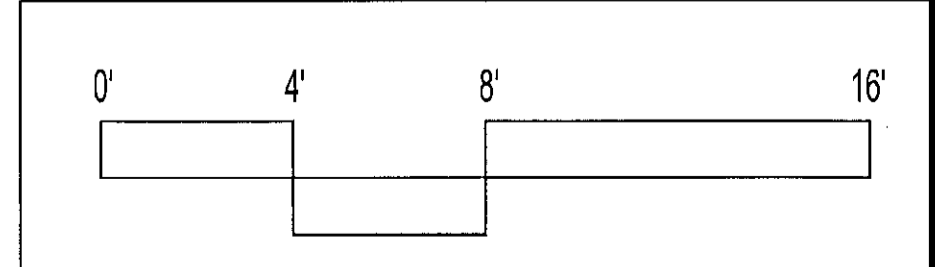
DATE: 04-11-12
 SCALE: 1/4"=1'-0"
 DRAWN: J.L.
 JOB: VALLEJO524
 SHEET:

A-8

OF SHEETS

NOTE:
 ALL DIMENSIONS ARE APPROXIMATE & MEASURED FROM FINISH TO FINISH.
 FIELD VERIFY EXISTING CONDITIONS.
 FIELD VERIFY POST LOCATIONS.

PROPOSED SECTION A-A



NOT FOR PUBLIC DISTRIBUTION
OFFICIAL COPY
FOR OFFICE USE ONLY



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 524 - 526 VALLEJO ST

Block 0132

Lot 009

Other Addresses 4 A SAN ANTONIO PL

- 1. A. Present authorized Occupancy or use: FOUR FAMILY DWLELING
- B. Is this building classified as a residential condominium? Yes No
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
- 2. Zoning district in which located: RM-1 3. Building Code Occupancy Classification R-2
- 4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
- 5. Building Construction Date (Completed Date): 1906
- 6. Original Occupancy or Use: TWO FAMILY DWELLING
- 7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
6321	6321	Dec 03, 1906	NEW CONSTRUCTION	N
22934	23858	Nov 19, 1936	GENERAL ALTERATION. MOVING STAIRS, INSTALL SKYLIGHT	C
38147	37401	Sep 27, 1938	STUCCO FRONT	C
325334	290819	Feb 14, 1966	REMOVE EXISTING ROOF DECK FOR ROOFING AND REBUILD	C
201102049686	1285027	Jan 29, 2013	INTERIOR RECONFIGURATION (GROUND, FIRST, SECOND FLOOR). EXPAND THIRD FLOOR. REPLACE ALL WINDOWS WITH IN KIND. ADD ONE BATH AT UNIT #526. LEGALIZE TWO EXISTING UNITS TO REFLECT FOUR TOTAL. BUILDING WILL BE FULLY SPRINKLERED (UNDER SEPARATE PERMIT) - CFC 4FD	C
201307222435	1299633	Jul 23, 2013	INSTALLATION OF FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING (4 UNITS) INCLUDING UNDERGROUND SERVICE, 57 TOTAL FIRE SPRINKLER HEADS	C
201401277110	1315762	Jan 30, 2014	REVISION TO PERMIT APPLICATION #201102049686-S1-R1. ADD SLAB DETAIL	C
201406269589	1329764	Jul 09, 2014	MINOR STRUCTURAL REVISION TO PERMIT APPLICATION #201102049686-S1-R-1 AND PERMIT APPLICATION #201401277110, REVISE BEAM DETAIL	C
201504214168	1355221	Apr 21, 2015	MINOR STRUCTURAL REVISION TO PERMIT APPLICATION #201102049686. ADD RAILING DETAIL	C
201505146296	1358914	May 29, 2015	INSTALL A FIRE SPRINKLER FLOW AND SUPERVISORY SYSTEM (SPRINKLER SYSTEM UNDER PERMIT APPLICATION #201307222435)	C
201506017623	1358971	Jun 01, 2015	MINOR REVISION TO PERMIT APPLICATION #201102049686 TO SPECIFY ROOF DECK MATERIAL	C

Department of Building Inspection
49 South Van Ness Avenue, Suite 400 San Francisco CA 94103 - (628) 652-3420
Report of Residential Record (3R)

