File No. 260021 **Committee Item No.** _____
Board Item No. 31

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** April 7, 2026

Cmte Board

Cmte	Board	
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☐	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
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OTHER

☐	☒	Appeal Letter 10/27/25
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Prepared by: Jocelyn Wong **Date:** April 3, 2026

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NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 524 - 526 Vallejo St San Francisco, CA 94133.

December 4, 2025
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 5, 2026
Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

_____ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. _____.

☑ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

2024-011561CUA

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

See Notice of Appeal (attached)

b) Set forth the reasons in support of your appeal:

See EXHIBITS A - I (attached)

Person to Whom
Notices Shall Be Mailed

Katelin Holloway
Name

524 Vallejo Street
San Francisco, CA 94133
Address

415-828-7771
Telephone Number

Name and Address of Person Filing Appeal:

Katelin Holloway
Name

524 Vallejo Street
San Francisco, CA 94133
Address

415-828-7771
Telephone Number

Signature of Appellant or
Authorized Agent

Notice of Appeal of Planning Commission Decision

Conditional Use Authorization

To:
Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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1. APPELLANT INFORMATION

Appellants:
Katelin Holloway and Ben Ramirez
524 Vallejo Street
San Francisco, CA 94133
415-828-7771 / 415-828-7772
katelin.holloway@gmail.com / ben.ramirez@gmail.com

---

2. SUBJECT PROPERTY

Subject Property Address:
524 Vallejo Street
San Francisco, CA 94133

Assessor's Block/Lot:
0132/009

---

3. PLANNING COMMISSION ACTION BEING APPEALED

Planning Commission Case No.: 2024-011561CUA

Date of Commission Action: December 4, 2025

Decision Being Appealed:
The Planning Commission's deemed denial of the Conditional Use Authorization for 524 Vallejo Street, resulting from a 3–3 split vote. Please see page 2 of Exhibit B for the hearing minutes.

Per the Planning Commission's Rules and Regulations: https://sfplanning.org/resource/rules-and-regulations-san-francisco-planning-commission, the 3-3 vote constitutes a denial.

See the specific language below:

"Section 6. Voting.

a. Procedural Matters. Pursuant to Charter Section 4.104, with respect to matters of procedure the Commission may act by the affirmative vote of a majority of the members present, so long as the members present constitute a quorum.

b. Except as provided in subsection (a)" above, every Official Act taken by the Commission, including, but not limited to, those based on its jurisdiction derived from the Planning Code, Chapter 31 of the Administrative Code, the Subdivision Code and Discretionary Review Powers of the Commission, may be by "Motion" or "Resolution" adopted by a majority vote of all members of the Commission (four (4) votes). All members present shall vote for or against each question brought to a vote unless a member is excused from voting by a conflict of interest or a motion adopted by a majority of the members present.

A motion that receives less than four votes is a failed motion resulting in disapproval of the action requested to be taken by the Commission unless a substitute motion for a continuance or other action is adopted. (For example: a request for Conditional Use requires four votes to approve; failure to receive the four votes results in denial of the conditional use. A request for Discretionary Review requires four votes to take discretionary review and modify the project; failure to receive four votes results in approval of the proposed project without modification. Planning Code sets forth the requirements for Commission determinations regarding Planning Code amendments. Planning Code Section 340(d) sets forth the requirements for Commission determinations regarding General Plan amendments.)"

---

4. BASIS FOR APPEAL

Appellants hereby respectfully appeal the Planning Commission's action on the following grounds, including but not limited to:

1. The decision is **not supported by substantial evidence** in the record;
2. The Planning Code and associated policies regarding unit mergers were **misapplied to the unique facts of this case**;
3. The Commission failed to adequately consider the **uncontroverted evidence** demonstrating the as-built condition of the subject property and its long-standing use as a single dwelling unit for nearly a decade;
4. The decision imposes **unreasonable and disproportionate hardship** on the Appellants for circumstances created by a prior developer;
5. The proposed project **advances the City's housing, equity, and anti-displacement goals** by adding a new rent-controlled unit while minimizing neighborhood disruption;
6. Additional grounds are set forth in the attached **Statement of Facts and Supporting Materials**.

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5. STATEMENT OF FACTS

(Attached as Exhibit A)

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6. EXHIBITS

- **Exhibit A:** Statement of Facts
- **Exhibit B:** Planning Commission Hearing Record and De Facto Denial
- **Exhibit C:** Photographic and MLS Records Demonstrating Long-Standing As-Built Condition
- **Exhibit D:** Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition
- **Exhibit E:** Timeline of Property History
- **Exhibit F:** Planning Staff and Commission Acknowledgments Demonstrating Density Nonconformity, Long-Standing Vacancy, Feasibility Constraints, and the Need for a Proportional Resolution
- **Exhibit G:** Neighborhood Support and Community Input
- **Exhibit H:** Statement of Community Commitment, Public Contribution, and Civic Investment
- **Exhibit I:** Additional Supporting Materials

Appellants reserve the right to supplement the record with subsequently issued Planning Department documents, including any Notice of Decision or adopted motion.

This Notice of Appeal is submitted in good faith and in accordance with the applicable provisions of the San Francisco Planning Code and Board of Supervisors appeal procedures.

7. SIGNATURES

We hereby appeal the Planning Commission's action regarding the above-referenced case.

Katelin Holloway Date 12/22/25

Ben Ramirez Date 12/22/25

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2024-011561CUA a conditional use authorization regarding (address) 524-526 VALLEJO ST. SAN FRANCISCO, CA 94133, District 3. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE	DATE
	1/5/2026
	1/5/2026
	1/5/2026
	1/5/2026
	1/5/2026

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(Attach copy of Planning Commission's Decision)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

MEMO TO FILE:
PLANNING COMMISSION HEARING OUTCOME

HEARING DATE: DECEMBER 4, 2025

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2026 JAN 05 PM01:41

Record No.:	2024-011561CUA
Project Address:	524-526 Vallejo Street & 4-4A San Antonio Place
Zoning:	RM-1 (Residential Mixed, Low Density) Zoning District Telegraph Hill – North Beach Residential Special Use District Priority Equity Geographies Special Use District 40-X Height and Bulk District
Block/Lot:	0132 / 009
Project Sponsor:	Deborah Holley Holley Consulting 220 Montgomery Street Suite 2100 San Francisco, CA 94104
Property Owner:	Holloway-Ramirez Revocable Trust 524 Vallejo Street San Francisco, CA 94133
Staff Contact:	Vincent W. Page II – (628) 652-7396 vincent.w.page.ii@sfgov.org

On December 23, 2024, Deborah Holley of Holley Consulting (hereinafter "Project Sponsor") filed Application No. 2024-011561CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building (hereinafter "Project") at 524-526 Vallejo Street and 4-4A San Antonio Place, Block 0132 Lot 009 (hereinafter "Project Site").

On December 4, 2025, the San Francisco Planning Commission (hereinafter, "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-011561CUA. The hearing was attended by Commission President So, Commission Vice President Moore, and Commissioners Campbell, Imperial, McGarry, and Williams. (Commissioner Braun was absent.)

At the hearing, the Commission considered letters in support and opposition to the Project that had been submitted prior to the hearing, as well as testimony from members of the public.

Testimony in support of the Project noted the following:

- The current property owner were not the ones who actually merged the four units into one;
- Although the Project would legalize the removal-through-merger of two units, it would replace one unit;
- Denial of the Project would likely result in the displacement of the family who currently resides at the subject property.

Testimony in opposition to the Project noted the following:

- The Project would result in the loss of two rent-controlled dwelling units at a time when the City is faced with a housing shortage and housing affordability crisis;
- Previous tenants of the units that were merged expressed opposition to the Project because the previous owner had pushed them out of the building;
- The construction work to merge the four legally existing units was completed without authorization from the Planning Department;
- The unauthorized merger was completed for financial gain by the previous owner, a developer named Peter Iskander;
- Public records (including the Report of Residential Building Record, or "3-R") available at the time that the subject property was sold to the current property owner reflect that the property was legally a four-unit building at the time of purchase;
- The value of the subject property was artificially inflated through the unauthorized merger of four dwelling units into one; and
- Approval of the Project could set a negative precedent for future Projects and could encourage future unauthorized dwelling unit mergers.

Commissioner Williams made a motion to deny the Project based on the findings included in the Draft Motion prepared by the Department and submitted to the Commissioners one week before the hearing, but before a vote on the motion to deny was held, Commissioner Campbell made a motion to continue the Project to December 18, 2025. The motion to continue the Project failed +3-3, with Commissioners Imperial, Moore, and Williams voting against. The motion to deny also failed +3-3, with Commissioners Campbell, McGarry, and So voting against. Accordingly, the Commission failed to act on the Project, and the Project received a *de facto* denial pursuant to Planning Code Section 306.4(d)(2).

The adopted minutes for the hearing can be found on M-files at the following link: 20251204_cpc_min.pdf

SAN FRANCISCO
PLANNING COMMISSION

Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, December 4, 2025
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: **SO, MOORE, CAMPBELL, IMPERIAL, MCGARRY, WILLIAMS**
COMMISSIONERS ABSENT: **BRAUN**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Lisa Gluckstein, Kate Conner, Lisa Gibson, Sarah Richardson, Joshua Switzky, Mat Snyder, Jonathan Vimr, Vincent Page, Elizabeth Watty – Director of Current Planning, Sarah Dennis Phillips – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

+ indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
= indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2025-002242CUA (K. AGNIHOTRI: (628) 652-7454)
85 LIBERTY STREET – southeast corner of Guerrero St; Lot 029 in Assessor's Block 3608 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the removal of an unauthorized dwelling unit at the ground floor of an existing four-story, three-unit residential building within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The

Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Hearing on October 16, 2025)
(Proposed for Indefinite Continuance)

SPEAKERS:	Georgia Schuttish – Tenants, SB 330
ACTION:	Continued Indefinitely
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

13. 2007.0178DRM (W. WONG: (628) 652-7466)
2338 19TH AVENUE – east side between Santiago Street and Taraval Street; Lot 032 in Assessor's Block 2347 (District 7) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2016.0217.9787 to modify the elected method of compliance for the Inclusionary Housing Program from providing an on-site unit to payment of the Affordable Housing Per Planning Code Section 415.5(g)(3) within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS:	Same as Item #1.
ACTION:	Continued to December 18, 2025
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

14. 2023-009469DRP (D. WINSLOW: (628) 652-7335)
77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor's Block 7112 (District 11) – Request for **Discretionary Review** of Permit Application No. 2023.0629.1225 to construct a two-story horizontal and vertical addition to add two dwelling units to a two-story, two- unit building within a RH-2 (Residential House- Two-Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS:	Same as Item #1.
ACTION:	Continued to January 22, 2026
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. 2025-003269CND (K. YI: (628) 652-7367)
557 FILLMORE STREET – west side between Fell and Oak Streets; Lot 002 in Assessor's Block 0827 (District 5) - Request for **Condominium Conversion** Subdivision pursuant to the General Plan and Subdivision Code Sections 1332 and 1381 to convert a three-story, six unit building into residential condominiums within a RM-1 (Residential- Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS:	None
ACTION:	Approved
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun
MOTION:	21873

C. COMMISSION MATTERS

3. LAND ACKNOWLEDGEMENT

Commissioner Williams:
The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

4. CONSIDERATION OF ADOPTION:
- Draft Minutes for November 13, 2025
- Draft Minutes for November 20, 2025

SPEAKERS:	None
ACTION:	Adopted
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

5. COMMISSION COMMENTS/QUESTIONS

None.

6. 2026 HEARING SCHEDULE

SPEAKERS:	None
ACTION:	Adopted
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

D. DEPARTMENT MATTERS

7. DIRECTOR'S ANNOUNCEMENTS

Sarah Dennis Phillips, Planning Director:
Good afternoon, commissioners. Happy December. So a couple of short announcements this week. First, the Family Zoning Plan on Monday moved through Land Use Committee and on Tuesday had its first reading at the Board of Supervisors. Aaron Starr will give us more details on that but I did just want to take a moment to, to kind of note to you all that regardless of your feelings on or vote for the plan, I think we can all agree that staff

really went above and beyond in their effort on this over the last couple of years and particularly in the last couple of months and it's been an incredible honor to kind of work with the team that have brought that forward. And I can really say it touched almost every corner of our Department whether it was Environmental Review, Housing Policy thinking about Tenants Rights or even just the staffing and billing that happened behind the scenes to allow us to move that forward. So, it was a real honor. Many of those folks are here today. You've seen many of them over past hearings but incredibly proud of the team and just want to call out that that milestone, that first milestone that moved forward.

Also want to take a moment just as the milestone continues to move forward and we do have another vote at the Board of Supervisors and of course mayoral signing before anything is finished on the Family Zoning Plan to set out an intention that I hope we, and by we, I mean the broader we as well as the commission can use 2026 as a way to unify and move forward on the collective goals that we heard and all share regardless of how we felt about zoning specifics, stability for tenants, support for families and affordability. So I'm really looking forward for the opportunity to kind of collectively move forward on those goals that I know we share.

Budget season is upon us. We obviously will be speaking to you in January about our budget. I'll just note that we don't even as a Department get budget instruction until next week so it'll be a bit of a scramble for us to pull together you know what our goals are given what the budget realities will be for the department this year. We have been told that this budget year will be worse than last year simply because of HR1 and the federal impact to our budget. I don't know what those will be and we look forward to talking to you about January but just know it'll be fast moving for us and for you. So I apologize for that. It's just the reality of the situation that we're in.

And then before we close I do want to call out Permit SF; September 2nd was day 200 of Permit SF. We're coming up on in December Day 300 of Permit SF and so it's just another initiative, partially of the Planning Department but really crossed departmental that has created some really positive reforms that you all have helped us move forward here legislatively and process wise. So we're looking forward to the next 100-day milestone of that coming up in December as well. Thank you.

8. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, commissioners, Aaron Starr, Manager of Legislative Affairs.

250815 **Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods. Sponsor: Melgar. Staff: V. Flores.**

First on the land use agenda this week was Supervisor Melgar's ordinance that would amend the Planning Code to allow the City to waive the Inclusionary Housing requirements for projects in areas outside of the Priority Equity Geography Special Use District.

Commissioners, you heard this item on October 9th and adopted a recommendation of approval with modifications.

1. Explicitly prohibit condominium conversion of the new units resulting from this proposed Ordinance.
2. For the Land Dedication Alternative, specify the minimum housing requirements for the dedicated land.

When Supervisor Melgar introduced the item, she confirmed that she was incorporating both of the Planning Commission recommendations. Additionally, she introduced two additional amendments:

1. Limit the eligibility of the alternative to projects within RH, RM, or NCs with a height limit of 65 feet or less located in Well-Resourced Neighborhoods. Previously there were no zoning or height qualifiers.
2. Include the location and number of units approved under this program within the Housing Inventory Report and require that Planning and/or the Rent Board note their existence on a publicly-accessible website.

There were no public comments or further discussion from the Committee. The item was amended and forwarded to the Board with positive recommendation.

250926 **Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations. Sponsors: Chen. Staff: Leon-Farrera.**

Next on the agenda was Supervisor ordinance that would add tenant protections to residential demolitions and renovations. This item was continued from the November 17th hearing.

At this hearing, Committee member Supervisor Chyanne Chen introduced several amendments to the Definitions in Section 317. These included the "Residential Definition" proposed by the Department at the November 6 Planning Commission hearing, along with other changes that closely mirror those presented at that hearing. Additional amendments included:

1. Extending the definition of "Existing Occupant" to individuals displaced within the previous five years due to a serious and imminent hazard;
2. A minor revision to one of the required findings; and
3. A new requirement for the Planning Department to submit a report on the impact of the ordinance within three years, including recommended modifications as appropriate or needed.

Supervisor Melgar proposed an amendment requiring landlords withdrawing a unit under the Ellis Act to disclose whether they intend to demolish the unit within the next five years.

There were approximately eight members of the public that provided comments, all expressing strong support for the ordinance.

The Committee unanimously accepted all amendments introduced and continued the ordinance to December 8, 2025, as the amendments were substantive.

240637 **Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr.**

Next the Committee heard Supervisor Mandelman's ordinance amending the Central Neighborhoods Large Residence SUD,

This item was continued from the November 17 hearing after being amended so that it could be synched up with the Family Zoning Plan. During the hearing, Supervisor Mandelman introduced the item and requested the Committee forward this item to the Board as a Committee Report alongside the Family Zoning Package. There were no public comments or further discussion from the Committee. The item was forwarded to the Board with positive recommendation as a Committee Report.

250966 **General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Chen.**

250700 **Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

250701 **Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

250985 **Local Coastal Program Amendment - Family Zoning Plan. Sponsor: Mayor. Staff: Mayor.**

And for the last time, the Land Use Committee considered the suite of ordinance that implements the Mayor's Family Zoning Plan. This included Supervisor Mandelman's proposed amendments that this committee heard on November 20. To start off, the Committee heard statements from Board President Mandelman and Supervisor Sauter, who each described amendments they proposed to add to the Planning Code ordinance (BOS File No. 250701).

Supervisor Sauter proposed non-substantive amendments to his earlier commercial replacement incentive in the Local Program, which had been adopted into the ordinance at a prior hearing. The amendment is intended to make the incentive easier to use and encourage project sponsors to replace existing commercial uses. It does this by clarifying the ability to split larger commercial spaces into multiple smaller ones.

President Mandelman described his amendment to prohibit lot mergers on sites with historic resources, which the Planning Commission recommended approval of at the November 20th hearing. He expressed his support for the Commission's recommended modifications, which included:

1) referencing the Planning Code's existing definition of "Historic Building"

2) clarifying that the standards in the Housing Choice - SF Program shall prevail in any instance where the Preservation Design Standards are inconsistent with modified standards of the Local Program; and

3) clarifying that the lot merger prohibition shall only apply to Housing Development Projects as defined in state law.

Afterwards, the Committee heard a presentation from Department staff regarding the Planning Commission action on Mandelman's proposed lot merger prohibition. This was followed by public

comments where approx. 25 members of the public spoke. Comments varied greatly between being opposed to and supportive of the rezoning.

The committee then voted to include all the proposed amendments into the respective files. This then led to Supervisor Mahmood motioning to table Mandelman's ordinance since those amendments had been added to the original file.

Supervisor Chyanne Chen made a quick motion to send the suite of changes without recommendation. This motion was rejected by the other two committee members. A motion was then made to forward all items to the Board with a positive recommendation, that motion passed on a 2-1 vote with Supervisor Chyanne Chen voting against. The Planning Code, Zoning Map, and General Plan amendments were all sent as a committee report while the coastal program amendment will be heard on 12/9 for first read.

Full Board

250426 **Planning Code, Zoning Map - San Francisco Gateway Special Use District Sponsors: Walton; Fielder, Chen, Melgar and Dorsey. Staff: Pantoja.** PASSED Second Read

240637 **Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr.** Passed First Read

250966 **General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Mayor 36**

250700 **Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

250701 **Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

And last but certainly not least the Board passed on first reading the General Plan, Zoning Map, Planning Code Amendments related to the Mayor's Family Zoning Plan. There was much discussion on this issue with most Supervisors weighing in on the proposed amendments. Most if not all commentor's recognized Supervisor Melgar as having done an exemplary job moving this massive change to San Francisco's zoning laws through the committee process.

After most of the supervisors had spoken, Supervisor Melgar addressed the comments from the dissenting supervisors point by point, providing a through and tough rebuttal to critics of the plan. She defended the amendment process and expressed disappointment that even though many of Supervisor Chan and Chen's amendments were added to the ordinance they still refused to support the plan.

Supervisor Connie Chan proposed a last-minute amendment, seconded by Supervisor Walton, that would have exempted all rent-controlled housing from the local program. Currently, residential developments with 3 or more rent controlled units are exempt. The reason for this threshold is because some single-family homes have UDUs, making both units subject to rent control. Supervisor Connie Chan's amendment would have reduced the capacity provided by the rezoning, which several members of the board cited as a reason they opposed the amendment. Those in support were seeking to protect every rent-controlled unit; however, the amendment would not have prohibited the demolition of rent controlled units. It only would have exempted them from the local program.

When the votes came, the Supervisor Connie Chan's amendment failed 7-4 with Supervisors Walton, Chan, Chen and Fielder voting for the amendment. This same vote split happened when the whole package came up for a vote, meaning that Supervisors Mandelman, Melgar, Dorsey, Sauter, Mahmood, Wong, and Sherrill all voted in favor of the Mayor's Family Zoning Plan.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Article in the Wallstreet Journal NY City offices to apartments
Tom Radulovich, Livable City – SB1425 compliance

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors.

9. (L. GLUCKSTEIN: (628) 652-7475)

SB 79 AND STATE LEGISLATION UPDATE – **Informational Presentation** – Staff will update the Commission on Planning-related state bills that have passed in 2025, with a focus on SB 79 and its implementation in San Francisco. New laws passed via budget trailer bills AB 130 and SB 131 are already in effect; however, most bills passed during the regular legislative session will go into effect on January 1, 2026. The key provisions of SB 79 will go into effect July 1, 2026.

Preliminary Recommendation: None – Informational

SPEAKERS:	= Sarah Dennis Phillips – Staff introduction
	= Lisa Gluckstein – Staff presentation
	= Kate Conner – Staff presentation
	= Lisa Gibson – Staff presentation
	= Sarah Richardson – Staff presentation
	= Georgia Schuttish – Maps
	= Joshua Switzky – Response to comments and questions
	= Sarah Dennis Phillips – Response to comments and questions
ACTION:	Reviewed and Commented

10. 2025-004714GPR (M. SNYDER: (628) 652-7460)

MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS ENABLING THE MISSION BAY SOUTH BLOCK 4E (MBS 4E) PROJECT – MBS 4E is bounded by Third Street on the east, Mission Rock Street on the north and China Basin Street on the south, Lot 029B in Assessor's Block 8711 (District 6) – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project that would (1) increase the overall cap of allowed dwelling units within the Project Area by 250 units from 3,440 dwelling units to 3,690 dwelling units, and (2) to increase the maximum building height on north side of the MBS 4E block from 160 feet to 250 feet; and making findings with the eight priority policies of Planning Code Section 101.1. The amendments would enable the MBS 4E Project, which would construct 398 100% affordable housing units on an empty lot in two buildings and phases. The two new buildings would extend to 160-feet and 225-feet in height and would include affordable units at various AMIs with some units exclusively set aside for families that have experienced homelessness. The Office of Community Investment and Infrastructure (OCII) is the lead agency for purposes of CEQA review of this project. The Planning Commission is a responsible agency under CEQA and will be relying on OCII's CEQA decision for purposes of this action.

Preliminary Recommendation: Adopt Findings and a Recommendation for Approval

SPEAKERS:	= Mat Snyder = Staff presentation
	+ Philip Wong – OCII presentation
	+ Yakuh Askew, YA Studio – Design presentation
	+ Witt Turner, HAC – Responsible planning
	- Peter Brandon – Too costly, unaffordable
	- Speaker – Geotech risks
ACTION:	Adopted Findings and a Recommendation for Approval
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun
MOTION:	21874

11. 2020-011001OFA (J. VIMR: (628) 652-7319)

120 STOCKTON STREET – northeast corner of O'Farrell Street; Lot 017 in Assessor's Block 0313 (District 3) – Request for **Office Development Authorization** (aka Office Allocation) pursuant to Planning Code Sections 320-325 to authorize up to 111,660 square feet of office space (representing an additional 61,661 square feet to the existing 49,999 square feet of office space) from the Office Development Annual Limit in order to convert

existing retail spaces on floors 2, 3, and 6 of the subject property to a general office use. Should the project be completed, the building would contain a total Gross Floor Area of 111,660 square feet of office and 127,914 square feet of retail use. The Project Site is located within a C-3-R (Downtown-Retail) Zoning District, Priority Equity Geographies SUD (Special Use District), and 80-130-F Height and Bulk District. No exterior alterations are proposed as work would be limited to interior tenant improvements. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Approve with Conditions
Disclosure from Commissioner Campbell

SPEAKERS:	= Jonathan Vimr – Staff report + Tuija Catalano – Project sponsor presentation + Todd Saunders – Project sponsor presentation
ACTION:	Approved
AYES:	McGarry, Williams, Imperial, Moore, So
NAYS:	None
RECUSED:	Campbell
ABSENT:	Braun
MOTION:	21875

12. 2024-011561CUA (V. PAGE: (628) 652-7396)
524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE – north side between Grant Avenue and Kearny Street; Lot 009 in Assessor's Block 0132 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within a RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill – North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Deny
Disclosure from Commissioner Kathrin Moore

SPEAKERS:	= Vincent Page – Staff report + Katelin Holloway – Project sponsor presentation + Stephen Sutro – Project sponsor presentation - Steve Dratler - Illegally merged housing unit, roof deck - Theresa Flandrich – Supports denial, precedent + Jamie Vigil – Present owners should not be punished + Kevin Lew – Owners are good people + Alex Nor – Thoughtful owners + Susan Taylor – Great neighbors - Georgia Schuttish – Strong tenant protection, enforcement reviewing violations + Lindsay Lew – Homeowner in the city = Elizabeth Watty – Response to comments and questions
ACTION:	After a motion to continue failed +3 -3 (Williams, Imperial, Moore against, Braun absent); and a motion to Deny failed +3 -3 (Campbell, McGarry, So against, Braun absent); De Facto Denied

ADJOURNMENT – 3:16 PM

ADOPTED DECEMBER 18, 2025

EXHIBIT A

Statement of Facts & Summary

524 Vallejo Street – Conditional Use Authorization Appeal

I. Introduction

This appeal arises from a long-standing discrepancy between the City's records and the as-built, long-standing use of the property located at 524 Vallejo Street ("the Property"). Appellants Katelin Holloway and Ben Ramirez are the current owner-occupants of the Property and have acted at all times in good faith, transparently, and in collaboration with City agencies to resolve a problem they did not create.

Rather than litigate, delay, or leave the discrepancy unresolved, Appellants have proposed a solution that adds real housing, creates a new rent-controlled unit, minimizes neighborhood disruption, and aligns with San Francisco's housing, equity, and anti-displacement goals.

II. Historical Use of the Property and Record Inconsistencies

Historically, 524 Vallejo Street functioned as a **two-unit residential building**, as reflected in City records prior to redevelopment by a subsequent owner. At some point prior to that redevelopment — the precise timing of which is unclear — **two additional dwelling spaces were constructed without legal authorization**, resulting in periods during which the building contained four residential spaces, only two of which were legally recognized.

At the time the prior developer acquired the Property in **2010**, three of the four residential spaces were reportedly occupied and one was unoccupied.

Following his acquisition of the Property, the developer entered into **buyout agreements with the existing tenants**, reportedly in the amount of approximately $35,000 per unit, resolving those tenancies. These actions were undertaken by the developer, were resolved at the time, and occurred more than a decade before Appellants' ownership. Appellants were not involved in, aware of, or connected to these events or the former tenants.

After the buyouts, the developer sought and obtained approvals to **legalize the two additional units**, resulting in approved plans for a four-unit building. However, those plans were **never constructed**. Instead, during redevelopment, the developer:

- removed one of the previously legal units;
- failed to construct the two additional units authorized by the plans; and
- remodeled the building into a single-family residence with one continuous layout and one kitchen.

In **2016**, the Department of Building Inspection issued a **Certificate of Final Completion** for the as-built structure. By the time the Property was sold in **2017**, it existed, was MLS-marketed, lender-inspected, and occupied as a single-family home — the same condition in which it was later purchased by Appellants in **2021** and remains today.

Complicating this history further, the City's own records regarding the Property have been **internally inconsistent over time**. Depending on the department and document, the Property has been described variously as a single-family residence, a two-unit building, a three-unit building, and a four-unit building. These inconsistencies span decades and multiple agencies.

As a result, it has taken Appellants, their legal counsel, and their architectural team more than three years of diligent effort to reconstruct the Property's true history and reconcile conflicting records. This complexity was not of Appellants' making and underscores the difficulty faced by any homeowner attempting to resolve the issue transparently and in good faith.

Thus, while the Property experienced periods of informal or unauthorized occupancy in the distant past, the only units that were ever **legally recognized prior to redevelopment were two units**, and the four-unit configuration approved during redevelopment was **never built, never occupied, and never added to the City's housing stock**.

III. Appellants' Purchase of the Property and Reasonable Reliance

Appellants purchased the Property in 2021 as first-time homeowners after more than two decades of living and working in San Francisco. The Property was marketed through MLS — including in both the **2017 and 2021 listings** — and functioned in practice as a single-family residence, despite being identified in certain records as a multi-unit building that "lived as" a single-family home.

The prior owners disclosed that the Property carried a multi-unit designation; however, nothing in the marketing materials, inspections, or physical configuration of the building suggested that the City maintained approved plans for a four-unit building that materially diverged from the as-built condition. Nor was it apparent that compliance with those plans would require reconstructing a building configuration that had never existed in physical form.

At the time of purchase, the Property contained:

- a single continuous layout,
- one kitchen,
- unified internal circulation, and
- no constructed separation into four independent dwelling units, notwithstanding the presence of certain building infrastructure (such as utility meters) that can be associated with multi-unit buildings.

Appellants reasonably understood the Property to be a single-family home from a functional and physical standpoint, notwithstanding its technical classification, and had no notice that ownership would expose them to extraordinary liability stemming from unbuilt and long-abandoned development approvals.

As first-time homeowners, Appellants relied on the as-built condition of the Property, the City's 2016 issuance of a Certificate of Final Completion, the representations reflected in MLS marketing, and the fact that **the Property had passed through two successive arms-length transactions without enforcement action.** Appellants did not and could not reasonably have anticipated that addressing the discrepancy would require reinstating a four-unit configuration that had never been constructed and was incompatible with the existing building.

Since acquiring the Property, Appellants have lived in the home full-time with their two young children and have invested significant time, resources, and professional expertise into understanding and resolving the Property's complex regulatory history. When the full scope of the discrepancy between City records and the as-built condition became clear, Appellants chose to engage openly with City agencies and pursue a lawful, policy-aligned resolution — rather than litigate, delay, or avoid the issue.

This divergence between the Property's technical designation, certain building infrastructure, and its as-built residential layout is addressed further below and is central to understanding how the City's records came to reflect a four-unit approval that was never realized in construction.

IV. Material Divergence Between Approved Plans and the As-Built Condition

The approved plans associated with the prior developer's project depict a four-unit residential building, including separate dwelling configurations that would require multiple kitchens, independent internal circulation, unit separations, and life-safety systems consistent with multi-unit construction.

However, the **as-built condition of the Property materially diverges from those approved plans**, not in minor or cosmetic ways, but in **fundamental architectural, structural, and life-safety respects**.

As confirmed by Appellants' architect, Stephen Sutro, the physical configuration of the building as it existed at the time of the 2016 Certificate of Final Completion — and as documented in 2017 MLS marketing materials — reflects a single-family residence with one continuous layout and one kitchen, not a constructed four-unit building.

From an architectural and construction standpoint, converting the approved four-unit configuration into the as-built single-family condition documented in 2017 would have required **extensive, highly visible, and time-intensive reconstruction**, including but not limited to:

- **Relocation of vertical circulation**, including shifting stairwells by multiple feet to eliminate independent unit access;
- **Relocation of the elevator shaft**, including structural re-framing and re-alignment of floor penetrations;
- **Removal or reconfiguration of required fire-rated separations and fire walls** mandated for multi-unit construction;
- **Major structural modifications**, including alteration or removal of steel support elements installed to support the approved multi-unit layout;
- **Substantial reconfiguration of floor plates**, load paths, and framing to unify what would otherwise be discrete dwelling units;
- **Significant plumbing, electrical, and mechanical rework**, far beyond the removal of kitchens, to eliminate independent unit systems; and

- **Extensive demolition and reconstruction** affecting the building's core structure, not merely finishes.

This scope of work would have been **foundational, noisy, prolonged, and unmistakable** — the kind of construction that neighbors would observe, inspectors would document, and permits would reflect. No such work appears in the permit record, inspection history, or physical evidence within the building.

No evidence exists — in permits, inspection records, construction documentation, or physical traces — that this level of reconstruction occurred between the issuance of the **Certificate of Final Completion** and the **2017 sale of the Property**.

Accordingly, in the professional opinion of Appellants' architect, the as-built single-family layout documented in 2017 **could not have been created after final inspection**, and therefore must reflect the condition in which the developer completed and delivered the project — notwithstanding the four-unit plans on file with the City.

This material divergence between the approved plans and the as-built condition explains how the City's records came to reflect a four-unit approval that was **never realized in construction**, and why subsequent owners reasonably relied on the physical reality of the building rather than on unbuilt plans.

V. Discovery of the Discrepancy and Enforcement Action

For several years following Appellants' purchase of the Property in 2021, the building continued to function as it had for nearly a decade: as a single-family residence in the as-built configuration completed by the prior developer and reflected in City approvals, MLS listings, and lender inspections.

In 2022, Appellants first became aware of a potential discrepancy between the City's records and the as-built condition of the Property as a result of an anonymous complaint made to the City. Until that point, no enforcement action had been initiated, and the Property had passed through multiple prior inspections, transactions, and periods of occupancy without issue.

Upon learning of the discrepancy, Appellants did not dispute the City's authority or attempt to evade review. Instead, they **immediately engaged with City agencies**, retained experienced legal and architectural professionals, and sought to understand the full scope of the Property's regulatory history — including approvals, inspections, and as-built conditions that predated their ownership.

As the record was developed, it became clear that the discrepancy did not stem from any action taken by Appellants, but rather from the **disconnect between the prior developer's approved plans and the building that was ultimately constructed, inspected, and delivered**. The complexity of that disconnect — compounded by decades of inconsistent documentation across City departments — required extensive professional analysis to untangle.

Throughout this process, Appellants acted transparently and cooperatively, sharing information with City staff, responding to requests, and pursuing a lawful path forward rather than resisting enforcement. At no point did Appellants seek to preserve the status quo without review; instead, they consistently sought guidance on how to bring the Property into compliance in a manner aligned with City policy and neighborhood impacts.

This good-faith engagement ultimately led to the Conditional Use Authorization application that is the subject of this appeal.

VI. Good-Faith Efforts to Comply and the Infeasibility of Reinstating Four Units

Following discovery of the discrepancy between the City's records and the as-built condition of the Property, Appellants undertook substantial efforts to comply with City direction and identify a lawful path forward.

In good faith, Appellants initially attempted to pursue reinstatement of the four-unit configuration reflected in City records. To do so, they:

- retained experienced land-use counsel and architects;
- prepared and submitted plans for review;
- paid required City fees; and
- engaged in repeated consultations with City staff over an extended period.

Through this process, Appellants invested significant personal and financial resources into understanding the Property's regulatory history and exploring compliance options — including substantial out-of-pocket costs for professional services and City fees. These expenditures were made solely to resolve an issue Appellants did not create and to pursue a compliant solution in collaboration with the City.

As the analysis progressed, it became clear that reinstating four units would require major reconstruction, including extensive structural, circulation, and life-safety modifications that are incompatible with the existing building. This conclusion was not speculative; it was reached through professional architectural evaluation and confirmed through the permitting and review process.

Reinstating four units would:

- require foundational and structural reconstruction far exceeding the scope of a typical remodel;
- result in extremely low-quality, inefficient housing;
- significantly prolong construction duration; and
- almost certainly displace Appellants' family from their home.

Importantly, the **Planning staff report itself acknowledges that the building, as it actually exists, cannot reasonably accommodate four dwelling units**. Thus, the infeasibility of reinstating four units is not merely a matter of preference or cost, but one of **physical reality and proportionality**.

Faced with these constraints, Appellants did not abandon compliance efforts. Instead, they sought an alternative approach that would correct the record, add real housing, and minimize disruption — leading to the Conditional Use Authorization application that is the subject of this appeal.

VII. Proposed Project and Public Benefits

Appellants propose to resolve the long-standing discrepancy affecting the Property by converting the existing single-family residence into a **lawful two-unit building** that reflects both the physical reality of the structure and the City's housing policy goals.

Under the proposed project, the Property would consist of:

- a family residence occupying the upper levels of the building; and
- a new approximately 440-square-foot studio dwelling unit on the lower level.

The proposed studio would be a **rent-controlled unit**, adding long-term, protected housing to San Francisco's housing stock where none has existed in nearly a decade. This unit would be safe, code-compliant, and designed for real occupancy — not theoretical compliance.

This approach delivers tangible public benefits while avoiding the harms associated with reinstating a four-unit configuration that was never constructed. Specifically, the proposed project:

- **Adds real housing**, converting long-standing "paper units" into an actual, habitable dwelling;
- **Creates a new rent-controlled unit**, advancing the City's equity and anti-displacement goals;
- **Minimizes construction duration and neighborhood disruption**, avoiding the extensive, foundational reconstruction that reinstating four units would require;
- **Preserves family housing**, allowing Appellants and their children to remain in their home and community; and
- **Aligns with City policy**, including recent Commission and Board actions recognizing the importance of feasibility, proportionality, and actual housing outcomes.

Importantly, the proposed project represents a **net improvement** over the status quo and over the four-unit configuration reflected in City records. Rather than forcing reconstruction of a building that never existed, the proposal regularizes the Property's use while adding a new dwelling unit that can be occupied immediately upon completion.

Appellants have consistently sought a solution that balances the City's housing objectives with physical reality, neighborhood impacts, and fairness. The proposed two-unit configuration accomplishes those goals and represents the most reasonable and effective path forward.

VIII. Planning Commission Proceedings and Tie Vote

The Conditional Use Authorization application for the Property was heard by the Planning Commission on **December 4, 2025**. The hearing included extensive testimony, visual evidence, and professional analysis regarding the Property's history, as-built condition, and the feasibility of reinstating a four-unit configuration.

Following deliberation, the Planning Commission voted **3–3** on the proposed project. As a result of this tie vote, the application was **deemed denied by operation of procedure**, rather than by an affirmative finding on the merits.

The tie vote reflects the Commission's division regarding how best to resolve the unusual and complex circumstances presented by the Property. It does not constitute a determination that the proposed project

conflicts with City policy, nor does it negate the substantial evidence in the record supporting the feasibility and public benefits of the proposed two-unit configuration.

During deliberations, multiple Planning Commissioners described the circumstances facing Appellants as deeply unfair and expressed sympathy for the hardship imposed by actions of a prior developer and by gaps in the City's enforcement process. While Commissioners repeatedly acknowledged the human and equitable impacts of the case, the Commission ultimately split 3–3 and was unable to reach a majority decision on a path forward.

This appeal seeks review by the Board of Supervisors to provide clarity and resolution where the Planning Commission was unable to reach a majority decision.

IX. Disproportionate Impact, Equity, and Fairness Considerations

Absent approval of the proposed project, Appellants face **extraordinary and disproportionate consequences** for circumstances created entirely by a prior developer's actions and by decades of inconsistent City records.

Appellants did not construct the unpermitted units, did not seek or fail to build the four-unit configuration reflected in City approvals, and did not benefit from the discrepancy between approved plans and the as-built condition of the Property. Yet, without relief, Appellants alone bear the burden of correcting that discrepancy — potentially through reconstruction of a building configuration that never existed and that even Planning staff acknowledges is infeasible.

Equity and fairness considerations weigh strongly in favor of the proposed project. Appellants are long-term San Francisco residents who have invested deeply in their neighborhood and in the City. They have acted transparently, complied with enforcement direction, spent significant personal resources, and pursued a solution that adds housing rather than seeking to preserve the status quo.

Penalizing good-faith homeowners for a prior developer's failure to construct approved plans would undermine the City's stated goals of encouraging compliance, transparency, and collaboration. By contrast, approving the proposed project ensures that responsibility is addressed proportionally and that City policy is advanced through the creation of real, livable housing.

X. Conclusion

This appeal presents the Board of Supervisors with a clear opportunity to resolve a long-standing and unusually complex situation in a manner that is fair, practical, and aligned with San Francisco's housing goals.

The record demonstrates that the four-unit configuration reflected in City approvals was **never constructed**, that reinstating it is **physically infeasible**, and that Appellants have acted consistently in good faith to correct a problem they did not create. The proposed project converts a long-standing discrepancy into a tangible public benefit by adding a new rent-controlled unit while minimizing neighborhood disruption and preserving family housing.

For these reasons, Appellants respectfully request that the Board of Supervisors disapprove the Planning Commission's action and approve the Conditional Use Authorization for the proposed two-unit project at 524 Vallejo Street.

EXHIBIT B

Planning Commission Hearing Record and De Facto Denial

524 Vallejo Street – Conditional Use Authorization Appeal

B-1. Purpose of This Exhibit

This Exhibit documents the Planning Commission's December 4, 2025 public hearing on Conditional Use Authorization Application No. 2024-011561CUA for 524 Vallejo Street and the resulting **de facto disapproval** of the application.

At the conclusion of the December 4, 2025 hearing, the Planning Commission voted 3–3 on a motion regarding the Conditional Use Authorization. In the absence of any alternate motion, the Commission's Secretary expressly stated on the record that the Conditional Use Authorization request was **"de facto disapproved."**

As of the date of filing this appeal (**January 5, 2026**) — a full month following the hearing — the Planning Department has not issued a Notice of Decision or Final Motion memorializing the Commission's action. **Appellants have again formally requested these materials from the Planning Department and will promptly supplement this appeal with the Notice of Decision and/or Final Motion upon receipt.**

During this period, Appellants sought clarification regarding their appeal rights and were initially provided inaccurate procedural guidance. On **December 30, 2025**, the Director of Commission Affairs (Jonas Ionin) confirmed—pursuant to direction from the **City Attorney's Office**—that Appellants do, in fact, have the right to appeal the Planning Commission's de facto disapproval. The Director further acknowledged that prior guidance provided to Appellants had been incorrect.

Between **December 30, 2025 and January 5, 2026**, only **two City business days** were available to Appellants to prepare and file this appeal, excluding weekends, City-recognized holidays, winter recess, and a period during which City Hall was closed due to an unplanned power outage.

Given the statutory appeal deadline, the intervening City holiday closures and winter recess, the unavailability of City offices during the power outage, and the continued absence of a written decision as of this filing, Appellants are submitting this appeal based on the most complete and authoritative record currently available. That record includes contemporaneous, official City materials generated at the December 4, 2025 hearing, including the official hearing transcript, draft meeting minutes, and video record.

This Exhibit is submitted to preserve Appellants' appeal rights based on the Planning Commission's stated procedural outcome and to document the Commission's consideration of the application and its de facto disapproval on the record. Submission of this Exhibit is without prejudice to the inclusion of any subsequently issued Notice of Decision or Final Motion should such documents be released.

Accordingly, this Exhibit is provided **in lieu of a Notice of Decision or Final Motion** and consists of the official hearing record establishing that the Conditional Use Authorization application was **de facto disapproved**.

B-2. Draft Planning Commission Meeting Minutes

Attached are the draft Planning Commission meeting minutes for December 4, 2025, reflecting:

- The item number and project description for 524–526 Vallejo Street / 4–4A San Antonio Place;
- The motions made by Commissioners, including a motion to continue and a motion to deny;
- The vote counts for each motion; and
- The resulting procedural outcome of the hearing.

12. 2024-011561CUA (V. PAGE: (628) 652-7396)
524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE – north side between Grant Avenue and Kearny Street; Lot 009 in Assessor's Block 0132 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within a RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill – North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Deny
Disclosure from Commissioner Kathrin Moore

SPEAKERS:
= Vincent Page – Staff report
+ Katelin Holloway – Project sponsor presentation
+ Stephen Sutro – Project sponsor presentation
- Steve Dratler - Illegally merged housing unit, roof deck
- Theresa Flandrich – Supports denial, precedent
+ Jamie Vigil – Present owners should not be punished
+ Kevin Lew – Owners are good people
+ Alex Nor – Thoughtful owners
+ Susan Taylor – Great neighbors
- Georgia Schuttish – Strong tenant protection, enforcement reviewing violations
+ Lindsay Lew – Homeowner in the city
= Elizabeth Watty – Response to comments and questions

ACTION: After a motion to continue failed +3 -3 (Williams, Imperial, Moore against, Braun absent); and a motion to Deny failed +3 -3 (Campbell, McGarry, So against, Braun absent); De Facto Denied

ADJOURNMENT – 3:16 PM

The draft minutes record that no motion received four affirmative votes and that the Conditional Use Authorization was therefore not approved.

Source: *San Francisco Planning Commission – Draft Meeting Minutes, December 4, 2025.*
20251204_cpc_min.pdf

B-3. Official Planning Commission Hearing Transcript

The official transcript of the December 4, 2025 Planning Commission hearing, prepared and provided by Appellants' expeditor, Deborah Holley, is included as part of this exhibit to document the Commission's deliberations, procedural actions, and ultimate disposition of the Conditional Use Authorization application.

The excerpts included are representative and are provided to document the procedural sequence and outcome of the hearing, including:

- Staff presentation and procedural framing of the item;
- Public testimony and project sponsor presentations;
- Commissioner questions and deliberations;
- Motions made and votes taken; and
- Statements by the Commission Secretary regarding the result of the votes.

The transcript reflects that:

- A motion to continue the matter was made and failed to receive the required number of votes;
- A motion to deny the Conditional Use Authorization was made and seconded;
- The denial motion received three votes in favor and three votes opposed; and
- Following the vote, the Commission Secretary stated on the record:

  > *"Okay, that motion fails three to three. If there is not an alternate motion,* ***the conditional use request is de facto disapproved.*** *I'm not hearing an alternate motion."*

- No alternate motion was made.

  > *"So there you have it.* ***It's a 3–3 vote, de facto disapproval.****"*

These transcript excerpts establish that no motion received the four affirmative votes required for adoption and that the Conditional Use Authorization was therefore **de facto disapproved**.

Source: *Planning Commission Hearing Transcript, December 4, 2025.*
524 VALLEJO STREET PLANNING COMMISSION HEARING TRANSCRIPT 12.docx ,
https://sfgovernmentconnection.com/meetings/Planning_Commission/2025-12-04/transcript.html?startTime=7610.9404&endTime=11498.476

B-4. Planning Commission Hearing Video Recording

A video recording of the December 4, 2025 Planning Commission hearing is publicly available via the City's Granicus platform and is included by reference as part of the official record. **Link:** https://sanfrancisco.granicus.com/player/clip/51275?view_id=20&redirect=true

The recording corroborates the procedural sequence reflected in the draft minutes and transcript, including the motions, votes, and on-the-record statements regarding de facto disapproval.

- At minute marker 3:08:03, the discussion to consider a procedural alternative begins, resulting in a motion to continue (3:09:40);
- Motion to continue was seconded and placed before the Commission (3:10:00), resulting in a failing 3-3 vote;
- Denial motion was then put to roll-call vote (3:10:35), again resulting in a de facto denial with a 3-3 vote (3:11:00).

Source: *San Francisco Planning Commission Hearing Video (Dec. 4, 2025)*

B-5. Summary of Record

The materials included in this exhibit demonstrate that the Planning Commission:

- Considered the Conditional Use Authorization application for 524 Vallejo Street at a duly noticed public hearing;
- Entertained multiple motions regarding the application;
- Failed to adopt any motion receiving four affirmative votes; and
- Stated on the record that the Conditional Use Authorization was therefore **de facto disapproved**.

This exhibit is submitted to establish the procedural posture of the case for purposes of appeal in the absence of a Notice of Decision or Final Motion.

B-6. Reservation of Rights

Appellants reserve the right to supplement this exhibit with any subsequently issued Notice of Decision, Final Motion, or related documentation generated by the Planning Department or Planning Commission.

SAN FRANCISCO
PLANNING COMMISSION

Draft
Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, December 4, 2025
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: **SO, MOORE, CAMPBELL, IMPERIAL, MCGARRY, WILLIAMS**
COMMISSIONERS ABSENT: **BRAUN**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Lisa Gluckstein, Kate Conner, Lisa Gibson, Sarah Richardson, Joshua Switzky, Mat Snyder, Jonathan Vimr, Vincent Page, Elizabeth Watty – Director of Current Planning, Sarah Dennis Phillips – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

+ indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
= indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2025-002242CUA (K. AGNIHOTRI: (628) 652-7454)
85 LIBERTY STREET – southeast corner of Guerrero St; Lot 029 in Assessor's Block 3608 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the removal of an unauthorized dwelling unit at the ground floor of an existing four-story, three-unit residential building within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The

Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Hearing on October 16, 2025)
(Proposed for Indefinite Continuance)

SPEAKERS:	Georgia Schuttish – Tenants, SB 330
ACTION:	Continued Indefinitely
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

13. 2007.0178DRM (W. WONG: (628) 652-7466)
2338 19TH AVENUE – east side between Santiago Street and Taraval Street; Lot 032 in Assessor's Block 2347 (District 7) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2016.0217.9787 to modify the elected method of compliance for the Inclusionary Housing Program from providing an on-site unit to payment of the Affordable Housing Per Planning Code Section 415.5(g)(3) within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS:	Same as Item #1.
ACTION:	Continued to December 18, 2025
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

14. 2023-009469DRP (D. WINSLOW: (628) 652-7335)
77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor's Block 7112 (District 11) – Request for **Discretionary Review** of Permit Application No. 2023.0629.1225 to construct a two-story horizontal and vertical addition to add two dwelling units to a two-story, two- unit building within a RH-2 (Residential House- Two-Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS:	Same as Item #1.
ACTION:	Continued to January 22, 2026
AYES:	Campbell, McGarry, Williams, Imperial, Moore, So
NAYS:	None
ABSENT:	Braun

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. 2025-003269CND (K. YI: (628) 652-7367)
557 FILLMORE STREET – west side between Fell and Oak Streets; Lot 002 in Assessor's Block 0827 (District 5) - Request for **Condominium Conversion** Subdivision pursuant to the General Plan and Subdivision Code Sections 1332 and 1381 to convert a three-story, six unit building into residential condominiums within a RM-1 (Residential- Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Campbell, McGarry, Williams, Imperial, Moore, So
NAYS: None
ABSENT: Braun
MOTION: 21873

C. COMMISSION MATTERS

3. LAND ACKNOWLEDGEMENT

Commissioner Williams:
The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

4. CONSIDERATION OF ADOPTION:
   - Draft Minutes for November 13, 2025
   - Draft Minutes for November 20, 2025

SPEAKERS: None
ACTION: Adopted
AYES: Campbell, McGarry, Williams, Imperial, Moore, So
NAYS: None
ABSENT: Braun

5. COMMISSION COMMENTS/QUESTIONS

None.