Page 2

Address of Building 524 - 526 VALLEJO ST

Block 0132

Lot 009

Other Addresses 4 A SAN ANTONIO PL

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes ✓ No B. If yes, has a proof of compliance been issued? Yes ✓ No
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓
B. If yes, has the required upgrade work been completed? Yes No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes No ✓

Date of Issuance: 22 OCT 2020

Date of Expiration: 22 OCT 2021

By: CHLOE PURDY

Report No: 202010206118

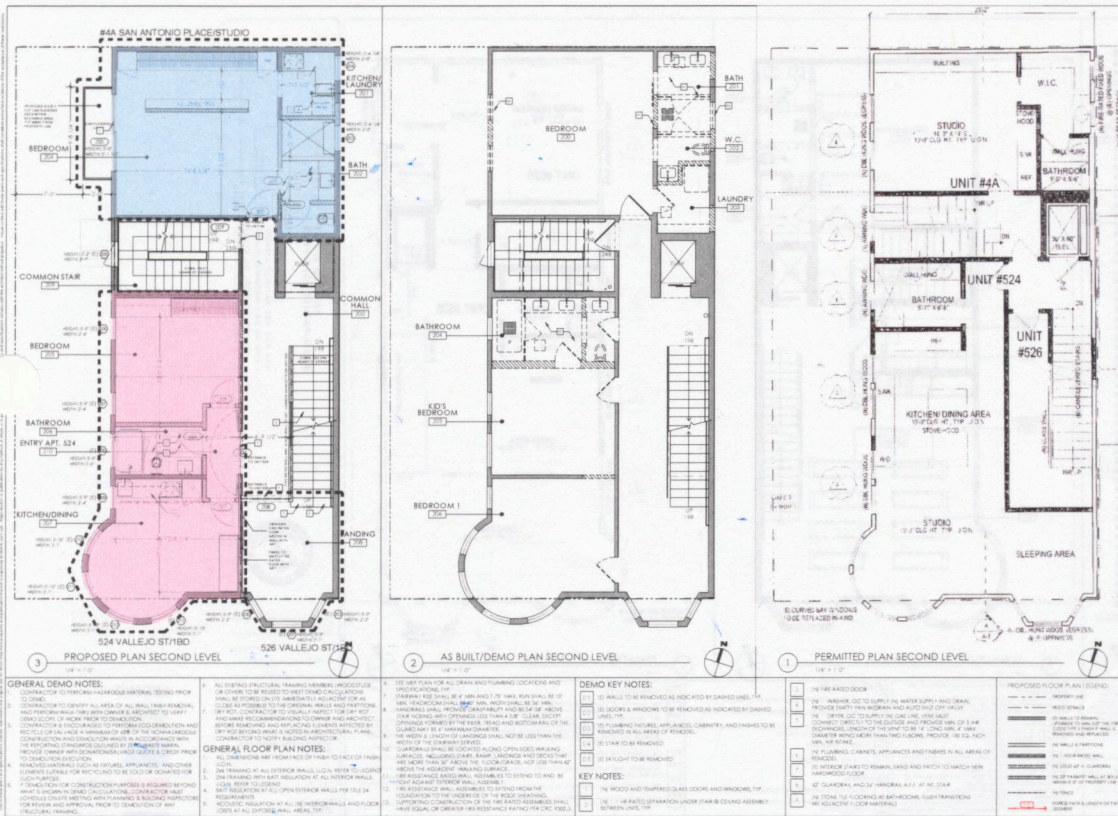
Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

Plans showing how the 3 units could be reinstated, sheet 2 of 4



SUTRO ARCHITECTS
 1015 PEARL STREET, SUITE 400
 SAN FRANCISCO, CA 94109

**VALLEJO STREET
 MULTI-FAMILY RESIDENCE**

524 AND 526 VALLEJO STREET/
 4 AND 1A SAN ANTONIO PLACE
 SAN FRANCISCO, CA 94133

PROJECT NUMBER: 2024011561CUA

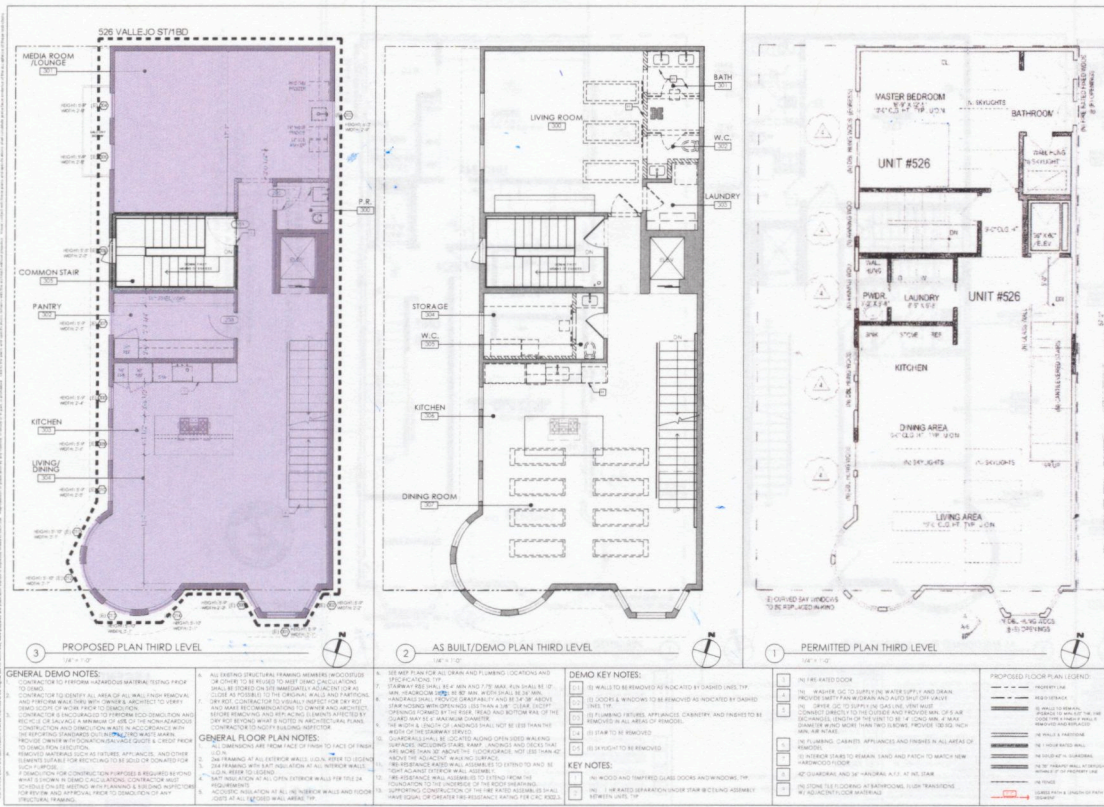
DATE: 02/05/2026

LEGEND

- unit 1
- unit 2
- unit 3
- unit 4

A2.1

Plans showing how the 3 units could be reinstated, sheet 3 of 4

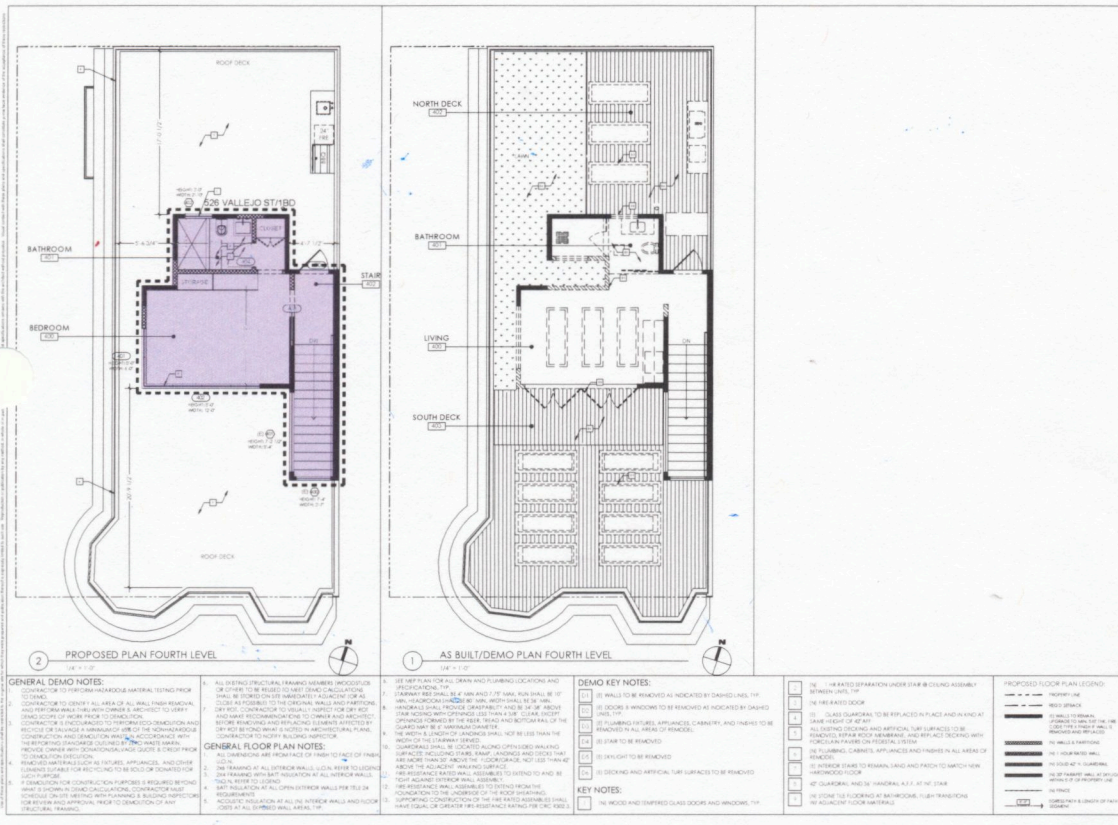


SUTRO ARCHITECTS
 VALLEJO STREET
 MULTI-FAMILY RESIDENCE
 524 AND 526 VALLEJO STREET
 4 AND 6 SAN ANTONIO PLACE
 SAN FRANCISCO, CA 94133
 BLOCK 00101001 PROJECT NO. 2022018

PROPOSED FLOOR PLAN LEGEND:
 UNIT 1
 UNIT 2
 UNIT 3
 UNIT 4

A2.2

Plans showing how the 3 units could be reinstated, sheet 4 of 4



SUTRO ARCHITECTS

**VALLEJO STREET
MULTI-FAMILY RESIDENCE**

254 AND 256 VALLEJO STREET /
401 SAN FRANCISCO, CA 94133
1030 PAVILION, SAN FRANCISCO, CA
REGISTERED ARCHITECTS (CALIFORNIA)

ARCHITECTS

REGISTERED
14.11.2025

EXISTING, DEMO AND PROPOSED PLAN
FOURTH LEVEL

A2.3

- LEGEND**
- unit 1
 - unit 2
 - unit 3
 - unit 4

North Beach Tenants Committee

February 9, 2026

VIA EMAIL Board.of.Supervisors@sfgov.org

Rafael Mandelman, President
San Francisco Board of Supervisors
City Hall, Room 244
San Francisco, CA 94102

**RE: 524-526 Vallejo Street/4-4A San Antonio Place Appeal of Conditional Use Denial
Board of Supervisors File No. 260021**

Dear President Mandelman and Members of the Board of Supervisors,