6. 2026 HEARING SCHEDULE

SPEAKERS: None
ACTION: Adopted
AYES: Campbell, McGarry, Williams, Imperial, Moore, So
NAYS: None
ABSENT: Braun

D. DEPARTMENT MATTERS

7. DIRECTOR'S ANNOUNCEMENTS

Sarah Dennis Phillips, Planning Director:
Good afternoon, commissioners. Happy December. So a couple of short announcements this week. First, the Family Zoning Plan on Monday moved through Land Use Committee and on Tuesday had its first reading at the Board of Supervisors. Aaron Starr will give us more details on that but I did just want to take a moment to, to kind of note to you all that regardless of your feelings on or vote for the plan, I think we can all agree that staff

really went above and beyond in their effort on this over the last couple of years and particularly in the last couple of months and it's been an incredible honor to kind of work with the team that have brought that forward. And I can really say it touched almost every corner of our Department whether it was Environmental Review, Housing Policy thinking about Tenants Rights or even just the staffing and billing that happened behind the scenes to allow us to move that forward. So, it was a real honor. Many of those folks are here today. You've seen many of them over past hearings but incredibly proud of the team and just want to call out that that milestone, that first milestone that moved forward.

Also want to take a moment just as the milestone continues to move forward and we do have another vote at the Board of Supervisors and of course mayoral signing before anything is finished on the Family Zoning Plan to set out an intention that I hope we, and by we, I mean the broader we as well as the commission can use 2026 as a way to unify and move forward on the collective goals that we heard and all share regardless of how we felt about zoning specifics, stability for tenants, support for families and affordability. So I'm really looking forward for the opportunity to kind of collectively move forward on those goals that I know we share.

Budget season is upon us. We obviously will be speaking to you in January about our budget. I'll just note that we don't even as a Department get budget instruction until next week so it'll be a bit of a scramble for us to pull together you know what our goals are given what the budget realities will be for the department this year. We have been told that this budget year will be worse than last year simply because of HR1 and the federal impact to our budget. I don't know what those will be and we look forward to talking to you about January but just know it'll be fast moving for us and for you. So I apologize for that. It's just the reality of the situation that we're in.

And then before we close I do want to call out Permit SF; September 2nd was day 200 of Permit SF. We're coming up on in December Day 300 of Permit SF and so it's just another initiative, partially of the Planning Department but really crossed departmental that has created some really positive reforms that you all have helped us move forward here legislatively and process wise. So we're looking forward to the next 100-day milestone of that coming up in December as well. Thank you.

8. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, commissioners, Aaron Starr, Manager of Legislative Affairs.

250815 **Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods. Sponsor: Melgar. Staff: V. Flores.**

First on the land use agenda this week was Supervisor Melgar's ordinance that would amend the Planning Code to allow the City to waive the Inclusionary Housing requirements for projects in areas outside of the Priority Equity Geography Special Use District.

Commissioners, you heard this item on October 9th and adopted a recommendation of approval with modifications.

1. Explicitly prohibit condominium conversion of the new units resulting from this proposed Ordinance.
2. For the Land Dedication Alternative, specify the minimum housing requirements for the dedicated land.

When Supervisor Melgar introduced the item, she confirmed that she was incorporating both of the Planning Commission recommendations. Additionally, she introduced two additional amendments:

1. Limit the eligibility of the alternative to projects within RH, RM, or NCs with a height limit of 65 feet or less located in Well-Resourced Neighborhoods. Previously there were no zoning or height qualifiers.
2. Include the location and number of units approved under this program within the Housing Inventory Report and require that Planning and/or the Rent Board note their existence on a publicly-accessible website.

There were no public comments or further discussion from the Committee. The item was amended and forwarded to the Board with positive recommendation.

250926 **Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations. Sponsors: Chen. Staff: Leon-Farrera.**

Next on the agenda was Supervisor ordinance that would add tenant protections to residential demolitions and renovations. This item was continued from the November 17th hearing.

At this hearing, Committee member Supervisor Chyanne Chen introduced several amendments to the Definitions in Section 317. These included the "Residential Definition" proposed by the Department at the November 6 Planning Commission hearing, along with other changes that closely mirror those presented at that hearing. Additional amendments included:

1. Extending the definition of "Existing Occupant" to individuals displaced within the previous five years due to a serious and imminent hazard;
2. A minor revision to one of the required findings; and
3. A new requirement for the Planning Department to submit a report on the impact of the ordinance within three years, including recommended modifications as appropriate or needed.

Supervisor Melgar proposed an amendment requiring landlords withdrawing a unit under the Ellis Act to disclose whether they intend to demolish the unit within the next five years.

There were approximately eight members of the public that provided comments, all expressing strong support for the ordinance.

The Committee unanimously accepted all amendments introduced and continued the ordinance to December 8, 2025, as the amendments were substantive.

240637 Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr.

Next the Committee heard Supervisor Mandelman's ordinance amending the Central Neighborhoods Large Residence SUD,

This item was continued from the November 17 hearing after being amended so that it could be synched up with the Family Zoning Plan. During the hearing, Supervisor Mandelman introduced the item and requested the Committee forward this item to the Board as a Committee Report alongside the Family Zoning Package. There were no public comments or further discussion from the Committee. The item was forwarded to the Board with positive recommendation as a Committee Report.

250966 General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Chen.

250700 Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

250701 Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

250985 Local Coastal Program Amendment - Family Zoning Plan. Sponsor: Mayor. Staff: Mayor.

And for the last time, the Land Use Committee considered the suite of ordinance that implements the Mayor's Family Zoning Plan. This included Supervisor Mandelman's proposed amendments that this committee heard on November 20. To start off, the Committee heard statements from Board President Mandelman and Supervisor Sauter, who each described amendments they proposed to add to the Planning Code ordinance (BOS File No. 250701).

Supervisor Sauter proposed non-substantive amendments to his earlier commercial replacement incentive in the Local Program, which had been adopted into the ordinance at a prior hearing. The amendment is intended to make the incentive easier to use and encourage project sponsors to replace existing commercial uses. It does this by clarifying the ability to split larger commercial spaces into multiple smaller ones.

President Mandelman described his amendment to prohibit lot mergers on sites with historic resources, which the Planning Commission recommended approval of at the November 20th hearing. He expressed his support for the Commission's recommended modifications, which included:

1) referencing the Planning Code's existing definition of "Historic Building"

2) clarifying that the standards in the Housing Choice - SF Program shall prevail in any instance where the Preservation Design Standards are inconsistent with modified standards of the Local Program; and

3) clarifying that the lot merger prohibition shall only apply to Housing Development Projects as defined in state law.

Afterwards, the Committee heard a presentation from Department staff regarding the Planning Commission action on Mandelman's proposed lot merger prohibition. This was followed by public

comments where approx. 25 members of the public spoke. Comments varied greatly between being opposed to and supportive of the rezoning.

The committee then voted to include all the proposed amendments into the respective files. This then led to Supervisor Mahmood motioning to table Mandelman's ordinance since those amendments had been added to the original file.

Supervisor Chyanne Chen made a quick motion to send the suite of changes without recommendation. This motion was rejected by the other two committee members. A motion was then made to forward all items to the Board with a positive recommendation, that motion passed on a 2-1 vote with Supervisor Chyanne Chen voting against. The Planning Code, Zoning Map, and General Plan amendments were all sent as a committee report while the coastal program amendment will be heard on 12/9 for first read.

Full Board

250426 **Planning Code, Zoning Map - San Francisco Gateway Special Use District Sponsors: Walton; Fielder, Chen, Melgar and Dorsey. Staff: Pantoja.** PASSED Second Read

240637 **Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr.** Passed First Read

250966 **General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Mayor 36**

250700 **Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

250701 **Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

And last but certainly not least the Board passed on first reading the General Plan, Zoning Map, Planning Code Amendments related to the Mayor's Family Zoning Plan. There was much discussion on this issue with most Supervisors weighing in on the proposed amendments. Most if not all commentor's recognized Supervisor Melgar as having done an exemplary job moving this massive change to San Francisco's zoning laws through the committee process.

After most of the supervisors had spoken, Supervisor Melgar addressed the comments from the dissenting supervisors point by point, providing a through and tough rebuttal to critics of the plan. She defended the amendment process and expressed disappointment that even though many of Supervisor Chan and Chen's amendments were added to the ordinance they still refused to support the plan.

Supervisor Connie Chan proposed a last-minute amendment, seconded by Supervisor Walton, that would have exempted all rent-controlled housing from the local program. Currently, residential developments with 3 or more rent controlled units are exempt. The reason for this threshold is because some single-family homes have UDUs, making both units subject to rent control. Supervisor Connie Chan's amendment would have reduced the capacity provided by the rezoning, which several members of the board cited as a reason they opposed the amendment. Those in support were seeking to protect every rent-controlled unit; however, the amendment would not have prohibited the demolition of rent controlled units. It only would have exempted them from the local program.

When the votes came, the Supervisor Connie Chan's amendment failed 7-4 with Supervisors Walton, Chan, Chen and Fielder voting for the amendment. This same vote split happened when the whole package came up for a vote, meaning that Supervisors Mandelman, Melgar, Dorsey, Sauter, Mahmood, Wong, and Sherrill all voted in favor of the Mayor's Family Zoning Plan.

E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Article in the Wallstreet Journal NY City offices to apartments
Tom Radulovich, Livable City – SB1425 compliance

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors.

9. (L. GLUCKSTEIN: (628) 652-7475)

SB 79 AND STATE LEGISLATION UPDATE – **Informational Presentation** – Staff will update the Commission on Planning-related state bills that have passed in 2025, with a focus on SB 79 and its implementation in San Francisco. New laws passed via budget trailer bills AB 130 and SB 131 are already in effect; however, most bills passed during the regular legislative session will go into effect on January 1, 2026. The key provisions of SB 79 will go into effect July 1, 2026.

Preliminary Recommendation: None – Informational

SPEAKERS: = Sarah Dennis Phillips – Staff introduction
= Lisa Gluckstein – Staff presentation
= Kate Conner – Staff presentation
= Lisa Gibson – Staff presentation
= Sarah Richardson – Staff presentation
= Georgia Schuttish – Maps
= Joshua Switzky – Response to comments and questions
= Sarah Dennis Phillips – Response to comments and questions

ACTION: Reviewed and Commented

10. 2025-004714GPR (M. SNYDER: (628) 652-7460)

MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS ENABLING THE MISSION BAY SOUTH BLOCK 4E (MBS 4E) PROJECT – MBS 4E is bounded by Third Street on the east, Mission Rock Street on the north and China Basin Street on the south, Lot 029B in Assessor's Block 8711 (District 6) – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project that would (1) increase the overall cap of allowed dwelling units within the Project Area by 250 units from 3,440 dwelling units to 3,690 dwelling units, and (2) to increase the maximum building height on north side of the MBS 4E block from 160 feet to 250 feet; and making findings with the eight priority policies of Planning Code Section 101.1. The amendments would enable the MBS 4E Project, which would construct 398 100% affordable housing units on an empty lot in two buildings and phases. The two new buildings would extend to 160-feet and 225-feet in height and would include affordable units at various AMIs with some units exclusively set aside for families that have experienced homelessness. The Office of Community Investment and Infrastructure (OCII) is the lead agency for purposes of CEQA review of this project. The Planning Commission is a responsible agency under CEQA and will be relying on OCII's CEQA decision for purposes of this action.

Preliminary Recommendation: Adopt Findings and a Recommendation for Approval

SPEAKERS: = Mat Snyder = Staff presentation
+ Philip Wong – OCII presentation
+ Yakuh Askew, YA Studio – Design presentation
+ Witt Turner, HAC – Responsible planning
- Peter Brandon – Too costly, unaffordable
- Speaker – Geotech risks

ACTION: Adopted Findings and a Recommendation for Approval
AYES: Campbell, McGarry, Williams, Imperial, Moore, So
NAYS: None
ABSENT: Braun
MOTION: 21874

11. 2020-011001OFA (J. VIMR: (628) 652-7319)

120 STOCKTON STREET – northeast corner of O'Farrell Street; Lot 017 in Assessor's Block 0313 (District 3) – Request for **Office Development Authorization** (aka Office Allocation) pursuant to Planning Code Sections 320-325 to authorize up to 111,660 square feet of office space (representing an additional 61,661 square feet to the existing 49,999 square feet of office space) from the Office Development Annual Limit in order to convert

existing retail spaces on floors 2, 3, and 6 of the subject property to a general office use. Should the project be completed, the building would contain a total Gross Floor Area of 111,660 square feet of office and 127,914 square feet of retail use. The Project Site is located within a C-3-R (Downtown-Retail) Zoning District, Priority Equity Geographies SUD (Special Use District), and 80-130-F Height and Bulk District. No exterior alterations are proposed as work would be limited to interior tenant improvements. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Approve with Conditions
Disclosure from Commissioner Campbell

SPEAKERS:	= Jonathan Vimr – Staff report + Tuija Catalano – Project sponsor presentation + Todd Saunders – Project sponsor presentation
ACTION:	Approved
AYES:	McGarry, Williams, Imperial, Moore, So
NAYS:	None
RECUSED :	Campbell
ABSENT:	Braun
MOTION:	21875

12. 2024-011561CUA (V. PAGE: (628) 652-7396)
524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE – north side between Grant Avenue and Kearny Street; Lot 009 in Assessor's Block 0132 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within a RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill – North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).
Preliminary Recommendation: Deny
Disclosure from Commissioner Kathrin Moore

SPEAKERS:	= Vincent Page – Staff report + Katelin Holloway – Project sponsor presentation + Stephen Sutro – Project sponsor presentation - Steve Dratler - Illegally merged housing unit, roof deck - Theresa Flandrich – Supports denial, precedent + Jamie Vigil – Present owners should not be punished + Kevin Lew – Owners are good people + Alex Nor – Thoughtful owners + Susan Taylor – Great neighbors - Georgia Schuttish – Strong tenant protection, enforcement reviewing violations + Lindsay Lew – Homeowner in the city = Elizabeth Watty – Response to comments and questions
ACTION:	After a motion to continue failed +3 -3 (Williams, Imperial, Moore against, Braun absent); and a motion to Deny failed +3 -3 (Campbell, McGarry, So against, Braun absent); De Facto Denied

ADJOURNMENT – 3:16 PM

524 VALLEJO STREET PLANNING COMMISSION HEARING TRANSCRIPT 12.4.25

THIS IS A CONDITIONAL USE AUTHORIZATION COMMISSIONER MOORE YOU HAVE A DISCLOSURE? >> I WISH TO DISCLOSE THAT I

HAVE A PROFESSIONAL RELATIONSHIP WITH THE HUSBAND

OF MISS HOLLY WHO IS THE PLANNING CONSULTANT LISTED ON

THIS PROJECT AS A PROJECT SPONSOR.

MISS HOLLY IS NOT IS NOT THE PROPERTY OWNER AND I DO NOT

BELIEVE THAT THAT RELATIONSHIP I MENTIONED HAS ANY IMPACT ON

MY ABILITY TO TO IN TO BE IMPARTIAL ON THIS MATTER.

BUT I ASK THAT THE MINUTES REFLECT THIS DISCLOSURE.

>> GOOD AFTERNOON COMMISSIONERS VINCENT PAIGE PLANNING

DEPARTMENT STAFF THE PROJECT BEFORE YOU TODAY IS A REQUEST

FOR A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 317 TO LEGALIZE THE MERGER OF THREE

DWELLING UNITS INTO ONE UNIT AND TO REINSTATE A FOURTH

DWELLING UNIT ON THE GROUND FLOOR OF AN EXISTING RESIDENTIAL BUILDING LOCATED AT 524 VALLEJO STREET

AND SUPERVISOR DISTRICT THREE. >> FOR CONTEXT THE SUBJECT

PROPERTY WAS ORIGINALLY DEVELOPED IN 1907 WITH TWO

RESIDENTIAL FLATS 524 AND 526 FLOW STREET BETWEEN 2013

AND 2016 TWO UNAUTHORIZED UNITS FOUR AND FOUR A SAN ANTONIO

PLACE WERE LEGALIZED AS PART OF AN INTERIOR AND EXTERIOR

REMODEL. AT SOME POINT BETWEEN 2016

AND 2022 ALL FOUR UNITS WERE MERGED WITHOUT AUTHORIZATION

AND THE SUBJECT PROPERTY HAS BEEN FUNCTIONING AS A SINGLE

FAMILY DWELLING EVER SINCE. EVEN THOUGH THE ASSESSOR RECORDER'S DATA FOR THE PROPERTY REFLECTS THAT IT IS

LEGALLY A FOUR UNIT BUILDING. THE PLANNING DEPARTMENT OPENED

AN ENFORCEMENT CASE IN JANUARY 2022 IN RESPONSE TO A PUBLIC

INITIATED COMPLAINT ABOUT THE MERGER.

>> THE PROJECT PROPOSAL IS TO LEGALIZE THE REMOVAL THROUGH

MERGER OF TWO OF THE UNITS AND TO REPLACE THE FOURTH UNIT

THAT WAS ALSO MERGED THROUGH THE ADDITION OF A STUDIO STUDIO

UNIT ON THE GROUND FLOOR BEHIND THE GARAGE WHILE THE PLANNING

DEPARTMENT CANNOT DEFINITIVELY DETERMINE WHETHER OR NOT THE UNITS PROPOSED FOR MERGER ARE SUBJECT TO THE RENT ORDINANCE

THIS BEING EXCLUSIVE PURVIEW OF THE RENT BOARD, IT CAN BE

ASSUMED THAT BASED ON THE AGE OF THE BUILDING THESE UNITS ARE LIKELY RENT CONTROLLED. >> THE DEPARTMENT HAS RECEIVED

NINE LETTERS IN SUPPORT OF THE PROJECT AND FIVE LETTERS IN OPPOSITION TO FROM FORMER TENANTS WHO WERE BOUGHT OUT

DURING THE REMODEL. ONE FROM A NEIGHBOR AND ONE

FROM THE CHINATOWN COMMUNITY DEVELOPMENT CENTER AND ONE FROM

AN INTERESTED MEMBER OF THE PUBLIC OPPOSITION TO THE

PROJECT IS CENTERED ON THE FACT THAT IT WOULD RESULT IN THE LOSS OF TWO UNITS OF RENT CONTROLLED HOUSING AND THAT

APPROVAL COULD SET A PRECEDENT WHERE PROPERTY OWNERS MERGED

UNITS WITHOUT AUTHORIZATION WITH THE EXPECTATION THAT THIS MAY BE LEGALIZED AT THE PLANNING COMMISSION ALL OF THE

LETTERS IN SUPPORT OF THE PROJECT COME FROM FRIENDS OR NEIGHBORS OF THE PROPERTY OWNERS.

SUPPORT FOR THE PROJECT IS CENTERED AROUND THE FACT THAT IT WOULD PRESERVE A FAMILY SIZED DWELLING UNIT AND WOULD

REPLACE ONE UNIT ONE OF THE UNITS THAT WAS MERGED.

SUPPORTERS OF THE PROJECT ALSO NOTE THAT THE CURRENT OWNERS

ARE NOT THE ONES WHO ACTUALLY CAUSED THE MERGER.

THE DEPARTMENT'S RECOMMENDATION THAT THE PLANNING COMMISSION

DENY THE PROJECT IS ROOTED IN THE OBJECTIVES AND POLICIES

OF THE HOUSING ELEMENT OF THE GENERAL PLAN WHICH CALLED FOR THE CREATION OF 82,000 UNITS OF NEW HOUSING AND DISCOURAGE THE

LOSS OF EXISTING HOUSING IN ORDER TO RESPOND TO THE

CITY'S DECADES LONG HOUSING SHORTAGE AND HOUSING AFFORDABILITY CRISIS. >> APPROVAL OF THE PROJECT

WOULD RESULT IN A NET REDUCTION OF UNITS OF AVAILABLE HOUSING

IN AN AMENITY RICH PART OF THE CITY FURTHER BURDENING THE

CITY'S OVERALL HOUSING SUPPLY. IN LIGHT OF ALL OF THESE FACTS,

THE DEPARTMENT IS AND IS UNABLE TO SUPPORT THE PROJECT

AND FINDS THAT THE PROJECT IS NEITHER NECESSARY NOR DESIRABLE FOR NOR COMPATIBLE WITH THE COMMUNITY AND THE NEIGHBORHOOD

IN WHICH IT IS LOCATED AND WOULD CONFLICT WITH THE

GENERALLY STATED INTENT OF THE GENERAL PLAN.

>> THIS CONCLUDES MY PRESENTATION AND I'M AVAILABLE FOR ANY QUESTIONS. >> PROJECT SPONSOR YOU HAVE

FIVE MINUTES. THANK YOU.

BEFORE WE GET GOING WE HAVE SOME SLIDES. CAN WE HAVE A MOMENT TO GET THINGS LOADED?

SURE. THANK YOU.

>> SORRY. OKAY.

THANK YOU, STEPHEN. >> CAN WE GO TO THE COMPUTER?

>> SORRY. >> THANK YOU.

MAY I START? YES, COMMISSIONERS. THANK YOU SO MUCH FOR YOUR TIME TODAY.

MY NAME IS CAITLIN HOLLOWAY. MY HUSBAND BEN RAMIREZ AND I

OWN THE PROPERTY AT 5 TO 4 VALLEJO.

WE LIVE IN THIS HOME WITH OUR TWO YOUNG BOYS, LUCA AND JUNO. AND WE ARE HERE TODAY BECAUSE WE WANT TO DO EXACTLY WHAT THE

CITY ENCOURAGES HOMEOWNERS TO DO CREATE REAL SAFE, LIVABLE

HOUSING. AND I WANT TO EMPHASIZE THAT WE'RE HERE IN PARTNERSHIP TODAY NOT AS ADVERSARIES.

BEN AND I HAVE CALLED NORTH BEACH HOME FOR MORE THAN 22

YEARS AFTER A LIFETIME OF RENTING AND BUILDING OUR LIVES AND OUR CAREERS HERE, WE FINALLY BECAME FIRST TIME

HOMEOWNERS IN 2021 WHEN WE FIRST BOUGHT THE HOME AT 5 TO 4

VALLEJO WE INHERITED THE HOME EXACTLY AS THE FAMILY BEFORE US HAD LIVED IN IT AND MORE STRIKINGLY EXACTLY HOW THEY HAD

RECEIVED IT FROM THE DEVELOPER WHO RENOVATED IT BEFORE THEM

FOR NEARLY A DECADE THROUGH TWO SALES THOUSANDS OF PHOTOS, MLS

LISTINGS AND LENDER INSPECTIONS THE PROPERTY HAS HAD ONE

LAYOUT, ONE ARCHITECTURE AND ONE USE A SINGLE FAMILY HOME WITH A SINGLE KITCHEN. BUT SHORTLY AFTER MOVING IN WE

LEARNED THAT THE CITY'S RECORDS SHOWED SOMETHING VERY, VERY

DIFFERENT. A FOUR UNIT PLAN APPROVED

IN 2013 THAT BEST AS WE CAN TELL WAS NEVER ACTUALLY BUILT

BUT RATHER EXISTS ON PAPER ONLY.

IN 2016 DEBRA ISSUED A CERTIFICATE OF FINAL COMPLETION FOR THE ACTUAL STRUCTURE THAT EXISTED ON SITE AND BY THE 2017

SALE THE FLOORPLANS ALREADY MATCHED EXACTLY THE HOME

IN WHICH WE ARE LIVING. IT IS CLEAR THAT THE FOUR UNITS FROM THE 2013 PLANS HAVEN'T EXISTED IN THIS BUILDING FOR

NEARLY A DECADE. IF EVER NOT ONE OF THOSE UNITS

THAT WAS APPROVED HAS EVER BEEN AVAILABLE TO RENT.

NOT ONE HAS SUPPORTED A FAMILY AND NOT ONE HAS ADDED TO OUR

INVENTORY. SO NOW IS THE FAMILY LIVING HERE FULL TIME WERE PUT IN AN INTERESTING AND STRANGE

POSITION. WE'RE BEING ASKED TO PRESERVE

OR REINSTATE UNITS THAT DON'T ACTUALLY EXIST BUT THAT'S WHY

WE'RE HERE TO FIX A LONG STANDING PROBLEM A PROBLEM WE

DID NOT CREATE BUT ONE THAT WE'RE WILLING TO TAKE ACCOUNTABILITY FOR AND SOLVE OPENLY, HONESTLY AND WITH YOUR

SUPPORT. WE TRIED IN EARNEST TO FOLLOW THE INITIAL DIRECTION TO REINSTATE ALL FOUR UNITS.

WE FILED PLANS, PAID THE FEES AND HIRED TOP ARCHITECTS AND IT

BECAME CLEAR THAT IN DOING SO WOULD NOT ONLY BE GROSSLY

INFEASIBLE AND INEFFICIENT, IT WOULD REQUIRE MAJOR RECONSTRUCTION, PRODUCE LOW QUALITY UNITS AND WOULD ALMOST

CERTAINLY DISPLACE OUR FAMILY. SO WE LOOKED FOR A BETTER

SOLUTION ONE THAT ALIGNS WITH YOUR POLICIES WITH SB 330

AND WITH YOUR RECENT APPROVAL OF 1090 RANDOLPH A NEARLY IDENTICAL FACT PATTERN. >> WE'RE ASKING FOR SUPPORT TO

CONVERT OUR LONG STANDING SINGLE FAMILY HOME INTO A TRUE

TWO UNIT BUILDING A FAMILY HOME UPSTAIRS AND AN A STUDIO

DOWNSTAIRS SAFE QUALITY HOUSING THAT SOMEONE IN THIS NEIGHBORHOOD CAN ACTUALLY LIVE IN.

THE GREATER GOOD HERE IS THIS TURNING GHOST UNITS INTO REAL

HOMES FOR REAL PEOPLE. WE JUST WANT TO LIVE HERE

PEACEFULLY COMPLIANTLY AND IN PARTNERSHIP WITH OUR COMMUNITY THAT WE LOVE SO MUCH. A DENIAL LEAVES US CARRYING THE

CONSEQUENCES OF A DEVELOPER'S CHOICES AND APPROVAL TURNS THIS

INTO A WIN FOR A CITY A WIN FOR OUR NEIGHBORHOOD AND A WIN FOR

OUR FAMILY. SO I'LL NOW TURN IT OVER TO OUR ARCHITECT STEPHEN SUTRO WHO WILL WALK YOU THROUGH THE

VISUALS THAT SHOW WHY THIS HOME HAS AN EVER FUNCTION IN ALIGNMENT WITH A 2013 PLAN. >> THANK YOU VERY MUCH.

HELLO COMMISSIONERS. MY NAME IS STEPHEN SUTRO AND I'M THE ARCHITECT FOR 5 TO 4 VALLEJO.

I HAD NO INVOLVEMENT WITH THE DEVELOPERS WORK. I'D LIKE I LIKE TO WALK YOU THROUGH THE PHYSICAL EVIDENCE

OF WHAT THE BUILDING ACTUALLY IS AND WHY THE PROPOSAL FOR YOU IS THE ONLY FEASIBLE UNIT PRODUCING PATH WE COMPLETED

FULL AS BUILT AS BUILT DOCUMENTATION AND THE LAYOUT

MATCHES THE 2017 MLS FLOOR PLANS AND PHOTOGRAPHS.

EXACTLY EVERYTHING REFLECTS THE SINGLE FAMILY LAYOUT WITH ONE

KITCHEN, ONE INTERCONNECTED STAIRWAY AND NO UNIT SEPARATE

LINES. ONE KEY EXAMPLE IS THE OPEN MODERN STAIRCASE THAT CONNECTS ALL LEVELS ITS FLOATING DESIGN

AND GLASS GUARDRAILS CANNOT BE MADE FIRE RATED AS THE

DEVELOPER PLAN WOULD HAVE REQUIRED. IT IS COMPLETELY INCOMPATIBLE WITH MULTI-UNIT CONFIGURATION.

THIS TYPE OF STAIR MUST BE BUILT DURING FRAMING AND IT

CANNOT BE RETROFITTED AFTER FINAL INSPECTION.

DB ISSUED THE CERTIFICATE OF FINAL COMPLETION ON MAY 9TH,

2016 THE STRUCTURAL INSPECTION SHOW THAT THE BUILDING'S STRUCTURAL LAYOUT WAS FULLY ESTABLISHED AT THAT TIME.

THE STRUCTURAL LAYOUT MATCHES THE CONDITION THAT WE SEE TODAY

NOT THE DEVELOPER'S PLANS, THE DIFFERENCES BETWEEN THE 2013

DEVELOPER PLANS AND THE 20 17 HOURS BUILT INCLUDE GROSSLY

RELOCATED LOWERED LOAD BEARING WALLS A DIFFERENT POSITION OF

THE ELEVATOR SHAFT. THE OPEN STAIRWELL

AND CONSOLIDATED CIRCULATION. THESE ARE ALL FRAMING STAGE ELEMENTS THAT CANNOT BE MODIFIED AFTER FINAL INSPECTION

WITHOUT A MAJOR CONSTRUCTION PROJECT LEADING US TO QUESTION

WHEN IT ACTUALLY HAPPENED REINSTATING THE FOUR UNITS

APPROVED ON PAPER WOULD REQUIRE MAJOR STRUCTURAL RECONFIGURATION MULTIPLE NEW KITCHENS, BATHROOMS, NEW FIRE

SEPARATIONS AND ENTIRELY NEW EGRESS PATHS.

EVEN THEN THE RESULTING UNITS WOULD BE EXTREMELY SMALL AND NOT WELL SUITED FOR FAMILIES.

>> AT 1090 RANDOLPH YOU APPROVED A NEARLY IDENTICAL

FACT PATTERN AS CAITLYN MENTIONED, UNITS EXISTED ON

PAPER BUT NOT IN THE AS BUILT CONDITION. >> THE COMMISSION RELIED ON THE PHYSICAL VERA VERIFIED PHYSICAL

LAYOUT JUST AS THE EVIDENCE SUPPORTS HERE.

SO IN SUMMARY A TWO AND IT CONFIGURATION IS REALLY THE ONLY REASONABLE PATH THAT KEEPS A FOUR PERSON FAMILY IN THE

BUILDING IN NORTH BEACH ADDS ANOTHER REAL USE HOUSING UNIT

AND ALIGNS WITH THE PATTERN ALONG VALLEJO STREET WHERE MANY

WHERE FAMILY UNITS ARE PART OF THE FABRIC.

>> THANK YOU. IF THAT CONCLUDES PROJECT

PRESENTATION OR OPEN UP PUBLIC COMMENT MEMBERS OF THE PUBLIC

THIS IS YOUR OPPORTUNITY TO ADDRESS THE COMMISSION ON THIS

MATTER. >> YOU NEED TO COME FORWARD.

>> THANK YOU FOR YOUR THANK YOU

. I NEED TO GET

MR. BRADLEY READY. >> YEAH I HAVING A MY FIRST

DRIVE DIDN'T WORK BUT I'VE GOT A SECOND DRIVE AND I I'M READY.

>> VERY GOOD. THANK YOU.

>> GOOD AFTERNOON. MY NAME IS JERRY DE RATTLER

AND I FULLY SUPPORT THE PLANNING DEPARTMENT RECOMMENDATION TO DENY THE SEAWAY TO REMOVE TWO HOUSING

UNITS FROM A SUBJECT BUILDING A 2011 PLANNING DEPARTMENT A.E

45242526 VALLEJO AND TWO UNITS AT THE BACK OF THE BUILDING AS

BUSINESS OFFICES DOCUMENTS THE EXISTENCE OF THE FOUR HOUSING

UNITS THERE IS NO DISCREPANCY IN THE CITY RECORDS AND THERE

ARE NO PHANTOM UNITS. THE $4.9 MILLION 3700 SQUARE

FOOT PROPERTY HAS BEEN ILLEGALLY OCCUPIED AS A SINGLE

FAMILY HOME FOR THE LAST EIGHT YEARS AND THE CITY HAS NEVER

ADDRESSED THE ILLEGAL DEC 2023 BUILDING PERMIT FILED BY THE

PROJECT SPONSOR TO ADDRESS THE 2022 AND WE WAS NEVER ISSUED

THIS IS A PETER ISKANDER PROJECT HE ALSO ILLEGALLY

MERGED HOUSING UNITS AND CONSTRUCTED AN UNPERMITTED DECK AT 460 VALLEJO STREET WHICH WILL BE BEFORE YOU AS

WELL AS SOME OTHER PROJECTS THIS THIS IS THE PERMIT THAT

LEGALIZED THE TOTAL OF FOUR UNITS WHY ARE TWO PETER

ISKANDER OR UNPERMITTED ROOF DECK AN UNPERMITTED DWELLING

UNIT MERGERS ON VALLEJO STREET UNRESOLVED YEARS AFTER THE NOTE

WAS ISSUED THE IMAGE ON THE RIGHT IS FOR 60 VALLEJO STREET.

THE DECK THERE INCLUDES A SWIMMING POOL THAT HOUSE WAS

OFFERED FOR SALE FOR $13 MILLION.

ARE THESE PETER ISKANDER PROJECTS REPRESENTED OF THE

PLANNING DEPARTMENT'S CODE ENFORCEMENT EFFORTS ON THE LEFT

PART OF THE SLIDE YOU SEE FOR 65 VALLEJO STREET THE A.E HAS

BEEN UNDER REVIEW FOR SEVEN YEARS.

THIS IS IMAGES OF THE PENTHOUSE ON THE TOP OF THE SUBJECT

PROPERTY AND THE UNPERMITTED FRONT DECK ON THE RIGHT IMAGE

YOU CAN SEE BUILDINGS IN BACK OF THE PENTHOUSE.

THIS IS AN IMAGE OF THE DECK THAT'S UNPERMITTED BEHIND THE

PENTHOUSE. THE BARBECUE IS UNDER THE FIRE

ESCAPE AND IS SITTING ON A WOODEN DECK. THE BARBECUE IS THE BARBECUE 3 TO 5FT 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.

>> THIS BUILDING THE AS BUILT OF 4516FT2 INCLUDES A 736

SQUARE FOOT GARAGE WHICH IS 302FT2 LARGER THAN THE PROPOSED

432 SQUARE FOOT UNIT. THE NUMBERS ON THE LEFT ARE

NONSENSE BECAUSE THEY CAN'T BE 4500 SOME FEET BECAUSE THEY

DON'T INCLUDE THE GARAGE. >> THANK YOU.

>> NEXT SPEAKER GOOD AFTERNOON, COMMISSIONERS TRAYS OF LAND

RICK NORTH BEACH TENANTS COMMITTEE I'M HERE IN SUPPORT

OF THE DENIAL OF OF THIS PROJECT.

I COMMEND BOTH THE DEPARTMENT AS WELL AS I'M URGING YOU AS A

COMMISSION TO TO SUPPORT US IN NOT GOING ALONG WITH THE

SEAWAY AGAIN, PUBLIC RECORDS HAVE SHOWED DIFFERENT THINGS AT

DIFFERENT TIMES. CERTAINLY ENFORCEMENT IS ONE.

>> BUT WHAT HAS BEEN CLEAR IS THAT THIS IS A WAS A FOUR UNIT

BUILDING BUILT IN 1907. YOU ALSO HAVE THE LETTERS FROM

TWO OF THE TENANTS. >> I UNDERSTOOD THERE WERE

GOING TO BE THREE BUT ANYWAY SO WHEN TWO OF THOSE TENANTS SAY

THAT THEY WERE FORCED OUT IN 2013 ONE HAD HAVING LIVED

THERE FOR 27 YEARS AND ONE HAVING LIVED THERE FOR 17 YEARS

SOMETHING IS VERY DIFFERENT THAN WHAT YOU'VE BEEN HEARING

THUS FAR. >> I DO KNOW THAT IN 2013 WE

HAD A HUGE WAVE OF SPECULATION THAT SWEPT THROUGH AND SWEPT

OUT 69 TENANTS WITHIN EIGHT BLOCKS OF THIS SITE.

>> THEY WERE RENT CONTROLLED BUILDINGS.

>> THERE WERE DIFFERENT WAYS OF GETTING PEOPLE OUT AND AGAIN,

69 PEOPLE LOOKING FOR AN ALTERNATIVE HOME IN THAT SAME

YEAR IN JUST EIGHT BLOCK RADIUS.

>> SO WE CANNOT WE CANNOT AFFORD TO LOSE AND LEGALLY EYES

WHAT WAS LOST HERE IN TERMS OF THREE ADDITIONAL UNITS THAT

HOUSED FOUR HOUSEHOLD NEEDS I'M ASKING YOU TO NOT SET A

PRECEDENT TO NOT GO ALONG WITH WITH DOING THE LEGALIZATION OF

THE EXISTING TWO ONE SIT A TWO UNIT BUILDING THERE WITH THE

REAR HAVING AN ADDITIONAL TWO I THIS IS NOTHING AGAINST THE

PEOPLE WHO CURRENTLY LIVE THERE. >> IT IS AGAINST IT. WE CANNOT LOSE MORE

AND CONTRIBUTE TO THE LOSS OF MORE RENT CONTROLLED HOUSING

ABOVE ALL SO PLEASE DON'T ALLOW THIS TO BE SET AS A PRECEDENT.

>> THERE ARE ALTERNATIVES CERTAINLY I PERSONALLY WOULD

SUE NOT ONLY THE REALTOR ALSO THE DEVELOPER AND THEN USE

MONEY FROM THAT BECAUSE BELIEVE ME THE DEVELOPER HAS MADE

MILLIONS OVER THE YEARS BUT TO THEN RESTORE THOSE UNITS THAT

HAVE INDEED BEEN REMOVED SO THANK YOU AND PLEASE SUPPORT

THE DENIAL OF THIS SEAWAY. THANK YOU.

>> HI THERE. GOOD AFTERNOON. MY NAME IS JAMIE VIGIL. I AM A NEIGHBOR OF BEN

AND CAITLIN'S ACROSS THE STREET AT 533 VALLEJO STREET.

>> WE'VE LIVED THERE FOR APPROXIMATELY 20 ALMOST 20 324

YEARS. >> MY HUSBAND AND I ON THE

BUILDING WE DIDN'T EAT FOR THREE YEARS WHEN WE FIRST GOT

MARRIED AND WE BOTH COME FROM LOWER MIDDLE INCOME LOWER

INCOME BACKGROUNDS. I'M A FIVE FIFTH GENERATION

NATIVE TO THE AREA. MY HUSBAND'S THIRD

MEXICAN-AMERICAN AND I HAVE TO SAY A COUPLE OF THINGS ABOUT

IN SUPPORT OF AN INHALANT THIS PROPERTY HAS CHANGED HANDS

SEVERAL TIMES OVER THE LAST OVER A DECADE OR LONGER.

>> THE NOTIFICATIONS THAT WE GOT OVER THE YEARS WERE THAT OH

THE PROPERTY COMING ON THE MARKET PART OF THE WORK WAS BEING DONE. WE LIVED THROUGH ALL THE

CONSTRUCTION AND IF THERE WAS A PROBLEM BEFORE THEY PURCHASED

THE PROPERTY THAN MAYBE THE ATTORNEYS WHO OWNED IT BEFORE THEY DID COULD HAVE DIVULGED THAT THEY WEREN'T TOLD THE

TRUTH. >> I DON'T BELIEVE I'M A REAL

ESTATE AGENT, A RESIDENTIAL REAL ESTATE AGENT. >> I'M NOT PARTY TO ANY TRANSACTIONS AT ALL TO THIS

SPECIFIC PROPERTY. >> BUT I CAN TELL YOU THAT THERE'S SUCH KIND WONDERFUL PEOPLE AND THEIR FAMILIES

LOVELY THEY HAD NO KNOWLEDGE OF THIS AND THEY SHOULD PROBABLY

BE SEEN IN LAWSUITS ALL OVER THE PLACE.

BUT THEY'RE SUCH KIND PEOPLE THAT ONCE THEY FOUND OUT THAT THERE WAS A PROBLEM THEY'RE TRYING TO MITIGATE IT AND FIX

IT. >> SO I WOULD LIKE TO SUPPORT THEM IN ANY WAY POSSIBLE TO STAY IN THEIR HOME IF THEY HAVE

TO MOVE FORWARD AND DO WHAT IS BEING ASKED OF THEM, WE'LL

NEVER SEE THEM AGAIN. THEY'LL PROBABLY HAVE TO SELL

IT. WE WON'T HAVE HOMEOWNERS IN THE NEIGHBORHOOD. MY UNDERSTANDING IS THEY COME

FROM A VERY SIMILAR BACKGROUND AS MYSELF NOT HUGE PROPERTY

OWNERS WHATSOEVER. SO I THINK THAT WE'D LIKE TO

SEE THEM STAY IN THE NEIGHBORHOOD. I HAVE A CHILD ALSO THAT I'M TRYING TO RAISE IN A CITY THAT

IS NOT CHILDHOOD FRIENDLY, THAT IS NOT FINANCIALLY FEASIBLE TO

BE SPENDING MONEY ON THINGS THAT THEY HAVE NO KNOWLEDGE

ABOUT PRIOR TO PURCHASING THE PROPERTY.

SO YOU KNOW, I THINK THAT IF IF THE QUESTIONS TO BE ASKED OF

THE PEOPLE THAT OWNED IT BEFORE THEN THEY SHOULDN'T BE PUNISHED

FOR OTHER PEOPLE'S DOINGS. >> THANK YOU VERY MUCH.

GOOD AFTERNOON COMMISSIONER COMMISSIONERS MY NAME IS KEVIN LOU AND I'M A LONG TIME FRIEND OF BEN AND CAITLIN.

I'VE KNOWN THEM FOR OVER 16 YEARS. WE MET AT WORK AND HAVE GROWN UP PROFESSIONALLY TOGETHER

IN SAN FRANCISCO FOR THE PAST 16 YEARS.

LIKE ME AND MY WIFE BACK HERE WE'VE ALL CHOSEN TO RAISE OUR FAMILIES HERE IN SAN FRANCISCO THROUGH TOUGH TIMES.

RIGHT? YOU'RE ALL HERE THROUGH COVID,

THROUGH THE EXODUS. WE HAVE MADE IT WE MADE A COMMITMENT. WE WOULD CHAT ABOUT IT.

WE WERE SAYING SAN FRANCISCO, WE'RE WE'RE HERE AND WE'VE ALL

MADE OUR COMMITMENT TO STAY HERE. THEY HAVE BOTH THEIR KIDS IN PUBLIC SCHOOL AND THEIR

LEADERS AND THEIR COMMUNITY AND AT WORK CREATING JOBS THAT

CREATE ECONOMIC OPPORTUNITY FOR RESIDENTS OF THE CITY

AND THEY'VE BEEN IN NORTH BEACH FOR AS LONG AS I REMEMBER THEY MOVED HERE FROM STOCKTON. I REMEMBER WHEN THEY LIVED ON

FIVE FOUR STREET, SEVEN SQUARE FOOT APARTMENT WITH THEIR FIRST

BABY IN ONE ROOM. SO I KNOW THEY WOULD NOT WANT

TO LIVE ANYWHERE ELSE NOW GIVEN THE SITUATION AS YOU HEARD THEY

BOUGHT THE PROPERTY IN GOOD FAITH DURING THE PANDEMIC AND THEY HAD NO KNOWLEDGE OF THE LEGAL MERGER AND THEY'RE

INHERITING THE LIABILITY FOR THAT CORRUPTION FROM OVER A

DECADE AGO. IT SEEMS.

AND I SEE THEM WORKING COLLABORATIVELY WITH THE PLANNING DEPARTMENT HERE RATHER THAN FIGHTING IN COURT.

ANOTHER SPEAKER HERE SUGGESTED THAT THEY JUST SUE A SUE

PEOPLE. RIGHT. AND THAT THAT'S NOT WHO THEY ARE RIGHT.

IT SOUNDS LIKE THE PLAN ALIGNS WITH THE CITY GOALS. IT ADDS A LEGAL UNIT. THERE'S NO DEMOLITION DOESN'T

DISPLACE ANY FAMILY INCLUDING THEIR OWN FAMILY AND JUST LEGALIZES WHAT EXISTS AND IT SOLVES THE PROBLEM RIGHT

PROACTIVELY. SO JUST MY QUESTION AS A

RESIDENT AS A SOMEONE WHO'S RAISING THEIR FAMILY AND LIVES

HERE AND LOVES THE CITY. RIGHT. DO WE WANT TO RETAIN A FAMILY LIKE BEN AND CAITLIN'S WHO

INVESTS IN THE CITY, WHO DOUBLES DOWN DURING TOUGH TIMES

AND THE HOMEOWNERS WHO BUY IN GOOD FAITH? SHOULD THEY BEAR THE FULL BURDEN OF THE PREVIOUS OWNERS

VIOLATION? AND IF THEY DO RIGHT, SHOULD THEY BE GIVEN A CHANCE TO RECTIFY IT?

AND I THINK THAT THE PROPOSAL ALIGNS WITH THE PLANNING

COMMISSION'S GOALS OF MORE HOUSING NOTICE PLACEMENT AND BRINGING EVERYTHING TO COMPLIANCE.

SO JUST IN CLOSING, YOU KNOW, I BELIEVE THAT BEN AND CAITLIN,

THEIR FAMILY IS EXEMPLARY OF THE KIND OF FAMILY THAT S.F.

SHOULD BE WORKING TO KEEP AND I THINK THAT'S THE UNDERLYING

PRINCIPLE OF TRYING TO MAKE HOUSING AFFORDABLE. WE WANT TO KEEP FAMILIES RIGHT AND I THINK THIS THIS THIS PATH

ALLOWS ALLOWS US TO KEEP BEN AND CAITLIN'S FAMILY.

THANK YOU. HELLO, COMMISSION.

>> THANK YOU FOR YOUR TIME. MY NAME IS ALEX NOOR. I AM A NEIGHBOR ON THE 500 BLOCK OF VALLEJO AND HERE

IN SUPPORT OF OUR NEIGHBORS APPLICATION.

MY WIFE AND I ARE RELATIVELY NEW HOMEOWNERS OURSELVES. WE UNDERSTAND HOW IMPORTANT IT IS TO NAVIGATE SAN RISCOS

HOUSING AND PERMITTING AND LANDSCAPE SHAPE IN A

RESPONSIBLE WAY. CAITLIN AND BEN HAVE WORKED TIRES TIRELESS FOR SEVERAL YEARS TO FIND A SOLUTION THAT

SUPPORTS THE CITY'S HOUSING PRIORITIES.

THEIR PROPOSAL ADDS A UNIT WHILE RESOLVING UNIQUE SITUATION THEY INHERITED. MY WIFE AND I ARE ACTIVE IN THE

COMMUNITY AND WE HAVE BOTH SEEN FIRSTHAND HOW MUCH THIS FAMILY

CONTRIBUTES TO THE COMMUNITY ESPECIALLY TO NEIGHBORHOOD

YOUTH AND FAMILIES. THEY ARE THOUGHTFUL, CIVICALLY ENGAGED AND ALWAYS STRIVING TO DO THE RIGHT THING.

WE HOPE THE COMMISSION WILL CONSIDER THE FACTS OF THIS CASE

AND SUPPORT THEIR PATHWAY FORWARD. >> THANK YOU. >> HELLO.

>> MY NAME IS SUSAN TAYLOR AND MY PARTNER AND I OWN THE

BUILDING NEXT DOOR TO BEN AND CAITLIN'S BUILDING. WE BOUGHT IN 2011 SO WE WERE THERE DURING THE ENTIRE

CONSTRUCTION PROCESS AND IT WAS CLEAR TO US DURING THE ENTIRE

PROCESS THAT WHAT WAS BEING BUILT NEXT DOOR WAS A SINGLE

FAMILY HOME. WE ARE OUR WINDOWS LOOK ONTO

EACH OTHER SO WE HAVE A LONG STANDING JOKE ABOUT THE FACT

THAT WHAT HAPPENS IN ONE HOUSE STAYS IN THAT ONE HOUSE SINCE

WE CAN SEE EACH OTHER ALL THE TIME. >> SO THERE WAS NO ILLUSION ON OUR PART ABOUT WHAT KIND OF

CONSTRUCTION WAS GOING ON NEXT DOOR.

IT WAS ALWAYS GOING TO BE A SINGLE FAMILY HOME.

I CANNOT EMPHASIZE ENOUGH HOW MUCH THIS THIS PAIR AND THEIR

CHILDREN MEAN TO OUR NEIGHBORHOOD.

IT'S THE REASON WHY WE HAVE A NEIGHBORHOOD AND NOT JUST A

BLOCK. THEY ARE TIRELESSLY COMMITTED

TO THE COHESION OF OUR MERRY LITTLE BAND ON UPPER VALLEJO

AND THEY ARE COMPLETELY CIVIC MINDED.

I. I HATE TO SEE THE SINS OF THEIR

PREDECESSORS BEING LAID UPON THEM.

AND THERE'S ALSO AN ELEMENT TO ME OF ECONOMIC WASTE.