I write on behalf of the North Beach Tenants Committee to strongly urge you to reject the appeal before you regarding 524-526 Vallejo Street/4-4A San Antonio Place (Property) and uphold the defacto decision of the Planning Commission to deny the Conditional Use Authorization (CUA). If the Board of Supervisors is serious about addressing the housing crisis, upholding the Planning Commission decision and Planning Department's recommendation is critical. If the Board of Supervisors fails to reject the appeal it will set a dangerous precedent and show that the City is not serious about enforcing illegal unit mergers and preventing the elimination of rent-controlled housing stock. Such a precedent would exacerbate a practice of "don't ask for permission, wait and then ask for forgiveness" fostering more illegal renovation/demolitions, unit mergers and loss of housing.

The North Beach Tenants Committee has a long history of advocating for tenants, fighting evictions, preserving rent controlled housing, and offering tenant counseling, education and assistance.

We implore the Board of Supervisors to follow the recommendation of Planning Department staff to reject the CUA and require the restoration of the 4 rent-controlled housing units that were illegally merged resulting in the permanent displacement of numerous tenants and the loss of affordable housing. The Appellant's request to legalize their single family monster home with a sham 440 square foot second unit is preposterous and must be rejected.

Correcting the Record: The Property contained 4 habitable dwelling units illegally converted to a single family home.

Contrary to numerous misrepresentations by the Appellant, 524-526 Vallejo Street/4-4A San Antonio Place was a 4 unit property until it was illegally converted into a single family home in contravention of the City's approved plans (plan set dated 4/11/12). Assertions by the Appellant that it was a 2-unit building prior to the merger or that the two San Antonio Place units were "paper units" are blatantly untrue. As set forth in letters from former tenants Larry

Monast, John Grant, and Joe Padilla [Attached as **Exhibit A**], that are a part of the official record in this case, the property consisted of 4 habitable dwelling units at the time serial Ellis Act evictor Peter Iskander acquired the Property in 2010 and began the process of displacing the five long-term tenants. As former tenant Larry Monast states in his letter dated January 28, 2026 to the Board of Supervisors, the property consisted of 4 residential units since at least 1984 when he first became a tenant.

Mr. Iskander made material misrepresentations in his initial 2011 building permit application (plans dated 06/29/11) by making the outrageous claim that there were only two units even though he was fully aware of the existing 4 residential units, three of which were occupied. Zoning Administrator Scott Sanchez determined that Building Permit Application No. 201102049686 contained numerous inaccuracies and misstatements and required Iskander to revise his plans to reflect the 4 existing units and to submit plans retaining 4 residential units. The revised Plans containing 4 units, dated 04/11/12, were approved [Attached as **Exhibit B**].

Appellants claim that the property contained only 2 units is not supported by the facts.

The Appellant knew or had every reason to know that the Property had been illegally converted from 4 units to a single family home.

Property Tax records reflect 4 units. The Department of Building Inspection's records reflect 4 units. The Planning Department's Planning Information Map (PIM) shows 4 units. Most importantly, DBI's 3-R report dated October 2020 available in advance of Appellant's purchase of the property showed 4 units [Attached as **Exhibit C**].

Moreover in response to the City's Notice of Enforcement, on May 19, 2023 Appellant actually submitted plans to the City to restore the property to 4 units [Attached as **Exhibit D**]. These plans, to "*Reinstate 3 dwelling units (526 Vallejo and 4-4A San Antonio) that were removed by means of Residential Conversion and Merger without benefit of permit,*" were approved by the Planning Department on 6/12/23. In other words, the current owner and Appellant knows that it is possible to restore the building to 4 units pursuant to their own approved 2023 plans, but instead have chosen to abandon those plans in favor of trying to push through a Conditional Use Authorization (CUA) to legalize the single family home with the addition one 440 square foot micro unit.

In closing, we hope you will show that you care about San Francisco's housing crisis and stopping the loss of affordable rent-controlled housing, by upholding the Planning Commission decision to reject the CUA. Please adopt Agenda Item Number 28 and Table Item Number 29.

Sincerely,

Theresa Flandrich

cc: Angela Calvillo, Clerk, San Francisco Board of Supervisors Angela.Calvillo@sfgov.org
Vincent Page, Planner, SF Planning Vincent.Page@sfgov.org
Kelly Wong, Planner, SF Planning Kelly.Wong@sfgov.org
State of California Department of Housing and Community Development

Attachments:

Exhibit A: Letters from former tenants Larry Monast, John Grant and Joe Padilla

Exhibit B: Revised Plans dated 4-11-12 (2011-0204-9686-S R4)

Exhibit C: 2020 DBI 3R Report

Exhibit D: 2023 Plans to reinstate 3 units (2023-0519-8198)

From: [John Grant](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#)
Subject: Re: 524 Vallejo/4 San Antonio letter to Board of Supervisors
Date: Sunday, February 8, 2026 3:48:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

February 8, 2026

Rafael Mandelman, President
San Francisco Board of Supervisors
City Hall, Room 244
San Francisco, CA 94102

Re: 524-526 Vallejo Street & 4A-4B San Antonio Place

Dear President Mandelman and Members of the San Francisco Board of Supervisors:

As a former displaced resident of 4B San Antonio Place, I write in strong support of Planning Department staff's recommendation to deny the appeal and grant a Conditional Use Authorization to legalize the merger of multiple units into a single-family residence.

I lived in my unit for 17 years before being forced out in 2013. I can attest to the fact that there were four separate units that housed 4 families all of whom were forced to vacate or be evicted. The new buyer lied to the Planning Department and claimed that there were only three units even though there were actually four units. I would still be living in that affordable rent-controlled apartment in the great neighborhood of North Beach that was my home but instead I have been forced out of the Bay Area.