>> THIS BUILDING WAS PURPOSE BUILT AS A SINGLE FAMILY HOME

AND I'M NOT SURE HOW REALISTICALLY IT BECOMES

ANYTHING ELSE WITHOUT LITERALLY TAKING IT ALL DOWN AND STARTING

ALL OVER AGAIN. AND THAT DOESN'T SEEM TO BE LOGICAL. SO I'D LOVE TO SEE A FAMILY

THAT IS THIS COMMITTED TO SAN FRANCISCO AND TO SEEING SAN

FRANCISCO BE THE GREAT CITY. IT IS.

BE ABLE TO STAY RIGHT IN PLACE WHERE THEY ARE DOING THE GOOD

WORK THAT THEY DO. >> THANK YOU.

>> OKAY. >> LAST CALL FOR PUBLIC COMMENT

LATER. CAN YOU FIX THE CLOCK FOR ME

PLEASE? THANK YOU.

>> AS SOMEONE GEORGIA SHOULD ISH AS A SOMEONE INTERESTED

IN THE FLAT POLICY, THIS PROJECT CAUGHT MY ATTENTION

WHEN I READ ABOUT IT ON TODAY'S AGENDA. IT IS SHOWN AS TWO FLATS ON THE SAND WAR MAPS BUT FROM THE

RECORD IT IS CLEARLY THREE IF NOT FOR LEGAL UNITS. THIS APPLICATION FOR CONDITIONAL USE RAISES MANY

ISSUES GOING FORWARD IN TERMS OF TENANT PROTECTION AND NEW

PROJECTS UNDER THE REZONING. THE STAFF HAS WRITTEN A PRETTY

EMPHATIC RECOMMENDATION FOR DENIAL OF THE SEA WAY IN ORDER

TO BE CONSISTENT WITH THIS RECOMMENDATION FOR DENIAL

AND IN THE FUTURE UNDER THE REZONING AND UNDER THE PROPOSED

TPO. THE DEPARTMENT GUIDED BY THIS COMMISSION AND THE MANAGERS SHOULD BE REVIEWING ALL

PROPOSED PROJECTS WITH THE SAME MINDSET AND DILIGENCE THAT THE

ENFORCEMENT STAFF DOES. THEIR WORK IN REVIEWING

VIOLATIONS WHEN FORMER DIRECTOR HILLIS REORGANIZED THE

DEPARTMENT AND FOLLOWED THE ZIA AND THE ENFORCEMENT STAFF INTO

CURRENT PLANNING. IT SEEMED LIKE IT WOULD BE A

GOOD OPPORTUNITY FOR PROJECT APPLICATIONS TO BE REVIEWED

WITH THE SAME STRINGENCY AND VIEWPOINT THAT IS NECESSARY

IN AN ENFORCEMENT CASE. EVEN UNDER THE ACCELERATED TIME PERIOD NOW REQUIRED BY THE STATE.

>> THIS IS PARTICULARLY IMPORTANT NOT ONLY FOR ANY DEMOLITIONS OF EXISTING HOUSING BUT FOR ANY DEMOLITIONS OR

MAJOR ALTERATIONS WHERE THERE MAY BE TENANTS OR MULTIPLE

UNITS OR WHERE THERE MAY BE UDAS.

>> THIS SITUATION ILLUSTRATES THE NEED FOR STRONG TENANT

PROTECTION NOT JUST WHEN THERE IS A DEMOLITION BUT FOR MAJOR

ALTERATIONS LIKE OCCURRED HERE WHERE A PROJECT HAS A COMPLETE

INTERIOR MAKEOVER. WHILE THIS WAS A MAJOR INTERIOR

ALTERATION THAT REQUIRED A 311 NOTIFICATION AND 2011

ALTERATIONS OF EVEN A RELATIVE TIVELY MINIMAL AMOUNT OF

INTERIOR DEMOLITION CAN DISPLACE TENANTS AND CAUSE

EVICTIONS WHICH SHOULD BE CONCERNING IN THE FUTURE.

>> IT IS UNFORTUNATE THAT THE CURRENT OWNERS BEFORE YOU ARE

IN THIS SITUATION. >> THE COMMISSION HAS A

DIFFICULT DELIBERATION AND VOTE HOWEVER IT IS ALSO UNFORTUNATE

THAT THE TENANTS WHO LIVE THERE OVER A DECADE AGO WERE IN THAT

SITUATION. >> AS WRITTEN IN THE LETTERS

FROM MR. GRANT AND MR. MONISTAT THAT IS ON YOUR COMMISSION

WEBSITE IT IS A SITUATION THAT SHOULD BE AVOIDED WITH FUTURE

PROJECTS UNDER THE REZONING. >> AND I'LL JUST ADD WHEN I

COULD PUT THESE LETTERS I LOOKED AT THE 2009 GOOGLE EARTH

AND IF YOU LOOK AT THE SIDE WHERE THE STREET IS BLOCKED IS

NOW BLOCKED OFF, THERE WERE FOUR LITTLE HOLES THAT SHOWED

METERS. >> I ASSUME THOSE WERE METERS FOR THE METER READER. SO I THINK THERE WERE FOUR

UNITS. I DON'T THINK THEY WERE PAPER

AND THERE'S THAT PAPER IN MY LETTER FOR YOU. >> THANK YOU VERY MUCH. HI EVERYONE.

I'M LINDSEY LIU. I'M ALSO DEAR FRIEND OF BEN AND CAITLIN. >> I'M STRUCK TODAY BY EVERYONE

FEELING A LITTLE BIT CONFUSED ABOUT THIS SITUATION AND HOW WE GOT HERE AND I FEEL DEEPLY SAD FOR OUR CITY.

AS A RESIDENT OF SAN FRANCISCO THAT WE COULD EVER BE IN THIS

POSITION. SPEAK LOUDER.

OH YEAH. THANK YOU SO MUCH.

>> ESPECIALLY AS SOMEONE WHO OUR FAMILY WHO IS WANTING TO

RAISE THEIR KIDS IN SAN FRANCISCO.

I'M ALSO A FIFTH GENERATION SAN FRANCISCAN. BEN AND CAITLIN ARE DEAR FRIENDS.

THEY LOVE THIS CITY. THEY LOVE IT SO MUCH THEY

INVESTED IN THIS CITY AND A HOUSE THAT THEY WANTED TO BE

IN IN THEIR NEIGHBORHOOD OF NORTH BEACH.

I THINK WE'RE ALL PROBABLY SITTING HERE A LITTLE CONFUSED ABOUT HOW THIS HAPPENED AND I HOPE THAT I KNOW THAT THIS

DECISION FEELS WEIGHTED AND THAT IT HAS MORE WEIGHT

THAN JUST THE PEOPLE HERE. BUT I ALSO THINK WHAT ARE WE

TRYING TO COMMUNICATE TO FAMILIES THAT INVEST HAVE THEIR

DREAM IS TO LIVE HERE AND TO BE HERE AND CHOOSE TO MAKE A

PURCHASE HERE WHICH IS NOT A SMALL PURCHASE AS SOME OF US

KNOW IT'S A BIG INVESTMENT BEN AND CAITLIN CHOSE HERE.

THEY CHOSE NORTH BEACH. THEY CHOSE THE DREAM OF BEING

OF BEING HERE AND CHOOSING TO ALLOW THEM TO MAKE THIS INTO

TWO UNITS IS ALLOWING THEM TO CONTINUE WITH THE DREAM OF

BEING IN SAN FRANCISCO A DREAM THAT I'M SURE EVERY SINGLE

PERSON HERE CHERISHES AND APPRECIATES BEING A PART OF

THE CITY. >> SO THANK YOU.

>> OKAY. >> LAST CALL FOR PUBLIC COMMENT

SEEING NONE. PUBLIC COMMENT IS CLOSED

AND THIS MATTER IS NOT BEFORE YOU COMMISSIONERS.

>> I'M MICHELLE WILLIAMS. >> I JUST WANT TO SAY IT IS

TRULY TRULY TRAGIC SITUATION THAT'S BEFORE US.

HOW WE GOT TO THIS POINT IS, YOU KNOW, A QUESTION THAT I

LIKE TO AND I DON'T EVEN KNOW IF IF MSWATI IF YOU COULD WEIGH

IN ON ON UM ON ANY ADDITIONAL INFORMATION THAT THE CITY MIGHT

HAVE ON HOW HOW THIS ALL HOW WE GOT HERE TODAY HOW HOW THEY THE

CITY MISSED THIS THIS MERGER OF FOUR UNITS INTO ONE AND AND HOW

IT WAS ABLE TO TO EXIST FOR SO MANY YEARS I MEAN I DON'T KNOW

IF YOU CAN ADD ANYTHING BUT I JUST NEED TO ASK THE QUESTION.

>> YEAH NO ABSOLUTELY. >> I MEAN WHAT I WOULD SAY IS

OUR ENFORCEMENT PROCESS BOTH AT PLANNING AND AT DBA IS A

COMPLAINT BASED SYSTEM. SO WE FIND OUT ABOUT THINGS

WHEN SOMEBODY FILES A COMPLAINT WE DON'T PROACTIVELY GO, YOU

KNOW, WALKING THROUGH PEOPLE'S HOMES AND AND LOOKING FOR

MERGERS. AND SO I THINK THAT'S UNFORTUNATELY THE PROBLEM IS THAT THE COMPLAINT CAME IN ONCE

THESE OWNERS LIVED IN THIS BUILDING AS OPPOSED TO WHEN IT

HAPPENED. THERE WAS ILLEGAL WORK THAT

ORIGINALLY THERE WAS ILLEGAL WORK WHERE THEY WENT THROUGH

LEGALIZATION. I KNOW VINCENT CAN SORT OF TALK ABOUT THAT BEFORE UNDER THE PRIOR OWNERS BUT BETWEEN THAT

MOMENT IN TIME WHEN IT WAS LEGALIZED AS A FOUR UNIT

BUILDING I MEAN THE IRONY HERE IS IT WAS LEGALLY A TWO UNIT

BUILDING ORIGINALLY ORIGINALLY AND THEN THEY ILLEGALLY ADDED

TWO UNITS THAT GOT LEGALIZED THAT GOT CAUGHT THAT GOT

LEGALIZED, THEY EXECUTED IT AND THEN THEY UNDID THAT

ILLEGAL WORK TO BRING IT BACK TO A SINGLE FAMILY HOME.

SO I MEAN THE IRONY HERE IS IF THEY HAD NOT ADDED THOSE TWO

ILLEGAL UNITS, THEY WOULD HAVE HAD TO USE A TWO UNIT BUILDING

. IT WOULD HAVE BEEN A MUCH LESS DIFFICULT RESOLUTION OF THE PROBLEM OF WHERE WE ARE TODAY.

BUT THAT ISN'T THE CASE BEFORE US.

>> SO YOU KNOW, I THINK REALLY THE CRUX OF THE ISSUE IS WE'RE A COMPLAINT BASED ENFORCEMENT SYSTEM AND THE COMPLAINT CAME

IN TO OWNERS LATER AND NOW THEY'RE STUCK DEALING WITH THE

PROBLEM. >> HMM. THANK YOU. I I ALSO THE IRONY IS IS YOU

KNOW, THE FOUR FAMILIES THAT WERE UNFORTUNATELY DISPLACED BY

THE ACTIONS NOT OF THIS PREVIOUS OWNER BUT UM OF OTHER

UNSCRUPULOUS INDIVIDUALS THAT UM AND AND THAT CARRIED OUT

WHAT'S HAPPENED HERE. UNFORTUNATELY I I'M GOING TO

HAVE TO AGREE WITH THE RECOMMENDATION OF UM OF THE

PLANNING DEPARTMENT AND I'D LIKE TO MAKE A MOTION FOR A

DENIAL SO I CAN COMMISSIONER MCGEARY THIS IS TRAGIC TRAGIC

AND THEN IN ANYBODY'S SECOND TO OH, THANK YOU.

THANK YOU, THANK YOU SO SORRY THIS IS GIVING YOU THIS IS

TRULY TRAGIC. THIS IS A TWO UNIT BUILDING

THAT WAS TURNED INTO A 40 UNIT BUILDING THE SAN FRANCISCO

SPECIAL PRETTY MUCH THAT'S THAT'S WHAT HAPPENS CHOP IT TO

YOU KNOW CHOPPED UP INTO A FOUR UNIT AND THEN BASICALLY BACK TO

A TWO UNIT BUT SKIP THAT AND WENT STRAIGHT TO A SINGLE

FAMILY HOME SO BUT THE PERSON I WANT TO SEE HERE IS PETER I

CAN'T PRONOUNCE HIS LAST NAME. I ASKED AND D.R. ISKANDER SORRY

IF I'M IF I'M BUTCHERING THAT ARE MASTER BUILDERS S.F. TWIN

BOYS CORP PULL THE PERMITS ON THIS ACRE MASTER BUILDERS HAS

DONE IT ELSEWHERE AND THAT'S THE PERSON I WOULD LIKE

ENFORCEMENT AND BASICALLY TO GO AFTER SPEAK TO TALK TO

AND WHATEVER ELSE THEY CAN DO TO THEM THEY SHOULD DO BECAUSE

I'VE LOOKED HIM UP ONLINE THERE IS A PLETHORA OF BASICALLY

INSTANCES PEOPLE JUST LIKE YOU WHO HE'S HE'S BASICALLY THEY'RE

NOT HERE YET BUT I'M SURE THEY'RE COMING AND SO I FEEL

REALLY REALLY UNEASY IN THIS SITUATION HERE BECAUSE YOU ARE

YOU'RE A VICTIM TWICE REMOVED. YOU'RE NOT IT'S NOT EVEN YOU. IT'S THE PERSON IF ANYBODY KNEW ABOUT THIS, IT WAS THE PREVIOUS

OWNER, THE ONE YOU BOUGHT IT OFF IF THEY HAD ANY INDICATION

WELL THEY BOUGHT IT OFF HANDS UP.

AND IF YOU GO ONLINE ABOUT HIM YOU HAVE TO KNOW EVERYTHING YOU

NEED TO KNOW ABOUT THIS INDIVIDUAL AND HIS COMPANIES

COMPANIES BECAUSE THE NAMING OF THESE COMPANIES ARE TERRIBLE

TOO. THAT SHOULD BE A RED FLAG. ANYBODY YOU KNOW, ANYBODY SMILE ON HAS DONE THEIR HOMEWORK.

THE SAD THING IS I HAVE TO SUPPORT THE DENIAL BUT I AM

LOOKING FOR SOME WAY THAT THIS ARE THE POSSIBILITIES OF THE

PAYING DEPARTMENT OR SOMEBODY THAT WE COULD ACTUALLY GO BACK

AND LOOK AT THIS AS A TWO YEAR INTIMATE UNIT BUILDING AS IT

ORIGINALLY WAS NOT CHOPPED UP INTO THE FOUR UNIT BECAUSE I

DON'T BELIEVE YOU'RE NOT AT FAULT HERE AT ALL. YOU KNOW THERE'S YOU'RE TWICE REMOVED.

IT'S NOT YOU'RE NOT EVEN CLOSE TO BEING AT FAULT SO AND WHAT

WE CAN DO HOW WE CAN DO IT OR IF THERE'S ANOTHER ANOTHER

AVENUE YOU CAN GO IN THE FACT THAT YOU'RE ACTUALLY WORKING

WITH TBI AND ALL THE REST YOU DON'T DO THAT.

YOU JUST KEEP GOING. SO BUT UNFORTUNATELY OUR HANDS

ARE TIED AND I HAVE TO GO WITH THE DENIAL BUT I'M REALLY PUT

PUTTING IT OUT THERE IF THERE'S ANYTHING ANY OTHER AVENUE WHERE

YOU CAN BE HELPED ON THIS THE CITY SHOULD BE THERE TO HELP

YOU BECAUSE THEY ARE TAKING YOUR PROPERTY TAX.

YOU KNOW THERE'S THE THE THE THE PERMITS WERE SIGNED OFF ON

SO THEY'RE THESE ARE THESE ARE THINGS WE CAN'T IGNORE.

>> YEAH COMMISSIONER IMPERIAL YEAH THANK YOU YEAH THIS IS

AGAIN ANOTHER ONE TRAGIC ONE TRAGIC SITUATION WE ARE IN HERE

AND YOU KNOW LOOKING INTO THE YOU KNOW I EMPATHIZE WITH THE

CURRENT OWNERS BECAUSE IT'S NOT YOUR DOING IT'S THE WHOEVER THE

DEVELOPER AND THE REAL ESTATE AGENT THAT TURNED THIS INTO A

ONE SINGLE FAMILY HOME. HOWEVER, I YOU KNOW, I STILL

LOOK INTO THE FOR ME IN IN THE BIGGER PICTURE AS WELL AND WE

JUST HAD THIS TENANT PROTECTION ORDINANCE AND IT YOU KNOW THE

TENANT PROTECTIONS ORDINANCE IF YOU KNOW WHEN IT'S WHEN IT WAS

BEING PUT ON I MEAN THESE WERE KIND OF THE THINGS THAT WE WERE

THINKING ABOUT BECAUSE THERE WERE OTHER CASES THAT HAVE

HAPPENED LIKE THIS AND YOU KNOW I'M MORE WORRIED ABOUT THE

PRECEDENT THAT IT WILL DO IN THE FUTURE.

>> THE FACT THAT THERE ARE YOU KNOW, THERE IS I MEAN I'M

LOOKING INTO THE RECORD IS IT IS RECORDED. IT'S A FOUR FAMILY DWELLING UNIT AND SO YOU KNOW, IT'S VERY

HARD TO SEE THAT THERE IS THIS FAMILY THAT'S TAKING THIS OVER.

BUT AT THE SAME TIME, YOU KNOW, LOOKING INTO THE ZONING

AND THAT'S WHAT THE PLANNING COMMISSION PLANNING DEPARTMENT

IS ALL ABOUT ARE THE CODES, THE PLANNING CODES THAT WE HAVE TO

ADHERE AND SOMEONE DID THIS ILLEGALLY WITHOUT ANY, YOU

KNOW, HESITATION WHAT THE PLANNING CODE IS, YOU KNOW, IS

IT'S ALL ABOUT AND WHAT WE'RE HERE TO AND SO I'M IN A WAY FOR

COMMISSIONER MCGARRY DURING IS TO HAVE SOME ACCOUNTABILITY AS

WELL WHOEVER THE DEVELOPER IS THAT THIS SHOULD NOT HAPPEN

AGAIN AND SHOULD NOT AND SHOULD NOT LOOK INTO VICTIMIZING

ANOTHER FAMILY DOES ACTUALLY WANT TO INVEST HERE IN SAN

FRANCISCO, WANT TO LIVE HERE IN SAN FRANCISCO.

THEY'RE DOING NEEDS TO HAVE A STRONG ENFORCEMENT AND I'M NOT SURE IF THIS DEVELOPER IN THE BLACKLIST ENTITY BE A HIGH WE

SHOULD LOOK INTO THAT WHATEVER PROJECT THAT HE'S ON AND REALLY

NEED TO GET A CLOSER LOOK IN THOSE DEVELOPMENTS BECAUSE

YOU CANNOT JUST GO ON LIKE THIS CONTINUE VICTIM IZING FUTURE

FAMILIES OR CURRENT FAMILIES AND ALSO AT THE SAME TIME

DISPLACING FORMER TENANTS. >> SO HE'S DOING DOUBLE WHAMMY

YOU KNOW FOR THE TENANTS AT THE CURRENT HOMEOWNERS AND I FEEL

LIKE AGAIN THIS IS YOU KNOW THIS IS WHAT PLANNING

DEPARTMENT PLANNING COMMISSION IS AND I WILL HAVE TO SUPPORT

THAT DENIAL. THANK YOU.

COMMISSIONER MOORE IS GETTING INCREASINGLY MORE DIFFICULT TO

SIT HERE AND HAVE TO DEAL WITH ISSUES WHICH I BELIEVE ACTUALLY

SHOULD NOT BE CONSIDERED BY US. BUT FOR THOSE PEOPLE WHO

POTENTIALLY PARTICIPATED IN THEM AND I HAVE TO LOOK

TOWARDS I HAVE TO LOOK AT INSPECTION INCLUDING NO FOLLOW

UP WHEN INITIALLY CONCERNS ABOUT ILLEGAL CONSTRUCTION

IN THIS PARTICULAR BUILDING WERE NOTED PRIOR TO THESE

OWNERS BEING IN THE BUILDING. THEN I'M ASKING WHAT DISCLOSURE

WHAT DISCLOSURE REQUIREMENTS ARE BEING MADE DURING HIGH END

SALES? THIS IS A $4.86 MILLION

BUILDING AND WHO IS RESPONSIBLE SELLING THIS THING?

WHO'S RESPONSIBLE? WHEREAS DISCLOSURE ON WHAT I

BELIEVE IS A REAL ESTATE DISCLOSURE AND HOW ARE A

POTENTIAL OWNERS ARE BEING MADE AWARE THAT EVEN IF YOU BUY A

HOUSE THERE MAY BE STILL SOMETHING THAT IS NOT BEING PROPERLY DISCLOSED? AND WHY DOES THE BUCK STOP HERE

WHEN YOU SIT HERE AND HAVE THIS HAPPENING AGAIN AND AGAIN WHICH

IT HAS ULTIMATELY OUR ABILITY TO JUST SIT HERE AND DECIDE

STARTS TO BE LIMITED AND THAT'S WHY I BELIEVE THAT AT SOME

POINT WE NEED TO DRAW A LINE AND THAT THAT THAT LINE INDEED

MAY BE TODAY BECAUSE THE EXTENT OF WHAT HAPPENED HERE INDEED

GOT FOUR HOUSEHOLDS, MANY OF WHOM HAVE LEFT THE CITY ALSO

WANTING TO LIVE HERE, NOT BEING HERE ANYMORE.

AND IT IS IN THE CONFLUENCE OF THIS INCREDIBLY TRAGIC CHAIN OF

ERRORS OVERSIGHTS, NEGLECT. WELL, IT COMES TO A CRASH WHERE

I BELIEVE I CANNOT CONTINUE HAVING TO SIT ON, REFLECT ON

OTHER PEOPLE'S DESTINIES, DISAPPOINTMENTS, DESTRUCTION OF

DREAMS WHEN WE NEED TO SUPPORT THAT THE BRAKES ARE PUT ON

EARLIER THAN US SITTING HERE LISTENING TO LIVE STORIES THAT

ALMOST BRINGS TEARS TO PEOPLE'S EYES BECAUSE YOU HAVE TO EMPHASIZE AND PUT YOURSELF POTENTIALLY INTO THAT SAME

POSITION. I DO NOT ENVY MR. WIMMER AS A

PLANNER TO HAVE TO BASICALLY GO INTO THE DEPTHS OF RESEARCHING

OF WHAT WENT WRONG WITH THIS PROJECT.

HE IS A PLANNER IF EVERYTHING WOULD BE FINE WOULD BASICALLY SPEAK ABOUT SOMETHING THAT IS EASILY SUPPORTABLE AND PROVABLE

AND HE HAS TO SIT HERE AND GO TO THE EXTREME NOT ONLY

REFLECTING WHAT HAS HAPPENED OVER THE LAST 15 YEARS BUT ALSO

REFLECTING ON THE MOST CRITICAL MOMENT WHERE WE ARE RELATIVE TO

UP ZONING AND ALL THE BLOOD IN BLOOD, SWEAT AND TEARS THAT

HAS GONE INTO THE CREATION OF THE HOUSING ELEMENT AND THE

LEGISLATION THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON

TUESDAY. >> SO I AM EXHAUSTED.

I AM DISAPPOINTED. I AM HOOKED. I AM EMPATHETIC BUT I DO NOT BELIEVE THAT I CAN TAKE THIS

ANY FURTHER AND I HAVE TO I CANNOT EXTEND I WILL I WILL

HAVE TO SUPPORT THE DEPARTMENT'S RECOMMENDATION.

>> THANK YOU. THANK YOU.

>> THANK YOU FOR ALL BEING SHOWING UP HERE AND I FEEL I'M REALLY SYMPATHETIC FOR BOTH SIDES.

I ALSO I WANT TO SAY A FEW THINGS LIKE THIS DISPLACING

PEOPLE OUT OF SAN FRANCISCO, KEEPING FAMILY HERE.

IT'S IT'S KIND OF WHERE WE WERE LIKE LOOKING AT IT ALL THE TIME

AND THERE ARE PERIOD PREVIOUSLY THERE ARE SOME CASES WHERE HOMEOWNERS PURCHASE SOMEHOW A HOUSE AND IMMEDIATELY WANT IT

TO DO SOME EXCAVATION TO ADD MORE SQUARE FOOTAGE AND THAT'S WHEN THEY FIND OUT THAT WHAT THEY HAD PURCHASED WAS NOT WHAT

WAS BEING DOCUMENTED IN THE RECORD.

THOSE SOME OF THE HOMEOWNERS DECIDED TO QUICKLY SPEND THEIR MONEY TO REVERT BACK TO WHAT WAS ACTUALLY ALLOW THEM TO DO

AND THEN ASK FOR A LITTLE BIT MORE LENIENCY BY RESPECTING OUR

LAND USE AND KEEPING HOUSING UNITS AND STOCK IN OUR CITY,

THEY REVERT BACK TO WHAT THE NUMBER OF HOUSING UNITS

IN THEIR HOUSE AND THEN PROCEED AND ASK FOR A LITTLE BIT MORE

EXCAVATION. AND I DO BELIEVE IN PROCESS OF HOW YOU FIND OUT OR YOU ENDED UP HERE IS THAT YOU ARE

SUBMITTED A SET OF PLAN WANTED TO EXCAVATE FURTHER TO ADD A

UNIT TO YOUR EXISTING PROPERTY AND I THINK THIS IS KIND OF

IN LIGHT OF WHERE WE ARE WHERE WE ARE TODAY JUST GIVING YOU

SOME PERSPECTIVE OF WHAT OTHER SAN FRANCISCO FAMILY HAD MADE

THEIR DECISION TO MOVE FORWARD WITH.

I DO ECHO COMMISSIONER MOORE'S COMMENT ABOUT THIS IS A PRETTY

HIGH END PURCHASE AND I DO BELIEVE THERE WERE THERE HAD

BEEN SOME DUE DILIGENCE IN THE REAL ESTATE TRANSACTION, SOME

LEVEL OF WHAT DO YOU CALL THAT I FORGOT I'M NOT A REAL ESTATE

AGENT WHEN DURING DURING BEFORE THE TITLE AND RIGHT THERE'S

DISCLOSURE THANK YOU FOR THE CHECK MOLE AND TERMITE

AND CHECK ALL THE STUFF AND I'M SURE YOU GOT TO HAVE TO RECEIVE A FLURRY OUR REPORT THAT IN THERE IT REALLY BASICALLY

SIGNIFY IN YOUR TITLE WHAT TYPE OF PROPERTY YOU'RE PURCHASING

IF THAT HAD MISSED OR DELIBERATELY OMIT FROM YOUR

PURCHASE THAT IS SOMETHING I REALLY WANT YOU TO TAKE A

REALLY CLOSER LOOK OF WHAT REALLY HAPPENED THERE BECAUSE I

PERSONALLY HAVE NOT SEEN THAT HAPPEN.

I DON'T THINK YOU CAN I'M NOT AGAIN I'M NOT A REAL ESTATE

AGENT BUT I DO NOT THINK THAT THEY CAN REDACT THESE INFORMATION BECAUSE THAT IS FUNDAMENTALLY THE KEY

INFORMATION WHY YOU PURCHASE THAT PIECE OF PROPERTY AND WHAT

IS YOUR LAND VALUE AND WHAT IS YOUR PROJECTED TAX THAT YOU

HAVE TO PURCHASE THERE. >> BUT I DO HOWEVER YOU SEEM

LIKE A LOVELY FAMILY AND LOVELY NEIGHBOR AND I'M REALLY

SYMPATHETIC FOR YOUR SITUATION .

I REALLY DO. IT'S REALLY HARD TO HAVE FAMILY

HERE AND ALSO BE ABLE TO WORK YOUR WAY UP AND BE ABLE TO OWN

A REALLY NICE HOUSE AND I DO HAVE SENTIMENTAL UNDERSTANDING

ON SOME OF MY COMMISSIONERS TALKING ABOUT TALKING ABOUT

LIKE WHAT HAPPENED BEFORE YOU GOT THE OPPORTUNITY TO PURCHASE

THIS. WE CAN ALL TAKE THAT AS A LESSON LEARNED MOMENT OF WHAT CAN WE DO BETTER IN THE FUTURE?

WHAT CAN WE DO INFORM PEOPLE WHEN THEY PURCHASE HOUSES?

THE EXCITEMENT OF HAVING A REALLY BIG HOUSE IN SAN

FRANCISCO AND WHAT THE KEY PIECES THAT YOU REALLY NEED TO

LOOK INTO BEFORE YOU SIGN THAT DOCUMENT.

I REALLY IS SYMPATHETIC FOR YOUR SITUATION BUT I PROBABLY

HAVE TO AGREE WITH MY PLANNING STAFF THAT IT IS FOR THE MATTER

THAT IS COMING BEFORE US. WHAT WE'RE ASKED TO DO IN THE

POLICY THAT IS GOVERNED BY THE PLANNING DEPARTMENT I NEED TO

BE STAND BY MY STAFF AND AND COMMISSIONER WILLIAMS AND THEN

COMMISSIONER CAMPBELL. >> I JUST HAVE AN ADDITIONAL

QUESTION FOR MSWATI THERE WAS THERE WERE SOME PERMITS THAT

WERE SIGNED OFF ON ON THE ON THE CONSTRUCTION OF THE

BUILDING AT SOME PERIOD AFTER THE INITIAL OR SOME TIME.

AND SO I'M JUST TRYING TO WRAP MY HEAD AROUND LIKE THE PROCESS

OF PULLING A BUILDING PERMIT FOR A MAJOR RENOVATION AND THEN

NOT UNDERSTANDING THAT THE THE UNIT COUNT ON THE BUILDING

AND HOW HOW DID THAT GET MISSED AND AND JUST SO I'M NOT SURE IF

NOW THERE'S A WAY TO YOU KNOW WHEN A BUILDING INSPECTOR OR

WHOEVER PULLS THE PERMIT THROUGH THE BUILDING DEPARTMENT

IF THEY CHECK TO SEE, YOU KNOW, HOW MANY UNITS THERE IS TO MAKE

SURE THAT YOU KNOW WHAT THEY'RE LOOKING AT IS IS IS LEGALLY YOU

KNOW, A ONE UNIT OR A TWO UNIT BUILDING.

IS IS THERE A PROCESS TO FOR FOR THE PLANNING OR EXCUSE ME

THE BUILDING DEPARTMENT AND I'M SURE THAT YOU COULD YOU COULD

PROBABLY ANSWER THAT BUT IS THERE A PROCESS THAT'S NOW

IN IN THAT'S NOW A PART OF THE PERMIT PROCESS TO MAKE SURE

THAT THIS KIND OF THING DOESN'T HAPPEN AGAIN?

THAT'S BASICALLY WHAT I'M TRYING TO GET TO.

>> SURE. SURE, SURE. SO TWO PARTS OF THIS ONE THE BUILDING INSPECTOR SHOULD BE

CRYSTAL CLEAR ON WHAT THE UNIT COUNT IS THAT THEY'RE INSPECTING LIKE THAT IS A PRIMARY ASPECT OF THEIR ROLE

ESPECIALLY WHEN THE SCOPE OF THIS PERMIT WAS TO LEGALLY

THESE TWO UNITS THAT THAT REALLY IS THE LAST PERMIT. AND SO I CAN CORRECT ME IF I'M WRONG HERE BUT THE LAST PERMIT

THAT WE HAVE ON FILE WAS TO LEGALIZE THIS AS A FOUR UNIT

BUILDING, TAKING IT FROM A TWO TO A FOUR. SO THAT BEING THE SCOPE THAT'S WHAT YOU'RE INSPECTING ON IS

THAT THERE SHOULD BE FOUR OR FINAL UNITS THERE.

THAT'S WHAT'S BEING LEGALIZED. SO AND THAT'S WHAT WAS SIGNED

OFF. WHAT WE DON'T HAVE BECAUSE OUR

TECHNOLOGY IS VERY ANTIQUATED IS PHOTOS OR VIDEOS OF SAID

INSPECTION. WE HAVE A SIGN OFF. WE HAVE A DATE. THAT'S WHAT WE'VE GOT AS

EVIDENCE, RIGHT? WE'VE GOT THE PLANS AND THEN THE DATE THAT IT HAPPENED. >> WHAT I WILL SAY IN TERMS OF

MOVING INTO THE FUTURE ONE OF THE THINGS WE'RE ACTUALLY WORKING ON WITH AS PART OF PERMIT SAFE TECHNOLOGY PROJECT

IS LOOKING AT WAYS TO LEVERAGE TECHNOLOGY LIKE PHOTOS IN THE

FIELD, VIDEOS IN THE FIELD, THINGS LIKE THAT DURING

INSPECTION. SO THERE'S NO MINCING OF WORDS

OR TRUTH LOST IN TRANSLATION OF WHAT EXACTLY IS BEING APPROVED.

AND SO I PERSONALLY AM AND I'M REALLY EXCITED FOR THAT BEING

ONE OF THE ADVANCEMENTS THAT WE'RE ABLE TO LAUNCH WITH THIS NEW TECHNOLOGY PROJECT. BUT THE WAY IT IS RIGHT NOW THE

FACTS ARE APPROVED SET OF PLANS YOU KNOW WHAT STAGE OF AN

INSPECTION YOU KNOW ROUGH FINAL ,THAT SORT OF THING DATE

AND THE PERSON AND THAT TYPICALLY ENDS UP BEING THE

BULK OF THE INFORMATION THAT WE HAVE RIGHT NOW CAPTURED IN THE SYSTEM. >> YEAH I APPRECIATE THAT.

I THINK THAT'S THAT'S A GREAT IDEA TO TO HAVE A PHOTO

ACCOUNTABILITY OF WHAT'S BEING INSPECTED YOU KNOW AS A GENERAL

BUILDING CONTRACTOR MYSELF, I'VE YOU KNOW, I'VE HAD TO DEAL

WITH MANY INSPECTIONS AND DEAL WITH WITH WITH INSPECTORS

AND THEY NEVER YEAH, THEY NEVER TAKE A PHOTO OF YOUR WORK I

DON'T YOU KNOW BUT IT I THINK THAT'S A GREAT IDEA JUST TO

HAVE THAT THAT THAT RECORD THAT PHOTO ON RECORD AS WELL AS THE

BUILDING PERMIT AND EVERYTHING ELSE TO GO BACK JUST IN CASE

THERE'S ANY KIND OF QUESTION ABOUT WHAT YOU INSPECTED AND SO

I, I, I THINK THAT YOU KNOW I AGREE I'M EXCITED TO HEAR THAT

THAT THAT'S GOING TO BE PART OF MOVING FORWARD WITH THAT WITH

THE BUILDING DEPARTMENT AND I, I THINK THERE'S A LOT OF AREAS

BECAUSE WE'VE SEEN STUFF LIKE THIS BEFORE AND I THINK NOW

THAT THERE'S THESE CHANGES AND I AND I THINK THIS WOULD BE

A GOOD OPPORTUNITY TO YOU KNOW LIKE YOU'RE DOING IS EXPLORING

TO FIND SOLUTIONS TO SOME OF THESE PROBLEMS THAT HAVE COME UP BECAUSE IT'S NOT FAIR. SOME OF THE THINGS THAT WE'VE

HEARD AS WELL AS WHAT'S HAPPENING TODAY WHEN FOLKS FIND

THEMSELVES IN A SITUATION THAT HAPPENED WELL BEFORE THEM

AND AND AND SO THANK YOU FOR THAT.

>> YEAH COMMISSIONER CAMPBELL THANK YOU.

I ECHO THE SENTIMENT OF A LOT OF MY FELLOW COMMISSIONERS THAT

THIS THIS ONE HAS ME PARTICULARLY SICK TO BE HONEST

I ONE OF THE FIRST THINGS I THOUGHT TO ASK FOR WAS THE

THREE HOUR REPORT AS WELL WHICH THAT THE ASSIGNED PLANNER WAS

ABLE TO GIVE TO ME AND IT I THINK JUST AS PART OF CLASSIC

DUE DILIGENCE THAT THAT'S WHAT SHOULD HAVE BEEN PROVIDED TO

YOU UPON THIS TRANSACTION AND IT'S CLEAR THAT IT WAS

IDENTIFIED AS A FOUR UNIT BUILDING IN THE EYES OF THE CITY. I THINK WHAT I REALLY STRUGGLE

WITH HERE IS THAT DENIAL OF THIS MEANS THAT YOU'RE YOU

REALLY HAVE NO CHOICE BUT TO BUILD THESE FOUR UNITS AND IF

YOU'RE GOING TO STAY IN THIS HOME YOU'RE IT'S NOT A VERY

SUSTAINABLE AND PRACTICAL SOLUTION. RIGHT? YOU'RE GOING TO DO THAT AND THEN YOU'RE GOING TO TRY TO LIVE IN IT AS A SINGLE FAMILY

HOME WHICH I THINK DOESN'T MAKE GOOD SENSE TO ME ALTHOUGH WE'RE

WRITING THE WRONG SO I JUST WONDER IF THERE'S ALTERNATIVE

SOLUTIONS THAT HAVE BEEN EXPLORED OR IF THERE'S

PRECEDENT FOR, YOU KNOW, REINSTATING THE UNITS UPON SALE

OR YOU KNOW, DELAYING THAT. AND I, I SUSPECT WE WANT THIS

CLEARED UP AS SOON AS POSSIBLE. BUT I WONDERED IF THERE'S PRECEDENT FOR DELAYING THE WORK TO ANOTHER POINT IN TIME WHEN

IT'S MORE REASONABLE FOR THE FAMILY OR IF THAT'S EVEN

SOMETHING THE PROJECT SPONSORS INTERESTED IN.

I DON'T KNOW IF THAT'S A VINCENT QUESTION OR IF THAT'S A

LESS WEIGHTY QUESTION OR IF THAT'S A SEPARATE QUESTION.

>> SHE MIGHT NOT HAVE HEARD IT SO MAYBE YOU WANT TO TAKE IT.

I WILL SAY IT WILL BE A TEAM EFFORT WHEN RESPONDING TO

COMMISSIONER CAMPBELL'S QUESTION I DON'T KNOW I I

IN THIS CASE I HAVE AND SLIGHTLY AWKWARD POSITION

OF BOTH BEING THE CASE PLANNER AND THE ENFORCEMENT PLANNER

ASSIGNED TO THEIR PROJECT. SO IN THIS ROLE HERE AT

PLANNING COMMISSION I'M SPEAKING AS THE CASE PLANNER THE DECISION ABOUT HOW WE PROCEED WITH ENFORCEMENT WOULD

BE THE ZONING ADMINISTRATORS WHO YOU KNOW UNDER THE

ENFORCEMENT CASE AFTER THE HEARING I LIZ I DON'T DO YOU

KNOW IF THERE IS PRECEDENT FOR THAT COULD YOU REPEAT YOUR

QUESTION OR YOU'RE WONDERING IF THERE'S PRECEDENT FOR

REINSTATING THE UNITS UPON SALE VERSUS DOING IT AT THIS POINT

IN TIME JUST KNOWING THAT IT DOESN'T MEET THE NEEDS OF THE

CURRENT OWNER AND IF THEY WERE TO DO IT IT WOULD BE SOMEWHAT

GRATUITOUS AND THEN THEY'LL CONTINUE TO OCCUPY IT AS A SINGLE FAMILY HOME AS BEST THEY CAN.

BUT IS IT SOMETHING THEY COULD DO LATER? I DON'T EVEN KNOW IF THAT'S OF INTEREST TO THE PROJECT SPONSOR

BUT JUST CURIOUS WE HAVE DEFINITELY HAD DWELLING UNIT

MERGER CASES BEFORE WITH A VARIETY OF DIFFERENT UNIQUE PERSONAL CIRCUMSTANCES WHERE WE'VE EFFECTIVELY AUTHORIZED A

MERGER AND REQUIRED THE RESTORATION OF THE LEGAL UNIT

COUNT UPON SALE OR CHANGE OF CIRCUMSTANCES.

I KNOW WE'VE HAD SOME WHERE THERE HAVE BEEN THE NEEDS FOR

CARETAKERS. I THINK WE HAD ONE WHERE I

DON'T THINK IT WAS QUITE YET A REASONABLE ACCOMMODATION BUT IT FELT ANALOGOUS TO THAT OR THE NEED OF DIFFERENT UNIQUE

FAMILIAR SITUATIONS WHERE THERE WAS SOME I THINK SORT OF

EMPATHY TO CUT YOU KNOW, CUT AN OPENING BETWEEN TWO UNITS, KEEP

BOTH KITCHENS, ALLOW THEM TO USE IT AS ONE, RESTORE IT UPON

SALE. SO WE'VE DEFINITELY DONE THINGS

LIKE THAT IN THE PAST. YOU KNOW, I WE DON'T MAYBE

DON'T HAVE THE EXACT MECHANICS TO PRESENT TO YOU TODAY ON

EXACTLY HOW YOU KNOW, WE COULD DO THAT AND EXECUTE THAT.

CERTAINLY IF THERE WAS A MAJORITY OF COMMISSIONERS HERE WHO WERE INTERESTED IN THAT WE COULD GO BACK YOU KNOW, WE

COULD CONTINUE THIS FOR A WEEK AND COME BACK WITH THAT

INFORMATION. THAT'S PROBABLY THE BEST THE BEST PATH FORWARD IF THAT'S OF INTEREST.

BUT WE DEFINITELY HAVE DONE THAT WHERE WE'VE BASICALLY

ALLOWED TO IT'S EFFECTIVELY PUNTING THE DECISION RIGHT?

WE'RE SAYING HEY, ULTIMATELY WE'RE RESTORING THESE UNITS TO THE HOUSING STOCK BUT WE'RE NOT GOING TO RESTORE THEM TO THE

CITY'S HOUSING STOCK UNTIL THE PROPERTY TRANSACTS.

YOU KNOW, I DO THINK THE OTHER FACTOR TO TO KEEP IN MIND IS

THE AMOUNT OF CONSTRUCTION THAT WILL BE NECESSARY TO RESTORE

THOSE USUALLY IN THOSE CIRCUMSTANCES THE AMOUNT OF CONSTRUCTION IS PRETTY MINIMAL. IT'S LIKE, YOU KNOW, FILL IN A

DOOR OPENING OR SOMETHING ALONG THOSE LINES AND WE'VE

MAINTAINED YOU KNOW, WE'VE REQUIRED MAINTENANCE OF PLUMBING AND KITCHENS AND THINGS LIKE THAT.

SO IT'S A FAIRLY LOW COST RESTORATION IF YOU WILL.

I THINK THIS IS A BIT DIFFERENT. YOU WOULD HAVE TO CREATE NEW KITCHENS, PROBABLY NEW

CIRCULATION, RIGHT? I MEAN JUST THE EXPENSE WE

HEARD THE STORY HERE OF WHAT THE EXPENSE WOULD BE TO RESTORE IT. SO I THINK THAT WOULD PROBABLY

BE OUR HESITATION TO TAKING THAT APPROACH IN THIS SCENARIO. BUT IT IS A CONCEPT THAT WE HAVE CERTAINLY DONE IN THE PAST

WELL SEEING THE DIRECTION THAT THIS VOTE MIGHT BE HEADING I

WOULD BE CURIOUS TO HEAR IF THE PROJECT SPONSOR IS EVEN INTERESTED IN THAT OPTION. FROM MY POINT OF VIEW THAT

WOULD BE SOMETHING I WOULD BE WILLING TO SUPPORT BUT I DON'T

KNOW HOW MY OTHER FELLOW COMMISSIONERS THINGS BUT I

THINK MAYBE WE START WITH THE PROJECT SPONSOR.

FIRST OF ALL I WANT TO SAY THANK YOU FOR OFFERING A CREATIVE SOLUTION. I THINK WE'RE OPEN.

I CAN FEEL MYSELF GETTING EMOTIONAL AND I KNOW THAT'S NOT

THE POINT. ALL CREATIVE SOLUTIONS ARE WELCOME. I THINK FROM A GOALS STANDPOINT

AND FROM A SUSTAINABILITY PERSPECTIVE I WOULD LEAN

TOWARDS THAT AS A AS A AS A COMPROMISE IN THIS SITUATION I

THINK IT'S A BIT OF A WIN WIN. IT GETS IT KEEPS A FAMILY HERE

IN THE CITY AND PROVIDES THEM A HOME THAT WORKS FOR THEM BUT

UPON SALE IT GETS US BACK THE UNITS THAT WE'RE LOOKING FOR

IN THE MARKET SO COMMISSIONER MOORE I DO THINK THAT THE

APPLICANT EXPRESSED THEIR WILLINGNESS TO DO THINGS.

HOWEVER ARCHITECT WILL DESCRIBE TO US AND ELABORATE DETAIL HOW

THEY WERE MODELED TO A SINGLE FAMILY HOME RELOCATED UTILITIES

AWAY FROM A FUTURE SUBDIVISION OR RETROFITTING IT INTO A MULTI

STORY UNIT INTO A BUILDING WITH SMALL TWO STORIES AND THE COSTS

THAT WERE DESCRIBED IN IT GOING DOWN SUCH A PATHWAY SEEMED

EXORBITANT AND I THINK WE HAVE A DESCRIPTION OF THAT IN THE

STAFF REPORT AND SO I THINK THAT THAT MAY BE AN IDEAL GIVEN

HOWEVER, THE ANALYSIS THAT HAS ALREADY BEEN DONE IT MAKES IT

SOMEWHAT PERIPHERAL IF NOT IMPOSSIBLE NOT TO TALK ABOUT

THE GLASS STAIR INDEED AND NOT HAVING STACKED UTILITIES

ANYMORE AS YOU AS YOU ULTIMATELY HAVE IN A MULTI

MULTI-UNIT BUILDING. >> SO IT'S IF COMMISSIONER

CAMPBELL WANTS TO HAVE HER ARCHITECT TO TRULY STATE HIS

OBSERVATION ON THE MULTIPLE MULTIPLE UNITS, THAT'S ONE

THING. BUT IF THIS BUILDING WOULD HAVE

TO BE RECONSTITUTED TO MULTIPLE UNITS BEFORE THEY LEAVE, I

DON'T THINK THERE WOULD BE MUCH SALE BENEFITS TO A SALE ANYMORE

BECAUSE THE MONEY HAS ALREADY BEEN SPENT.

THIS IS ALREADY A $4.86 MILLION HOME SO I'D PROBABLY GOING UP

AS WE SPEAK BECAUSE THIS PARTICULAR SIZE OF UNIT IS

INDEED A DESIRABLE THING THAT EVERYBODY WANTS BUT IT'S VERY

DIFFICULT TO GET IN SAN FRANCISCO SO THAT JUST WOULD BE

MY OBSERVATION JUST RECALLING WHAT WE HEARD EARLIER.

OKAY, COMMISSIONER, THERE IS A MOTION THAT HAS BEEN SECONDED

SHALL I CALL THAT QUESTION? YEAH.

COMMISSIONER GILBERT GILBERT WILLIAMS HAVE PUT A MOTION

IN AND IT'S BEEN SECOND BY COMMISSIONER IMPERIAL AND COMMISSIONER MCGARRY HAD SOME MORE COMMENTS ON THE

MOTION. GOOD.

I WAS WONDERING WITH COMMISSIONER CAMPBELL COULD WE

AMEND THE MOTION OR IS THAT WE WERE THINKING ABOUT AN

AMENDMENT TO THE MOTION TO REFLECT THE POSSIBILITY OF THIS

SCENARIO OF THESE UNITS REVERTING BACK TO THEIR

ORIGINAL FOUR UNITS AT THE POINT OF SALE?

>> I THINK THE ISSUE RIGHT NOW IS THE MOTION THAT'S ON THE

TABLE IS FOR A DISAPPROVAL. DISAPPROVAL DON'T HAVE

CONDITIONS OF APPROVAL. SO I THINK IF THIS COMMISSION WANTED TO TAKE SORT OF THE ALTERNATIVE APPROACH WE WOULD

LIKELY NEED TO CONTINUE IT OUT. SO WE COULD DRAFT AN APPROVAL

MOTION WITH CONDITIONS SO IT WOULD BE APPROVING THE MERGER

BUT EFFECTIVELY LIKE A FINITE MERGER WITH A COMMITMENT TO

BUILD EFFECTIVELY THREE ADDITIONAL KNOW TWO ADDITIONAL

UNITS BEFORE THE SALE. >> SO WE WOULD NEED SOME TIME

TO FIGURE OUT HOW TO CRAFT A NOT A DIFFERENT STAFF REPORT EFFECTIVELY A DIFFERENT MOTION FOR YOU.

>> SO THIS MOTION WOULD I THINK THE MOTION JONES CAN CORRECT ME

IF I'M WRONG IS TO TAKE THE STAFF RECOMMENDATION OF

DISAPPROVAL AND THERE'S A SECOND ON THAT GOING TO THAT I

ASK BECAUSE I DIDN'T HEAR AN ALTERNATE MOTION.

I HEARD A ONE. OKAY. BUT I THINK THAT WOULD BE A CONTINUANCE. OKAY. GOT IT RIGHT. YOU NEED TO MAKE A MOTION TO CONTINUE. DO I DO IT NOW? I DIDN'T HEAR IT SO I MOTION TO

CONTINUE SO OKAY SO THERE IS NOW A MOTION TO CONTINUE THAT

HAS BEEN SECONDED WHICH TAKES PRECEDENCE AS A PROCEDURAL

MATTER. SO WE SHALL CALL THAT QUESTION

FIRST ON THAT MOTION TO CONTINUE.