It is important that you set an example that the demolition of badly needed affordable, rent controlled housing will not be tolerated or rewarded.

Sincerely,

John Grant

cc: Angela Calvillo, Clerk, SF Board of Supervisors

From: [Jerry Dratler](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Ozzie Rohm](#); [Thomas Schuttish](#)
Subject: Feb 10 2026 BOS agenda items 27-30
Date: Friday, February 6, 2026 2:44:12 PM
Attachments: [FEb 10 ,2026 BOS 524-526 Vallejo Street agenda items 27-30 .pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please add the attached PDF to the BOS file for Tuesday February 10, 2026.

Thank you,
Jerry Dratler

To: Members of the San Francisco Board of Supervisors

From: Jerry Dratler

Subject: The appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place should not be heard.

Date: February 6, 2026

Summary

At the December 4, 2025 Planning Commission meeting Katlin Holloway, the property owner, presented a conditional use variance to legalize the unpermitted merger of three housing units into one unit and reinstate a fourth housing unit on the ground floor.

- The proposed 432 sq. ft. fourth housing unit would be 302 sq. ft. smaller than the existing 736 sq. ft. garage.

The Planning Commission's decision should be upheld because the criteria for overturning the Planning Commission decision has not been met.

There were no errors interpreting the Planning Code or abuse of discretion by the Planning Commission. Overriding the Planning Commission decision would establish a dangerous precedent for another Vallejo Street property (460- 462 Vallejo Street). Former DBI Inspector Bernard Curran closed two unpermitted pool/roof deck permits at 460-462 Vallejo Street.

- Facts established at the December 4, 2025 Planning Commission meeting and city records confirm the existence of four legal housing units, two in the duplex at 524-526 Vallejo Street and the construction of two housing units at the rear of the property at 4 and 4a San Antonio Place. These facts are further confirmed in Planning Department Notices of Enforcement on page 2 of this document and building permit 2011.0204.9686.

Permit Details Report

Report Date: 11/28/2025 1:20:50 PM

Application Number: 201102049686
Form Number: 3

Address(es): 0132 / 009 / 0 524 VALLEJO ST
0132 / 009 / 0 526 VALLEJO ST

Description: INTERIOR RECONFIGURATION (GRD, FIRST, SECOND FLR); EXPAND THIRD FLOOR. REPLACE ALL WINDOWS WITH IN KIND. ADD 1 BATH @ UNIT#526. LEGALIZE 2 EXISTING UNITS TO REFLECT 4 TOTAL. BLDG WILL BE FULLY SPRINKLERED (UNDER SEP. PERMIT)

Occupancy Code: R-2
Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
2/4/2011	TRIAGE	
2/4/2011	FILED	
2/4/2011	FILED	
1/28/2013	PLANCHECK	
1/28/2013	APPROVED	
1/29/2013	ISSUED	
5/9/2016	COMPLETE	2961921 CFC ISSUED

Contact Details:
Contractor Details:

License Number: 850407
Name: PETER IMAM ISKANDAR
Company Name: SF TWIN BOYS CORP. DBA MASTER BUILDERS
Address: 3 STARK ST * SAN FRANCISCO CA 94133-0000
Phone: 4152975185

- **Ms. Holloway’s Planning Commission meeting claim that the three housing units are phantom units is without merit.**
- Ms. Holloway’s Planning Commission meeting claim that reinstating the existing rent-controlled housing units is not economically feasible should not be a consideration for granting a conditional use variance.

Ms. Holloway is a professional investor and understands the due diligence process. Ms. Holloway is a founding partner of the venture capital firm Seven Seven Six.

- **Ms. Holloway likely received a 3R report (Report of Residential Record) when she purchased the \$4.8 million apartment building in June of 2017.**
- In San Francisco a 3R report is legally required to be obtained by the buyer before the sale or exchange of a residential building.
- **The 3R report would have disclosed the authorized use of the property was “Apartment 4 units or less”.**

Vincent Page, Planning Department staff, made a compelling presentation at the December 4, 2025 Planning Commission meeting on why the conditional use variance should not be approved.

- 524-526 Vallejo Street was originally developed as a duplex in 1907.
- The Planning Department believes all the housing units are likely rent controlled due to the age of the building and the Planning Department does not support the loss of two rent-controlled housing units.
- Approval of the CUA would result in a net reduction in housing units further burdening the city’s housing goals.
- The Planning department believes legalizing the unpermitted unit mergers would establish a dangerous precedent.