>> HOW LONG DO YOU THINK YOU NEED?

OKAY. ON THAT MOTION TO CONTINUE

DECEMBER 18TH, COMMISSIONER CAMPBELL I COMMISSIONER MCGARRY

COMMISSIONER WILLIAMS NAY COMMISSIONER IMPERIAL NO.

COMMISSIONER MOORE NO. AND COMMISSIONER PRESIDENT SO I

THAT MOTION FAILS 323 WITH COMMISSIONERS WILLIAMS IMPERIAL

AND MOORE VOTING AGAINST THE ON THE MOTION TO DISAPPROVE

COMMISSIONER CAMPBELL NO COMMISSIONER MCGARRY

COMMISSIONER WILLIAMS ALL RIGHT COMMISSIONER IMPERIAL I

COMMISSIONER MOORE AND COMMISSION PRESIDENT SO

THEY OKAY THAT MOTION FAILS THREE, TWO THREE IF THERE IS

NOT AN ALTERNATE MOTION, THE CONDITIONAL USE REQUEST IS DE

FACTO DISAPPROVED. I'M NOT HEARING A ALTERNATE

MOTION SO SO THERE YOU HAVE IT. IT'S A33 VOTE JUST A DE FACTO

DISAPPROVAL WITH THAT COMMISSIONERS IT CONCLUDES YOUR

HEARING TODAY AS THE DISCRETIONARY REVIEW CALENDAR ITEMS HAVE BEEN CONTINUED, MEETINGS ADJOURNED

EXHIBIT C

Photographic and MLS Records Demonstrating Long-Standing As-Built Condition

524 Vallejo Street – Conditional Use Authorization Appeal

This exhibit documents the long-standing physical configuration and use of the property at 524 Vallejo Street through two successive arm's-length sales (2017 and 2021) and into the present day. The materials included consist of MLS listings, floor plans, photographs, and related marketing records that reflect the property's as-built condition at each point in time.

Together, these records demonstrate continuity of layout, circulation, and use, and corroborate that the building functioned and was represented as a single-family residence for nearly a decade. The materials further show that the four-unit configuration approved on paper was not constructed and did not exist in physical form at the time of either sale or during Appellants' ownership.

This exhibit is submitted to provide visual and documentary context for the as-built condition of the property and to support the factual record regarding its long-standing use.

- File attached below 524 Vallejo Street - Exhibit D: Photographic and MLS Records Demons...

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524 Vallejo Street

EXHIBIT C: Photographic and MLS Records
Demonstrating Long-Standing As-Built Condition

2017 • 2021 • Current

EXHIBIT C:
Photographic and MLS Records Demonstrating Long-Standing As-Built Condition

Exhibit D documents the consistent, long-standing physical configuration and use of the Property as a single-family residence through two arms-length sales (2017 and 2021) and into the present day. The images from the 2017 listings, the 2021 listings, and current conditions tell a consistent story: for nearly a decade, the Property has had one architecture, one layout, and one use — a single-family home.

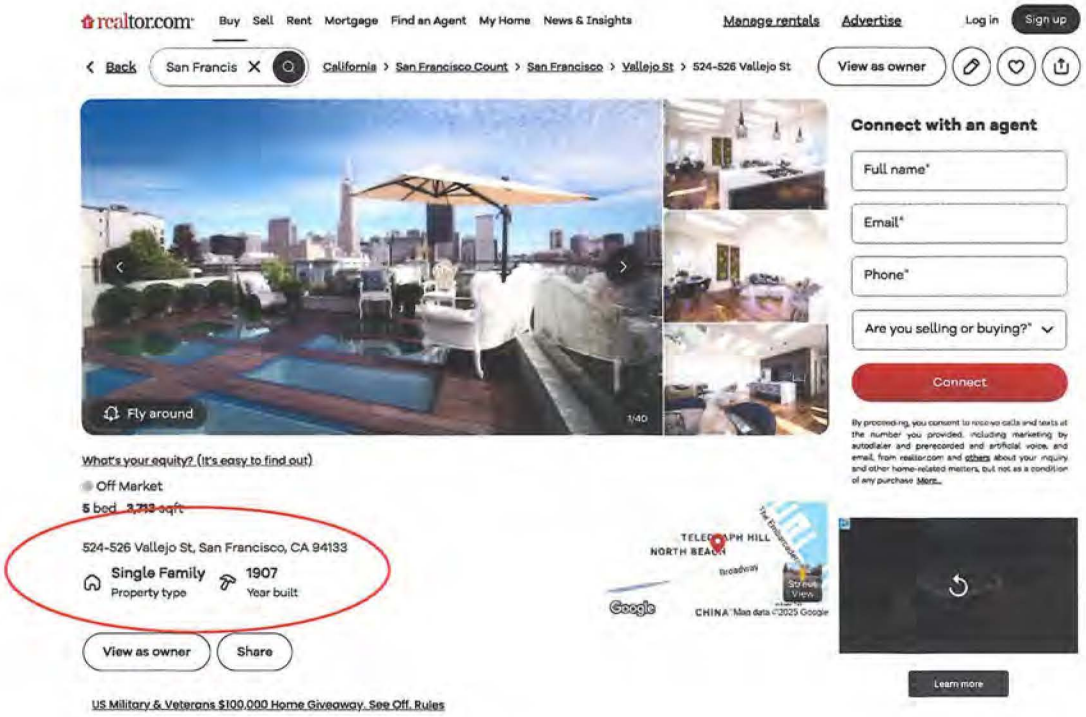
These materials demonstrate continuity of layout, circulation, and use, and corroborate that the four-unit configuration approved on paper was never constructed. Despite plans filed with the City, there is no material or visual evidence that a four-unit building existed at any point during this period — only a single, continuous home resulting from the prior developer's remodel following the 2010 purchase.

Exhibit D does not interpret or argue Planning Code requirements; it documents physical conditions and continuity over time.

Section C-1: 2017 MLS Listing Materials

The 2017 MLS listing describes the Property as a single-family residence, with no indication of a four-unit building in the marketing materials.

https://www.realtor.com/rentals/details/524-26-Vallejo_San-Francisco_CA_94109_M27602-94766
https://www.realtor.com/realestateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M20503-05070



Property details

Interior

Bedrooms
- Bedrooms: 5

Other rooms
- Main Level: 1 Bedroom, 2 Baths, 1 Master Suite, Living Room
- Upper Level: 1 Bedroom, 1.5 Baths, 1 Master Suite, Kitchen
- Lower Level: 1 Bedroom, 1 Bath, 1 Master Suite

Features

Home Features
- Special Features: Elevator/Lift

Building and Construction
- House Style: Contemporary, Custom, Edwardian
- Levels Or Stories: 4
- Exterior: Stucco, Redwood Siding

Exterior

Exterior and Lot Features
- Views: Panoramic, City Lights, San Francisco, Downtown
- Lot Measurement: Sq Ft

Garage and Parking
- Garage: Attached, Garage, Auto Door, Interior Access

Listing

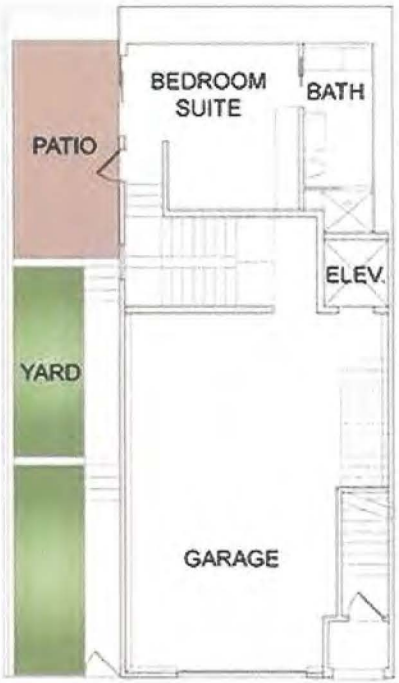
Other Property Info
- County: San Francisco
- Area: SF District 8, G
- Subdivision: Telegraph Hill
- Zoning: Rm-1
- Shopping: 1 Block
- Transportation: 1 Block
- Cross Street Address: Kearny

Listing Information
- Type: 4+ Story

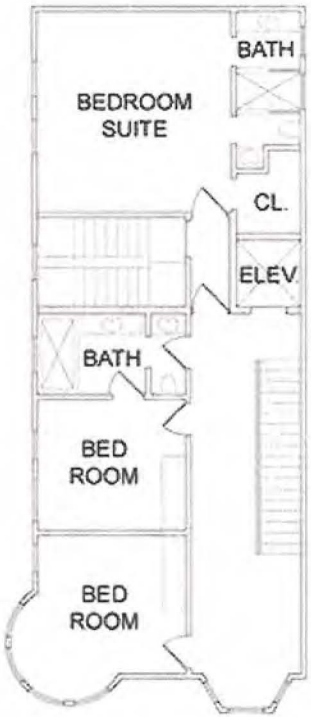
Show less

Section C-1: 2017 MLS Listing Layout

The 2017 MLS floor plans depict the Property as a single-family residence, with one kitchen and a single, unified circulation pattern.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

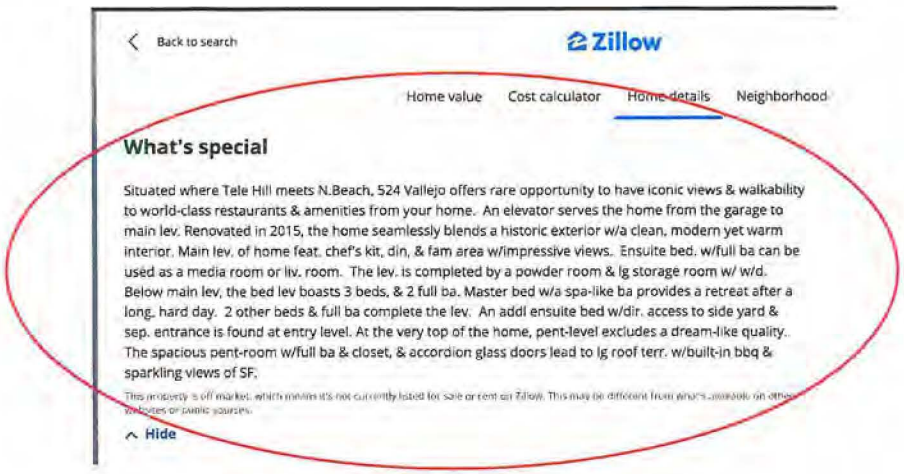
THIRD FLOOR PLAN

FOURTH FLOOR PLAN

Section C-2: 2021 MLS Listing Materials (Appellants' Purchase)

The 2021 MLS listing describes the Property as a single-family residence, with no indication of a four-unit building in the marketing materials.

https://www.zillow.com/homedetails/524-526-Vallejo-St-San-Francisco-CA-94133/331547204_zpid/



Construction

Type & style
- Home type: SingleFamily

Condition
- Year built: 1907

Community & neighborhood

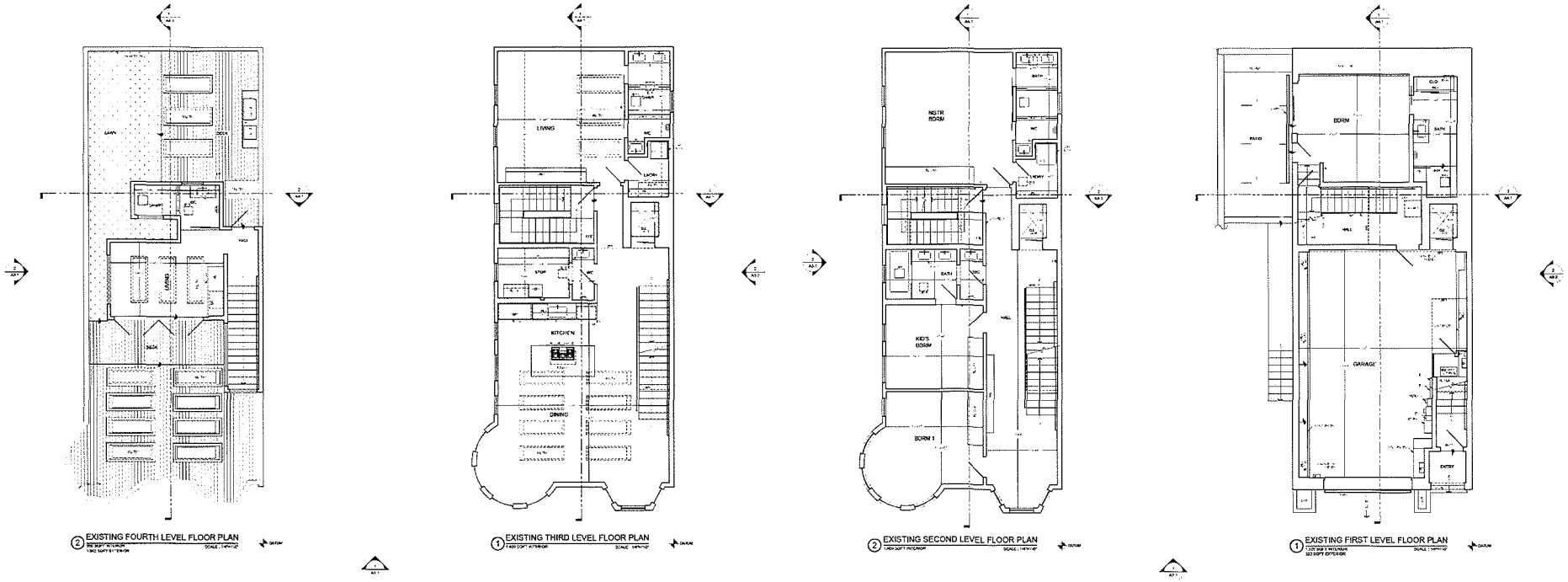
Community
- Community features: On Site Laundry Available

Location
- Region: San Francisco

Other

Other facts
- Property Subtype 1: Single-Family Homes
- Family Room: View, Skylight(s)
- Lower Level: 2 Baths, 3 Bedrooms, 1 Master Suite
- Laundry Appliances: Hookups Only, Washer/Dryer, 220 Volt Wiring, In Closet
- Main Level: Dining Room, Family Room, Kitchen, .5 Bath/Powder, 1 Master Suite
- Other Rooms: Office
- Parking: Garage
- Special Features: Elevator/Lift
- Style: Custom, Victorian
- View(s): City Lights, San Francisco, Downtown
- Status: Active
- Dining Room: Dining Area, Lvng/Dng Rm Combo, Skylight(s)
- Construction: Wood Frame
- Shopping: 1 Block
- Transportation: 1 Block
- Bath Type/Includes: Remodeled, Shower and Tub, Stall Shower, Radiant Heat
- Upper Level: 1 Bath
- District: SF District 8
- Heating/Cooling Sys: Radiant
- Living Room: Skylight(s)
- Subdist: Telegraph Hill
- Square Footage Source: Per Graphic Artist
- Parking Leased: On Site
- # of Parking Spaces: 2
- Foundation: Concrete
- Lot Measurement: SqFt

Section C-3: Current Layout (2024 As-Built Plans)



Section C-3: Current Layout (2024 As-Built Plans)

1 EXISTING LONGITUDINAL SECTION

Section C-4: Ownership History (June 1994 - Present)

524 Vallejo St
San Francisco, CA 94133
Telegraph Hill Neighborhood
Estimated Value: **$2,414,000 - $4,596,000**

-- Bed	**6** Baths	**3,713** Sq Ft	**$1,085/Sq Ft** Est. Value

About This Home

This home is located at 524 Vallejo St, San Francisco, CA 94133 and is currently estimated at $4,027,229, approximately $1,084 per square foot. 524 Vallejo St is a home located in San Francisco County with nearby schools including Chin (John Yehall) Elementary School, Francisco Middle School, and Sts. Peter And Paul K-8.

Ownership History

Date	Name	Owned For	Owner Type
Apr 2021 - Present	Holloway Katelin and Ramirez Benjamin	4 Years and 7 Months	Private Individual
Jun 2017 - Apr 2021	Roumana Llc	3 Years and 10 Months	Company
Oct 2010 - Jun 2017	Iskandar Peter	6 Years and 8 Months	Private Individual
Oct 2002 - Oct 2010	Marenco William A	8 Years	Private Individual
Mar 2002 - Oct 2002	Marenco William A	7 Months	Private Individual
Mar 2002 - Mar 2002	Marenco William A	Less than a month	Private Individual
Jun 1994 - Mar 2002	Marenco William M	7 Years and 9 Months	Private Individual

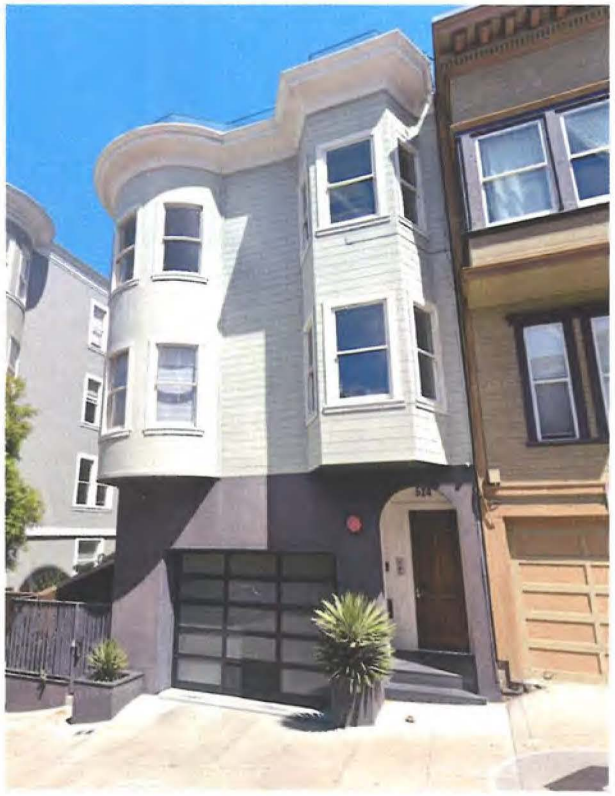
Source: Public Records

Section C-5: Comparative Evidence - Exterior

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT

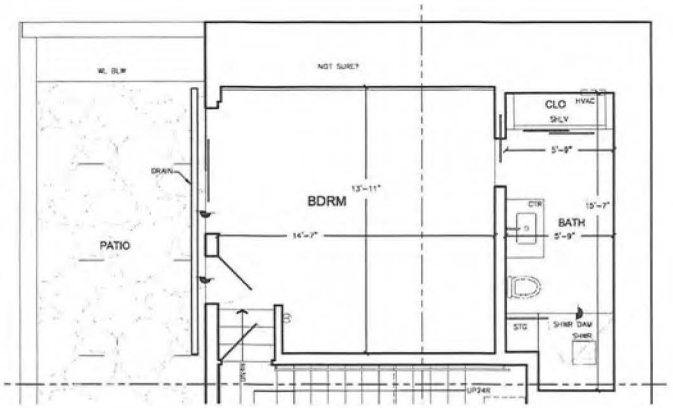


Section C-5: Comparative Evidence - First Floor Bedroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

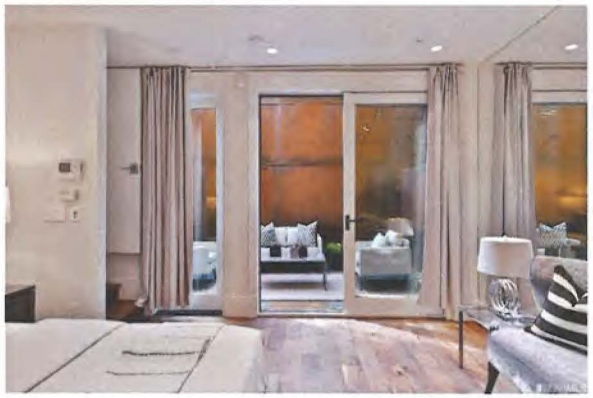
CURRENT AS BUILT



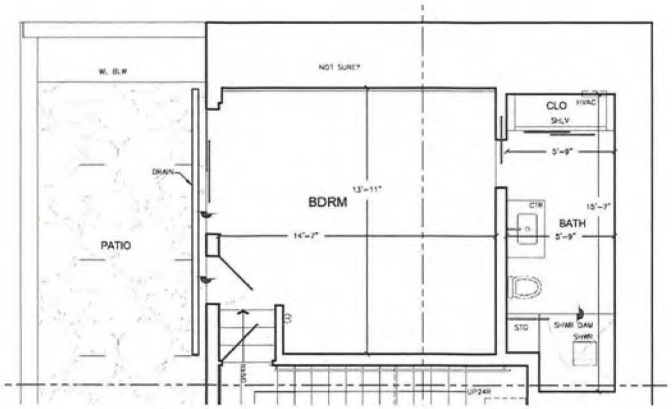
Section C-5: Comparative Evidence - First Floor Bedroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS



CURRENT AS BUILT

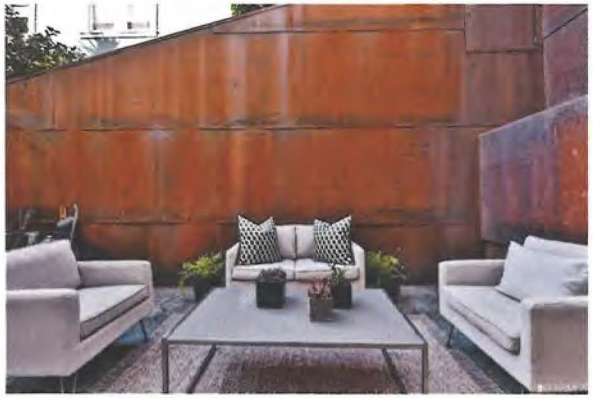


Section C-5: Comparative Evidence - First Floor Patio

2017 MARKETING MATERIALS

No contemporaneous MLS photographs available

2021 MARKETING MATERIALS



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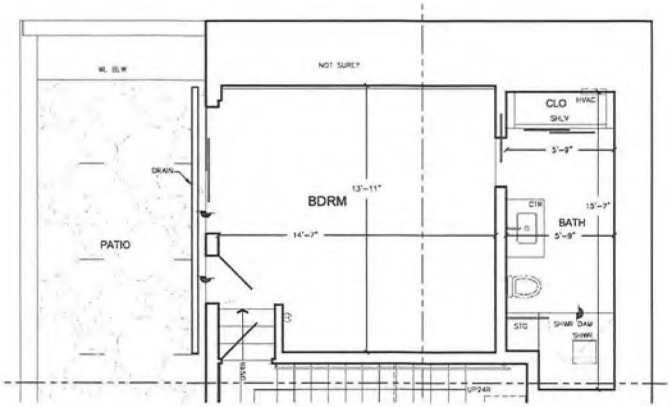
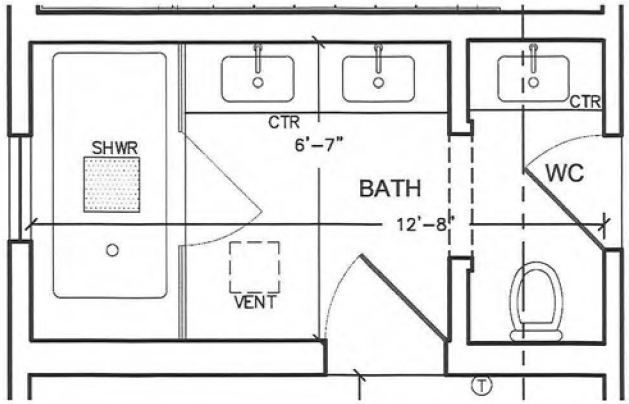


Section C-5: Comparative Evidence - Second Floor Bathroom

2017 MARKETING MATERIALS

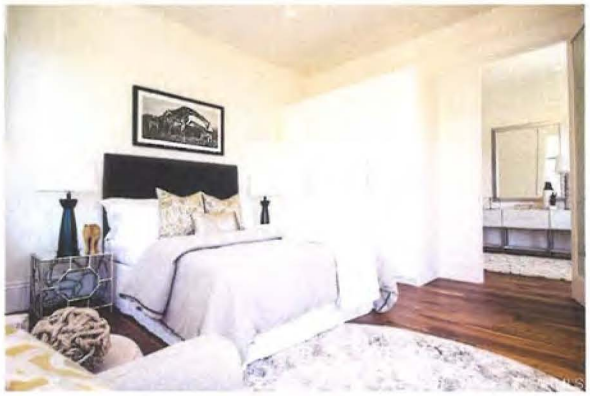
2021 MARKETING MATERIALS

CURRENT AS BUILT



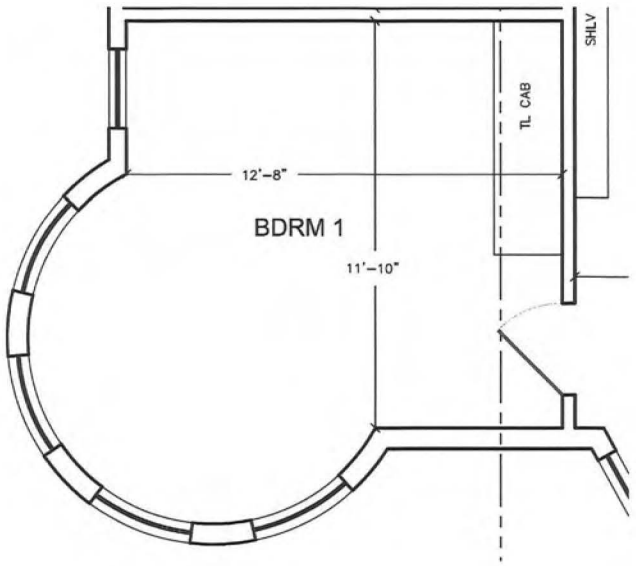
Section C-5: Comparative Evidence - Second Floor Bedroom 1

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

CURRENT AS BUILT

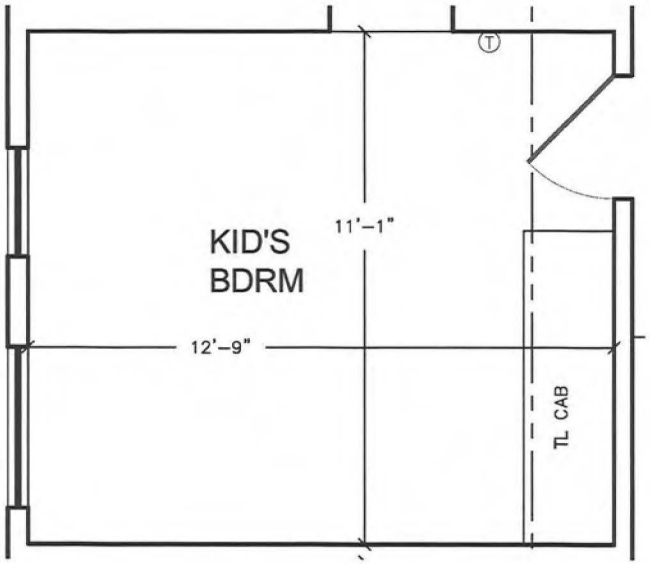


Section C-5: Comparative Evidence - Second Floor Bedroom 2

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

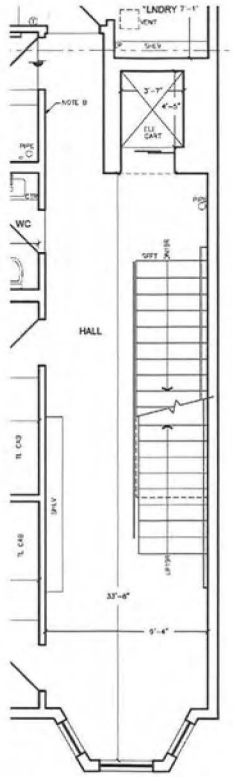


Section C-5: Comparative Evidence - Second Floor Hallway

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

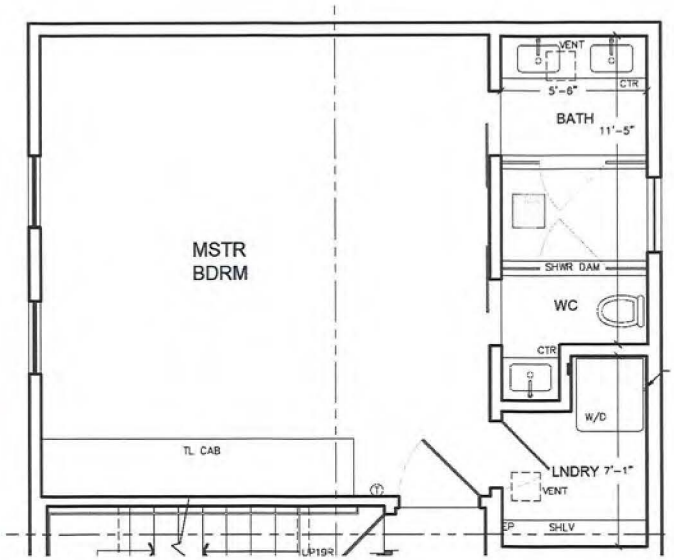


Section C-5: Comparative Evidence - Second Floor Primary Bedroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

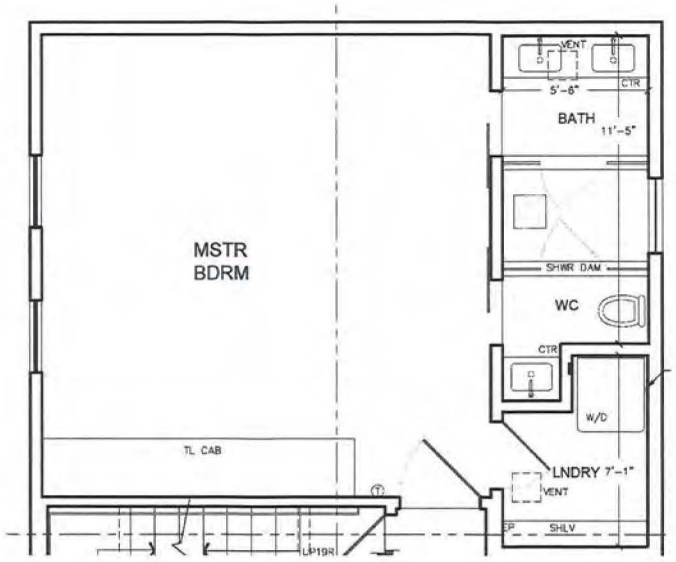


Section C-5: Comparative Evidence - Second Floor Primary Bedroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

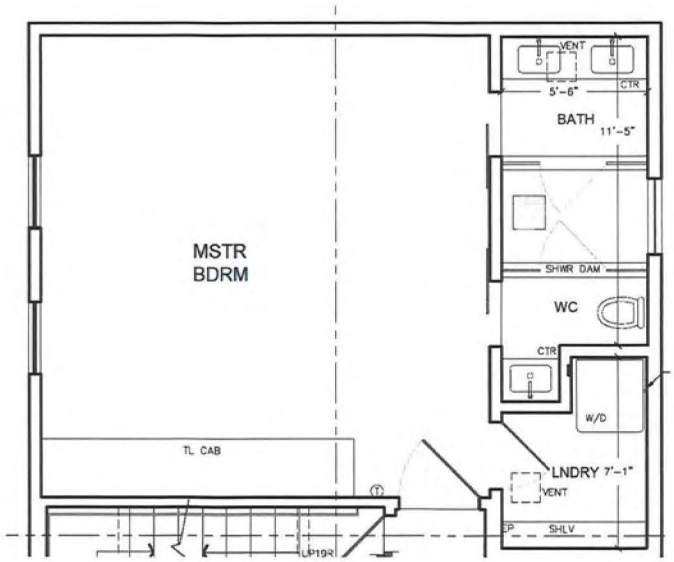


Section C-5: Comparative Evidence - Second Floor Primary Bathroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

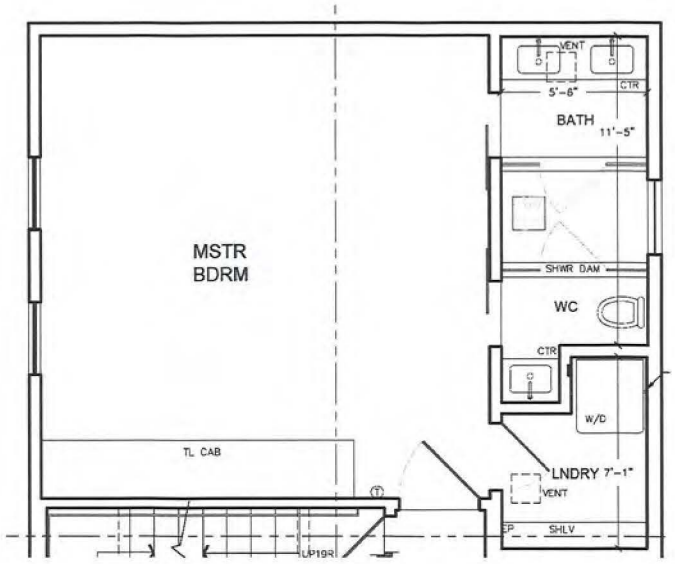


Section C-5: Comparative Evidence - Second Floor Primary Bathroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

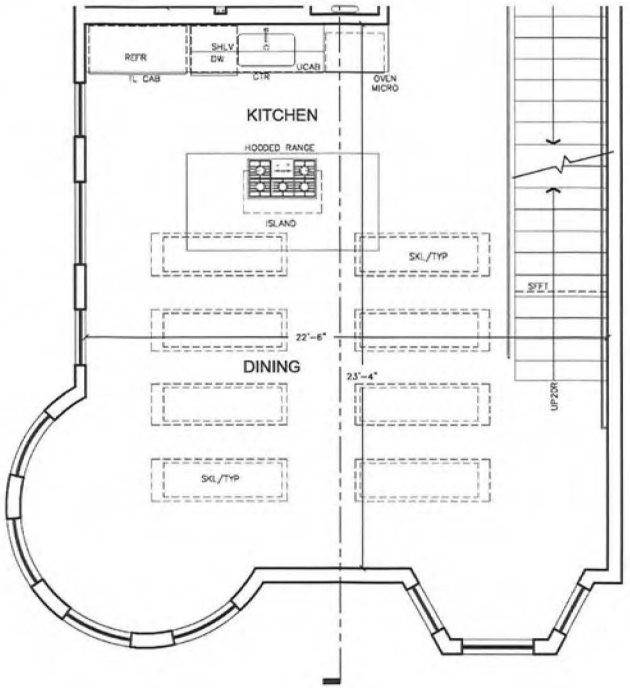


Section C-5: Comparative Evidence - Third Floor Kitchen

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

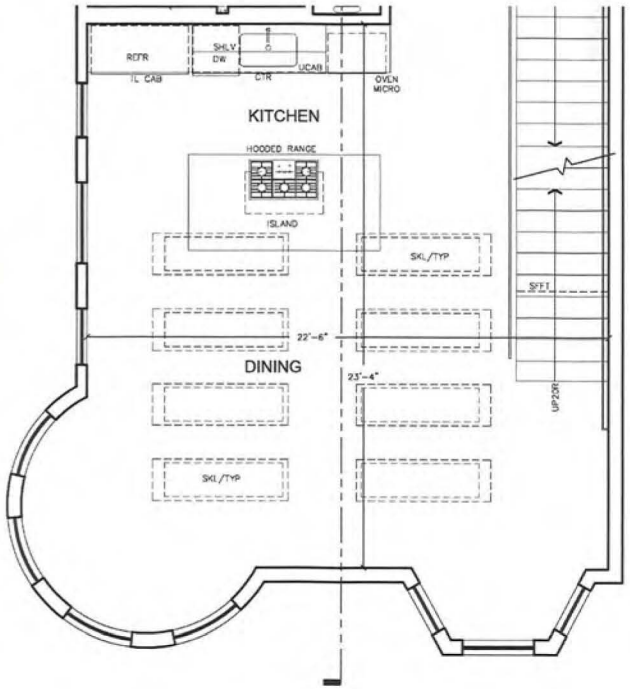


Section C-5: Comparative Evidence - Third Floor Kitchen

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

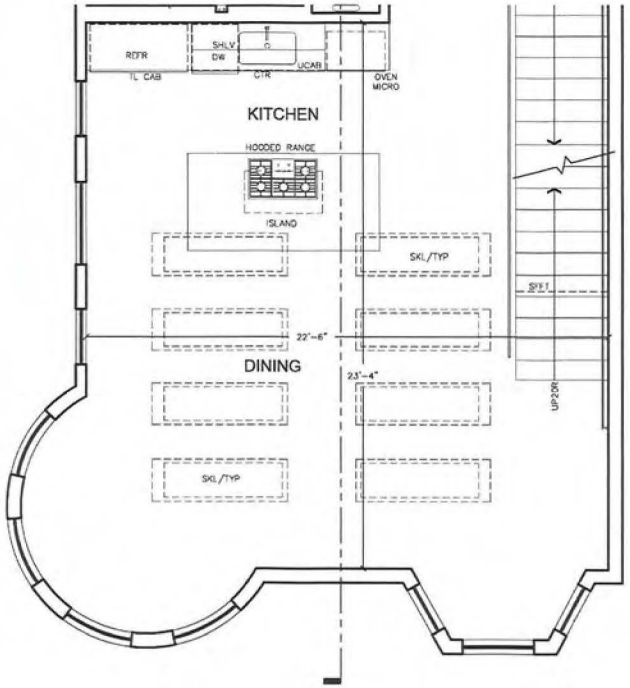


Section C-5: Comparative Evidence - Third Floor Kitchen

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

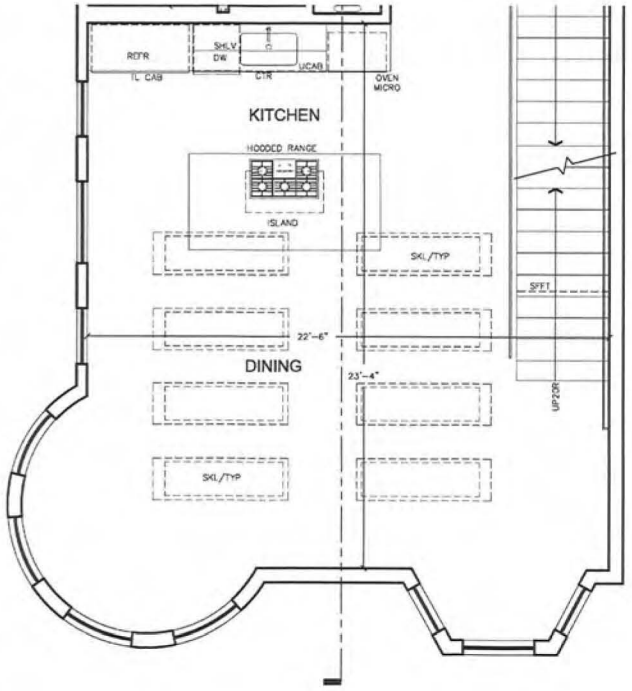


Section C-5: Comparative Evidence - Third Floor Kitchen

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

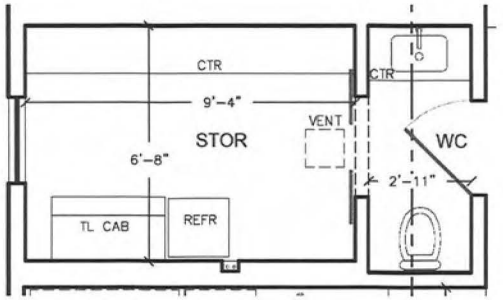


Section C-5: Comparative Evidence - Third Floor Pantry

2017 MARKETING MATERIALS

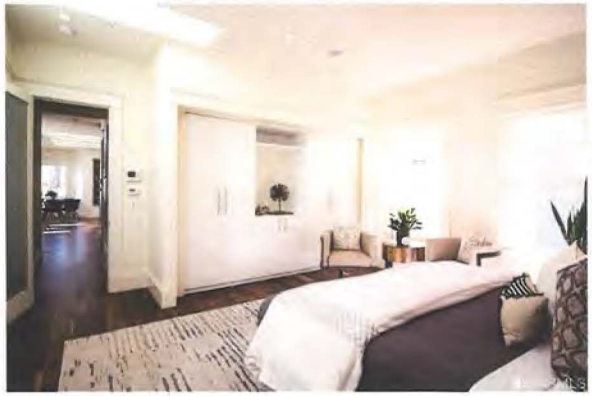
2021 MARKETING MATERIALS

CURRENT AS BUILT



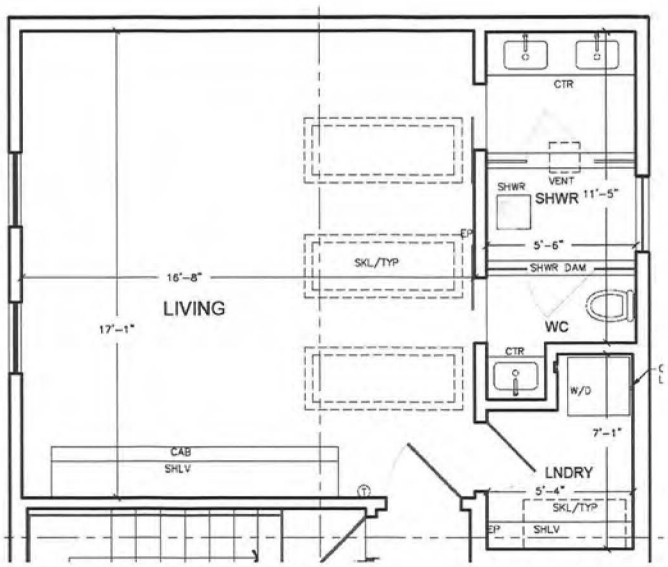
Section C-5: Comparative Evidence - Third Floor Living Room

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

CURRENT AS BUILT



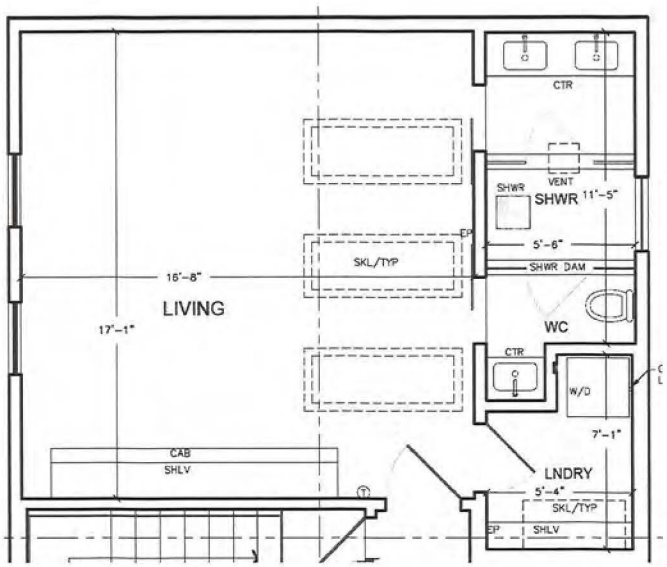
Section C-5: Comparative Evidence - Third Floor Living Room

2017 MARKETING MATERIALS

No contemporaneous MLS photographs available

2021 MARKETING MATERIALS

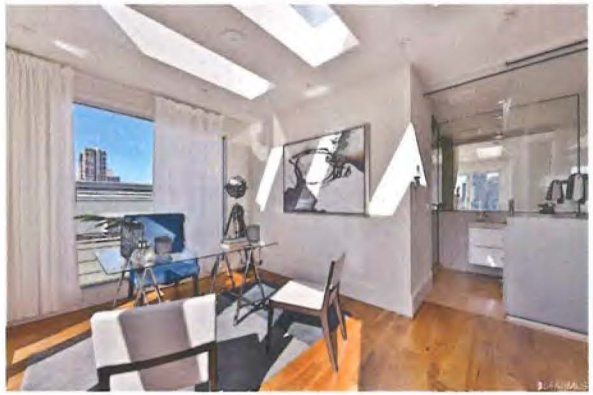
CURRENT AS BUILT



Section C-5: Comparative Evidence - Pentroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS



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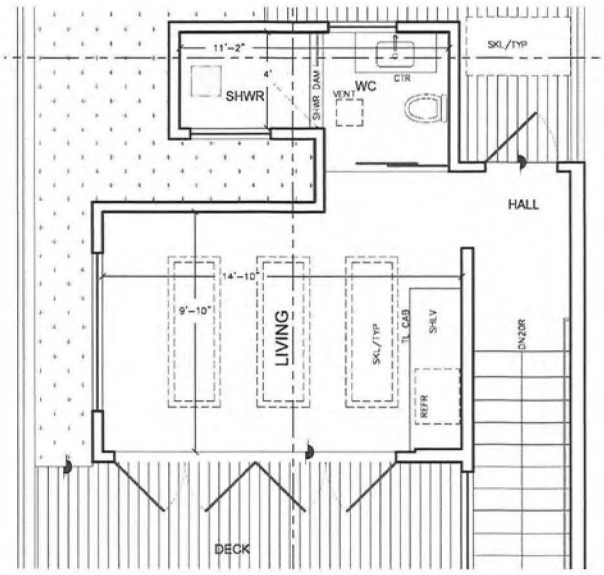
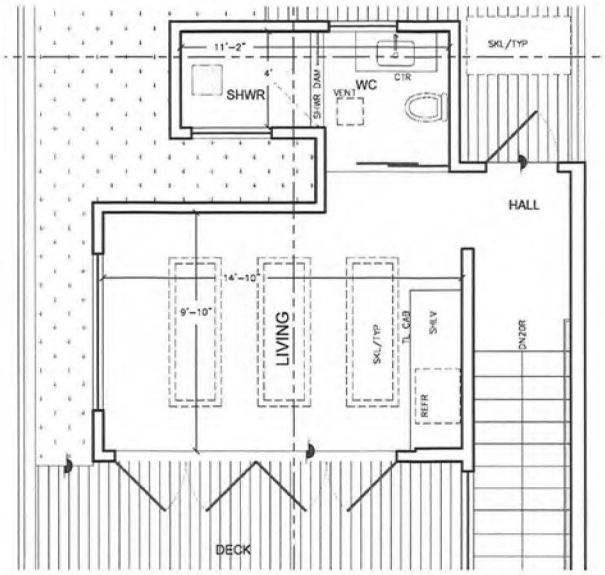


Section C-5: Comparative Evidence - Pentroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

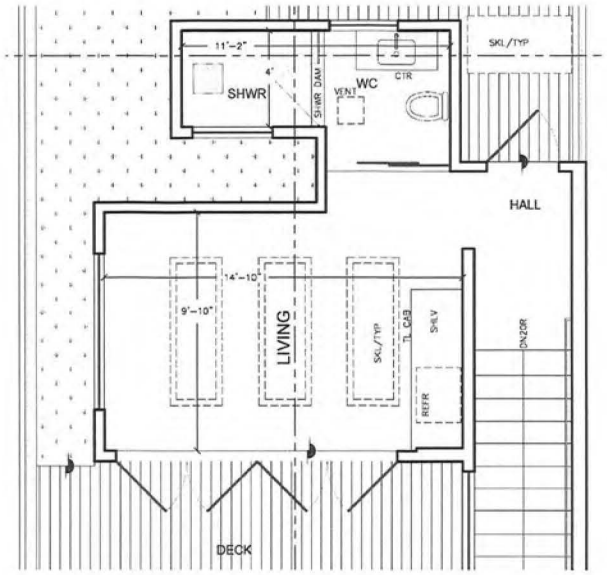


Section C-5: Comparative Evidence - Pentroom Bathroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

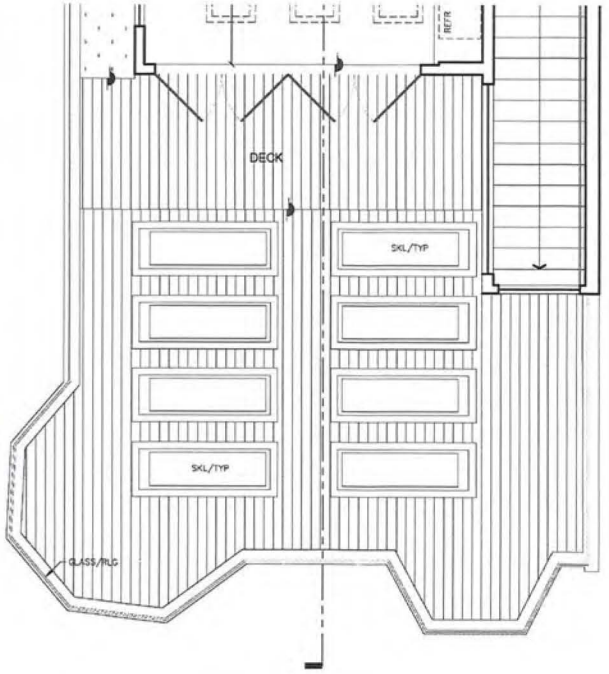


Section C-5: Comparative Evidence - Roof Deck Front

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

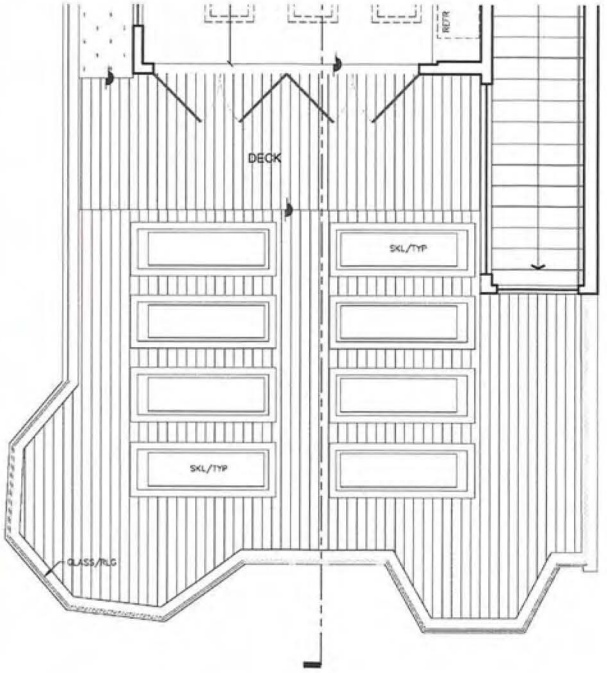


Section C-5: Comparative Evidence - Roof Deck Front

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



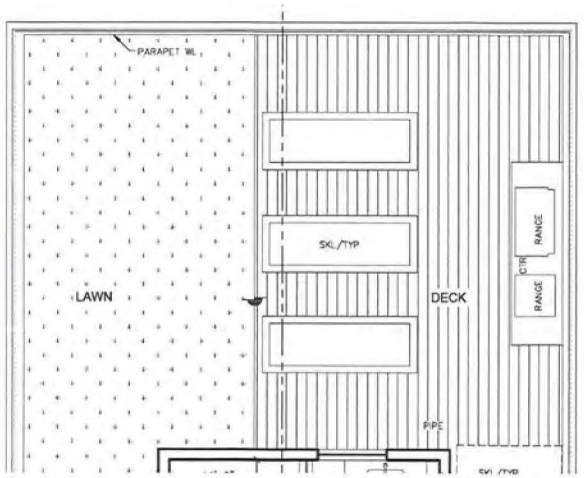
Section C-5: Comparative Evidence - Roof Deck Rear

2017 MARKETING MATERIALS

no
comparable
MLS photographs
available

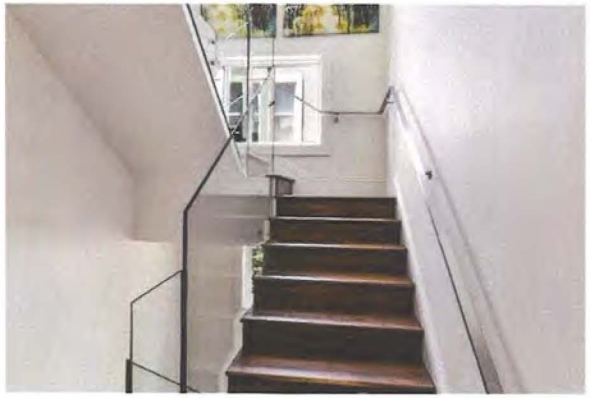
2021 MARKETING MATERIALS

CURRENT AS BUILT



Section C-5: Comparative Evidence - Back Stairwell

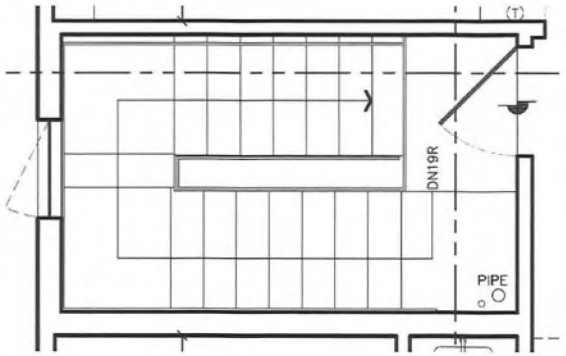
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

No contemporaneous MLS photographs available

CURRENT AS BUILT



Section C-5: Comparative Evidence - Garage

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

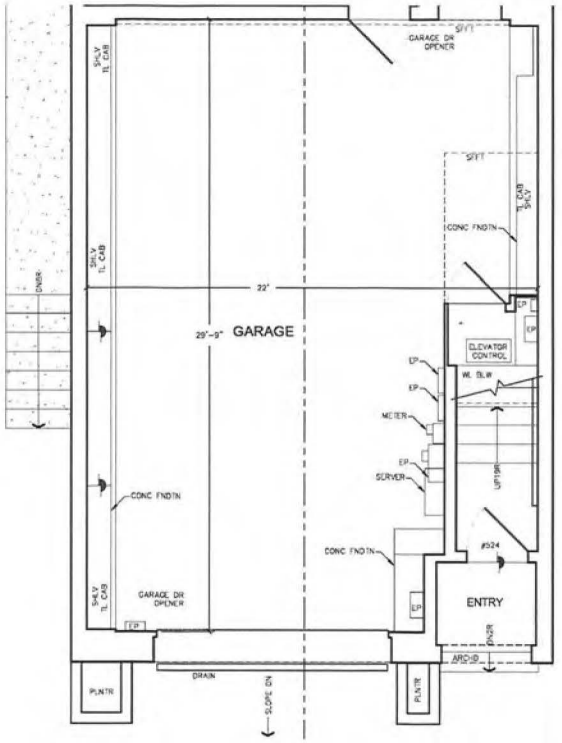


EXHIBIT C:
Summary of Visual Evidence

- MLS listings from 2017 and 2021 depict the Property as a single-family residence with one kitchen and a unified circulation pattern.
- Side-by-side comparisons show that the layout, circulation, and use have remained consistent across both arms-length sales and into the present day.
- Current photographs confirm that the as-built condition matches the layout shown in prior MLS materials.
- No photographic or visual evidence exists of a constructed four-unit configuration at any point during this period.
- The continuity of the physical layout over time corroborates professional analysis that the four-unit configuration approved on paper was never built.

EXHIBIT D

Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition

524 Vallejo Street – Conditional Use Authorization Appeal

This exhibit presents architectural evidence illustrating the material divergence between the four-unit configuration approved on paper during the prior developer's project and the as-built condition of the property as completed, inspected, and occupied.

The materials include approved plans, as-built documentation, and professional analysis prepared by Appellants' architect, Stephen Sutro. As shown, the differences between the approved plans and the constructed building are not minor or cosmetic, but fundamental in nature, involving circulation, structure, life-safety systems, and unit configuration.

From an architectural and construction standpoint, the as-built condition documented in 2016 and reflected in subsequent MLS records could not have been achieved through minor alterations to a completed four-unit building. Rather, the evidence demonstrates that the approved four-unit configuration was never constructed, and that the building was completed and delivered in a materially different form.

This exhibit is submitted to document those architectural realities and to provide professional context for why reinstating the approved plans would require extensive reconstruction incompatible with the existing structure.

- File attached below EXHIBIT D: Architectural Evidence Demonstrating Material Divergence...

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524 Vallejo Street

EXHIBIT D: Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition

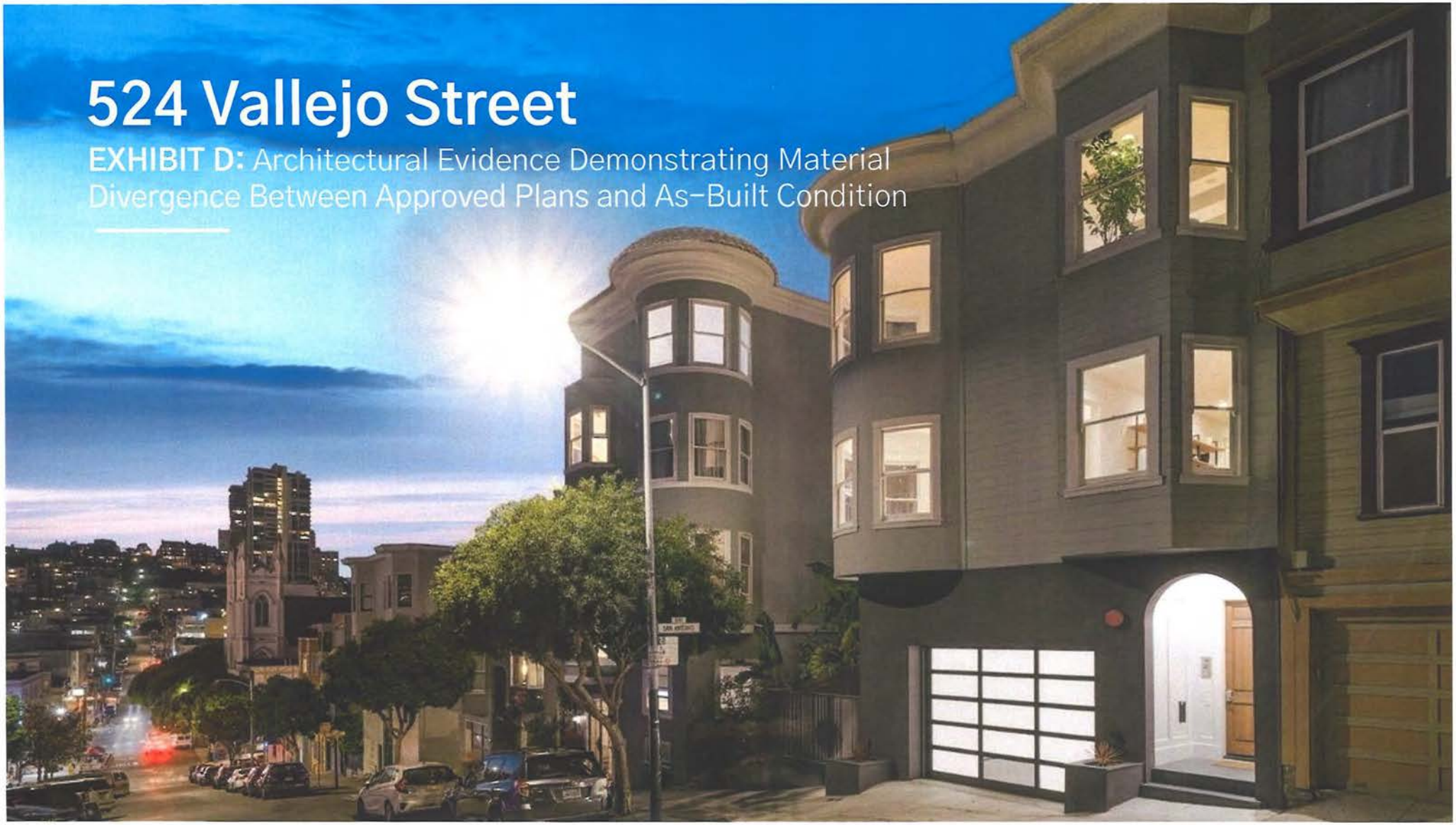


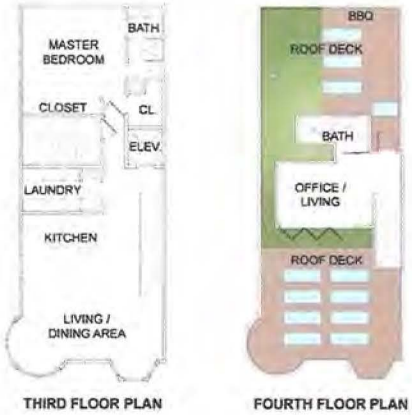
EXHIBIT D:

Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition

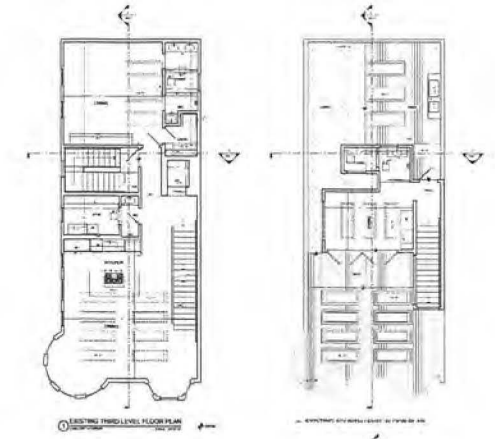
Exhibit D documents the material architectural and structural differences between the four-unit configuration approved on paper and the as-built condition of the Property. This exhibit demonstrates that the approved four-unit plans were never constructed and that the as-built condition signed off by the City could not have been altered post–Certificate of Final Completion without extensive, documented reconstruction.

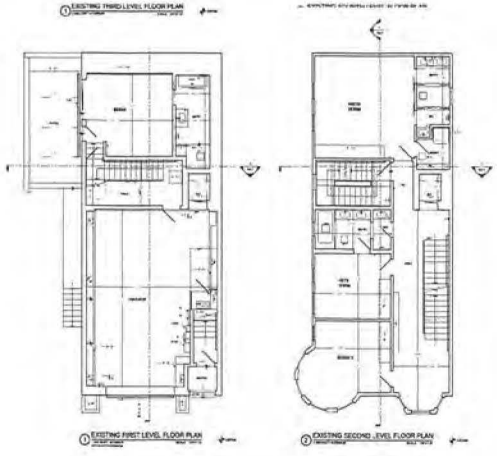
Documented Continuity of As-Built Layout (2017–2024)

2017 MLS Listing – Floor Plans



2024 As-Built Floor Plans



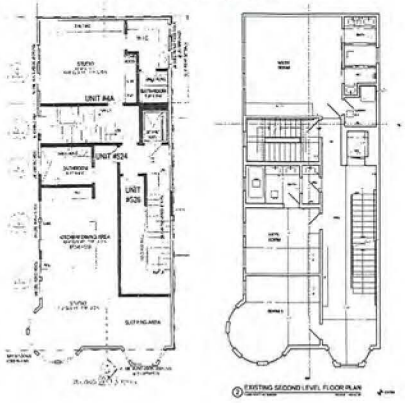


All available evidence reflects the **same single-family layout** from 2017 through the current as-built condition.

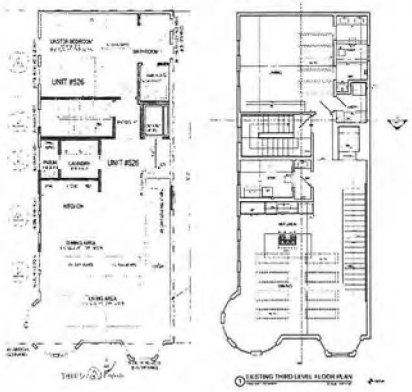
Post-2016 As-Built Condition Does Not Reflect a Multi-Unit Configuration

The as-built condition lacks physical features typically required for independent dwelling units.

Approved 2013 Plans Compared to 2017 MLS Images and 2024 As-Built Drawings - 2nd Floor



Approved 2013 Plans Compared to 2017 MLS Images and 2024 As-Built Drawings - 3rd Floor



Comparison of 2013 Approved Plans to 2017 MLS Images and 2024 As-Built Drawings indicates:

- Hallway alignment differs materially from approved plans
- Fire separations and independent unit entrances are not present
- No kitchen on the second floor
- No independent circulation between floors
- Elevator bank and stairwell locations differ materially
- Rear stair configuration differs in location and dimension
- Rear spaces function as bedrooms without kitchens
- Bathroom and laundry layouts differ from approved plans

2016 Certificate of Final Completion and City Inspections

Final inspection certified the as-built condition.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
5/9/2016	Sean Birmingham	FINAL INSPECT/APPRVD	CFC ISSUED
5/4/2016	Sean Birmingham	FINAL INSPECT/APPRVD	PRE-FINAL
5/4/2016	Sean Birmingham	FINAL INSPECT/APPRVD	PRE-FINAL

1 2 3 4 5 6 7

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1	1/29/2016	MGREENE	1	CONCRETE (PLACEMENT & SAMPLING)	
1	1/29/2016	MGREENE	2	BOLTS INSTALLED IN CONCRETE	
1	1/29/2016	MGREENE	18A	BOLTS INSTALLED IN EXISTING CONCRETE	
1	1/29/2016	MGREENE	24A	FOUNDATIONS	
1	1/29/2016	MGREENE	20	HOLDOWNS	
1	1/29/2016	MGREENE	24E	WOOD FRAMING	
1	1/29/2016	MGREENE	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1	1/20/2015	MGREENE	24D	STEEL FRAMING	
1	1/20/2015	MGREENE	6	HIGH-STRENGTH BOLTING	
1	1/20/2015	MGREENE	5A1	SINGLE PASS FILLET WELDS < 5/16"	

Final inspections approved; Certificate of Final Completion issued

Structural inspections completed prior to final sign-off

Request to approve legalizing 2 existing illegal units.

Permit finalized following inspection approval

City and County of San Francisco

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 12/1/2025 10:14:59 PM

Application Number: 201102049586
Form Number: 3
Address(es): 0132 / 009 / 0 524 VALLEJO ST
0132 / 009 / 0 526 VALLEJO ST
Description: INTERIOR RECONFIGURATION (GRG, FIRST, SECOND FLR). EXPAND THIRD FLOOR. REPLACE ALL WINDOWS WITH IN KIND. ADD 1 BATH @ UNIT#2(LEGALIZE 2 EXISTING UNITS TO REFLECT 4 TOTAL. BLDG WILL BE FULLY SPRINKLERED (UNDER SEP. PERMIT)
Cost: $268,000.00
Occupancy Code: R-2
Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
2/4/2011	TRIAGE	
3/4/2011	FILING	
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: 4152575185

Addenda Details:

Description:
SITE

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		2/4/11	2/4/11			2/4/11	SHEK KATHY		
CP-ZOC		2/4/11	10/1/11			11/26/12	LAINLEY PILAR		11/26/12, approved exterior alterations including in-kind window replacement, new wood clapboard siding, vertical addition, and interior remodel with no change of unit count, MPL.
CP-NP		10/10/12	10/10/12			11/9/12	LAINLEY PILAR		Section 311 Mailed 9/9/2011 exp 10/8/2011 (Milan Martin) Cover Letter Mailed 9/28/12 Mailed 10/10/12 Exp 11/9/12 (Alaina)
BLDG		11/29/12	12/11/12	12/31/12	12/24/12	12/24/12	RALLS MATTHEW		
DPW-BSM		12/12/12	12/13/12			12/13/12	CY LIONGYAN		12-13-12 A separate permit from the Bureau of Street-Use & Mapping (BSM) is required for work involving alteration, reconstruction or repair of sidewalk, curb or gutter in the City right-of-way. DPW/BSM sign off is required.
SFPUC		12/24/12	1/22/13			1/23/13	SZU WHITNEY MONICA		Project has been processed a Capacity Charge. 50% paid with permit fees, balance due within 12 months of permit issued date. See invoice attached to application. Route to PPC. 01/22/13.
DPW		1/24/13	1/24/13			1/24/13	BLACKSHEAR JOHN		1/24/13 No impact fees. No Free Source Hang Agreement is required.
DPW-BSM		12/3/12	12/31/12			12/31/12			MR double checked w/ planning - no need to route back 12/31/12
PPC		1/24/13	1/24/13			1/24/13	SAMARASINGHE GILES		1/24/13: to CPB gm 1/24/13: QC done. To DPW gm 1/24/13: to M. Ralls gm 12/13/12: Plans in HOLD BIN, sm. 12/12/12: to BSM sm.
CPB		1/24/13	1/28/13			1/28/13	SHEK KATHY		01/28/2013, BRUSO NOT REQ, APPROV BY BWAN

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Key Inspections and Final Approval:

1/20/2015: Steel framing inspection approved

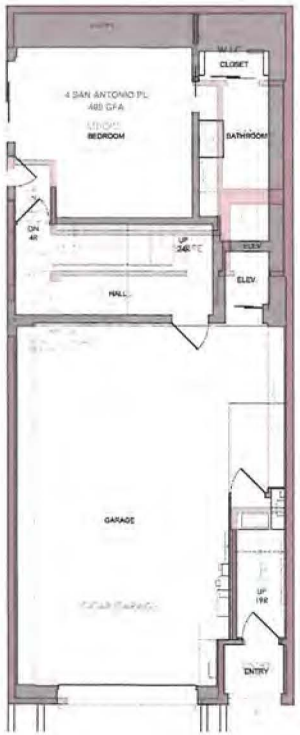
1/29/2016: Foundations, wood framing, and shear wall inspections approved

5/9/2016: Certificate of Final Completion issued

The Certificate of Final Completion reflects the condition of the building as constructed and inspected.

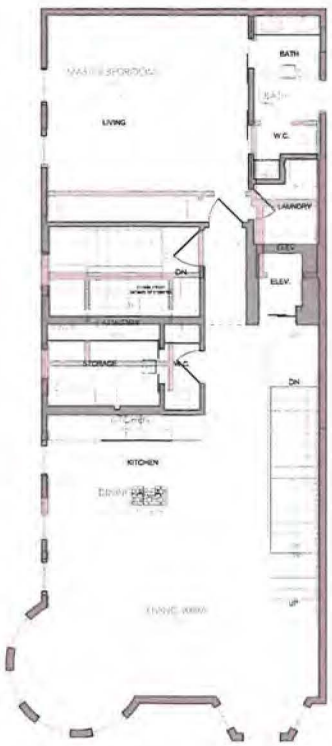
Approved 2013 Plans Compared to As-Built Configuration

Approved 2013 four-unit plans overlaid with 2017 MLS images and confirmed by 2024 as-built drawings



First Floor

Second Floor



Third Floor

Fourth Floor

Architectural Comparison

- No fire-rated separation between egress paths and living spaces
- Load-bearing wall locations differ from approved plans
- Elevator shaft location and dimensions differ
- Open internal stairwell connecting floors
- Single kitchen serving multiple floors
- Bathroom and laundry layouts differ from approved plans
- Rear stair configuration differs from approved plans

Differences shown are structural and spatial in nature, not cosmetic.

Relevant Planning Commission Precedent: 1090 Randolph Street

Commission approved legalization based on verified as-built conditions. Included for precedent and policy consistency; factual parallels noted.

- Approved plans differed from long-standing as-built condition
- Commission relied on verified physical configuration
- Project advanced a feasible compliance pathway
- **Result:** approval of a two-unit configuration

The Randolph Street decision confirms that where approved plans were never constructed, the Commission may approve a feasible, as-built–based solution that legalizes real housing.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project would reduce the number of authorized Dwelling Units on the Site, it would result in a de facto addition of a high-quality family-sized unit. In addition, it would legalize a long-standing Religious Institution use that is compatible in nature with the residential community and adds to the social and cultural fabric of the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXECUTIVE SUMMARY
CONDITIONAL USE

HEARING DATE: **JUNE 13, 2024**

Record No.:	2022-009810CUA
Project Address:	1060-1090 Randolph Street
Zoning:	RH-2 (Residential – House, Two Family) Zoning District 40-X Height and Bulk District Oceanview Large Residence Special Use District Priority Equity Geographies Special Use District
Cultural District:	N/A
Block/Lot:	7081A / 032 and 033
Project Sponsor:	David Locicero 2340 Powell Street #290 Emeryville, CA 94608
Property Owner:	Khaniqah Nimatullahi 4021 19th Avenue San Francisco, CA 94132
Staff Contact:	Maggie Laush – (628) 652-7339 Maggie.Laush@sfgov.org
Environmental Review:	Categorical Exemption

Recommendation: Approval with Conditions

Project Description

The Project proposes to legalize an existing meditation center at 1060 and 1090 Randolph Street, d.b.a. Khaniqah Nimatullahi Meditation Center, comprising two residential properties that are used for congregation and communal meditation, and which are each occupied by families that are members and caretakers of the Meditation Center. Along with establishing the approximately 1,900 square-foot Religious Institution use the Project would merge two studio units, which had been removed without the benefit of permit by a prior owner, to create a two-bedroom dwelling unit on the ground floor at 1090 Randolph Street. The Project includes interior remodeling and legalizing a 54-square-foot side addition at 1090 Randolph Street.

The Proposal: A Real, Livable Second Unit — Built Within the Existing Structure

Family home above + new 440 sq ft rent-controlled studio below.

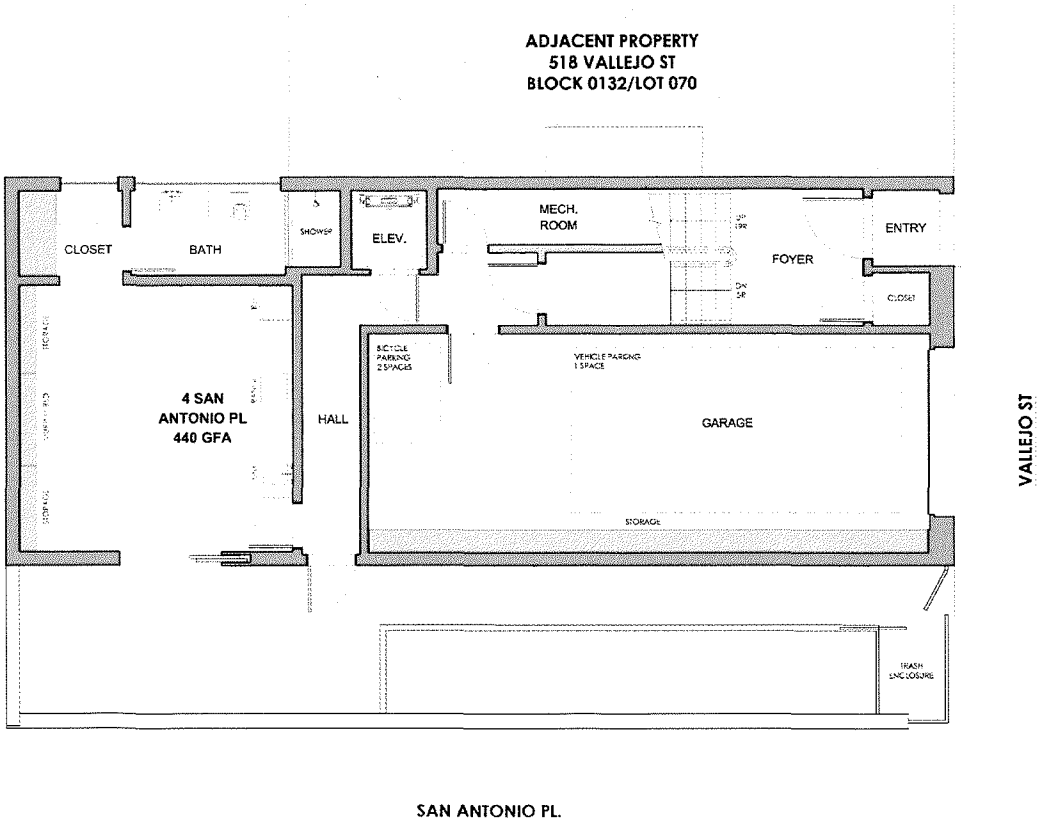


EXHIBIT E

Timeline of Property History

524 Vallejo Street – Conditional Use Authorization Appeal

This timeline summarizes the documented history of 524 Vallejo Street with respect to **legal unit status, construction activity, occupancy, and ownership**. It demonstrates that while a four-unit configuration was approved on paper in 2013, it was **never constructed, never occupied, and never added to San Francisco's housing stock**.

Pre-2010: Historical Configuration

- Originally built in 1907, the building was historically configured and legally recognized as a **two-unit residential property**, consistent with early City records.
- At an unknown date, additional dwelling spaces were created **without permits or legal authorization**, resulting in periods of informal or unauthorized occupancy.
- **Only two units were legally recognized** prior to redevelopment.

2010: Developer Acquisition

- **Purchaser:** Peter Iskandar (developer).
- **Developer Associations**:
  - Peter Iskandar; SP Twin Boys Corporation; SF Affordable Housing LLC; Ichi Nuts, LLC; Bubble Real Estate / Master Builders (contractor)
- **Occupancy at acquisition:**
  - 3 of the 4 dwelling spaces occupied, including units without legal authorization.
- **Tenant resolution:**
  - Existing tenants were vacated through buyout agreements (approximately $35,000 per unit).
  - These matters were resolved at that time and **predate Appellants' ownership by more than a decade**.

2013: Paper Approval for Four Units

- City approvals were granted to legalize two additional units, resulting in **approved plans for a four-unit building**.
- **Critical fact:**
  - There is no evidence found or presented by the Appellants, Planning Department, Planning Commission, or opponents that the approved four-unit configuration **was ever constructed**. It existed **only on paper**.

2014–2016: Construction and Final Inspection

- Substantial construction work completed, including foundations, framing, and shear walls.
- **May 9, 2016:**
  - The Department of Building Inspection issued a **Certificate of Final Completion (CFC)**.
- **As-built condition certified by the CFC:**
  - One continuous residential layout
  - One kitchen
  - Unified internal circulation
  - **No physical separation into four dwelling units**

2017: First Arms-Length Sale

- Property sold in an arm's-length transaction to Roumana LLC, which purchased and occupied the building in its as-built condition as a single-family residence
- **Marketing and due diligence:**
  - MLS listed the property as a **single-family residence**
  - Floor plans depict a single, continuous home
  - Lender inspections completed
- **No City enforcement action** or requirement to reinstate four units.
- Physical condition matched the **2016 as-built certification**.

2017–2021: Continuous Single-Family Use

- Property continuously occupied and used as a **single-family home**.
- No construction, subdivision, or reconfiguration into multiple units.
- No enforcement actions.

2021: Appellants' Purchase

- **Purchasers:** Katelin Holloway and Ben Ramirez.
- **Disclosure:** While the Property was disclosed as having a multi-unit designation, neither the marketing materials, physical configuration of the building, nor the City's prior issuance of a Certificate of Final Completion suggested that compliance would require reconstructing a four-unit configuration that had never been built and that materially diverged from the as-built condition.
- **Physical condition at purchase:**
  - Identical to the 2017 condition
  - Single kitchen and unified circulation
- **Reasonable reliance based on:**
  - Two prior arms-length sales
  - City-issued Certificate of Final Completion
  - MLS marketing and inspections

2022: Discovery of Record Discrepancy

- An anonymous complaint triggered City review.
- Appellants learned for the first time of the discrepancy between:
  - The **2013 approved plans (never built)**, and
  - The **certified as-built condition**

2022–2024: Good-Faith Compliance Efforts

- Appellants retained legal, architectural, and expediting professionals.
- Extensive investigation undertaken to reconcile decades of inconsistent City records.
- Reinstatement of four units was studied and determined to be:
  - Physically infeasible
  - Disproportionate
  - Incompatible with the existing structure

2024: Conditional Use Authorization Application

- Appellants submitted a CUA application proposing:
  - Legalization of a **two-unit configuration**

    - Creation of a new **440 sq. ft. rent-controlled studio**

- Proposal aligned with:
    - The as-built condition
    - Housing policy objectives
    - Recent Planning Commission precedent

December 4, 2025: Planning Commission Hearing

- The Planning Commission held a duly noticed public hearing.

- Extensive evidence presented regarding:
    - The as-built condition
    - Architectural feasibility
    - Public benefits

- Result: **3–3 tie vote**, resulting in **procedural denial**, not a merits-based determination.

Present

- Appellants continue to reside in the home with their children.

- Appeal filed seeking a **feasible, proportional, and policy-aligned resolution**.

Key Takeaway

At no point since the **2016 Certificate of Final Completion** has 524 Vallejo Street existed as a four-unit building in physical reality. The four-unit configuration was approved on paper, never built, never occupied, and never contributed housing to the City. The proposed project corrects this long-standing discrepancy by legalizing the actual structure and adding real, rent-controlled housing.

EXHIBIT F

Planning Staff and Commission Acknowledgments Demonstrating Density Nonconformity, Long-Standing Vacancy, Feasibility Constraints, and the Need for a Proportional Resolution

524 Vallejo Street – Conditional Use Authorization Appeal

This Exhibit compiles key acknowledgments from the Planning Department staff report and the Planning Commission hearing record that are relevant to the Board of Supervisors' review. Together, these materials demonstrate that (i) four dwelling units are legally nonconforming on this site under current Planning Code; (ii) the units at issue have not housed tenants for more than a decade and were vacated through buyouts; and (iii) both staff and Commissioners recognized the unusual, infeasible, and disproportionate nature of reinstating a four-unit configuration that was never constructed. These statements demonstrate that the Planning Commission's tie vote was not grounded in a finding that four units are physically viable, but rather reflects unresolved tension between paper approvals and the as-built condition.

I. Planning Staff Acknowledgment of Density Nonconformity

The staff report expressly acknowledges that **four dwelling units exceed what the subject lot is permitted to support** under current Planning Code:

> *"With four legal dwelling units, the subject property's authorized density is legal nonconforming because the subject lot's area (1,926.25 square-feet) is less than four-times 1,067 square-feet." (Staff Report, p.3)*

Relevance: As Planning staff acknowledge, **four units are not permitted by right on this site and persist only as a legacy legal nonconforming condition** due to lot size constraints under the RM-1 Zoning District. Staff expressly recognized that the as-built structure cannot reasonably accommodate four units, confirming that reinstatement is not a simple compliance matter but would require fundamental reconstruction.

II. Planning Staff Acknowledgment That Reducing Unit Count Restores Compliance

The staff report further states:

> *"However, because the proposal would result in a net reduction to the total number of units,* ***the Project complies with the land use controls of the RM-1 Zoning District.*** *" (Staff Report, p.3)*

Relevance: This acknowledgment confirms that reducing the number of units — rather than reinstating all four — is what brings the Property into compliance with current zoning controls. Additionally, it confirms that the four-unit condition persists only as a legacy, legally nonconforming artifact.

III. Staff Acknowledgment of the Property's Long-Standing As-Built Condition

The staff report also confirms that the building has functioned as a single dwelling for many years, notwithstanding the four-unit authorization on paper:

> *"At some point between 2016 and 2022, all of the units were merged without authorization, and the subject property has been functioning as a single-family dwelling ever since." (Staff Report, p.2)*

Relevance: This acknowledgment confirms that the City understands the distinction between **what was approved on paper** and **what actually exists**, and that the as-built condition is long-standing rather than recent or opportunistic. This acknowledgment aligns with the documented as-built condition reflected in City approvals, MLS listings, lender inspections, and occupancy history. Appellant's Exhibits C & D prove further that this merger happened pre-2017, long before appellant's purchased the home.

IV. Staff Findings Regarding Long-Standing Vacancy and Lack of Tenant Displacement

The staff report confirms that the units proposed for removal have not been occupied by tenants for more than a decade:

> *"The units proposed for removal, 524 Vallejo Street and 4A San Antonio Place, were last occupied by tenants in 2012, as confirmed per the Voter Rolls." (Staff Report, p.5)*

Relevance: Thus, the record establishes that:

- No tenants have resided in the subject units since 2012;
- The units have not contributed to the City's active rental housing supply for over ten years; and
- No current or recent tenant displacement would result from the proposed project.

V. Record Evidence of Tenant Buyouts Resolving Prior Occupancies

The administrative record further reflects that former tenants vacated the property through buyout agreements entered into by the prior developer more than a decade ago.

As referenced in tenant correspondence submitted in opposition to the project and corroborated by publicly available City tenant buyout records, the former tenants received buyout compensation in connection with their departure from the building. Public records indicate buyout payments in the approximate amount of $35,000 per unit.

These buyouts:

- Occurred long before Appellants' ownership;
- Fully resolved the tenancies at issue; and
- Confirm that the units have not served as tenant housing for many years.

Appellants were not involved in, aware of, or connected to these buyouts or the former tenancies.

(Source: https://data.sfgov.org/Housing-and-Buildings/Map-of-Buyout-Agreements/aa2m-ehxd , Former Tenant Opposition Letter in December 4th hearing packet)

VI. Hearing Record: Recognition of Feasibility Constraints

During the Planning Commission hearing, both Planning staff and Commissioners raised and discussed concerns regarding the feasibility of reinstating a four-unit configuration within the existing building.

Commissioner questions and deliberations reflected acknowledgment that:

- The building, as constructed and occupied, differs materially from the approved four-unit plans;
- Reinstating four units would require substantial reconstruction; and
- The physical realities of the building impose meaningful constraints on what can reasonably be achieved.

Relevance: Staff implicitly acknowledges that reinstatement would involve major reconstruction, reinforcing that this is not a matter of restoring removed kitchens or minor interior changes. These feasibility concerns are reflected in the hearing transcript and form part of the administrative record before the Board.

(Source: Planning Commission Hearing Transcript, December 4, 2025)

VII. Hearing Record: Proportionality, Equity, and the Absence of Consensus

The Planning Commission's deliberations further reflect an acknowledgment that the circumstances presented are unusual and raise questions of proportionality and fairness.

Multiple Commissioners characterized the situation as difficult and expressed discomfort with the outcome, noting the hardship imposed on the current owner-occupants for circumstances created by a prior developer. These concerns ultimately resulted in a divided Commission unable to reach consensus on how to resolve the case.

The Conditional Use Authorization was not denied by a majority finding on the merits, but rather resulted from a 3–3 tie vote and de facto disapproval, underscoring the Commission's lack of agreement on an appropriate resolution.

(Source: Planning Commission Hearing Transcript and Draft Meeting Minutes, December 4, 2025)

VIII. Alignment with Feasibility-Based and Housing-Positive Policy Outcomes

Taken together, the staff report and hearing record reflect a tension between preserving a nonconforming, paper four-unit designation and achieving a feasible, housing-positive outcome grounded in physical reality.

Planning staff acknowledged that four units exceed what the site is permitted to support under current zoning, while Commission deliberations reflected concern that forcing reinstatement would:

- Require disproportionate reconstruction;
- Produce low-quality or inefficient housing; and
- Fail to meaningfully advance the City's housing goals.

By contrast, the proposed project moves the property toward compliance, converts long-standing paper units into a real, habitable dwelling, and avoids further displacement or disruption.

IX. Planning Staff Acknowledgment Regarding Affordable Housing and Rent Ordinance Status

The staff report expressly states that **the proposed Project does not remove an affordable housing unit** as defined by the Planning Code:

> *"The Project would not result in the removal of an affordable housing unit as defined in Planning Code Section 401." (Staff Report, p.5)*

Relevance: These statements confirm that the Planning Department did not find that the Project would remove an affordable housing unit and did not determine that any unit at the Property was subject to the Rent Ordinance.

X. Alignment With Feasibility-Based Policy Outcomes

Staff Policy Framing:

> *The Department evaluates projects based on feasibility, livability, and consistency with adopted housing objectives.*

Relevance: The Appellants' proposal aligns with the very framework staff describes — creating **real, livable housing** rather than enforcing an infeasible configuration that produces no actual units.

Conclusion

The Planning Department's own analysis and the Planning Commission's hearing record confirm that the four-unit configuration is legally nonconforming, long unoccupied, and misaligned with the physical realities of the building. The record further reflects recognition of feasibility and proportionality concerns that prevented the Commission from reaching consensus.

These acknowledgments support the conclusion that approval of the proposed two-unit project represents a reasonable, fair, and policy-aligned resolution of a long-standing discrepancy not of the Appellants' making.

EXHIBIT G

Neighborhood Support and Community Input

524 Vallejo Street – Conditional Use Authorization Appeal

This Exhibit documents neighborhood understanding of and support for the proposed appeal and project at 524 Vallejo Street. Appellants engaged directly with neighbors within a 300-foot radius to explain the property's history, the current enforcement posture, and the proposed two-unit resolution.

Neighbors were informed that the proposed project would:

- Add a new rent-controlled dwelling unit;
- Avoid reinstatement of a never-built four-unit configuration;
- Minimize construction duration, noise, and disruption; and
- Allow the current family to remain in their home while resolving a long-standing regulatory discrepancy.

The materials below reflect neighbors' informed support for the appeal as a fair, feasible, and neighborhood-appropriate outcome.

G-1. Appeal Support Signature Sheet

Appellants obtained signatures representing at least **20 percent of owners and tenants within a 300-foot radius**, as required for the filing of this appeal.

Due to the timing of the Planning Commission hearing and the intervening holiday period—during which many residents are traveling—Appellants elected to submit the appeal application promptly to meet the statutory deadline. Appellants anticipate submitting additional signatures and letters of support to the Clerk of the Board prior to the appeal hearing, reflecting continued neighborhood engagement and additional expressions of support.

- Initial Signature Sheet attached

G-2. New Letters of Support

This section includes letters from immediate neighbors and community members who live in close proximity to the Property and who support the proposed appeal outcome. These letters reflect neighbors' understanding of the project, their preference for a proportional and minimally disruptive resolution, and their support for adding a rent-controlled unit rather than reinstating an infeasible four-unit configuration.

- Letters of Support attached

G-3. Previously Submitted Letters of Support

This section includes letters of support previously submitted to the Planning Department and Planning Commission during the Conditional Use Authorization process. These letters are included here to provide continuity of community input and to demonstrate that neighborhood support for a fair and feasible resolution has been consistent throughout the review process.

- Previously Submitted Letters of Support attached

Planning Commission Case No. 2024-011541CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

	Street Address, Property Owned or Rent	Assessor Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1	536 Vallejo Street	0132/010A	Owner	Susan Taylor	
2	533 Vallejo Street	0145/039	Owner	Vincent Vigil	
3	541 Vallejo Street	0145/038	Owner	Michael Keller	
4	520 Vallejo Street	0132/070	Owner	Alexander Noor	
5	441 Green Street	0132/042	Owner	Janna Keller	
6	1201 KEARNY	0132/055	RENTER	SEAN O'DONNELL	
7	526 Vallejo Street	0145/040	Renter	Wesley Dickinson	
8	525 Vallejo St.	0145/040	renter	Amber Heldren-Ma	
9	506 Vallejo	0132/006	owner	Emily Hong Daniel	
10	1219 Keerny St.	0132/004	RENTER	Anthony Long	
11	7 SAN ANTONIO PL	0132/013	RENTER	MARILYN KITAGAWA	
12	1165 Kearny st	0145/001	Renter	Thomas Lau	
13	548 Vallejo St	0132/012	Renter	Sarah Goldsmith	
14	548 Vallejo St	0132/012	Renter	Matt McEwan	
15	540 Vallejo St.	0132/011	renter	Kimya Afshar	
16	1255 Kearny St	0132/001	Renter	Dishani Kathuria	
17	1223 Kearny St	0132/003	Renter	Anna Mazurin	
18	21 Fresno St	0145/045	OWNER	Raymond Yuen	
19	23 Fresno St	0145/046	OWNER	Raymond Yuen	
20	520 Vallejo St	0132/070	owner	Arnavi Sahni	

(All information provided is subject to public disclosure; personal information will not be redacted.)

No. 2024-011561CUA Planning Commission Case

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

	Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1.	455 VALLEJO St.	0144/035	OWNER Gina Hurley	Gina Hurley	
2.	429 1/2 Laceen	0132/044	Renter	Vincent Kay	
3.	7 San Antonio Pl	0132/013	Renter	Ethan Lapuiad	
4.	566 Vallejo St #34	0132/046	renter	Lori	
5.	566 Vallejo #34	0132/046	renter	Cedric Cabansag	
6.	1346 GRANT AVE	0132/028	~~Renter~~ RENTER	TUDO	
7.	141/2 BANNAM PL	0116/010	TENANT	MANOLO MORALES	
8.	1336 Grant Ave	0132/029	TENANT	ALFREDO VELASCO	
9.	1398 Grant Ave	0132/051	~~NANCY~~ NANCY	MONA	
10.	453 Green	0132/040	~~DAN~~ DAN	GOTHMAN	
11.	1 San Antonio	0132/048	Tenant	Dorie OLeary	
12.	1 San Antonio	0132/048	Tenant	Stephanie Shepherd	
13.	1 San Antonio	0132/048	Tenant	Eric Kline	
14.	546 VALLEJO	0132/012	OWNER	NICHOLAS MAN	
15.					
16.					
17.					
18.					
19.					
20.					

(All information provided is subject to public disclosure; personal information will not be redacted.)

From: **Sean O'Donnell** ukeschmaltz@yahoo.com
Subject: My plea to the appeal board.
Date: December 20, 2025 at 9:14 AM
To: Katelin Holloway katelin.holloway@gmail.com

Hello Katlin & Ben,

I live up the street from you folks at 1201 Kearny & Vallejo. We bought our place here over forty years ago. We've raised our kids here and one of them is returning soon to start his family here as well.

This is a rare block in North Beach as it houses older families, professionals and newly formed families wanting to be part of this unique section of homes.

I'm very grateful you two and your kids have decided to make this block your home and wish for you to remain here as long as possible.

Any support I can lend to help you resolve your appeal with the city I will most definitely endorse. You two have brought this part of our neighborhood together like no other adjacent owners have in my many years here.

With much gratitude and appreciation,

Sean O'Donnell

From: **Dennis Wishnie** dwishnie@gmail.com
Subject: Support for Appeal-524 Vallejo Street
Date: December 20, 2025 at 2:57 PM
To: Katelin Holloway katelin.holloway@gmail.com, ben.ramirez@gmail.com

Dear Katelin and Ben,

I am writing as a neighbor of over 50 years on Vallejo Street to express my support for your appeal regarding 524 Vallejo.

From my perspective, you have approached this situation thoughtfully, responsibly, and in good faith. It is clear that you are working through the City's process transparently and with respect for both the neighborhood and applicable requirements.

You have been engaged, considerate neighbors, and I believe the proposed resolution represents a reasonable and proportional way to address a long-standing issue while minimizing disruption to the block.

Sincerely,
Dennis Wishnie
438 Vallejo St.

From: **Susan Taylor** stheresat@gmail.com
Subject: The appeal
Date: December 19, 2025 at 5:03 PM
To: Katelin Holloway katelin.holloway@gmail.com, Ben Ramirez ben.ramirez@gmail.com

Dear Katelin and Ben,

I am writing as your next door neighbor to express my support for your appeal and for the proposed two-unit resolution for your home at 524 Vallejo Street.

Over the years you have lived here, I have come to truly value our relationship as neighbors. I very much admire the care and consideration you bring to those of us lucky enough to live on this block of Vallejo Street. Your commitment to raising your family here, and to living in and contributing to this neighborhood has been clear and consistent from the very beginning.

I understand the history of the property and that this situation stems from actions taken by a prior developer, not by you. I also understand that the proposed solution would add a small, rent-controlled unit while avoiding the extensive and disruptive construction that would be required to reinstate a four-unit configuration that was never built.

From both a neighborhood and community perspective, I believe this proposal is the most reasonable and least disruptive way to resolve the issue. I support your appeal and hope for an outcome that allows you to remain in your home to raise your family and to continue as a vital part of out neighborhood.

Please include this letter as part of your appeal submission.

Sincerely,
Susan Taylor
536 Vallejo Street

From: **Janna Keller** jannamkeller@gmail.com
Subject: Support for Appeal – 524 Vallejo Street
Date: December 19, 2025 at 1:32 PM
To: Katelin Holloway katelin.holloway@gmail.com, Ben Ramirez ben.ramirez@gmail.com
Cc: Mike Keller Mwkeller27@gmail.com

Dear Katelin and Ben,

I am writing as a neighbor across the street from 524 Vallejo Street to express my support for your appeal and the proposed two-unit resolution.

As a parent raising young children in this neighborhood, I care deeply about stability, livability, and keeping families rooted in San Francisco. I believe the proposed resolution is the most reasonable and least disruptive way to move forward, both for the families who live on this block and for the neighborhood as a whole.

This outcome allows a family to remain in their home while resolving a complex situation in a thoughtful and proportional way. From my perspective as a nearby neighbor and parent, this is the right path forward.

Please include this letter as part of your appeal submission.

Warmly,
Janna & Mike Keller
541 VALLEJO ST

From: **J B V** jaime.barrett@compass.com
Subject: 524 Vallejo
Date: December 19, 2025 at 1:37 PM
To: Ben Ramirez ben.ramirez@gmail.com, Katelin Holloway katelin.holloway@gmail.com
Cc: Vince VIGIL vincevigil@sbcglobal.net

Dear Katelin and Ben,

I am writing as a neighbor across the street from 524 Vallejo Street to express my firm support for your appeal and the proposed two-unit resolution for the property.

My husband Vince and I have lived on Vallejo Street for over 20 years and are raising our daughter here. We are natives, 5th and 3rd generation here, and are profoundly invested in our home, our street, and our community in North Beach. We care deeply about the long-term stability, safety, and livability of this block, especially for families who are trying to build rooted lives in San Francisco. It is not an easy task in a city that is not very child-friendly.

From my perspective as a nearby neighbor, I believe the proposed resolution represents the most reasonable and least disruptive way to move forward. It addresses the City's housing goals while avoiding the prolonged and intensive construction that would be required under other scenarios — construction that would significantly impact the families who live on this block.

We have seen many good people, families, leave the city, and Ben and Katelin and their 2 children represent the very best in our community, and they have found themselves in a predicament not of their own doing and deserve a chance to stay in their home without being punished or pushed out because of knowledge they previously were never given or told of. Telling a family what they must do without considering their previous circumstances and disclosure of facts unknown to them should be deeply considered. They deserve that.

Furthermore, as a residential realtor not party to any of their dealings, I can say that they massively deserve a chance at a solution not detrimental to their family and community, as in my professional opinion, they were not given the REQUIRED legal disclosure to have proper knowledge of the details pertinent to theirMak home's history when they purchased it.

Just as importantly, this outcome allows a family that is deeply invested in the neighborhood to remain in their home and continue contributing to the community. As someone raising a child here, I believe it matters how the City treats families who engage transparently and responsibly in complex situations like this one, especially when raising children in San Francisco can be a massively difficult feat at times.

For these reasons, I support your appeal and the proposed two-unit solution.

Please include this letter as part of your appeal submission.

Sincerely,
Jamie Barrett Vigil
533 Vallejo Street

From: **Trent Page** trentpage76@gmail.com
Subject: Support for Appeal - 524 Vallejo Street
Date: December 21, 2025 at 3:31 PM
To: Katelin Holloway katelin.holloway@gmail.com, Ben Ramirez ben.ramirez@gmail.com
Cc: hanayoshikawa@gmail.com

Dear Katelin and Ben,

I am writing as a neighbor and fellow parent to express my support for your appeal related to 524 Vallejo Street.

As parents raising children in this neighborhood, my family and I care deeply about whether San Francisco continues to be a place where families can put down roots, contribute, and stay. You are exactly the kind of neighbors and parents who make this community work — engaged, generous, and genuinely invested in the people around you.