Peter Iskander

Mr. Iskander submitted the 2011 building permit to legalize four housing units at 524-526 Vallejo Street. His firm also performed the unpermitted work at 524-526 Vallejo Street. He also performed similar unpermitted work at 460-462 Vallejo Street a building he tried to sell for \$13.8 million in 2018 (page4).

Mr. Iskander holds both a general contractor license and a real estate broker license. Mr. Iskander is listed on the SF Anti-Eviction Map Project website. The website lists Mr. Iskander managing both Bubble Realty and Master Builders and lists the addresses where Mr. Iskander has committed Ellis Act Evictions.

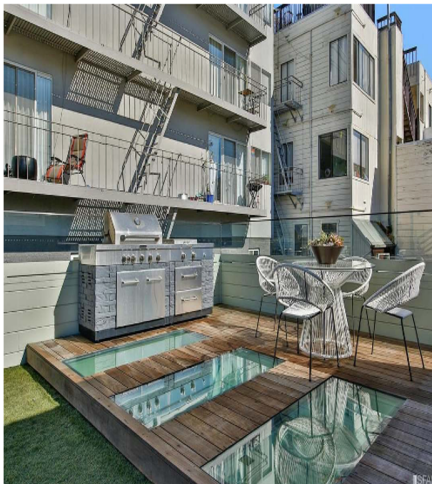
If the Board of Supervisors overrides the Planning Commission decision and approves a conditional variance for 524-526 Vallejo Street it is likely Mr. Iskander will use the precedent to apply for a conditional use Variance for 460-462 Vallejo Street.

Planning Department Notices of Enforcement

- 22022-000583 ENF Enforcement (ENF) 524-526 Vallejo St. Dated January 21,2022 that deals with installation of roof deck guardrail and decking material without Planning Department review and approval and the possible raising of entire existing roof and dwelling unit merger. A March 7,2022 site visit confirmed “the cooking facilities at 524 Vallejo Street, 4 San Antonio Place and 4A San Antonio Place were removed and internal connections were established between all four units”.
- 2015-008364ENF was issued to property owner and developer Peter Iskandar. A notice was mailed on July 02,2015. The NOE document is not available in the Planning Department PIM (Property Information Map).
- 2011-11472 ENF was issued October 24,2011. The NOE was issued to 524-526 Vallejo Street and the two units at the back of the building. The complaint was for using the two unoccupied units at the back of the building as a business office.

The rooftop deck at 524-526 Vallejo Street is unpermitted and the deck barbeque is located under the fire escape of the adjoining apartment building.

The unpermitted BBQ on the unpermitted deck is
behind the rooftop penthouse



- The BBQ is under a fire escape and is sitting on a wooden deck.
- Is the BBQ 3-5 feet from the property line and does the installation meet the fire code?
- I doubt the people in the adjoining buildings find the illegal deck necessary or desirable.

To: Planning Commissioners
 From: Jerry Dratler
 Subject: Public comment 460-462 Vallejo Street
 April 26, 2022

Attached is a copy of the January 13,2022 memo I sent you outlining the serious problems with 460-462 Vallejo Street when this project last came before the Planning Commission. The house at 460-462 Vallejo Street is zoned RH-3 and has been improperly marketed as a \$13.8 million single family residence. It should be a three family residential structure.

<https://www.movoto.com> > ... > 94133 > Telegraph Hill
460 Vallejo St, San Francisco, CA 94133 | 60 Photos ...
 Oct 10, 2018 — This modern luxury home provides a 360 VIEW of San Francisco's Skyline and Bay. Legally a 2-unit building, this is perfect for ...
 \$13,800,000.00



- There is an open illegal unit merger work beyond scope of building permits complaint at DBI that should be resolved before the Planning Commission decides on the number of housing units. DBI issued a Notice of Violation on January 19,2022. There is a director's hearing scheduled for April 26,2022. What happened at the director's hearing?
- I don't understand why this matter is back before the Planning Commission when the pool was constructed without building permits and has never been inspected. Is the pool building code compliant or a public safety hazard? A structural engineer told me the weight of the water in the pool is equivalent to adding two floors to the three story wooden frame building constructed in 1907.
 - The roof deck is over 500 square feet and has an unpermitted pool. The pool has never been inspected. Bernie Curran closed two unpermitted pool/ roof deck complaints. One of the complaints is below.