I know the situation you've inherited is not one of your making. What has stood out most throughout this process is the way you've approached it: thoughtfully, collaboratively, and with care for both the neighborhood and the City's broader goals.

I believe your proposed resolution is reasonable, fair, and aligned with keeping families in San Francisco while minimizing unnecessary disruption. I hope the appeal process results in an outcome that allows you to remain in your home and continue as part of this community.

With appreciation,

Trent Page
1321 Montgomery Street
San Francisco, CA 94133

From: **Janna Keller** jannamkeller@gmail.com
Subject: 524 Vallejo Street 2024-011561CUA Planning Commission Hearing December 4, 2025
Date: November 20, 2025 at 2:11 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org, Mike Keller mwkeller27@gmail.com
Bcc: katelin.holloway@gmail.com

Dear Mr. Page,

We are writing in support of our friends and former across-the-street neighbors at **524 Vallejo Street** (Case No. 2024-011561CUA).

We've known this family for years. Our kids have grown up together, and we've seen firsthand how invested they are in North Beach — from supporting local schools and small businesses to showing up for neighborhood families in real ways.

We recently moved from living across the street at 541 Vallejo St., San Francisco, CA 94133 to around the block on Green street, and the hardest part of that move is not seeing the joy when our kids see our neighbors (generally Ben out front cleaning) and call out to them in the morning as we walk to school.

Their proposed solution adds housing and resolves a confusing, inherited situation that they have worked on for years in good faith. It does not remove any existing units or impact anyone's housing.

We believe the City should give this rare case thoughtful review.

Warm regards,
Janna & Mike Keller
441 Green Street
SF, CA 94133

From: **Chhavi Sahni** sahnichhavi@gmail.com
Subject: 524 Vallejo Street 2024-011561CUA Planning Commission Hearing December 4, 2025
Date: November 20, 2025 at 5:56 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org
Bcc: katelin.holloway@gmail.com

Dear Mr. Page,

We are the homeowners immediately adjacent to **524 Vallejo Street** and are writing in support of our neighbors' application (Case No. 2024-011561CUA).

As relatively new homeowners ourselves, we understand how important it is to navigate San Francisco's housing and permitting landscape in a responsible way. For several years, Katelin and Ben have worked tirelessly to find a solution that supports the City's housing priorities. Their proposal adds a unit while resolving a unique situation they inherited.

As someone who works at a local non-profit, I personally know how much this family contributes to the community, especially to neighborhood youth and families. They are thoughtful, civically engaged, and always striving to do the right thing. We are lucky to have them as neighbors.

We hope the Commission will consider the clear facts of this edge case and support their pathway forward.

Sincerely,
Chhavi Sahni and Alex Noor
520 Vallejo St.
San Francisco, CA 94133

Subject: 524 Vallejo Street 2024-011561CUA Planning Commission Hearing
December 4, 2025

Dear Mr. Page,

We are homeowners across the street from **524 Vallejo Street**, and we're writing to express our support for our neighbors' proposal in Case No. 2024-011561CUA.

We care deeply about the safety, character, and long-term stability of our block. Katelin and Ben are exactly the kind of neighbors who make North Beach a strong, family-oriented community. They look out for everyone and they actively support the neighborhood institutions that matter.

Their proposal adds a new unit and brings clarity to a complicated situation that predates their ownership. Importantly, it doesn't remove any existing housing or displace anyone — something that matters to all of us raising children here.

We have lived at 533 Vallejo Street for almost 24 years and are raising a child here. Ben and Katelin are the kindest, most thoughtful neighbors we have ever had and are a massive asset to our neighborhood. We hope that their family will be given kind and extremely reasonable consideration to their request.

We respectfully ask that the Commission give their case fair and careful review. They have been transparent, responsible, and community-minded throughout this entire process.

Sincerely,

Vince & Jaime Vigil
533 Vallejo Street
San Francisco, CA 94133

From: **Susan Taylor** stheresat@gmail.com
Subject: 524 Vallejo Street; 2024-011561CUA; Planning Commission Hearing, December 4, 2025
Date: November 20, 2025 at 4:01 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org
Bcc: katelin.holloway@gmail.com

Dear Mr. Page:

I am writing in support of my neighbors at **524 Vallejo Street** regarding their upcoming hearing on December 4th (Case No. 2024-011561CUA).

As a homeowner next door since 2011-2012, I am very familiar with both the property at issue and the neighborhood history. The situation at 524 Vallejo is highly unusual and stems from the property developer's actions predating the current owners' period of ownership. For at least the past ten years, this property has functioned as a single family residence.

The proposal of the applicants does not eliminate any existing housing. In fact, it creates a new unit, and would resolve a long-standing discrepancy that was not caused by the current owners. I have watched them work diligently and in good faith with the City for several years to find a solution that aligns with our city's housing goals while allowing them to settle their young family into our neighborhood.

Katelin and Ben are deeply rooted in North Beach, and contribute meaningfully to this community. They are a very central part of what makes this little neighborhood work so well. They have been outstanding neighbors, and they case deeply about our community. I strongly support their proposed path and encourage the City to give this edge case thoughtful consideration.

Very truly yours,

Susan Taylor
536 Vallejo Street
San Francisco CA 94133

From: **Trent Page** trentpage76@gmail.com
Subject: 524 Vallejo Street 2024-011561CUA Planning Commission Hearing December 4, 2025
Date: December 1, 2025 at 1:26 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org, hanayoshikawa@gmail.com
Bcc: katelin.holloway@gmail.com

Dear Mr. Page and Members of the Planning Commission,

We are writing as nearby neighbors and close family friends of the Holloway–Ramirez family to express our strong support for the proposed project at **524 Vallejo Street** (Case No. 2024-011561CUA). We respectfully encourage the Commission to approve this project as submitted.

We have known Katelin and Ben for several years, both as neighbors and as fellow parents at Garfield Elementary School, where our children attend together. In that time, we have gotten to know them not just casually, but in the way parents connected through school and neighborhood life really do: through daily drop-offs, birthdays, class events, playdates, pizza parties, and all of the small but meaningful interactions as neighbors. They are thoughtful, steady, and deeply invested in the well-being of this neighborhood and the families who live here.

From our perspective as parents raising young children in San Francisco, it has been incredibly reassuring to have neighbors like Katelin and Ben. They show up for their community, support local schools and kids, look out for the block, and bring people together rather than divide them. They are exactly the kind of long-term residents San Francisco should want to keep — people who participate, contribute, and positively impact the neighborhood around them.

We have also come to understand the situation they have inherited with their home. As neighbors who see the property regularly and have been inside their home, we know firsthand that 524 Vallejo has functioned as a single-family home for as long as we can remember. This is not a case where a family eliminated housing or reconfigured units. The home they purchased is the home they live in today — unchanged, consistent, and clearly constructed as a single unit years prior to their ownership.

Their proposed project adds a new, modest studio unit without displacing anyone and without removing any actual units. It represents a fair and reasonable solution to a situation they did not create but are working hard to correct. We also think it speaks to their values and character that rather than choose a combative approach, they proposed a thoughtful solution centered on cooperation, compliance, and contributing positively to the neighborhood's housing supply.

As parents, neighbors, and residents of North Beach, we strongly believe that approving this project is in the best interest of the community. It resolves a complicated historical issue, increases housing, preserves stability for a long-standing family, and avoids unnecessary disruption — all while honoring the City's broader goals around housing and neighborhood vitality.

We urge you to approve the project.

Sincerely,
Hana Yoshikawa & Trent Page
1321 Montgomery Street
North Beach, San Francisco
Parents at Garfield Elementary School

From: **Kevin Liu** kevliu@gmail.com
Subject: 524 Vallejo Street / 2024-011561CUA / Planning Commission Hearing, December 4, 2025
Date: November 19, 2025 at 11:18 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org
Bcc: katelin.holloway@gmail.com

Dear Mr. Page,

My name is Kevin Liu, a fellow resident of San Francisco (District 5). I'm writing in support of my longtime friends Ben and Katelin regarding their home at 524 Vallejo Street (Case No. 2024-011561CUA).

I've known them for almost 20 years, since we were all young professionals starting out in San Francisco. We basically grew up here together... building our careers, getting married, buying homes, having kids. This city shaped who we became, and I think we all feel like we owe something back to it.

Over the last decade, I've watched so many friends leave San Francisco. Not because they stopped loving it, but because the bureaucracy and obstacles finally wore them down. Ben and Katelin are different, they stayed. They raised their family here. They invested in their neighborhood and community. They stuck it out through some really rough years for the city.

Like them, I also chose to stay during COVID when it felt like half the city was fleeing. My wife and I are committed to raising our family here. I understand what it means to bet on San Francisco's future, even when it's hard.

Now Ben and Katelin are being asked to pay for someone else's corruption from over a decade ago. They bought this house in good faith, and they're just trying to fix the situation in a way that actually helps. Adding housing without displacing anyone, including their own family.

They could have fought this in court. They could have sold and left like so many others. Instead, they're trying to work with the City to make things right, even though none of this is their fault.

Their proposal adds a unit, eliminates nothing, and resolves an inherited mess responsibly. I'm asking you to meet their good faith effort with some fairness in return. San Francisco should be trying to keep families like this, not making their lives harder for problems they didn't create.

Thanks for your time and consideration,

Kevin Liu
kevliu@gmail.com
(510) 304-8553

From: **Patrick Hennes** prhennes@yahoo.com
Subject: Support for 524 Vallejo Street (Case No. 2024-011561CUA)
Date: December 2, 2025 at 3:48 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org

Dear Mr. Page and Members of the Planning Commission,

I am writing as a long-time San Francisco resident and neighbor of **524 Vallejo Street** to express my strong support for the Conditional Use Authorization before you (Case No. 2024-011561CUA). I ask that the Commission approve the project as proposed.

I know this property, its owners, and the character of this small community. For as long as I have been familiar with 524 Vallejo, it has existed and operated as a **single-family home** — exactly as it does today. This is not a case of a recent conversion, nor a situation where housing was eliminated. It is the result of decisions made by a prior developer nearly a decade ago and a long-standing paperwork discrepancy that the current owners inherited through no fault of their own.

What may not come through in the bureaucracy of this process is who Katelin and Ben actually are. They moved to San Francisco over twenty years ago with virtually nothing. Their success was hard-earned, built slowly, and never taken for granted. They live their lives with integrity, generosity, and deep compassion. They indiscriminately bring people together, building community across every dimension of their world. They are the critical glue that keeps people connected and thriving.

I remember how proud they were when they told me they had finally saved enough to buy their first home. And I also remember the shock and devastation of what happened next — being handed a violation for something they did not do, did not cause, and truly could not have known about. Unfortunately for them, they purchased this home from two high-power executives, each serving as a General Counsel to a major, publicly listed tech company. The documentation on the home was written extraordinary well and, as first time buyers, nothing seemed amiss. And yet here we are.

What has mattered most to me, however, is how they chose to respond. They could have taken a very different route — one that involved lawsuits, finger-pointing, or looking for someone to blame. Instead, **they chose the responsible path**. They have spent nearly three years working transparently, following every direction from the City, and doing everything in their power to bring their home into compliance while also aligning with San Francisco's housing goals.

Our new Mayor has said we need to "**get rid of the nonsense and focus on common sense**." I couldn't agree more. And this project is exactly where that philosophy should apply.

philosophy should apply.

The facts are straightforward:

- The home has been a **single-family residence** for at least eight years.
- There is **no evidence** that the additional "paper units" were ever real, occupied homes.
- Two different families have lived in the house exactly as it is today.
- The proposed project **adds a new studio unit**, while removing nothing.
- The alternative—forcing the reconstruction of four theoretical units—would be financially impossible and structurally extreme.

Approving this project is the **common-sense solution**. And importantly, Katelin and Ben are taking full accountability for addressing an issue they did not create. They are not flippers or developers. They are long-term community members who just want to live and raise their children here — exactly the kind of people San Francisco should be working to keep, not push out. The kind of people that are genuinely committed to doing what is right — not just what is easiest.

I respectfully urge the Commission to approve this project and demonstrate that our city is serious about "getting to yes" for reasonable, housing-positive, community-minded families.

Sincerely,
Patrick Hennes

From: **Mollie Jones Hennes** molliejones@gmail.com
Subject: Support for 524 Vallejo Street (Case No. 2024-011561CUA)
Date: December 2, 2025 at 5:35 PM
To: vincent.w.page.ii@sfgov.org
Cc: jonas.ionin@sfgov.org
Bcc: katelin.holloway@gmail.com

Dear Mr. Page,

I am writing in support of the homeowners at **524 Vallejo Street** regarding Case No. **2024-011561CUA.**
I've lived in San Francisco for nearly twenty-five years, spending the majority of that time building my career, my business, and my life right here alongside Ben & Katelin. I've watched this city change, struggle, reinvent itself, and rise again. Through it all, many of the people I started out with; talented, ambitious professionals eventually left for places that made it easier to live, work, and build stability.

But some of us chose to stay. We stayed because San Francisco meant something to us. Because we believed in its potential, its communities, and its culture. And because we wanted to be part of what makes this city special.

Ben and Katelin are two of those people.

I've known them for more than two decades. We've had a weekly dinner together at North Beach Pizza for over twenty years — which should tell you everything about their commitment to this neighborhood. They built their careers here, grew their family here, and (after very hard earned success and diligent saving) were finally able to invest in their very first home here. They could have very easily taken their success and moved elsewhere. Many of our peers did. However, they chose loyalty, community, and continuity.

That's why this situation is so frustrating.

They bought their home at 524 Vallejo in good faith, with no knowledge of the developer misconduct that happened years before. An anonymous complaint triggered a violation that has sent this family into an unwarranted tailspin. Now they're being asked to clean up a mess they did not create. And instead of fighting the City or walking away, they've chosen the path that supports housing, maintains neighborhood stability, and solves the problem collaboratively.

I am familiar with the situation they inherited, and I want to be extremely clear: **this home has functioned as a single-family residence for at least the last eight years, if not more.** There were no tenants, no multi-unit use, and no signs — physical or otherwise — that the so-called "missing units" were ever real, occupied homes.

The project they are proposing is the only reasonable and responsible resolution:

- It **adds a new, high-quality housing unit** — perfect for an aging parent or a young professional
- It **removes no existing units**, because there is only one actual unit in reality.
- It **preserves a family-sized residence**, something this city claims to want to protect.
- And it **avoids a financially and structurally infeasible reconstruction** of four theoretical units that appear to have existed only on paper.

Their proposal **adds** a unit. It **removes nothing**. It corrects the record. And it allows a family who has given so much to this city, and stayed loyal to it — to remain here.

This should be a clear "yes." I respectfully ask the City to do right by them.

Sincerely,
Mollie Jones
San Francisco Resident & Small Business Owner

EXHIBIT H

Statement of Community Commitment, Public Contribution, and Civic Investment

524 Vallejo Street – Conditional Use Authorization Appeal

Appellants submit this statement to provide context regarding who they are, how they contribute to San Francisco, and why they have approached this matter with transparency, collaboration, and a deep sense of responsibility to the City and neighborhood they call home.

In 2025 alone, Appellants have contributed over $100,000 across education, community services, housing stability, civic infrastructure, and public information initiatives — in addition to sustained volunteerism, small business support, and long-term economic investment in San Francisco.

Roots in San Francisco and Public Service

Katelin Holloway and Ben Ramirez moved to San Francisco more than twenty-two years ago from Stockton, California with very limited resources and built their lives here through hard work, community engagement, and belief in the opportunity this city represents.

Katelin was raised by two public educators and began her own career as a public elementary school teacher, grounding her professional life in education, equity, and public service. Ben and Katelin have lived in North Beach for much of their adult lives and are now raising their two young children here. Their boys – Luca & Juno – attend public school in the neighborhood, reinforcing their family's deep personal stake in the health, stability, and future of San Francisco's public institutions.

Supporting Children, Families, and Educational Opportunity

Appellants believe strong cities are built by investing in children, families, and equitable access to education. In 2025, they have made significant financial contributions to organizations supporting students, youth, and families across San Francisco, including:

- Garfield Elementary School
- Salesian Boys' & Girls' Club
- Community Youth Program
- Reading Partners
- College Track
- San Francisco Education Fund
- Aim High
- Junior Achievement of Northern California

These organizations serve students across income levels, neighborhoods, and life circumstances, and reflect Appellants' belief that educational opportunity should not be determined by zip code or family background.

Supporting Community Members and Neighborhood Stability

Appellants are equally committed to supporting adults, seniors, and families navigating housing insecurity, economic hardship, or life transitions — particularly within North Beach and adjacent communities.

Their support this year includes:

- North Beach Citizens
- North Beach Neighbors
- Tel-Hi Neighborhood Center
- Chinatown Community Development Center

These organizations provide essential services ranging from housing stability and senior support to neighborhood advocacy and family services. Appellants' involvement reflects a belief that healthy neighborhoods require sustained, multi-generational care.

Cultural, Small Business, and Economic Contributions

Beyond philanthropy, Appellants have made direct cultural and economic contributions to San Francisco.

During the COVID-19 pandemic, Ben Ramirez founded Gorilla Arm Coffee, a community-driven initiative that provided free coffee to essential workers at a time of crisis. The effort received national and international media attention highlighting San Francisco's resilience, creativity, and community spirit during an extraordinarily difficult period.

Ben has also invested in and supported local small businesses, artists, and restauranteurs, contributing to the cultural vitality and economic fabric of the City. These efforts reflect a commitment to preserving the character, creativity, and local entrepreneurship that define San Francisco.

Building Inclusive Companies and Local Jobs

Katelin Holloway has spent her career as an HR leader, operator, and investor building companies with a focus on diverse, inclusive, and equitable workplaces, many of them based in San Francisco.

Today, as an early-stage investor, Katelin backs San Francisco–based companies and founders, including founders from underrepresented backgrounds, helping to create local jobs, expand economic opportunity, and strengthen the City's innovation ecosystem. These investments translate into tangible employment, durable companies, and long-term economic contribution to San Francisco.

In addition, Katelin participates in broader efforts — alongside her business partner Alexis Ohanian and his wife Serena Williams — to advocate for issues such as advocating for investment into women's sports and supporting Paid Family Leave, reflecting a commitment to policies that support working families and inclusive economic participation.

Commitment to a Healthy Civic and Information Ecosystem

Appellants also support organizations that strengthen the civic infrastructure necessary for informed public discourse and effective governance. In 2025, they supported:

- KQED
- Institute for Strategic Dialogue
- Meedan
- Affording America
- TechCongress

These organizations focus on factual journalism, countering disinformation, improving public policy capacity, and supporting transparent democratic institutions — values Appellants view as essential to addressing complex civic challenges, including housing.

Why This Matters

Appellants are not absentee owners or speculative investors. They live at 524 Vallejo Street full-time, are raising their children in San Francisco's public schools, invest meaningfully in the City's people and institutions, and consistently seek to contribute more than they take.

They have approached this matter **not as adversaries of the City, but as partners** — choosing transparency, compliance, and collaboration over delay or litigation. Their proposed project adds a rent-controlled housing unit, minimizes neighborhood disruption, and aligns with the City's housing, equity, and community stability goals.

San Francisco's long-term strength depends on retaining families who are deeply rooted, civically engaged, and economically invested in the City's future. Appellants respectfully submit this statement to provide context for the Board's consideration as it evaluates the appeal.

EXHIBIT I

Additional Supporting Materials

524 Vallejo Street – Conditional Use Authorization Appeal

This exhibit contains supplemental materials documenting the complexity of the Property's regulatory history, the Appellants' sustained good-faith compliance efforts, and the factual context relevant to the Board's review of this appeal. These materials are provided for the Board's reference.

I-1. Inconsistent City Records Regarding Unit Count

Over the course of Appellants' efforts to resolve the discrepancy affecting the Property, it became apparent that City and other legal records concerning the number of dwelling units at 524 Vallejo Street have been inconsistent across departments and over time.

Depending on the source and date, the Property has been variously described as:

- a single-family residence,
- a two-unit building,
- a three-unit building, and
- a four-unit building.

These inconsistencies span multiple City systems, including Planning, DBI, and Assessor records. No single database conclusively establishes the dwelling unit count. The only authoritative confirmation of what was actually built is DBI's Certificate of Final Completion, corroborated by permit records and contemporaneous MLS documentation.

The absence of a consistent unit count significantly complicated the Appellants' ability to understand the Property's regulatory status and necessitated extensive professional investigation to reconcile conflicting records.

Summary of Attachments

Source	Approx. Date	Unit Count Reflected	Notes
Sanborn Map (1950s)	1950s	1 unit	Historical context only
Sanborn Map (1990s)	1990s	2 units	No indication of four units
SF Assessor's Records	2010	2 units	Official assessment record
Chicago Title Report	Pre-purchase	2 units	Title relied upon at purchase
SF Property Information Map (PIM)	Current	3 units	Inconsistent with other systems
SF PIM	Current	-	Address 4 San Antonio Place does not exist
SF Tax Records	Current	2 units	Does not recognize 4 / 4A units

---

I-2. Summary of Good-Faith Compliance Efforts and Costs Incurred

Since first learning of the discrepancy between the City's records and the as-built condition of the Property, Appellants have undertaken sustained and proactive efforts to comply with City direction and resolve the issue transparently.

These efforts have included:

- retaining experienced land-use legal counsel;
- retaining licensed architectural professionals to analyze as-built conditions and feasibility;
- engaging an expeditor to coordinate with City agencies;
- preparing and submitting multiple plan sets and revisions;
- paying required City application and review fees; and
- participating in hearings and staff consultations over multiple years.

In total, Appellants have expended **substantial six-figure sums** in professional fees and City costs in connection with these efforts, in addition to dedicating significant personal time and resources. These expenditures were incurred to address a condition created by a prior developer and compounded by inconsistent City records, not by any action taken by Appellants.

This summary is provided to illustrate the seriousness and good faith with which Appellants have approached compliance, not to seek special treatment or exemption from applicable requirements.

Years Engaged: 2022 - 2025
City Fees Paid to Date: $8,794.79
Professionals Retained: Architects, Land Use Counsels, Expeditor, Assessors, Engineers, etc.
Professional Fees Incurred Between Violation Issuance to Date: $371,601.07

I-3. Correspondence Demonstrating Cooperation and Transparency

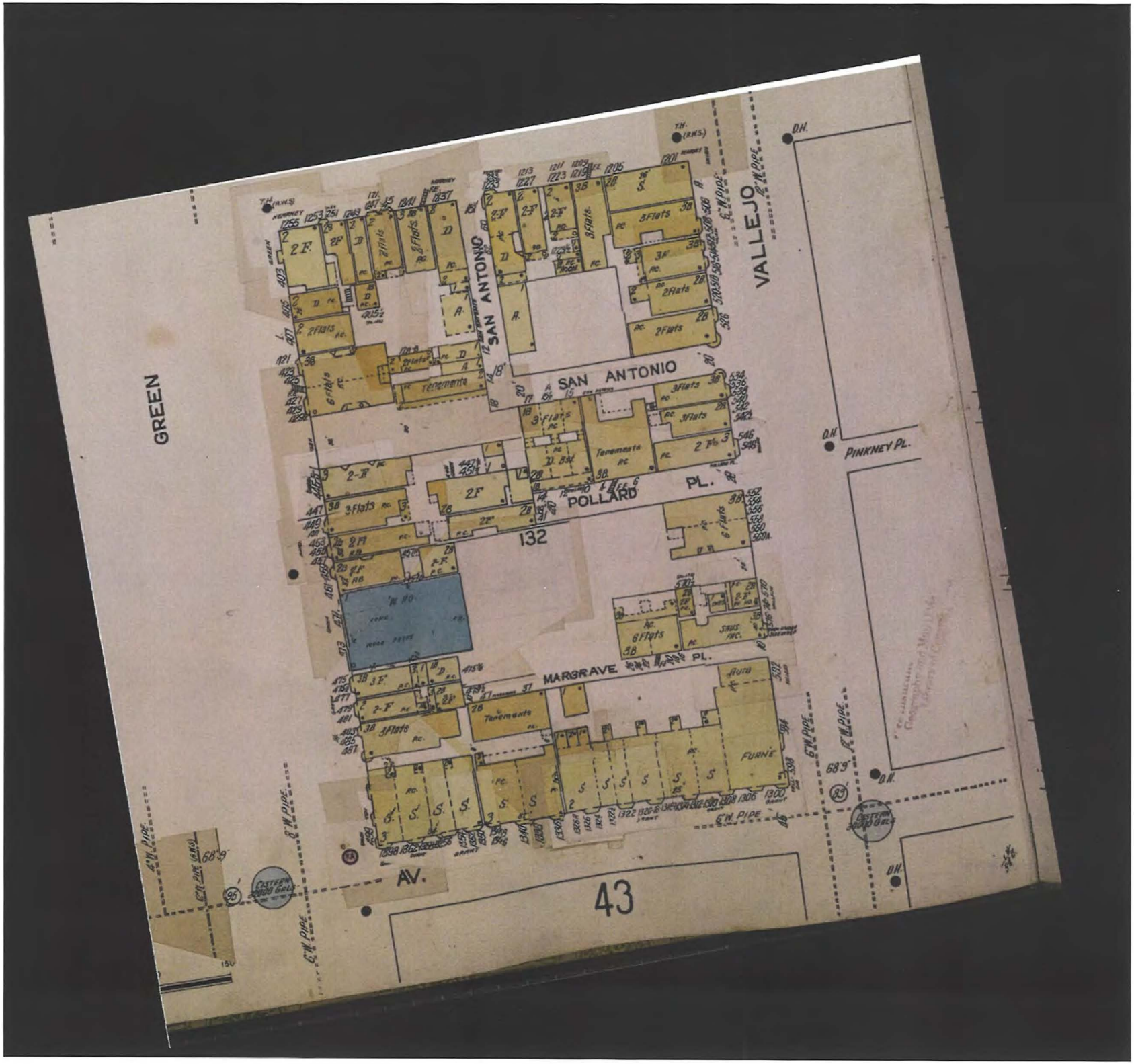
Throughout this process, Appellants consistently engaged with City staff in a cooperative and transparent manner. When concerns were raised, Appellants responded promptly, retained qualified professionals, revised proposals based on staff feedback, and sought guidance on how best to proceed in alignment with City policy.

Over a period now spanning over three years, Appellants participated in site visits, staff consultations, plan revisions, and formal hearings, and undertook substantial professional and City review costs in an effort to resolve the matter through established City processes.

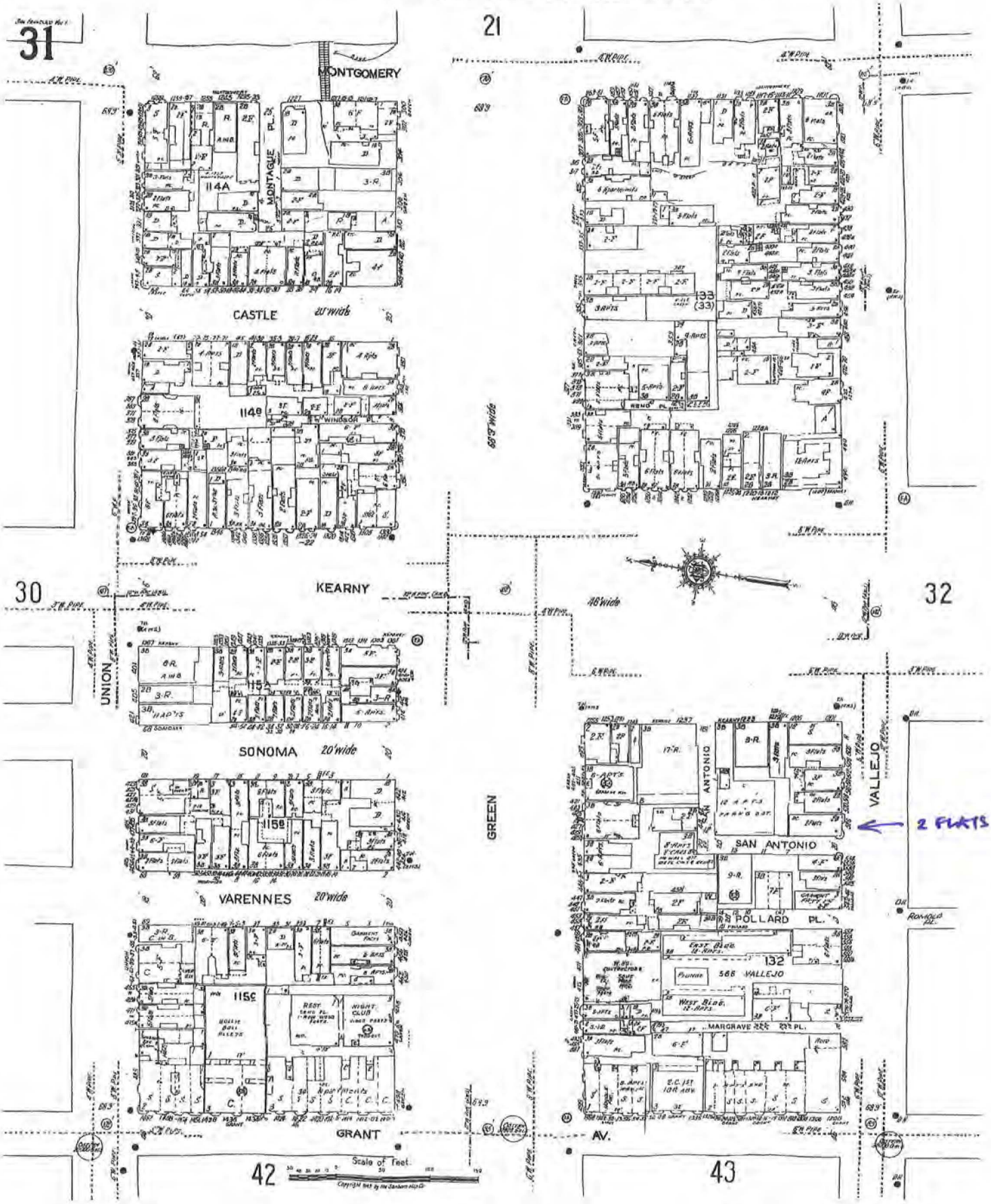
Appellants elected to pursue compliance and resolution through Planning and the Commission, rather than litigation or delay. This exhibit references those efforts to provide context for the appeal, without reproducing extensive correspondence that is already reflected in the administrative record.

Conclusion

Exhibit I provides additional context underscoring the unusual complexity of this case and the Appellants' sustained, good-faith efforts to resolve it responsibly. When considered alongside the other exhibits, these materials further demonstrate that the proposed project represents a proportional, feasible, and policy-aligned resolution to a long-standing discrepancy not of the Appellants' making.


GREEN
SAN ANTONIO
VALLEJO
SAN ANTONIO
POLLARD PL.
MARGRAVE PL.
PINKNEY PL.
AV.
132
43
T.H. (R.W.S.)
D.H.
4" W. PIPE
6" W. PIPE
12" W. PIPE
CISTERN 3000 GALS.
Tenements
3 Flats
2 Flats
6 Flats
FURNE

THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT



Card 1 of 2

REAL PROPERTY RECORD FRONT

CITY & COUNTY OF SAN FRANCISCO
ASSESSORS OFFICE VALUATION DIVISION

T N I
12/13/60

VOL. 2 BLOCK 132 LOT 9 Front
ADDRESS 524-26 Vallejo
CODE CLASS F

STORIES	B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25					2 B	TOTAL
ROOMS		5	5																													10

RESIDENTIAL				CLASS						EXTERIOR CONSTRUCTION			INTERIOR FINISH			HEATING SYSTEM		
Dwelling D R		B R		1A	1B	2	3	4	5	Rustic		X	Plaster	X		Electric	Gas X	Oil
Flats	2								X	Panels			Sheetrock			Forced Air		
Apartment				FOUNDATION						Stucco		X	Wallboard			GAS C'RC - HEAT		X
Hotel				Concrete					X	Metal			Paneling			Radiant		
Motel				Brick						Shingles			Unfinished			Baseboard		
Rooming House				Slab						Brick						Vent & Air Cond.		
				Conc. Block						Concrete			BATH ROOM			Gravity		
NON-RESIDENTIAL				Piers						Tilt-Up			Number of Rooms	2		FIREPLACE		
Public Building				Misc.						Conc. Block			Tubs	Built-in		MECHANICAL		
School										Veneer			Shower			Sprinkler System		
Office				BASEMENT						ROOF			Tile WALLS 2			ELEVATOR		
Commercial				Unfinished	¼	½	¾	(F)		Comp		Flat X	Separate Toilet	2		Passenger Capacity		
Industrial				Finished	¼	½	¾	F		Metal		Hip				Freight Capacity		
				Number Car Spaces				2		T&G	X	Gable	KITCHEN			Automatic Elevator		
				CEMENT FLOOR						Concr.			Tile	Sink				
CLASSIFICATION										FLOORS			BUILT - INS					
Service Station				Medical						Softwood		2	Dwsh.	Disp.		MISCELLANEOUS		
Loft				Theatre						Hardwood		6	Oven	Range		Fire Escape		
Warehouse				Club						Terrazzo						Vault		
Condominium				Bank						Marble			PLUMBING			Skylights		
Greenhouse				Store						Concrete			W. C.	Lavs		Family Room		
Co-Operative				Garage						Earth			Urn	S. S.		Marazite Tile		X
Shed				Church						Tile		4	FIXTURES		10	Wainscoat in Kitchen		X
										Metal						Tile Drain + Splash		X

COMPUTATIONS

APPRAISER & DATE DIM.

UNIT	AREA	COST	AREA	UNIT COST	COST	UNIT COST	COST
1st Fl	22 X 36		792				
2nd "	" X "		792				
Total			1584 sq ft				
Normal % Good							
R. C. L. N. D.							

VALUATION RECORD

YR.	LAND	IMPTS.	TOTAL	CH. BY
[illegible]	16,400	[illegible]	[illegible]	
75	17,400	14,400	31,800	
75	24400	23000	47400	
77	24400	[illegible]	[illegible]	

LAND ATTRIBUTES

Square feet	1926
Acres	
Zoning	R-4
Square feet usable	
Corner	Yes ☐ No ☐
Curb, Sdwk	Yes ☐ No ☐
Level	Yes ☐ No ☐
Grade	Yes ☐ No ☐
View	Yes ☐ No ☐
Utilities	Yes ☐ No ☐
Alley	Yes ☐ No ☐

IMPROVEMENT ATTRIBUTES

Year built	1907
Effective Year	
Total Rooms	10
Bedrooms	
Family Room	Yes ☐ No ☐
Total Finished Area (ALL)	2820
Finished Basement Area	
Finished Attic Area	
Full Baths	2
Half Baths	
Garage spaces	2
Built-in-Kitchen	Yes ☐ No ☒
Central Heating	Yes ☐ No ☒
Condition	E ☐ G ☐ F ☐ P ☐

NEIGHBORHOOD ATTRIBUTES

Single family use	☐
Multi-family use	☐
Commercial use	☐
Industrial use	☐
Zoning conform.	Yes ☐ No ☐
Desirability	Yes ☐ No ☐
Built-up	Yes ☐ No ☐
Date of Improvements	
Trend	G. ☐ F. ☐ P. ☐

CONCLUSIONS

Land Value	16400
Improvement Value	24400
Total Value	32800

RECEIVED, READ AND APPROVED
DATE: 9-17-10
SIGNATURE:

CONSTRUCTION RECORD

PERMIT NO.	FOR	AMT.	DATE	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD AGE	REM. LIFE	TABLE	%
	No record								

REMARKS:

LAND DATA

FRONT	DEPTH	AREA	ZONING	TOPOGRAPHY			
57.50 FT. x	57.50 FT. = 1926 SF.	R-4	LEVEL		GRADE		%
			SOIL		VIEW		

	DESCRIPTION		ADJUSTMENT		VALUE		SPV.	FPV.
OWNER		CURB	%	SIDE DEPTH	1926 FRT		$ 252 -	$
CODE		SIDEWALK	%	SIDE WIDTH				
		UTILITIES	%	CORR. INFL.				

REMARKS:

PHOTO

MARKET APPROACH

ADDRESS	BLOCK	LOT	DESC.	SQ. FT.	SALES PRICE	DATE	GRM	REMARKS:

INCOME ANALYSIS

GROSS INCOME:		NET INCOME:	
		INCOME IMPUTABLE PERSONALTY:	
		LIFE / DEPR. / YIELD / TAX / RATE	
		YR - % - % - % - %	
Vacancy %		$ x %	
Effective Gross Income		INCOME IMPUTABLE TO LAND:	
Expenses		YIELD / TAX / RATE	
		% % %	
		$ x %	
		RESIDUAL IMPUTABLE TO BLDG:	
		LIFE / DEPR. / YIELD / TAX / METHOD / RATE/P.V.	
		YR - % - % - %	
		Bldg. Val. $	
		Rounded to:	
Total Expense:		Land Value	
NET INCOME:		TOTAL	

Sales History: 12-15-65 ESTATE APPR. 40,000

Summary:

ESTIMATED VALUE:

RECEIVED, READ AND APPROVED

DATE: 9-12-13

SIGNATURE:

RECEIVED, READ AND APPROVED

DATE: 9-17-12

SIGNATURE:

CARD 2 of 2

REAL PROPERTY RECORD REAR

88

CITY & COUNTY OF SAN FRANCISCO

ASSESSORS OFFICE VALUATION DIVISION

T N I

12/13/60

VOL 2 BLOCK 132 LOT 9 Rear

ADDRESS 524-26 Vallejo St.

CODE CLASS F

STORIES	B	(1)	(2)	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25					2.0	TOTAL
ROOMS		2	3																												5	

RESIDENTIAL				CLASS						EXTERIOR CONSTRUCTION			INTERIOR FINISH		HEATING SYSTEM	
Dwelling D R		S R		1A	1B	2	3	4	5	Rustic		X	Plaster	X	Electric	Gas	OH
Flats	2								X	Panels			Sheetrock		Forced Air	
Apartment				FOUNDATION						Stucco			Wallboard		Steam	
Hotel				Concrete					X	Metal			Paneling		Radiant	NONE
Motel				Brick						Shingles			Unfinished		Baseboard	
Rooming House				Slab						Brick					Vent & Air Cond.	
				Conc. Block						Concrete			BATH ROOM		Gravity	
NON-RESIDENTIAL				Piers						Tilt-Up			Number of Rooms	2	FIREPLACE	
Public Building				Misc.						Conc. Block			Tubs 2	Built-in	MECHANICAL	
School										Veneer			Shower		Sprinkler System	
Office				BASEMENT						ROOF			Tile		ELEVATOR	
Commercial				Unfinished	¼	½	¾	(F)		Comp		Flat X	Separate Toilet		Passenger Capacity	
Industrial				Finished	¼	½	¾	F		Metal		Hip			Freight Capacity	
				Number Car Spaces						T&G	X	Gable	KITCHEN		Automatic Elevator	
				CEMENT						Concr.			Tile	Sink		
CLASSIFICATION										FLOORS			BUILT-INS			
Service Station				Medical						Softwood		7	Dwsh.	Disp.	MISCELLANEOUS	
Loft				Theatre						Hardwood			Oven	Range	Fire Escape	
Warehouse				Club						Terrazzo					Vault	
Condominium				Bank						Marble			PLUMBING		Skylights	
Greenhouse				Store						Concrete			W. C.	Lavs	Family Room	
Co-Operative				Garage						Earth			Urn	S. S.		
Shed				Church						Tile			FIXTURES	11		
										Metal						

COMPUTATIONS

APPRAISER & DATE DIM.	AREA					
UNIT	UNIT COST		UNIT COST	COST	UNIT COST	COST
Total						
Normal % Good						
R. C. L. H. D.						

VALUATION RECORD

YR.	LAND	IMPTS.	TOTAL	CH. BY

LAND ATTRIBUTES

Square feet	1926
Acres	
Zoning	R-4
Square feet usable	
Corner	Yes ☐ No ☐
Curb, Sdwk	Yes ☐ No ☐
Level	Yes ☐ No ☐
Grade	Yes ☐ No ☐
View	Yes ☐ No ☐
Utilities	Yes ☐ No ☐
Alley	Yes ☐ No ☐

IMPROVEMENT ATTRIBUTES

Year built	1907
Effective Year	
Total Rooms	5
Bedrooms	
Family Room	Yes ☐ No ☐
Total Finished Area	836
Finished Basement Area	
Finished Attic Area	
Full Baths	1
Half Baths	
Garage spaces	0
Built-in-Kitchen	Yes ☐ No ☒
Central Heating	Yes ☐ No ☒
Condition	E ☐ G ☐ F ☐ P ☐

NEIGHBORHOOD ATTRIBUTES

Single family use	☐
Multi-family use	☐
Commercial use	☐
Industrial use	☐
Zoning conform.	Yes ☐ No ☐
Desirability	Yes ☐ No ☐
Built-up	Yes ☐ No ☐
Date of Improvements	
Trend	G. ☐ F. ☐ P. ☐

CONCLUSIONS

Land Value	
Improvement Value	
Total Value	

SEE CARD #1

CONSTRUCTION RECORD

PERMIT NO.	FOR	AMT.	DATE	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD: AGE	REM. LIFE	TABLE	%
	No record								

MARKS:

PHOTO

LAND DATA

FRONT	DEPTH	AREA	ZONING	TOPOGRAPHY			
3.50 FT. x 57.50	FT. = 1926	SF.	R-4	LEVEL		GRADE	%
				SOIL		VIEW	

DESCRIPTION			ADJUSTMENT		VALUE	SFV.	FFV.
RNER		CURB	%	STD. DEPTH	SEE CARD #1	$	$
IDE		SIDEWALK	%	STD. WIDTH			
		UTILITIES	%	COR. INFL.			

MARKS:

MARKET APPROACH

ADDRESS	BLOCK	LOT	DESC.	SQ. FT.	SALES PRICE	DATE	GRM	REMARKS:

INCOME ANALYSIS

OSS INCOME:

sancy %

lective Gross Income

penses

tal Expense:

ET INCOME:

NET INCOME:

INCOME IMPUTABLE PERSONALTY:

LIFE	DEPR.	YIELD	TAX	RATE
YR	%	%	%	%

$ x %

INCOME IMPUTABLE TO LAND:

YIELD	TAX	RATE
%	%	%

$ x %

RESIDUAL IMPUTABLE TO BLDG:

LIFE	DEPR.	YIELD	TAX	METHOD	RATE/P.V.
YR	%	%	%		

Bldg. Val. $

Rounded to:

Land Value

TOTAL

Sales History:

Summary:

ESTIMATED VALUE:

RECEIVED, READ AND APPROVED

DATE: 2-17-10

SIGNATURE:

Chicago Title Company

1929 Market Street, San Francisco, CA 94103
Phone: (415)252-2757 | FAX: (415)865-2696

FINAL BUYER'S STATEMENT

Settlement Date: April 12, 2021
Disbursement Date: April 12, 2021

Escrow Number: FWPN-3652001823
Escrow Officer: Joanne Kung
Email: Joanne.Kung@CTT.com

Buyer: Katelin Holloway and Benjamin Ramirez, Trustees of the Holloway-Ramirez Revocable Trust dated 06/25/2020
175 Pfeiffer Street, 3
San Francisco , CA 94133

Seller: Roumana LLC
2625 Alcatraz Avenue #403
Berkeley, CA 94705

Property: 524-526 Vallejo Street
San Francisco, CA 94133
Parcel ID(s): Lot 009, Block 0132

Lender: First Republic Bank
Loan Number: 12-07890056
Loan Type: Conventional Uninsured

			$ DEBITS	$ CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property			4,858,490.00	
Deposit				146,175.00
Loan Amount	First Republic Bank			2,850,000.00
Buyers Funds to Close				1,899,703.01
PRORATIONS/ADJUSTMENTS				
County Taxes at $30,747.27	04/12/21 to 07/01/21	($30,747.27 / 180 X 79 days)	13,494.64	
NEW LOAN CHARGES - First Republic Bank				
Total Loan Charges: $3,371.37				
Lender Credits (Includes $205 credit for increase in Closing Costs above legal limit)	First Republic Bank			4,205.00
Courier Fee/Overnight Fee	First Republic Bank		30.00	
Document Preparatin Fee-Orig	First Republic Bank		30.00	
Processing Fee	First Republic Bank		1,095.00	
Appraisal Fee	First Republic Bank		1,595.00	
Credit Report Fee	Actual Data by CBC		49.40	
Flood Certificate Fee	DataVerify Flood Services		6.00	
Insurance Monitoring Fee	SWBC		55.00	
Tax Service Fee	Lereta LLC		84.00	
Underground Storage Tank Fee	Pillar to Post, UST		345.00	
Prepaid Interest $225.63 per day from 04/12/21 to 05/01/21 First Republic Bank			4,286.97	
TITLE & ESCROW CHARGES				
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	Chicago Title Company		25.00	
CLTA 100-06 - Restrictions, Encroachments & Minerals	Chicago Title Company		0.00	
CLTA 116-06 - Designation of Improvements, Address	Chicago Title Company		0.00	
Title - Escrow Fee	Chicago Title Company		1,900.00	
Title - Lender's Title Insurance	Chicago Title Company		2,279.00	
Title - Loan Service Fee	Chicago Title Company		340.00	
Title - Mobile Signing Service	Sign and Date LLC		175.00	
Title - Recording Service Fee	Pasion Title Services		14.00	
Title - Owner's Title Insurance	Chicago Title Company		5,434.00	

			$ DEBITS	$ CREDITS
Policies to be issued:				
Owners Policy				
Coverage: $4,858,490.00	Premium: $5,434.00	Version: ALTA Homeowner's Policy of Title Insurance 2013		
Loan Policy				
Coverage: $2,850,000.00	Premium: $2,279.00	Version: ALTA Loan Policy 2006		
GOVERNMENT CHARGES				
Recording Fees	Chicago Title Company		89.00	
Deed	$33.00			
Mortgage/Deed of Trust	$56.00			
MISCELLANEOUS CHARGES				
Homeowner's Insurance Premium	Stillwater Insurance Company			
$1,899.00 paid outside closing by Buyer				
12 months				
Subtotals			4,889,817.01	4,900,083.01
Balance Due TO Buyer			10,266.00	
TOTALS			4,900,083.01	4,900,083.01

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY CHICAGO TITLE COMPANY

Chicago Title Company, Settlement Agent

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

San Francisco **Property Information Map**

524 VALLEJO ST

Property

General information related to properties at this location.

Report for: **524 VALLEJO ST**

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
0132/009		4a San Antonio Pl, San Francisco, CA 94133 524 Vallejo St, San Francisco, CA 94133 526 Vallejo St, San Francisco, CA 94133	Assessor Summary Assessor Recorded Documents Secured Property Tax Rolls

Current Planning Team

Team Manager: xinyu.liang@sfgov.org

Schools (K-12) Within 600ft

None

Port Facilities

None

City Properties

None

Maps

Assessor's Block Map
Block Map 2009
Block Map 1980
Block Map 1960-65
Block Map 1946
Block Map 1935
Sanborn Map 1990's
Sanborn Map 1950
Sanborn Map 1919
Sanborn Map 1919 2
Sanborn Map 1913-1915
Sanborn Map 1886-1887

Supervisor District

District 3 (Danny Sauter)

Census Tract

2020 Census Tract 010600

Neighborhood (Planning Dept)

North Beach
Neighborhood Groups Map
Services nearby (street cleaning, parks, MUNI, etc.)
Transportation (transit, ped & bike safety, etc.)

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder

Housing Element Reused Sites

None

State Opportunity Map

Not within a High Resource Area

National Park Service

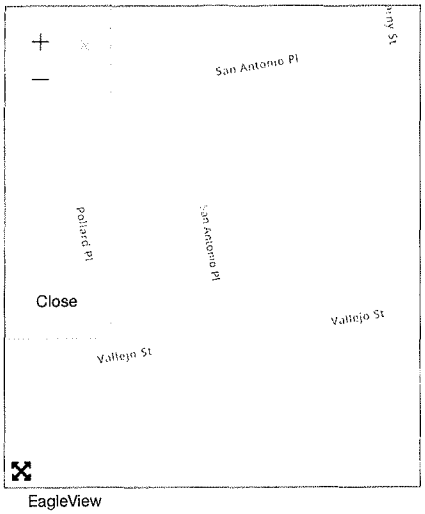
n/a

© 2025 San Francisco Planning

San Francisco **Property Information Map**

No Exact Match Found

4 san antonio pl



Property

General information related to properties at this location.