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
08/08/18	CASE OPENED	BID	Power	CASE RECEIVED	
08/09/18	OTHER BLDG/HOUSING VIOLATION	BID	Power	CASE UPDATE	case reviewed, to be investigated by dsitric inspector. mh
08/10/18	OTHER BLDG/HOUSING VIOLATION	BID	Power	CASE CLOSED	PA# 201707121727 has been issued as a revision to pa# 201512165310 with part of the scope being a roof deck not a pool. Case Closed b. curran

From: tenantaction@sftu.org
To: [Board of Supervisors \(BOS\)](#)
Cc: [Sauter, Danny \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [ChanStaff \(BOS\)](#); [ChenStaff](#); [DorseyStaff \(BOS\)](#); [FielderStaff](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); sherillstaff@sfgov.org; [Waltonstaff \(BOS\)](#); [WongStaff \(BOS\)](#)
Subject: Tenants Union Opposition to 524 Vallejo Appeal
Date: Thursday, February 5, 2026 9:19:21 PM
Attachments: [SFTU Opposition to 524 Vallejo Appeal.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We would like to register our strong opposition to the appeal with this letter.

Thank you for your time,

SFTU Steering Committee

S A N • F R A N C I S C O
T E N A N T S • U N I O N

558 Capp Street • San Francisco CA• 94110 •(415) 282-6543 • www.sftu.org

Dear Board of Supervisors,

We are writing in strong opposition to the appeal of 524-26 Vallejo Street seeking to legalize the merger of four rent-controlled units.

Since you voted unanimously to support the Tenant Protections Ordinance (TPO) which was drafted to protect the loss of rent controlled units, your decision should be an easy one. This owner seeks to retroactively remove four rent controlled units in order to legitimize the creation of more luxurious accommodations for themselves and future homeowners.

The appellants' narrative is meant to influence you emotionally, but is unconvincing on its surface. They want us to believe that longtime San Francisco renters with the means to purchase this [opulent building](#) in North Beach for \$4.85 million dollars were "unaware" it was actually a multi-unit apartment building? That they did no due diligence before putting \$2 million down to purchase a unicorn 3,713 sq foot single family home in North Beach? Didn't the appellants have an attorney or broker check the history and advise them of building restrictions? Having two addresses (524-526 Vallejo) is the first red flag. And a simple search of the Property Information Map lists it as 4 units...

But as planning staff easily discovered and reported:

There is substantial evidence in the city records that the subject property was legally a four-unit building when it was purchased by the current property owners in 2017. Specifically "The plans submitted with Building Permit Application ("BPA") No. 201102049686 showed four separate units as an existing condition; The Report of Residential Building Record ("3-R") issued on October 22, 2020 documents that the legal use is four dwelling units; and The Assessor-Recorder's data shows that the subject property is considered by the City for the purposes of assessing its taxable values to be a residential building with four dwelling units.

This was a four unit building as the tenant's letters testify. Attached are screenshots from Google taken before the hearing which showed multiple doorbells easily visible from the street. (The owners have since requested their address be blurred.)



One could sympathize with the owners who purchased a house with illegal construction done by the previous owner, but they do have a recourse unlike the previous tenants who were forced out – they can pursue a lawsuit against the notorious developer, Peter Iskandar and the real estate broker who sold them the house if they believe they were materially misled. But what recourse do the tenants have who were harmed for their enormous gain: to own a multi floor,

multi million dollar home in a competitive neighborhood? What about future potential tenants of North Beach who need a place to rent?

Supervisors, you all co-sponsored the TPO and made speeches objecting to tenant displacement and we heard them. Furthermore, the current Board and the findings section of the TPO have stated the policy goal of creating more housing units to ease the Housing and Affordability crisis. How does allowing owners to get rid of sound housing units to benefit the few meet our broader policy?

We believe you have a duty to follow through on your pledge to tenants and the City's stated policy of adding more to our housing stock while preserving rent-controlled units. Rent controlled units must be replaced here - no exceptions - or we will consider your word as no good. We commend planning staff for doing the investigative work to guide you and you should honor their recommendation and deny this appeal.

Thank you very much,

San Francisco Tenants Union

Approved and drafted by the Steering Committee