Please select from this list of similar sounding Planning Applications:

44 SAN ANTONIO PL - 2025-007213PRL
44 SAN ANTONIO PL - 2024-001441PRL
44 SAN ANTONIO PL - 2024-001227PRL
44 SAN ANTONIO PL - 2023-006140PRL

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Search > Account Summary

Account 0132-009 — 524-526 VALLEJO ST

Address: Parcel details
524-526 VALLEJO ST

Amount Due

Current Owner (April 12, 2021 – Present)

2025 Secured Annual Bill #20250259954
Assessee: Current Owner
Print bill (PDF)

1st Installment	**PAID**
Delinquent After 12/10/2025	$31,622.49 12/02/2025
2nd Installment	Amount due: **$31,622.49**
Delinquent After 04/10/2026	Add To Cart

Account History

Current Owner (April 12, 2021 – Present)

BILL	AMOUNT DUE		STATUS	ACTION
2025 Secured Annual Bill #20250259954 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $31,622.49	12/02/2025	
2nd Installment	$31,622.49	**Unpaid**	Delinquent after 04/10/2026	
2024 Secured Annual Bill #20240262183 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $30,721.53	11/30/2024	
2nd Installment	$0.00	**Paid** $30,688.71	02/09/2025	
2023 Secured Annual Bill #20230267290 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $30,228.47	10/30/2023	
2nd Installment	$0.00	**Paid** $30,228.47	04/01/2024	
2022 Secured Annual Bill #20220460790 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $29,670.43	11/29/2022	
2nd Installment	$0.00	**Paid** $29,670.43	03/05/2023	
2021				
2021 Secured Annual Bill #20210278833 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $30,540.43	11/29/2021	
2nd Installment	$0.00	**Paid** $30,540.43	01/03/2022	
2021 Secured Supplemental Bill #20210488632				
2020 Secured Supplemental Bill #20210488631				
Total Amount Due	**$31,622.49**			

Prior Owner (June 23, 2017 – April 11, 2021)

BILL	AMOUNT DUE		STATUS	ACTION
2020 Secured Annual Bill #20200085265 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $30,747.27	12/02/2020	
2nd Installment	$0.00	**Paid** $30,747.27	03/31/2021	
2019 Secured Annual Bill #20190052320 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $29,691.07	10/15/2019	
2nd Installment	$0.00	**Paid** $29,691.07	10/15/2019	
2018 Secured Annual Bill #20180065530 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $28,683.67	12/07/2018	
2nd Installment	$0.00	**Paid** $28,683.67	12/24/2018	
2017				
2017 Secured Annual Bill #20170065470 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $8,582.32	10/19/2017	
2nd Installment	$0.00	**Paid** $8,582.32	12/22/2017	
2017 Secured Supplemental Bill #20177023242 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $19,616.15	11/17/2017	
2nd Installment	$0.00	**Paid** $19,616.15	12/22/2017	

Total Amount Due	**$0.00**

Prior Owner (October 12, 2010 – June 22, 2017)

BILL	AMOUNT DUE	STATUS		ACTION
2016 Secured Annual Bill #20160065240 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $8,420.18	11/29/2016	
2nd Installment	$0.00	**Paid** $8,420.18	04/10/2017	
2015				
2015 Secured Annual Bill #20150065070 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $5,832.92	12/07/2015	
2nd Installment	$0.00	**Paid** $5,832.92	03/31/2016	
2015 Secured Supplemental Bill #20155014102 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $2,322.27	02/05/2016	
2nd Installment	$0.00	**Paid** $2,322.27	03/31/2016	
2014 Secured Annual Bill #20140064980 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $5,680.90	12/08/2014	
2nd Installment	$0.00	**Paid** $5,680.90	03/31/2015	
2013 Secured Annual Bill #20130064700 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $5,548.59	12/06/2013	
2nd Installment	$0.00	**Paid** $5,548.59	04/08/2014	
2012 Secured Annual Bill #20120064630 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $5,320.28	12/04/2012	
2nd Installment	$0.00	**Paid** $5,320.28	04/09/2013	
2011 Secured Annual Bill #20110064510 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $5,229.00	12/05/2011	
2nd Installment	$0.00	**Paid** $5,229.00	04/04/2012	
2010				
2010 Secured Annual Bill #20100064180 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $827.91	06/06/2011	
2nd Installment	$0.00	**Paid** $872.91	06/06/2011	
2010 Secured Supplemental Bill #20100022542 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $2,975.77	03/31/2011	
2nd Installment	$0.00	**Paid** $2,975.77	04/08/2011	
Total Amount Due	**$0.00**			

Prior Owner (March 1, 1993 – October 11, 2010)

BILL	AMOUNT DUE	STATUS		ACTION
2009 Secured Annual Bill #20090063320 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $750.90	12/03/2009	
2nd Installment	$0.00	**Paid** $750.90	03/30/2010	
2008 Secured Annual Bill #20080063270 ⓘ				Print (PDF)
1st Installment	$0.00	**Paid** $687.34	12/08/2008	
2nd Installment	$0.00	**Paid** $687.34	12/08/2008	
Total Amount Due	**$0.00**			

Search & Pay

Search

4 san antonio place

No bills or accounts matched your search. Try using different or fewer search terms. The following tips may also help:

- Make sure you are not including any owner names in your search. These are considered confidential, and are unavailable on the public site.
- Try leaving off words like drive, road, avenue, etc. For example, search for `123 Main` instead of `123 Main Street`.

City & County of San Francisco
José Cisneros, Treasurer
David Augustine, Tax Collector
Property Tax Bill (Secured)
For Fiscal Year July 1, 2024 through June 30, 2025

1 Dr. Carlton B. Goodlett Place
City Hall, Room 140
San Francisco, CA 94102
www.sftreasurer.org

Vol	Block	Lot	Bill No	Mail Date	Property Location
24	1234	123	2024012345	October 21, 2024	1234 SAN FRANCISCO ST

Assessed on January 1, 2024 at 12:01 a.m.
To: SF TAXPAYER

SF TAXPAYER
PO BOX 123
SAN FRANCISCO, CA 94110

▶ TOTAL DUE	$1,688.10
1st Installment	2nd Installment
$844.05	$844.05
Due 12/10/2024	Due 04/10/2025

Search & Pay

Search

4a san antonio place

No bills or accounts matched your search. Try using different or fewer search terms. The following tips may also help:

- Make sure you are not including any owner names in your search. These are considered confidential, and are unavailable on the public site.
- Try leaving off words like drive, road, avenue, etc. For example, search for `123 Main` instead of `123 Main Street`.

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24	1234	123	2024012345	October 21, 2024	1234 SAN FRANCISCO ST

Assessed on January 1, 2024 at 12:01am.
To: SF TAXPAYER

SF TAXPAYER
PO BOX 123
SAN FRANCISCO, CA 94110

▶ TOTAL DUE	$1,688.10
1st Installment	2nd Installment
$844.05	$844.05
Due 12/10/2024	Due 04/10/2025

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2026 JAN 05 PM01:41 JW

KATELIN HOLLOWAY
BENJAMIN RAMIREZ

29-1310/213

103

DATE 1/5/26

PAY TO THE ORDER OF PLANNING DEPARTMENT $ 787.00

SEVEN HUNDRED & EIGHTY SEVEN DOLLARS & N/00 DOLLARS

Heat Reactive Ink

Citizens

MEMO APPEAL - 2014-011561CUA

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

Request for Continuance - Conditional Use Appeal Hearing

Continuance requests are contingent upon approval by the Board of Supervisors. On the day of the appeal hearing, if a motion is entertained to continue the hearing to a date certain, public comment will be take on the continuance only, and full presentations and discussion will be made at the future hearing.

Name: Katelin Holloway

(Check one)
☑ Appellant ☐ Project Sponsor
☐ Other_____ ☐ Department_____

Project Address: 524-526 Vallejo Street San Francisco, CA 94133

Date of Scheduled Appeal Hearing: 03/10/2026
Pursuant to Planning Code, Section 308.1(f), I request a continuance of the appeal hearing for above-mentioned proposed project for these suggested dates: _____

~~04/07/2026~~

If the hearing is requested to be continued past the 90-day deadline for a Board decision on this appeal, pursuant to Planning Code, Section 308.1, **all parties** (Appellant(s) and Project Sponsor(s)) must agree to waive the required hearing/action deadlines around this Conditional Use appeal.

☑ **I agree to waive the required around this Conditional Use appeal.**

☐ **I do not agree to waive the required around this Conditional Use appeal.**

Additional Comments: _____

Signature: _____ Date: 03/09/2026

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
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Request for Continuance - Conditional Use Appeal Hearing

Continuance requests are contingent upon approval by the Board of Supervisors. On the day of the appeal hearing, if a motion is entertained to continue the hearing to a date certain, public comment will be take on the continuance only, and full presentations and discussion will be made at the future hearing.

Name: Katelin Holloway

(Check one)
☑ Appellant ☐ Other_____ ☑ Project Sponsor ☐ Department_____

Project Address: 524-526 Vallejo Street San Francisco, CA 94133

Date of Scheduled Appeal Hearing: February 10, 2026
Pursuant to Planning Code, Section 308.1(f), I request a continuance of the appeal hearing for above-mentioned proposed project for these suggested dates: _____
March 10, 2026

If the hearing is requested to be continued past the 90-day deadline for a Board decision on this appeal, pursuant to Planning Code, Section 308.1, **all parties** (Appellant(s) and Project Sponsor(s)) must agree to waive the required hearing/action deadlines around this Conditional Use appeal.

☑ **I agree to waive the required around this Conditional Use appeal.**

☐ **I do not agree to waive the required around this Conditional Use appeal.**

Additional Comments: _____

Signature: _____ Date: 02/10/2026

From:	BOS Legislation, (BOS)
To:	"katelin.holloway@gmail.com"; "ben.ramirez@gmail.com"; "deborah@holleyconsulting.com"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Merlone, Audrey (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Page, Vincent (CPC); Liang, Xinyu (CPC); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PLANNING DEPT RESPONSE AND APPELLANT BRIEF: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date:	Friday, January 30, 2026 9:30:00 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Planning Department and a brief from the Appellants, Katelin Holloway and Ben Ramirez, for a Conditional Use Authorization appeal hearing for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project , scheduled as a Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m.

Please find the following links to the documents for the matter:

Planning Department Response - 1/29/2026
Appellant Brief - 1/29/2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 260021

Best regards,
Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

524 Vallejo Street — Supervisor Brief

Why This Is Before You

We are a **young family who have lived in North Beach for 22 years**. We have built our lives here, raised our children here, and invested deeply in this neighborhood.

We are here because we want to do exactly what San Francisco has long encouraged homeowners to do: **create real, safe, livable housing**—while taking responsibility for the broader needs of our community.

This case is not about entitlement or avoiding accountability. If that were our approach, we could have simply proposed no changes at all. Instead, we chose to engage—**to work within the City's processes**, to correct a long-standing inherited issue, and to contribute meaningful housing value back to North Beach.

At a time when accountability is increasingly deferred or avoided, we chose the harder, costlier, and riskier path of **partnership with the City**.

The Reality of the Property

Originally built in 1907, 524 Vallejo Street was historically configured and legally recognized as a two-unit residential property, consistent with early City records. Those two units are the only dwelling units that were ever lawfully established at the property prior to redevelopment.

For **nearly the past decade**, the property has existed and functioned as a **single-family home**. Its architecture, layout, and daily use have been consistent throughout that time. Marketing materials from 2017, 2021, and today show the same configuration: one home, one kitchen, one continuous living space.

During the Planning Commission hearing, additional historical facts came into the record that help explain how the current paper designation came to be. When the prior developer purchased the building, **three individuals were living on-site**. Two were occupying the **original, lawful dwelling units**. The third was living in a sub-100 square-foot space that had been added decades later as storage—not constructed or permitted as a legal dwelling unit.

All three tenancies were **resolved through documented buyouts** prior to redevelopment. A fourth purported "unit" referenced during the hearing was **not occupied** and, by the testimony of former occupants themselves, was **not feasibly habitable**.

During the subsequent remodel, the developer—for reasons that remain unclear—**legalized the two informal storage spaces on paper**, while simultaneously **constructing the single-family home configuration** that was later sold to the prior owners in 2017 and ultimately to us in 2021. The result was a lasting disconnect between City records and physical reality.

In short, while people occupied space at different points in time—and long before we came into possession of the home—the record does **not** support the existence of four lawful, livable housing units. What *has* existed for the past decade is a single-family home, and what persists today is a **legacy designation untethered from how the building was actually built, marketed, or lived in**.

Our proposal returns the property from its current single-family configuration to its historically lawful two-unit use, **creating one additional, real housing unit relative to today.**

Why Four Units Are Not Feasible Today

We followed the City's initial direction to explore reinstating four units. We filed plans, paid fees, and worked with experienced architects. Through that process, it became clear—under **current, active Planning Code standards**—that a four-unit configuration would not be approvable today.

Specifically:

- The lot size, envelope, and existing structure **cannot support four code-compliant units within the reinstatement requirements**
- Modern requirements for light, air, egress, accessibility, and life-safety **cannot be met** without **demolition-level reconstruction**
- The resulting units would be **substandard**, directly conflicting with the City's own livability and safety policies
- Reinstating four units would **require the displacement of our family**, as meeting current code would necessitate inserting kitchens and unit infrastructure into existing living areas, eliminating the ability for the home to function as a family residence

The Planning Staff Report itself acknowledges that the building **cannot reasonably accommodate four units due to lot size**. In addition, after **four years of working through the reinstatement process** with the Planning Department, it remains unclear what a code-compliant four-unit configuration would even entail under today's standards.

What We Are Proposing

A **proportional, accountable resolution** grounded in facts and aligned with City policy:

- Legalize the building as **two conforming units**, consistent with its historical condition
- **Add one new, high-quality rental unit**, creating net new housing
- Preserve something increasingly scarce in North Beach: a **family-sized home**
- Avoid wasteful reconstruction that would produce unsafe or unlivable housing

This approach adds **real housing**, improves safety and livability, and corrects a historical error without rewarding bad actors.

Why This Matters

Housing policy must be firm—but also factual. Applied mechanically, without regard for reality, it can unintentionally harm the very people it was designed to protect, while failing to advance affordability or supply.

We are not the developers these rules were written to stop. We are real people who live in this neighborhood. We inherited this issue, worked transparently with the City, and took the harder path in pursuit of a responsible outcome that benefits the broader community.

Our Commitment

We are long-time North Beach residents, active neighbors, and consistent supporters of local schools, community organizations, and nonprofits. We are here as **partners, not adversaries,** asking for a solution that is honest about the facts and aligned with San Francisco's housing goals.

Thank you for your time, your consideration, and your service to the city we love so very much.

— Katelin Holloway & Ben Ramirez

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CONDITIONAL USE AUTHORIZATION APPEAL

524 VALLEJO ST

Date:	January 29, 2026
To:	Angela Calvillo, Clerk of the Board of Supervisors
From:	Sarah Dennis-Phillips, Planning Director – Planning Department (628) 652-7600 Vincent W. Page II, Case Planner – Planning Department (628) 652-7396
Re:	**Board File No. 260021, Planning Case No. 2024-011561CUA** **Appeal of Conditional Use Authorization**
Hearing Date:	February 10, 2026
Project Sponsor:	Deborah Holley Holley Consulting 220 Montgomery Street, Suite 2100 San Francisco, CA 94104
Appellants:	Katelin Holloway Holloway-Ramirez Revocable Trust 524 Vallejo Street San Francisco, CA 94133

Introduction

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors ("Board") regarding the Planning Commission's ("Commission") *de facto* denial of the application for Conditional Use Authorization under Planning Department Case Number 2024-011561CUA pursuant to Planning Code Sections 303 (Conditional Use Authorization) and 317 (Loss of Residential and Unauthorized Units Through Demolition, Merger, and Conversion) for a project located at 524-526 Vallejo Street & 4-4A San Antonio Place.

This memorandum addresses the appeal to the Board, filed on January 5, 2026, by the property owners.

The decision before the Board is whether to uphold, overturn, or amend the Planning Commission's *de facto* denial of an application for Conditional Use Authorization to allow the proposed Project at the subject property.

Project Description

The Project proposes to legalize the merger of three dwelling units on the second and third floors into one dwelling unit, and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building. Specifically, the Project would legalize the removal-by-merger of two studio units, 524 Vallejo Street and 4A San Antonio Place, and would reinstate the third studio unit, 4 San Antonio Place, which was also merged without authorization. The Project also includes a modest horizontal addition to the existing fifth story penthouse to accommodate an elevator.

Site Description & Present Use

The Project Site consists of an Assessor's Lot measuring 33'-6" by 57'-6" located on the north side of Vallejo Street between Grant Avenue and Kearny Street and is developed with a five-story building authorized for residential use with four dwelling units. The Project Site was originally developed in 1907 with two residential flats, 524 Vallejo Street and 526 Vallejo Street. However, as part of an interior and exterior remodel that took place between 2013 and 2016, the subject property became authorized as a four-unit building through the legalization of two studio units, 4 San Antonio Place and 4A San Antonio Place. Due to the subject property's RM-1 zoning designation, which prior to the adoption of the Family Zoning Plan allowed a maximum of three dwelling units per lot or one dwelling unit per 1,067 square-feet of lot area, the two unwarranted units were able to be legalized under allowable residential density. At some point between 2016 and 2022, all of the units were merged without authorization, and the subject property has been functioning as a single-family dwelling ever since. The Planning Department was alerted to this fact in 2022 after conducting a site visit in response to a publicly initiated complaint.

Surrounding Properties and Neighborhood

The Project Site is located in Telegraph Hill near the intersection of Vallejo Street and Columbus Avenue. Its immediate context consists of moderately dense, two-to-four-story residential buildings. Due to its close proximity to the North Beach and Broadway Neighborhood Commercial Districts, the Project Site is also within walking distance of numerous restaurants, bars, and shops.

Background

On December 4, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider Conditional Use Authorization Application No. 2024-011561CUA. The hearing was attended by Commission President So, Commission Vice President Moore, and Commissioners Campbell, Imperial, McGarry, and Williams. (Commissioner Braun was absent.) After the staff presentation and public comment, Commissioner Williams made a motion to deny the Project based on the findings included in the Executive Summary and Draft Motion (*included as Exhibit A*). Prior to holding a vote on the motion to deny the Project, Commissioner Campbell made a motion to continue the Project to December 18, 2025. Commissioner Campbell proposed the continuance as a means for staff to come back to the Commission with an amended motion that would approve the Project, but require the building be reinstated to four dwelling units prior to any future sale of the property. The motion to continue the Project failed +3-3, with Commissioners Imperial, Moore, and Williams voting against. The motion to deny also failed +3-3, with

Commissioners Campbell, McGarry, and So voting against. Accordingly, the Commission failed to act on the Project, and the Project received a *de facto* denial pursuant to Planning Code Section 306.4(d)(2).

Conditional Use Authorization Requirements

Planning Code Section 303(c) establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

    a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

    b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

    c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

    d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

Planning Code Section 317 establishes criteria for the Planning Commission to consider when reviewing applications to merge residential units. In addition to the criteria of Section 303(c) of the Planning Code, the Commission must consider the extent to which the following criteria are met pursuant to Section 317(g)(2):

1. Whether the removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

2. Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

3. Whether removal of the unit(s) will remove an affordable housing unit as defined in Planning Code Section 401 or housing subject to the Residential Rent Stabilization and Arbitration Ordinance ("Rent Ordinance");

4. If removal of the unit(s) removes an affordable housing unit as defined in Planning Code Section 401 or units subject to the Rent Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

5. How recently the unit(s) being removed was occupied by a tenant or tenants;

6. Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

7. Whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;

8. The appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an Unauthorized Unit.

Appellant Issues and Planning Department Responses

ISSUE 1: The decision to deny the Project is not supported by substantial evidence in the record.

RESPONSE 1: 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 value to be a residential building with four dwelling units.

There is also a claim from a former tenant that the subject property functioned as a four-unit, rent-controlled building for at least 30 years before the merger occurred. The former tenant testified via a letter to the Planning Commission dated November 30, 2025 that: They had lived at the subject property from 1984 to 2013; The building contained four units for the entirety of their tenancy; In 2010, three of the units were occupied; Between 2010 and 2013, plans shared by the developer with the community showed that the building would contain four units after it would be remodeled, and; They and four other tenants were asked to leave the building in 2013 under buyout agreements, or face eviction. This letter can be found as part of the public correspondence documents for Board File No. 260021.

ISSUE 2: The Planning Code and associated policies regarding unit mergers were misapplied to the unique facts of this case.

RESPONSE 2: As described in the Department's case report for the Project (*Exhibit A*), the Department's recommendation that the Commission deny the Project was based on the objectives and policies of the Housing Element of the General Plan.

ISSUE 3: The Commission failed to adequately consider the uncontroverted evidence demonstrating the as-built condition of the subject property and its long-standing use as a single dwelling unit for nearly a decade.

RESPONSE 3: At the hearing, several Commissioners acknowledged that the subject property has functioned as a single dwelling unit for a long time (at least 10 years). However, the Commissioners agreed that the city records for the building, including the 3R report, unequivocally state that the building is four residential units. These records should have been included in any disclosures related to the sale of the building, which led Commissioners to note some uncertainty as to how the four-unit status was not known to the buyers at the time of purchase.

ISSUE 4: The decision imposes unreasonable and disproportionate hardship on the Appellants for circumstances created by a prior developer.

RESPONSE 4: The Planning Code regulates the development and use of land in San Francisco, not individual owners or operators. While the Department acknowledges that it was not the Appellants who completed the unauthorized construction work that resulted in the merger, they did purchase the subject property when it was legally a multi-family residential building that was "functioning" as a single-family home.

ISSUE 5: The proposed Project advances the City's housing, equity, and anti-displacement goals by adding a new rent-controlled unit while minimizing neighborhood disruption.

RESPONSE 5: The proposed Project would replace only one of the three units that were removed.

Summary Response

The Appellants' case is centered on a difference of opinion on how the objectives and policies of the General Plan should be applied to their property, rather than on the official permit history and previous built conditions of the property. The Appellants acknowledge that: "*[t]he prior owners disclosed that the Property carried a multi-unit designation*" (Appeal Letter, p. 2); and that the subject property is legally a four-unit dwelling. While the Appellants do not disagree that four units were merged into one without authorization, they request that the city approve the Project even though it would result in a net reduction of units of available housing.

While the Commission did not affirmatively adopt a motion to deny the Project, the Commission did review and consider the policy rationale presented by the Department in the case report, and at the hearing acknowledged that approval of the Project would:

> (1) Result in a net loss of dwelling units in an amenity-rich part of the City, and
> (2) Could set a negative precedent where developers may merge dwelling units without authorization, knowing that a merger is likely to be approved (legalized) after-the-fact through the Conditional Use Authorization process.

As described in the Department case report for the Project (*Exhibit A*), the Department's opposition to the Project is based in the objectives and policies of the Housing Element of the General Plan; and the Department finds that the Project is neither necessary nor desirable for, nor compatible with, the community and the neighborhood in which it is located; and that the Project would not constitute a beneficial development.

Conclusion

For the reasons stated in this document, in the attached Resolution, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Planning Commission's decision in denying the Conditional Use authorization for the Project.

Attachments:

Exhibit A	Executive Summary & Draft Motion, Case No. 2024-011561CUA

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXHIBIT A

EXECUTIVE SUMMARY
CONDITIONAL USE AUTHORIZATION

HEARING DATE: DECEMBER 4, 2025

Record No.:	2024-011561CUA
Project Address:	524-526 Vallejo Street & 4-4A San Antonio Place
Zoning:	RM-1 (Residential Mixed, Low Density) Zoning District Telegraph Hill – North Beach Residential Special Use District Priority Equity Geographies Special Use District 40-X Height and Bulk District
Cultural District:	N/A
Block/Lot:	0132 / 009
Project Sponsor:	Deborah Holley Holley Consulting 220 Montgomery Street Suite 2100 San Francisco, CA 94104
Property Owner:	Holloway-Ramirez Revocable Trust 524 Vallejo Street San Francisco, CA 94133
Staff Contact:	Vincent W. Page II – (628) 652-7396 vincent.w.page.ii@sfgov.org
Environmental Review:	Categorical Exemption

RECOMMENDATION: **Denial**

Project Description

The Project proposes to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor for a total two units within an existing four-unit residential building.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to merge three dwelling units on the 2nd and 3rd floors into one dwelling unit within an RM-1 (Residential Mixed, Low Density) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**
    - **Support/Opposition:** The Department has received four (4) letters in support of the Project and one letter seeking further information from a registered community group. Support for the Project is centered around the fact that the current owners purchased the property after the merger had occurred.
- **Chronology and Tenant History:**
    - The subject property was originally developed in 1907 with two residential flats, 524 Vallejo Street and 526 Vallejo Street.
    - Two unauthorized units, 4 San Antonio Place and 4A San Antonio Place, were legalized as part of an interior and exterior remodel that took place between 2013 and 2016.
    - At some point between 2016 and 2022, all of the units were merged without authorization, and the subject property has been functioning as a single family dwelling ever since.
    - The Planning Department opened Enforcement Case No. 2022-000583ENF in January 2022 and verified the merger during a site visit on March 7, 2022.
    - No tenants have been evicted within the past 10 years. No tenant buyouts have occurred within the past 10 years. See Exhibit F for Eviction History documentation.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

Basis for Recommendation

San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis. To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing. The Project proposes to remove two existing dwelling units from the City's housing supply. Approval of the Project would result in a net reduction of units of available housing in an amenity-rich part of the City, further burdening the City's overall supply of housing. For these reasons, the Project is neither necessary nor desirable for, nor compatible with,

the community and the neighborhood in which it is located and would conflict with the generally stated intent of the General Plan.

Attachments:

Draft Motion – Denial of Conditional Use Authorization
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Eviction History Documentation
Exhibit G – Project Sponsor Brief

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION DRAFT MOTION

HEARING DATE: DECEMBER 4, 2025

Record No.:	2024-011561CUA
Project Address:	524-526 Vallejo Street & 4-4A San Antonio Place
Zoning:	RM-1 (Residential Mixed, Low Density) Zoning District Telegraph Hill – North Beach Residential Special Use District Priority Equity Geographies Special Use District 40-X Height and Bulk District
Cultural District:	N/A
Block/Lot:	0132 / 009
Project Sponsor:	Deborah Holley Holley Consulting 220 Montgomery Street Suite 2100 San Francisco, CA 94104
Property Owner:	Holloway-Ramirez Revocable Trust 524 Vallejo Street San Francisco, CA 94133
Staff Contact:	Vincent W. Page II – (628) 652-7396 vincent.w.page.ii@sfgov.org

ADOPTING FINDINGS TO DENY A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 PROPOSING TO LEGALIZE THE MERGER OF THREE DWELLING UNITS ON THE 2ND AND 3RD FLOORS INTO ONE DWELLING UNIT AND TO REINSTATE ONE DWELLING UNIT ON THE GROUND FLOOR WITHIN AN EXISTING FOUR-UNIT RESIDENTIAL BUILDING LOCATED AT 524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE, LOT 009 IN ASSESSOR'S BLOCK 0132, WITHIN AN RM-1 (RESIDENTIAL MIXED, LOW DENSITY) ZONING DISTRICT, THE TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 23, 2024, Deborah Holley of Holley Consulting (hereinafter "Project Sponsor") filed Application No. 2024-011561CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential

building (hereinafter "Project") at 524-526 Vallejo Street and 4-4A San Antonio Place, Block 0132 Lot 009 (hereinafter "Project Site").

On October 24, 2025, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On December 4, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-011561CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2024-011561CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby DENIES the Conditional Use Authorization requested in Application No. 2024-011561CUA, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**

2. **Project Description.** The Project proposes to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building. Specifically, the Project would legalize the removal-by-merger of two studio units, 524 Vallejo Street and 4A San Antonio Place, and would reinstate the third studio unit, 4 San Antonio, which was also merged without authorization. The Project also includes a modest horizontal addition to the existing fifth story penthouse to accommodate an elevator.

3. **Site Description and Present Use.** The Project Site consists of an Assessor's Lot measuring 33'-6" by 57'-6" located on the north side of Vallejo Street between Grant Avenue and Kearny Street and is developed with a five-story building authorized for residential use with four dwelling units. The Project Site was originally developed in 1907 with two residential flats, 524 Vallejo Street and 526 Vallejo Street. However, as part of an interior and exterior remodel that took place between 2013 and 2016, the subject property became authorized as a four-unit building through the legalization of two studio units, 4 San Antonio Place and 4A San Antonio Place. At some point between 2016 and 2022, all of the units were merged without authorization, and the subject property has been functioning as a single-family dwelling ever since. The Planning Department was alerted to this fact in 2022 after conducting a site visit in response to a publicly-initiated complaint, Enforcement Case No. 2022-000583ENF.

4. **Surrounding Properties and Neighborhood.** The Project Site is located in Telegraph Hill near the intersection of Vallejo Street and Columbus Avenue. Its immediate context consists of moderately dense, two-to-four-story residential buildings. Due to its close proximity of the North Beach and Broadway Neighborhood Commercial Districts, the Project Site is also within walking distance of numerous restaurants, bars, and shops.

5. **Public Outreach and Comments.** The Department has received four (4) letters in support of the Project and one letter seeking further information from a registered community group. Support for the Project is centered around the fact that the current owners purchased the property after the merger had occurred.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

   A. **Use.** Pursuant to Planning Code Section 209.2, a maximum of three dwelling units or one dwelling unit per 1,067 square-feet of lot area is allowed for properties located within the RM-1 (Residential Mixed, Low Density) Zoning District.

   With four legal dwelling units, the subject property's authorized density is legal nonconforming because the subject lot's area (1,926.25 square-feet) is less than four-times 1,067 square-feet. However, because the proposal would result in a net reduction to the total number of units, the Project complies with the land use controls of the RM-1 (Residential Mixed, Low Density) Zoning District.

   B. **Residential Merger.** Planning Code Section 317 defines Residential Merger as the combining of two or more residential units that results in a net reduction to the number of residential units within a building, and requires Conditional Use Authorization for any application that proposes a Residential Merger. This Code Section establishes criteria that the Planning Commission must consider in the review of an application for Residential Merger.

   The Project proposes to legalize the merger of three dwelling units and therefore requires a Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.

7. **Conditional Use Findings.** Planning Code Section 303 establishes the following criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization:

   a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

   b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

c) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and

d) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

While the Project is limited in scope to legalization of the removal-through-merger of three dwelling units within an existing residential building in a district that principally permits and encourages residential use, it would result in the loss of two dwelling units at a time when the City is faced with a housing shortage and housing affordability crisis. A robust supply of housing at all levels of affordability is required to maintain the health of the City's housing market. Approval of the Project would result in a net reduction of dwelling units within an amenity-rich part of the City, further burdening the City's overall supply of housing. For these reasons, the Project is neither necessary nor desirable for, nor compatible with, the community and the neighborhood in which it is located and would conflict with the generally stated intent of the General Plan.

8. **Residential Merger Findings.** Planning Code Section 317 establishes criteria for the Planning Commission to consider when reviewing applications to merge residential units. In addition to the criteria of Section 303(c) of the Planning Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 317(g)(2):

a) Whether the removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

The Project would remove only owner occupied housing. All four units have been owner-occupied for four years.

b) Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

The enlarged unit that would result from the merger is intended for owner occupancy.

c) Whether removal of the unit(s) will remove an affordable housing unit as defined in Planning

Code Section 401 or housing subject to the Residential Rent Stabilization and Arbitration Ordinance ("Rent Ordinance");

None of the four units within the Project is an affordable housing unit as defined in Planning Code Section 401. The Department cannot definitively determine whether or not 524 Vallejo Street, 526 Vallejo Street, 4 San Antonio Place, or 4A San Antonio Place is subject to the Rent Ordinance, this being the exclusive purview of the Rent Board. However, based on the fact that the building in which the subject units are located was constructed in 1907, it can be assumed that all four units within the Project are subject to the Rent Ordinance.

d) If removal of the unit(s) removes an affordable housing unit as defined in Planning Code Section 401 or units subject to the Rent Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

The Project would not result in the removal of an affordable housing unit as defined in Planning Code Section 401. The Department cannot definitively determine whether or not 524 Vallejo Street, 526 Vallejo Street, 4 San Antonio Place, or 4A San Antonio Place is subject to the Rent Ordinance, this being the exclusive purview of the Rent Board. However, based on the fact that the building in which the subject units are located was constructed in 1907, it can be assumed that all four units within the Project are subject to the Rent Ordinance. Therefore, it appears that the Project would result in the removal of two units subject to the Rent Ordinance.

e) How recently the unit(s) being removed was occupied by a tenant or tenants;

The units proposed for removal, 524 Vallejo Street and 4A San Antonio Place, were last occupied by tenants in 2012, as confirmed per the Voter Rolls.

f) Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

The enlarged unit that would result from the merger would have three bedrooms, while both 524 Vallejo Street and 4A San Antonio Place are both studio units with no separate bedrooms, and 526 Vallejo Street has two bedrooms.

g) Whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;

Due to the fact that the subject building went through a wholesale remodel that was completed in 2016, it does not appear that either unit proposed for merger has any design or functional deficiencies that cannot be corrected through interior alterations.

h) The appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an Unauthorized Unit.

The appraised value of the least expensive unit within the Project is $390,000.00.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 4.C
EXPAND AND DIVERSIFY HOUSING TYPES FOR ALL.

Policy 28
Affirm compliance in State housing law, requirements, and intent by strengthening data collection, clarifying definitions, and further supporting implementation.

Policy 33
Prevent the outmigration of families with children and support the needs of families to grow.

Policy 36
Maximize the use of existing housing stock for residential use by discouraging vacancy, short-term use, and speculative resale.

San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis. To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing. The Project proposes to legalize the removal-by-merger of two existing dwelling units from the City's housing supply. Approval of the Project would result in a net reduction of units of available housing in an amenity-rich part of the City, further burdening the City's overall supply of housing. For these reasons, the Commission finds that the Project is not consistent with the Objectives and Policies of the General Plan.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

a) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project does not possess any neighborhood-serving retail uses. However, denial of the Project would retain two units whose future tenants may patronize other neighborhood-serving retail uses in the area.

b) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project proposes to legalize the removal-by-merger of two dwelling units. Denial of the Project will result in the preservation of both dwelling units.

c) That the City's supply of affordable housing be preserved and enhanced,

The Project does not contain any deed-restricted affordable housing units.

d) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by the 30 Stockton, 8 Bayshore, and 12 Folsom/Pacific Muni bus lines, and is slightly more than a quarter mile from the Chinatown-Rose Pak Municipal Railway Station. Denial of the Project would have no effect on these services.

e) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development or removal of any industrial or service sector uses.

f) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project would not impact the building's ability to protect against injury or loss of life in an earthquake because it would not result in any change to the building's structural system.

g) That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

h) That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not increase the height of the residential building and thus would not impact access to sunlight and vistas at nearby parks and open space.

11. The Project is not consistent with nor would it promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not constitute a beneficial development.

12. The Commission hereby finds that denial of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DENIES Conditional Use Authorization Application No. 2024-011561CUA.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 4, 2025.

Jonas P. Ionin
Commission Secretary

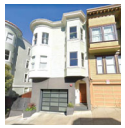
AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: December 4, 2025



VALLEJO STREET MULTI-FAMILY RESIDENCE

△ 526 VALLEJO STREET / 4 SAN ANTONIO PLACE,
SAN FRANCISCO, 94133

SITE PERMIT REVISION 4

09.05.2025

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET INDEX:

09.05.2025 SITE PERMIT REVISION 4	07.11.2025 SITE PERMIT REVISION 2	08.18.2025 SITE PERMIT REVISION 3	04.29.2025 SITE PERMIT REVISION 1.1	04.21.2025 SITE PERMIT REVISION 1	12.23.2024 SITE PERMIT		ARCHITECTURAL DRAWINGS
■	■	■	■	■	■	A0.0	COVER SHEET / PROJECT INFO
■	■	■	■	■	■	A0.1	GENERAL NOTES / PLOT PLAN
■	■	■	■	■	■	A1.1	EXISTING/DEMO SITE PLAN
■	■	■	■	■	■	A1.2	PROPOSED SITE PLAN
■	■	■	■	■	■	A1.3	MASSING DIAGRAM
■	■	■	■	■	■	A4.3	EXISTING / DEMO AND PROPOSED ELEVATION: SOUTH
■	■	■	■	■	■	A4.4	EXISTING / DEMO ELEVATION: WEST
■	■	■	■	■	■	A4.5	PROPOSED ELEVATION: WEST

TOTAL SHEET COUNT : 8 PAGES

PROJECT DIRECTORY:

OWNER:	BENJAMIN RAMIREZ KATELIN HOLLOWAY 524 VALLEJO STREET, SAN FRANCISCO, CA 94133	CONTACT: TELEPHONE: EMAIL:	BENJAMIN RAMIREZ 415.828.7772 ben.ramirez@gmail.com
ARCHITECT:	SUTRO ARCHITECTS 1055 POST STREET SAN FRANCISCO, CA 94109 www.sutroarchitects.com	CONTACT: TELEPHONE: EMAIL:	STEPHEN SUTRO 415.956.3445 ssutro@sutroarchitects.com
PLANNING CONSULTANT:	DEBORAH HOLLEY 220 MONTGOMERY ST, SUITE 2100 SAN FRANCISCO, CA 94104 www.holleyconsulting.com	CONTACT: TELEPHONE: EMAIL:	DEBORAH HOLLEY 415.389.09329 deborah@holleyconsulting.com

SYMBOL LEGEND:

KEY NOTE 99

ROOM TAG STUDIO 100 100 SF

WALL TYPE /99

DOOR TAG 999

WINDOW TAG 99

CEILING HEIGHT X'-XX"

SPOT ELEVATION

ELEVATION DATUM FINISHED CEILING X'-XX"

COLUMN GRIDLINE XX

DRAWING TITLE 1 TITLE 1/X" = 1'-0"

PLAN DETAIL XX / A.X.X

ELEVATION XX / A.X.X

SECTION XX / A.X.X

INTERIOR ELEVATION 1 / 2 / 3 / 4 / A.X.X

REGION XX / A.X.X

REVISION △

FINISH TAG XX 01

BREAKLINE

NORTH ARROW PROJECT / TRUE

PROJECT DATA:

SITE DATA

PROJECT NAME: VALLEJO STREET MULTI-FAMILY RESIDENCE

PROJECT TYPE: MULTI-FAMILY REMODEL

PROJECT ADDRESS: △ 526 VALLEJO STREET, SAN FRANCISCO, CA, 94133
4 SAN ANTONIO PLACE, SAN FRANCISCO, CA, 94133

DESCRIPTION OF WORK: REMODEL AND ADDITION OF ONE UNIT TO THE EXISTING ONE UNIT BUILDING. CURRENTLY ONE UNIT, THE LAST LEGAL PERMITTED USE WAS FOUR UNITS BUT WAS MERGED TO CREATE ONE ADDITION OF 16 SF FOR THE ELEVATOR PENTHOUSE. LIMITED IN KIND WINDOW REPLACEMENT AT WEST ELEVATION. LIMITED NEW WINDOWS AT WEST AND EAST ELEVATION. NEW GARAGE DOOR. THIS PROJECT IS RELATED TO ACTIVE ENFORCEMENT CASE 2022-000583ENF.

BUILDING DATA

APPLICABLE BUILDING CODES: 2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC
2022 CALIFORNIA PLUMBING CODE(CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 SAN FRANCISCO BUILDING CODE AMENDMENTS
2022 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2022 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2022 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2022 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2022 SAN FRANCISCO HOUSING CODE AMENDMENTS

TYPE OF CONSTRUCTION: TYPE VB

SPRINKLER PROTECTION: SPRINKLERED

OCCUPANCY TYPE / USE: R-2 / MULTI-FAMILY RESIDENCE EXISTING / ORIGINALLY PERMITTED
R-3 / TWO FAMILY RESIDENCE PROPOSED

ASSESSOR'S BLOCK/LOT: 0132 / 009

ZONING DISTRICT: RM-1

HEIGHT / BULK DISTRICT: 40-X

SPECIAL USE DISTRICT(S): TELEGRAPH HILL-NB RESIDENTIAL
PRIORITY EQUITY GEOGRAPHIES

NO. COMMERCIAL UNITS: 0 EXISTING, 0 PROPOSED

NO. RESIDENTIAL UNITS: 1 EXISTING, 2 PROPOSED, 4 ORIGINALLY PERMITTED

UNIT BREAKDOWN: STUDIO - 0 EXISTING, 1 PROPOSED, 2 ORIGINALLY PERMITTED
1 BEDROOM - 0 EXISTING, 0 PROPOSED, 2 ORIGINALLY PERMITTED
2 BEDROOM - 0 EXISTING, 0 PROPOSED, 0 ORIGINALLY PERMITTED
3 BEDROOM - 0 EXISTING, 1 PROPOSED,, 0 ORIGINALLY PERMITTED
4 BEDROOM - 1 EXISTING, 0 PROPOSED,, 0 ORIGINALLY PERMITTED

NO. OCCUPIED FLOORS: 4 EXISTING, 4 PROPOSED

NO. OF STORIES: 4 EXISTING, 4 PROPOSED

NO. OF BASEMENTS: 0 EXISTING, 0 PROPOSED

NO. OF BEDROOMS/BATHS: 4/4.5 EXISTING, 4/4.5 PROPOSED

NO. VEHICLE PARKING SPACES: 1 EXISTING, 1 PROPOSED

NO. BICYCLE PARKING SPACES: 0 EXISTING, 2 PROPOSED

BUILDING HT: 46'-11 3/4" EXISTING, 46'-11 3/4" PROPOSED

USEABLE OPEN SPACE SF: 1,125 SF EXISTING, PRIVATE
133 SF REQUIRED, COMMON, FOR 4 SAN ANTONIO PLACE
193 SF PROPOSED, COMMON FOR 4 SAN ANTONIO PLACE
100 SF REQUIRED, PRIVATE, FOR 524 VALLEJO STREET
939 SF PROPOSED, PRIVATE, FOR 524 VALLEJO STREET

GROSS FLOOR AREA: 4,516 SF EXISTING
4,532 SF PROPOSED

UNIT AREA CALCULATIONS:

UNIT #	ORIGINALLY PERMITTED	AS-BUILT	PROPOSED	NET CHANGE - ORIGINALLY PERMITTED VS PROPOSED	NET CHANGE - AS-BUILT VS PROPOSED
524 VALLEJO STREET	640 GSF	NOT BUILT PER PERMIT	-	- 640 GSF	NO NET CHANGE
	STUDIO	NOT BUILT PER PERMIT	-	- STUDIO	NO NET CHANGE
526 VALLEJO STREET	1,796 GSF	3780 SF	3166 GSF	+ 1,370 GSF	- 614 GSF
	2 BEDROOM	3 BEDROOM	4 BEDROOM	+ 2 BEDROOM	+ 1 BEDROOM
4 SAN ANTONIO PLACE	409 GSF	NOT BUILT PER PERMIT	440 GSF	+ 31 GSF	+ 440 GSF
	STUDIO	NOT BUILT PER PERMIT	STUDIO	NO NET CHANGE	+ 1 STUDIO
4A SAN ANTONIO PLACE	362 GSF	NOT BUILT PER PERMIT	-	- 362 GSF	NO NET CHANGE
	STUDIO	NOT BUILT PER PERMIT	-	- STUDIO	NO NET CHANGE
BUILDING GROSS FLOOR AREA	SEE ADJACENT AREA CALCULATION TABLE				

AREA FOR PERMITTING STAMPS:

AREA CALCULATIONS:

OVERALL AREA CALCULATIONS

LIVING AREA	AS BUILT	(LOCATION)	PROPOSED	(LOCATION)	PERMITTED	(LOCATION)	NET CHANGE
1st FLOOR							
HABITABLE	614		812		486		198
NON HABITABLE	736	GARAGE	538	GARAGE	864	GARAGE	-198
2nd FLOOR							
HABITABLE	1408		1408		1408		+0
NON HABITABLE	0		0		0		+0
3rd FLOOR							
HABITABLE	1408		1408		1408		+0
NON HABITABLE	0		0		0		+0
4th FLOOR							
HABITABLE	350		366		350		+16
NON HABITABLE	0		0		0		+0
TOTAL HABITABLE	3,780		3,994				214
TOTAL NON HABITABLE	736		538				-198
TOTAL GROSS	4516		4532		4516		16

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sutroarchitects.com
1055 Post Street, San Francisco CA 94109

VALLEJO STREET
MULTI-FAMILY RESIDENCE

526 VALLEJO STREET/
4 SAN ANTONIO PLACE
SAN FRANCISCO, CA 94133
BLOCK 0132 LOT 009 | PROJECT NO. 2022.031

LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
RENEWAL DATE
STATE OF CALIFORNIA

SITE PERMIT 12.23.2024	
PRE-APPLICATION SET 03.28.2025	
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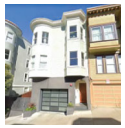
SITE PERMIT REVISION 2 07.11.2025	△
SITE PERMIT REVISION 3 08.18.2025	△
SITE PERMIT REVISION 4 09.04.2025	△

COVER SHEET

NO SCALE

A0.0



VALLEJO STREET MULTI-FAMILY RESIDENCE

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

ABBREVIATIONS:

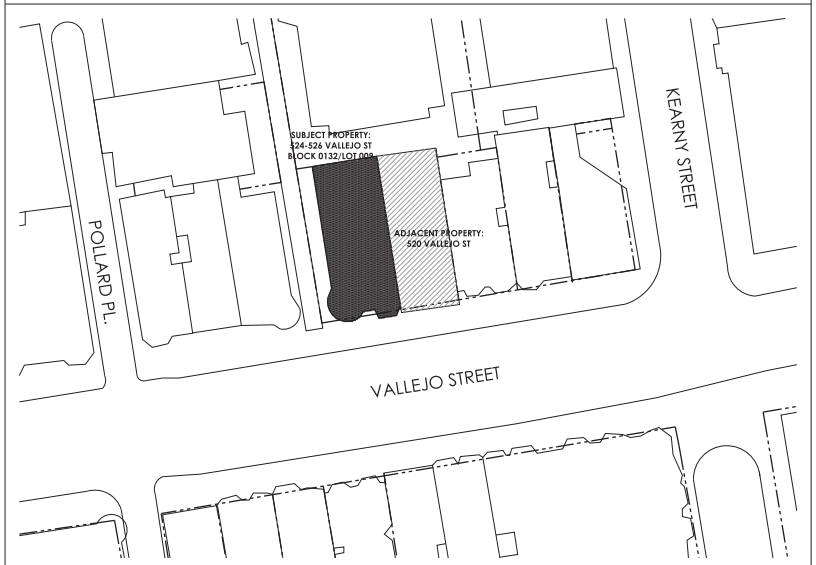
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
C.L.	CENTERLINE
CAB.	CABINET
CEM.	CEMENT
CHIM	CHIMNEY
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
C.W.	COLD WATER
D.	DRYER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.P.	DRY STANDPIPE
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.	EDGE OF
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.PLY	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
F.P.	FIREPROOF
FR.	FRAME
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
G.	GAS OUTLET
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
GEN.	GENERAL
GL.	GRIDLINE
GND.	GROUND
G.O.	GAS OUTLET
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
HD.	HEAD
HDR.	HEADER
HGR.	HANGER
HORIZ.	HORIZONTAL
H.R.	HANDRAIL
HT.	HEIGHT
H.W.H.	HOT WATER HEATER
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.FIXT	LIGHT FIXTURE
LIN.	LINEAR
LN.	LINE
L.T.	LIGHT
MACH.	MACHINE
MAINT.	MAINTENANCE
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MSRY.	MASONRY
MTD.	MOUNTED
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO./OR#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.	OWNER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
PG & E	PACIFIC GAS & ELECTRIC COMPANY
P.I.P.	POURED IN PLACE
PL.	PLATE
PLAST.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PR.	PAIR
P.S.I	PER SQUARE INCH
PT.	POINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
REQ'D.	REQUIRED
RET.	RETAINING
REV.	REVISION.REVISED.REVERSED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.E.D.	SEE CIVIL ENGINEERING DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
SEP.	SEPARATION
SERV.	SERVICE
SH.	SHELF
S.H.	SPRINKLER HEAD
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SLIDING
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
STA.	STATION
ST.STL.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STN.	STONE
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
S.W.	SHEAR WALL
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.O.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T & G	TONGUE & GROOVE
THK.	THICK
THRU.	THROUGH
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PLY	TOP OF PLYWOOD
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W.C.	WATER CLOSET OR WALL COVERING
WD.	WOOD
W.D.	WASHER / DRYER
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOFING
W.P.M.	WATERPROOF MEMBRANE
WT.	WEIGHT
W.R.	WATER RESISTANT

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
3. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION. IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
4. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), THE CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
5. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
6. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
9. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.28 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.8 GALLONS PER MINUTE. ALL BATHROOM FAUCETS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.2 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
10. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 408).
11. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (CBC 2406.4.5).
12. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 72" OR GREATER ABOVE DRAIN INLET.
13. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

PLOT PLAN:

SCALE @ 1/16" = 1'-0"

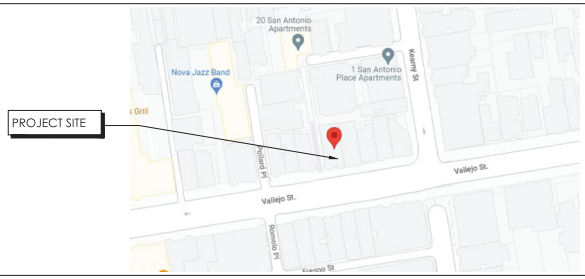


PLOT PLAN LEGEND:

- PROPERTY LINE
- ADJACENT NEIGHBOR'S BUILDING
- PROPOSED SUBJECT PROPERTY
- EXISTING SUBJECT PROPERTY

PROJECT TRUE

VICINITY MAP:



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1055 Post Street, San Francisco CA 94109

VALLEJO STREET MULTI-FAMILY RESIDENCE

526 VALLEJO STREET/
4 SAN ANTONIO PLACE
SAN FRANCISCO, CA 94133
BLOCK 0132 LOT 009 | PROJECT NO. 2022.031

LICENSED ARCHITECT STEPHEN S. KUTRO C-39702 RENEWAL DATE STATE OF CALIFORNIA

SITE PERMIT	12.23.2024
PRE-APPLICATION SET	03.28.2025
SITE PERMIT REVISION 1	04.21.2025
SITE PERMIT REVISION 1.1	04.29.2025
SITE PERMIT REVISION 2	07.11.2025
SITE PERMIT REVISION 3	08.18.2025
SITE PERMIT REVISION 4	09.04.2025

GENERAL NOTES & PLOT PLAN

SCALE AS NOTED

A0.1

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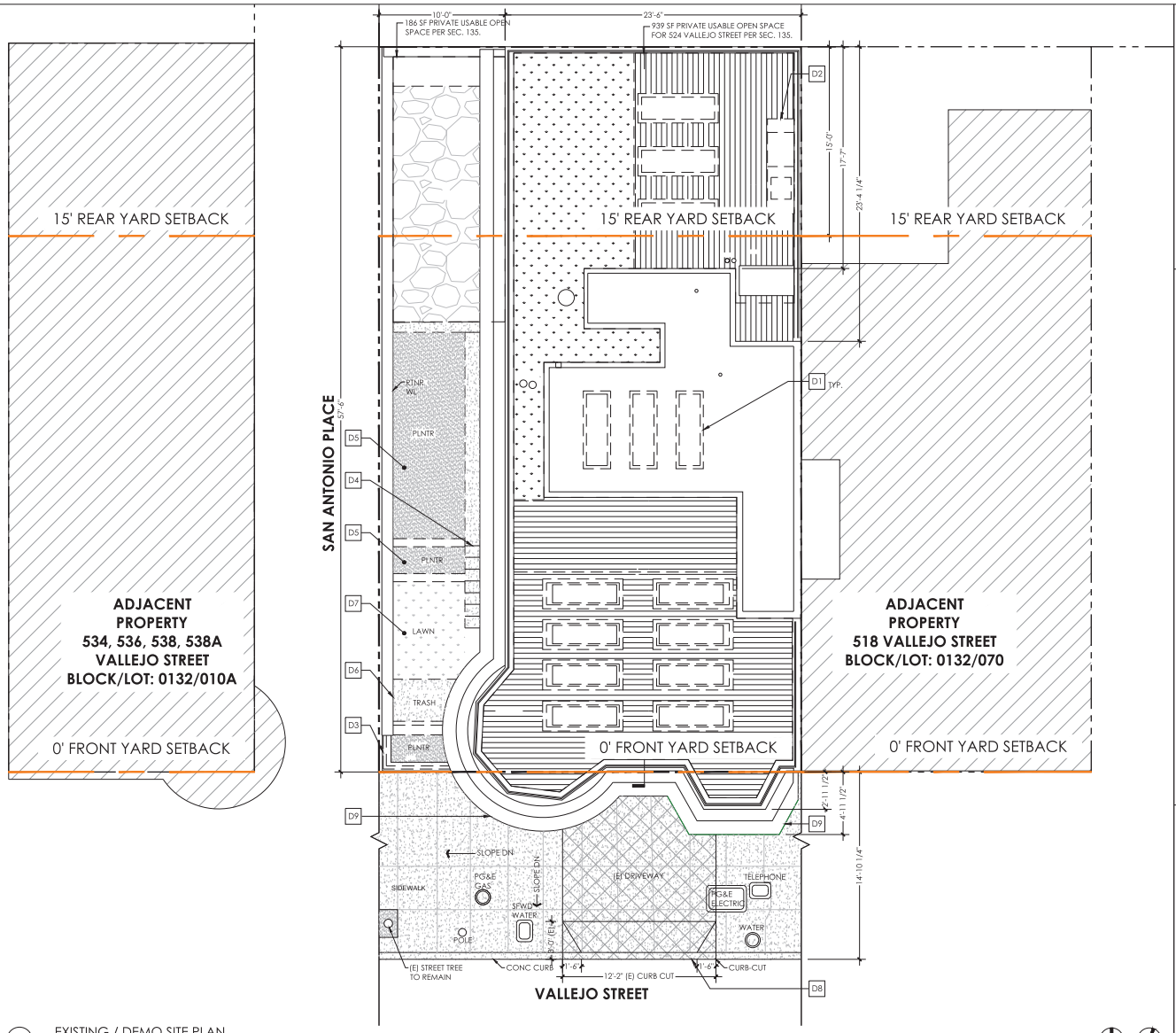

1 EXISTING / DEMO SITE PLAN
1/4" = 1'-0"

PROJECT TRUE

GENERAL DEMO SITE PLAN NOTES:

1. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
2. SEE CIVIL DRAWINGS FOR ALL UTILITY SCOPE AND PROPOSED GRADING.
3. NO NEW STREET TREES ARE REQUIRED BY CITY ARBORIST.
4. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS. CONTRACTOR WILL SUBMIT STREET WORK PERMIT PRIOR TO STARTING CONSTRUCTION.
5. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPE FEATURES.

KEY NOTES:

- D1 (E) SKYLIGHTS TO BE DEMOLISHED, TYP.
- D2 (E) OUTDOOR KITCHEN TO BE REMOVED
- D3 (E) FENCE TO BE REMOVED AND REPLACED
- D4 (E) SIDE YARD STAIRS TO BE REMOVED
- D5 (E) PLANTER TO BE REMOVED AND REPLACED
- D6 (E) TRASH AREA TO BE REMOVED
- D7 (E) LAWN TO BE REMOVED
- D8 (E) CURB CUT & DRIVEWAY TO REMAIN
- D9 (E) OVERHANG TO REMAIN, PERMITTED BY SEC. 136.

(E) SITE PLAN LEGEND:

- PROPERTY LINE
- AREA OF DEMOLITION
- (E) NEIGHBOR'S PROPERTIES
- AREA OF (E) DECK TO BE REMOVED
- AREA OF (E) ROOF TO BE REMOVED
- (E) FENCE TO REMAIN
- (E) DRIVEWAY & CURB CUT (TO REMAIN)

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EXISTING & DEMO SITE PLAN

1/4" = 1'-0"

A1.1

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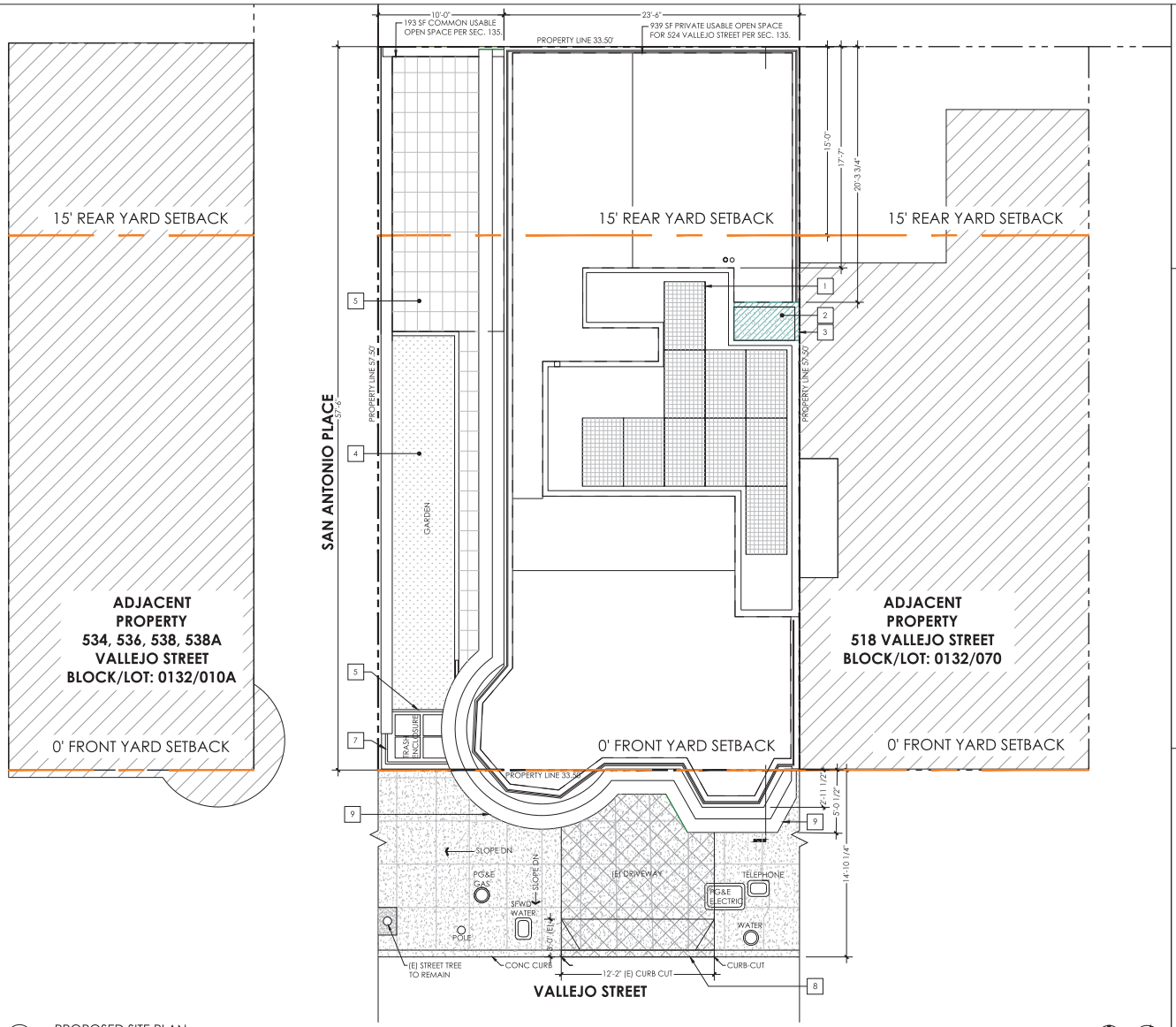

1 PROPOSED SITE PLAN
1/4" = 1'-0"

PROJECT TRUE

GENERAL SITE PLAN NOTES:

1. PER SF PLANNING CODE 138.1(C)(1) AND SECTION 138.1(2)(A) THE ADDITION OF 20% OR MORE GROSS FLOOR AREA REQUIRES (2) TWO STREET TREES.
2. DASHED ITEMS ARE USED TO DEMOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARD ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
3. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
4. SEE CIVIL DRAWINGS FOR ALL UTILITY SCOPE AND PROPOSED GRADING.

KEY NOTES:

1. (N) SOLAR READY AREA
2. (N) FLAT ROOF
3. (N) PARAPET
4. (N) GARDEN
5. (N) PAVERS
6. (N) TRASH ENCLOSURE
7. (N) SIDE YARD GATE
8. (E) CURB CUT & DRIVEWAY TO REMAIN
9. (E) OVERHANG TO REMAIN, PERMITTED BY SEC. 136.

SITE PLAN LEGEND:

- PROPERTY LINE
- AREA OF DEMOLITION
- (E) NEIGHBOR'S PROPERTIES
- AREA OF (N) FLAT ROOF
- AREA OF ADDITION
- AREA OF (N) PLANTER
- (E) FENCE TO REMAIN
- AREA OF (N) PAVERS
- (E) DRIVEWAY & CURB CUT (TO REMAIN)

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PROPOSED SITE PLAN

1/4" = 1'-0"

A1.2

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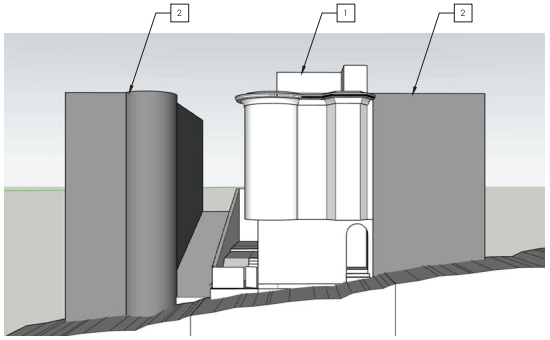
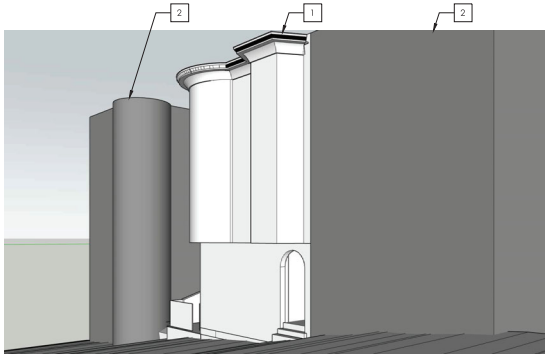


1 EXISTING SOUTH MASSING
NOT TO SCALE



2 EXISTING SOUTHEAST MASSING
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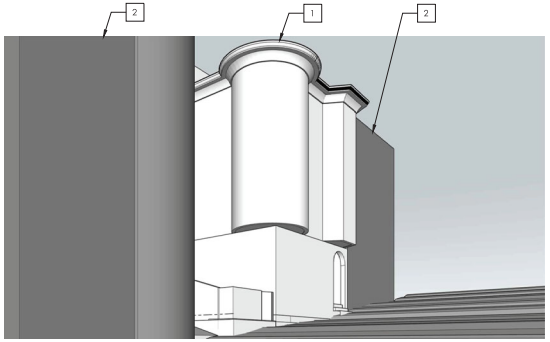
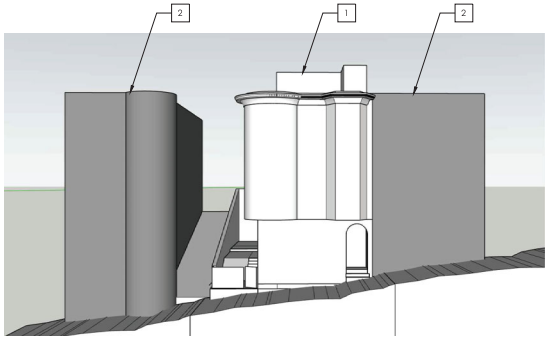
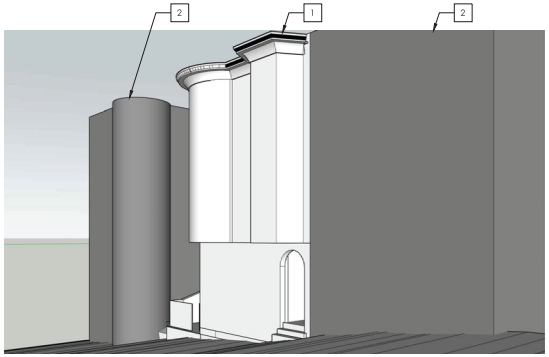


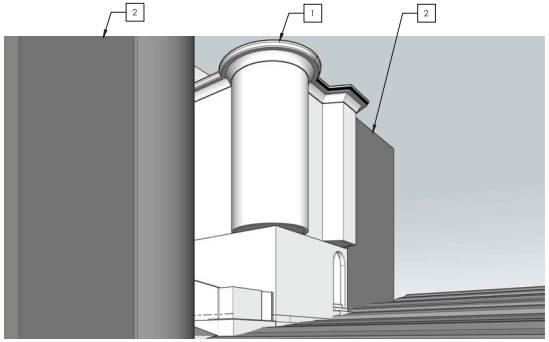
3 EXISTING SOUTHWEST MASSING
NOT TO SCALE



4 PORPOSED SOUTH MASSING - NO CHANGE
NOT TO SCLAE



5 PROPOSED SOUTHEAST MASSING - NO CHANGE
NOT TO SCALE



6 PORPOSED SOUTHWEST MASSING - NO CHANGE
NOT TO SCALE

KEY NOTES:

1 SUBJECT PROPERTY

2 ADJACENT PROPERTY

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco CA 94109

VALLEJO STREET
MULTI-FAMILY RESIDENCE

526 VALLEJO STREET/
4 SAN ANTONIO PLACE
SAN FRANCISCO, CA 94133
BLOCK 0132 LOT 009 | PROJECT NO. 2022.031

LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

SITE PERMIT 12.23.2024
PRE-APPLICATION SET 03.28.2025
SITE PERMIT REVISION 1 04.21.2025
SITE PERMIT REVISION 1.1 04.29.2025
SITE PERMIT REVISION 2 07.11.2025
SITE PERMIT REVISION 3 08.18.2025
SITE PERMIT REVISION 4 09.04.2025

MASSING DIAGRAM
SB-1214

SCALE AS NOTED

A1.3

GENERAL NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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4. EXISTING SHINGLES ON FACADE NOT SHOWN FOR CLARITY.

DEMO KEY NOTES:

- D1 (E) WOOD WINDOWS & DOORS TO BE REPLACED IN KIND, TYP.
- D2 (E) WALL TO BE DEMOLISHED FOR FUTURE WINDOW AND/OR DOOR
- D3 NOT IN USE
- D4 NOT IN USE
- D5 (E) GARAGE DOOR TO BE REMOVED
- D6 (E) SIDE YARD GATE TO BE REMOVED

KEY NOTES:

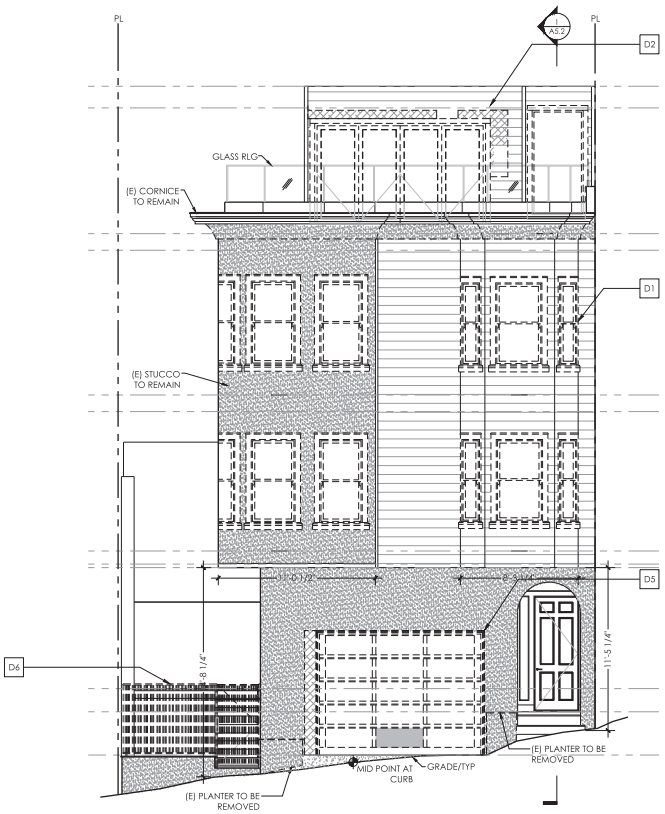
- 1 (N) WOOD WINDOWS AND DOORS REPLACED IN KIND, TYP.
- 2 NOT IN USE
- 3 NOT IN USE
- 4 (N) GARAGE DOOR
- 5 NOT IN USE
- 6 (N) SIDE YARD GATE

DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) AREA TO BE EXCAVATED

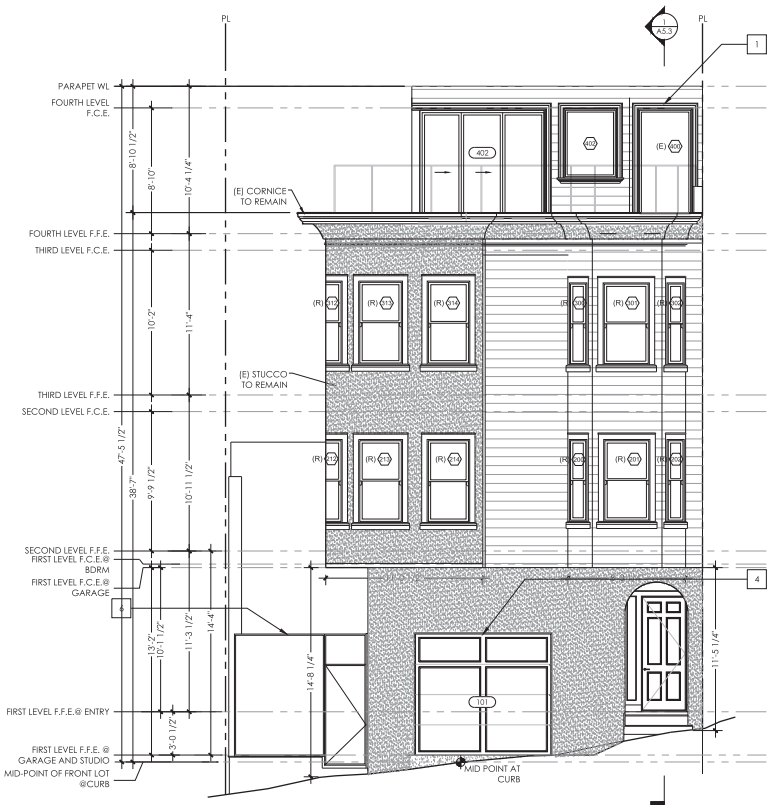
PROPOSED LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- PROPOSED ADDITION
- PROPOSED ALTERATION
- CONCRETE
- STUCCO
- BRICK
- WOOD SIDING
- TERRACOTTA TILE ROOF
- SHAKE SIDING



1 EXISTING / DEMO ELEVATION: SOUTH

1/4" = 1'-0"



2 PROPOSED ELEVATION: SOUTH

1/4" = 1'-0"

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LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
2025.12.31
RENEWAL DATE
STATE OF CALIFORNIA

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PRE-APPLICATION SET	03.28.2025
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SITE PERMIT REVISION 2	07.11.2025
SITE PERMIT REVISION 3	08.18.2025
SITE PERMIT REVISION 4	09.04.2025

EXISTING / DEMO AND PROPOSED ELEVATION: SOUTH

1/4" = 1'-0"

A4.3

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DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
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PROPOSED LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- PROPOSED ADDITION
- PROPOSED ALTERATION
- CONCRETE
- STUCCO
- BRICK
- WOOD SIDING
- TERRACOTTA TILE ROOF
- SHAKE SIDING

1 EXISTING / DEMO ELEVATION: WEST

1/4" = 1'-0"

SUTRO ARCHITECTS

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SITE PERMIT REVISION 4	09.04.2025

EXISTING / DEMO ELEVATION: WEST

1/4" = 1'-0"

A4.4

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- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) AREA TO BE EXCAVATED

PROPOSED LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- PROPOSED ADDITION
- PROPOSED ALTERATION
- CONCRETE
- STUCCO
- BRICK
- WOOD SIDING
- TERRACOTTA TILE ROOF
- SHAKE SIDING

1 PROPOSED ELEVATION: WEST

1/4" = 1'-0"

SUTRO ARCHITECTS

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VALLEJO STREET
MULTI-FAMILY RESIDENCE

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BLOCK 0132 LOT 009 | PROJECT NO. 2022.031

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C-30702
2025.12.31
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SITE PERMIT REVISION 3	08.18.2025
SITE PERMIT REVISION 4	09.04.2025

PROPSOED ELEVATION: WEST

1/4" = 1'-0"

A4.5

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San Francisco Planning

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San Francisco, CA 94103
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CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
524 VALLEJO ST		0132009
Case No.		**Permit No.**
2024-011561PRJ		
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

Proposal to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building.

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** **(CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** **(CEQA Guidelines section 15303)** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** **(CEQA Guidelines section 15332)** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
☐	**Other** ____
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:
Planner Signature: Vincent Page II

PROPERTY STATUS - HISTORIC RESOURCE

	PROPERTY IS ONE OF THE FOLLOWING:
☐	**Category A:** Known Historical Resource.
■	**Category B:** Potential Historical Resource (over 45 years of age).
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

	Check all that apply to the project.
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
■	**Addition(s)** not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
	Note: Project Planner must check box below before proceeding.
☐	Project is not listed.
■	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.	
☐	**Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)* ☐ Reclassify to Category A ☐ Reclassify to Category C ☐ Lacks Historic Integrity ☐ Lacks Historic Significance
☐	Project involves a **known historical resource (CEQA Category A)**
☐	Project does not substantially impact character-defining features of a historic resource (see Comments)
☐	Project is compatible, yet differentiated, with a historic resource.
☐	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
☐	**Project can proceed with EXEMPTION REVIEW**. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner:	
Preservation Planner Signature:	

EXEMPTION DETERMINATION

■	**No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Planning Commission Hearing	**Signature:** Vincent Page II 10/24/2025
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	

San Francisco Planning

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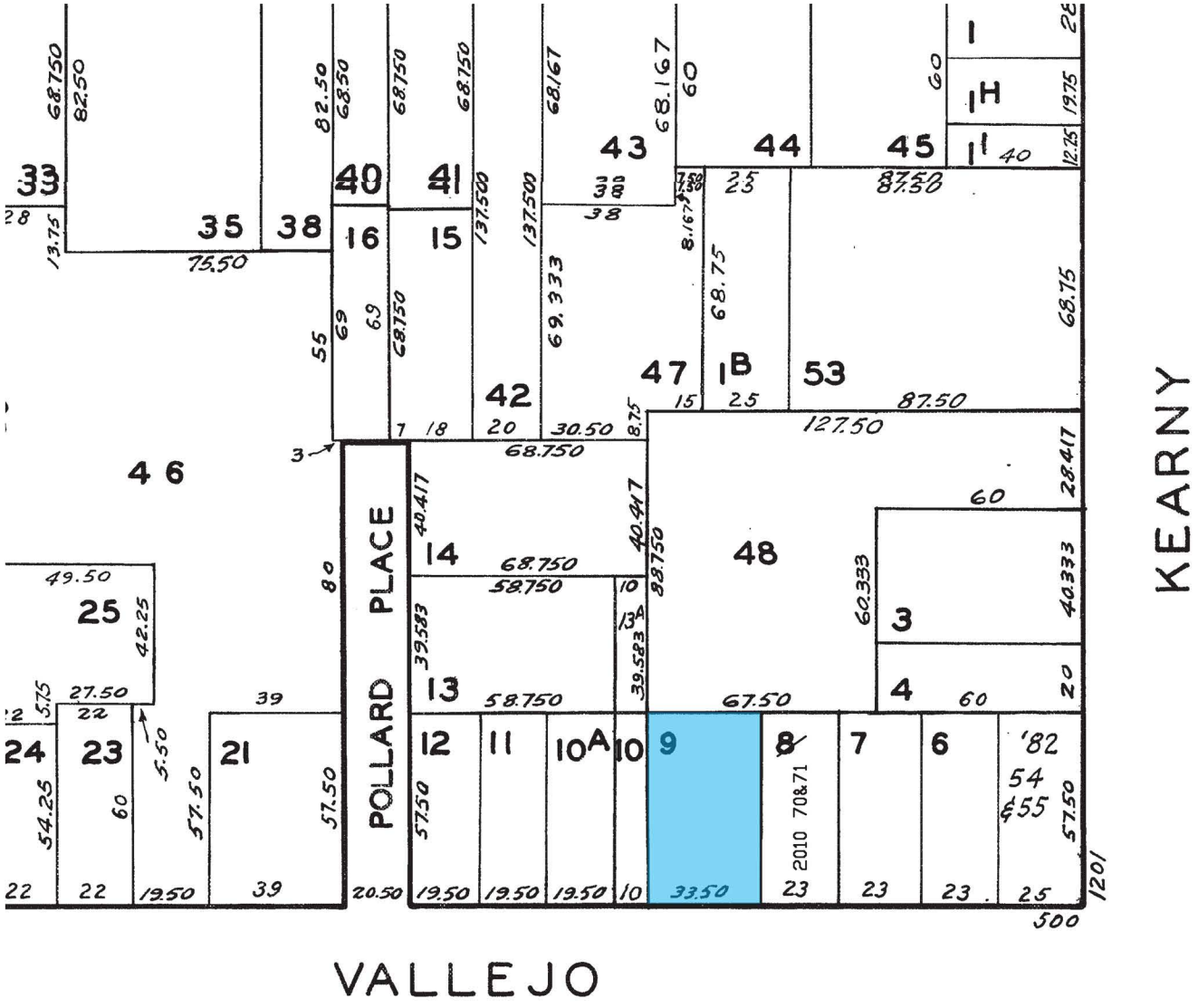
LAND USE INFORMATION

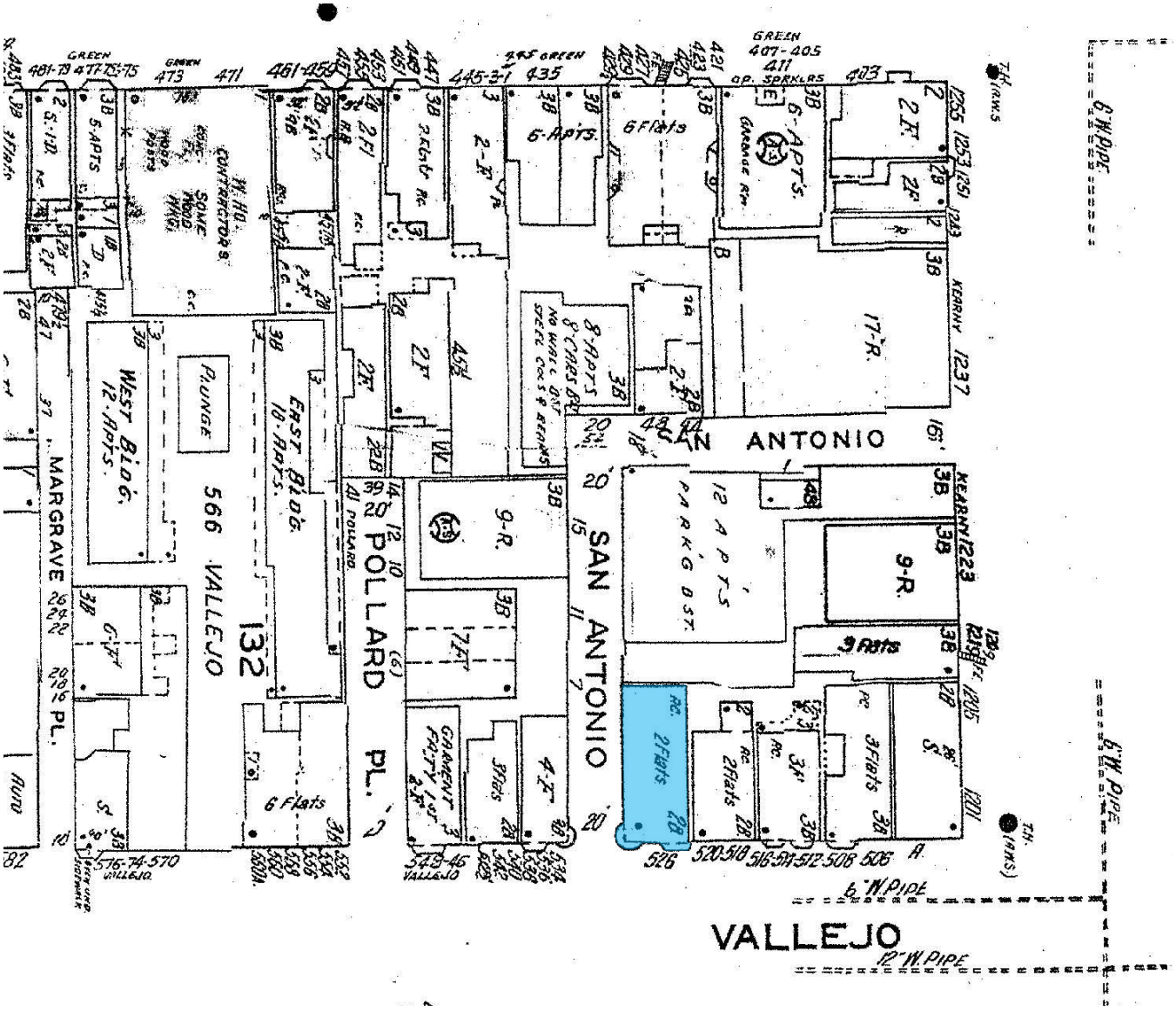
RECORD NO. 2024-011561CUA
524-526 Vallejo Street & 4-4A San Antonio Place

	Existing (Last Legal)	Proposed	Net Change
Unit-specific Information			
524 Vallejo Street	Studio 622 GSF	-	- 1 unit (Merger)
526 Vallejo Street	2 BDR 1,825 GSF	3 BDR 3,185 GSF	+ 1 BDR + 1,360 GSF
4 San Antonio Place	Studio 390 GSF	Studio 432 GSF	+ 42 GSF
4A San Antonio Place	Studio 348 GSF	-	-1 unit (Merger)
Project Gross Floor Area			
	4516	4532	16
Project Attributes			
# of Studio Units	3	1	-2
# of 1 BDR Units	0	0	0
# of 2 BDR Units	1	0	-1
# of 3 BDR Units	0	1	+1
# of Class 1 Bike Parking Spaces	0	2	2
# of Class 2 Bike Parking Spaces	0	0	0
# of Off-Street Parking Spaces	1	1	0
Res. Open Space, Common	0	0	0
Res. Open Space, Private	2490	2490	0

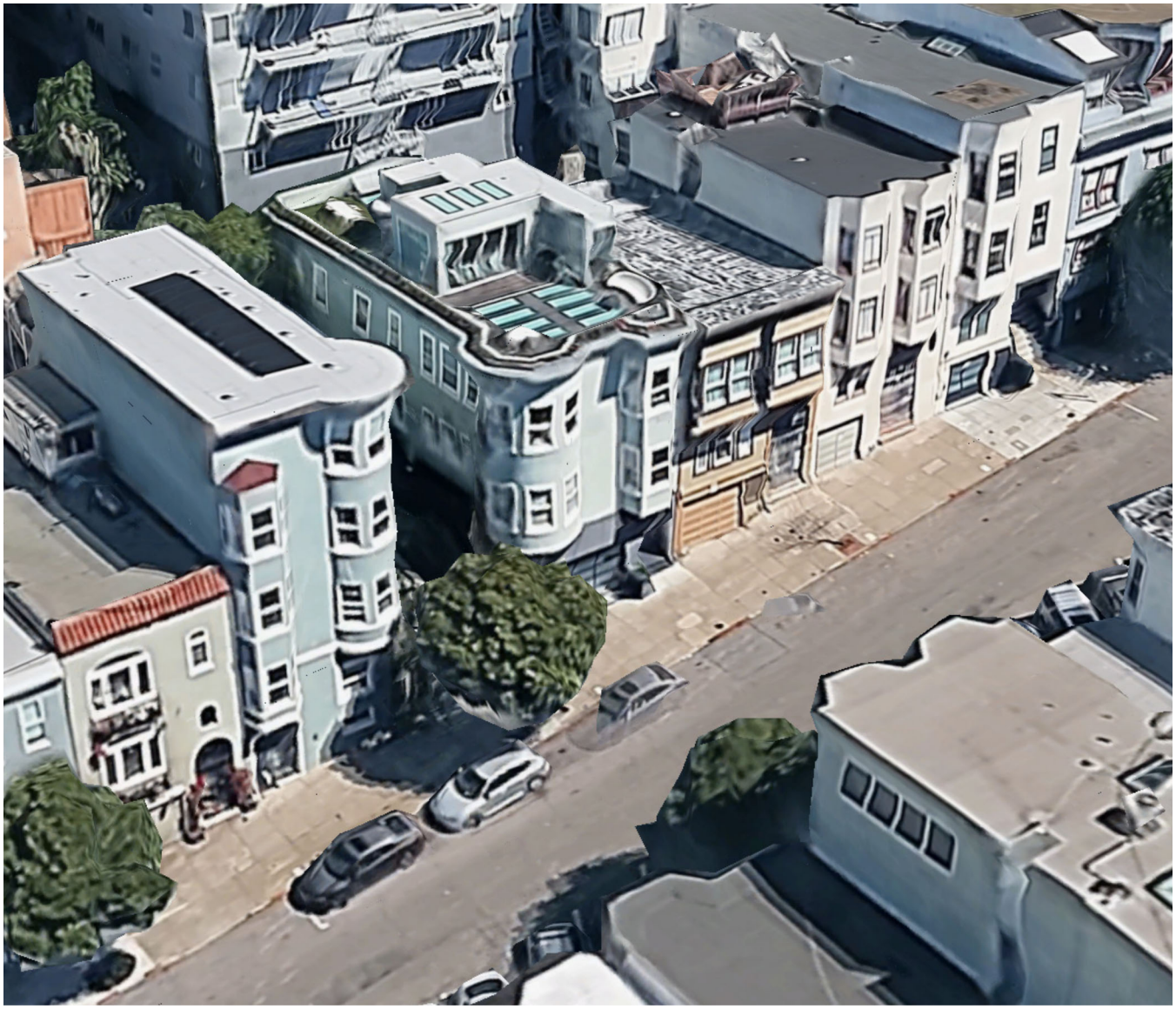
PARCEL MAP



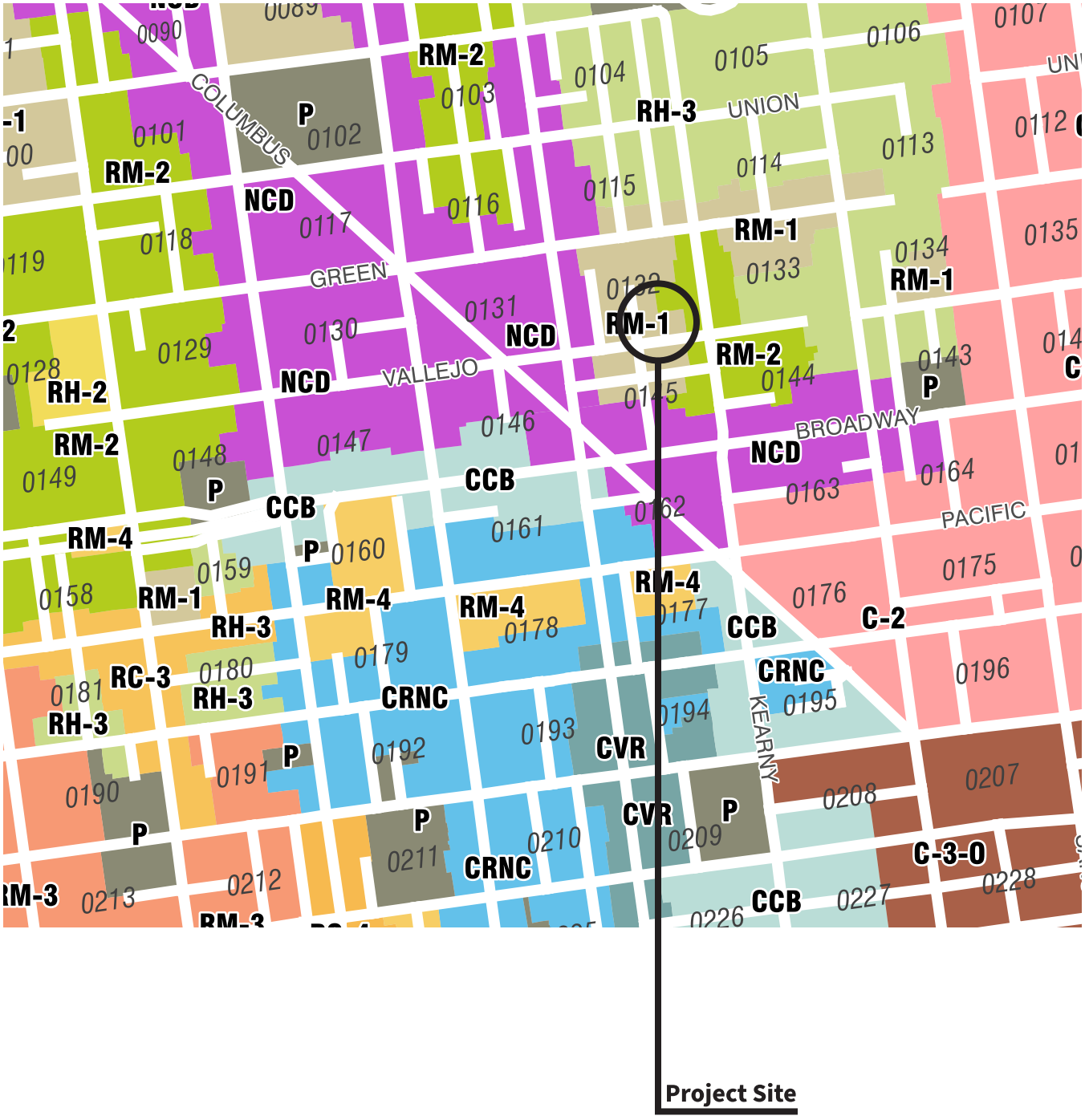
SANBORN MAP


MARGRAVE PL.
566 VALLEJO
132
POLLARD PL.
SAN ANTONIO
N ANTONIO
KEARNY 1237
KEARNY 1223
VALLEJO
6" W. PIPE
12" W. PIPE
WEST BLD'G. 12 APTS.
EAST BLD'G. 10 APTS.
PLUNGE
9-R.
17-R.
12 APTS PARKG ST.
6-APT'S.
6 Flats
3 Flats
2 Flats
526
520-518
516-514-512-506
506
576-74-570 VALLEJO
549-46 VALLEJO

AERIAL PHOTO



ZONING MAP


RM-2
RH-3
UNION
COLUMBUS
P
RM-2
NCD
RM-1
GREEN
RM-1
NCD
RM-2
VALLEJO
RH-2
NCD
P
BROADWAY
RM-2
NCD
CCB
P
CCB
PACIFIC
RM-4
P
RM-4
RM-1
RM-4
RM-4
CCB
C-2
RH-3
RC-3
RH-3
CRNC
CRNC
KEARNY
RH-3
P
CVR
P
CVR
P
C-3-O
P
CRNC
CCB
Project Site

SITE PHOTO

San Francisco Planning

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Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 4 San Antonio, 524-526 Vallejo St

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☑ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
  - See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☑ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing an eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
  - See attached documents.

Signed: Dated: 06/17/2025

Jessica Gallegos

Jessica Gallegos
Rent Board Specialist

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

November 20, 2025

San Francisco Planning Commission
49 South Van Ness Avenue
San Francisco, Ca 94103

Re: 524 Vallejo Street CUA December 4, 2025 Planning Commission Hearing

Dear President So, Vice-President Moore, and Commissioners:

My clients, Katelin Holloway and Ben Ramirez, have called North Beach home for more than 22 years. They moved to the neighborhood in 2003, rented a modest apartment for 18 years while raising their two children, and in 2021 — after nearly two decades as deeply rooted community members — they were finally able to purchase their first home at **524 Vallejo Street**. The home had been owned by another young family who lived there for several years, and like the owners before them, they occupied the property exactly as it exists today: a single-family home with one full kitchen and a unified internal layout.

The property's more complex history predates both families. A developer purchased the building in 2010 and undertook an extensive remodel between 2010–2017, culminating in a City-issued Certificate of Final Completion in 2016. In 2017, the home was sold to the previous family in its present configuration. They made no significant alterations requiring permits, and the property functioned as a single residence throughout their ownership.

Less than a year after my clients moved in, they received a Notice of Enforcement stating that, according to legacy permit records, the property was legally classified as a four-unit building.

Through extensive research into the property's history, it has become clear that while permits issued to the prior developer authorized a four-unit configuration (reflecting an increase of 2 units from the historical duplex), the owners have not found concrete evidence that three of those units were ever constructed. Alternatively, if portions of those units existed during the multi-year remodel, they were consolidated into a single residence before the property was sold in 2017 and without any corresponding permits documenting such changes. By the time the City issued the 2016 CFC and the property was transferred in 2017, the building functioned as a single residence with one full kitchen and an integrated internal layout.

Every observable source — including physical evidence, MLS listings, prior-owner statements, neighbor corroboration, and the as-built plans prepared after the Notice of Enforcement — confirms that the home has operated as a single dwelling for at least the last eight years. Please see **Exhibit 1** for documentation of this long-standing one-unit condition.

Although my clients did not create this discrepancy, they have taken full responsibility for resolving it. Their goal is to correct the record, bring the property into compliance, add needed housing, and do so in a way that is both feasible and aligned with the City's broader housing objectives.

PROJECT & PROPERTY HISTORY

The history of 524 Vallejo Street involves multiple owners, shifting City interpretations, and several changes in direction from Planning and DBI. My clients and I have spent nearly three years working diligently and in good faith with the Planning Department and DBI to address the violation they did not create, following every instruction provided by the City—even when those instructions later changed and delays arose. The timeline below summarizes how this issue emerged and the steps taken by all parties.

Phase 1: Developer Ownership & City Sign-Off (2010–2016)

- **2010** — Developer purchases property.
- **2011** — Developer submits permit application for remodel.
- **2010–2016** — Developer undertakes extensive renovation.
- **May 9, 2016** — City issues **Certificate of Final Completion**, approving the remodel and closing out all permit requirements.

Phase 2: Sale to the 2017 Family & Stable Single-Family Use (2017–2021)

- **June 23, 2017** — Property sold to a young family as a single-family home.
    - No permits are pulled during their ownership.
    - They make no significant modifications.

Phase 3: Purchase by the Holloway–Ramirez Family & Discovery of the Discrepancy (2021–2022)

- **April 12, 2021** — My clients purchase the property in the same configuration advertised and sold in 2017.
- **February 16, 2022** — The Planning Department issues a **Notice of Complaint** triggered by an anonymous tip.
- **March 9, 2022** — The Planning Department issues a **Notice of Enforcement** -- Dwelling Unit Removal by Unauthorized Residential Merger. Planning requires the merged units to be reinstated as the only option to address the Notice of Enforcement.

Phase 4: Attempt to Comply with City Direction (2023)

- **May 19, 2023** — Family submits permit application and plans for a **four-unit restoration**, as directed by Planning to address the Notice of Enforcement.
- **June 12, 2023** — Planning signs off on plans; DBI begins review.
    - DBI does not complete review because, as discussed below, reconstructing four code-compliant units proves financially infeasible.

Phase 5: City Changes Interpretation of SB 330 (Late 2024)

- **November 18, 2024** — Planning notifies the project sponsor that the Department has **revised its interpretation** of SB 330. The Commission may now approve mergers of this type via CUA, contradicting 2022 guidance.
    - "*…the Department received updated guidance from the State that has resulted in us revising our interpretation of SB 330: It is now our position that the Planning Commission may review Conditional Use Authorization applications to legalize Dwelling Unit mergers and has the option to approve or deny them. This supersedes the guidance I provided to the property owner back in March of 2022*."
- **December 23, 2024** — Clients submit a Project Application for a two-unit project.

Phase 6: Application Review & Additional Shifts (2025)

- **February 11, 2025** — Incomplete Application Notice issued by Planning
- **March 28, 2025** — Pre-Application Meeting held with **neighbor support**.
- **April 28, 2025** — Revised application submitted.
- **May 7, 2025** — The Planning Department issued a Complete Application Notice, accepting the Project Application for review.
- **June 2, 2025** — The Project was reviewed with senior Planning Department management.
- **June 5, 2025** — The Planning Department notified project sponsors that staff had identified a new Planning Code requirement that could prevent the Project from moving forward, and that only after further clarification on the applicability of that requirement would a full Plan Check Letter be issued.
- **June 13, 2025** — The Zoning Administrator's Office confirmed that Ordinance 292-24 (effective January 19, 2025), which prohibits projects that do not meet minimum density controls within certain residential zoning districts, <u>does not apply</u> to dwelling unit mergers and therefore <u>would not prohibit the Project from seeking to legalize a dwelling unit merger</u>.
- **June 16, 2025** — The Planning Department issued Plan Check Letter #1.
- **July 12, 2025** — Plan revision submitted.
- **July 21, 2025** — The Project was reviewed with senior management for a second time.

- **July 22, 2025** — The Planning Department issued Plan Check Letter #2.
- **August 25, 2025** — At the request of Planning the Holloway-Ramirez family submitted revised plans to remove all façade alterations.

Phase 7: Hearing Scheduling Changes (Fall 2025)

- **September 3, 2025** — The project was scheduled for the November 6, 2025 Planning Commission Hearing and Planning staff informed us in writing that the Planning Department would be recommending disapproval of the merger.
- **October 8, 2025** — Planning staff rescheduled the hearing a second time for the November 20, 2025 Planning Commission meeting.
- **October 21, 2025** — Planning staff rescheduled the hearing a third time for December 4, 2025 Planning Commission meeting.

I. THE PROPOSED PROJECT AND REASONS IT SHOULD BE APPROVED

A. The Proposed Project – Addition of a Second Unit and Legalization of a Dwelling Unit Merger

The proposed project would **add a new second dwelling unit** to the property while retaining the existing family-sized residence. Because only **one actual unit** exists today, **no dwelling units will be removed**. The proposal corrects a long-standing discrepancy in the City's permit records, aligns the legal status of the property with its physical reality, and adds new housing to North Beach.

The proposed second unit is a **440-square-foot studio** located on the first level, featuring a full kitchen, 457 square feet of adjacent open space, and its own entrance from Vallejo Street. This new unit would expand the neighborhood's housing options while maintaining privacy and functionality for the primary residence.

The plan set for the proposed merger and addition of a second unit shows three conditions:

1. 2011 Permitted Four-Unit Configuration (On Paper Only)

- Authorized by the prior developer's permits, but with no concrete evidence that three of these units were constructed.
    - 524 Vallejo Street, 640 GSF studio,

- 526 Vallejo Street, 1,796 GSF 2-bedroom unit,
- 4 San Antonio Place, 409 GSF studio, and
- 4A San Antonio Place, 362 GSF studio.

2. Existing As-Built Single-Family Condition (Actual Physical Reality)

- A 4,516-square-foot single residence with one kitchen—consistent with how the home was marketed and sold in both 2017 and 2021.

3. Proposed Two-Unit Configuration (Adds Housing, Removes None)

- **Primary Unit, 524 Vallejo Street:** 3,166-square-foot, four-bedroom family residence
- **Second Unit, 4 San Antonio Place:** 440-square-foot studio with private entrance

We are seeking Conditional Use Authorization (CUA) from the Planning Commission to ***legalize the "merger" of three former, phantom units created on paper by a previous owner but which may never have existed.*** Please see the information under item B 6 below which details the extensive construction and exorbitant cost required to create four code-compliant units.

Because the record references a historical four-unit configuration, a Conditional Use Authorization (CUA) is required to legalize the two-unit condition and add new housing consistent with City policy.

B. Reasons the Proposed Project Should Be Approved

1. **No dwelling units are being removed; SB 330 is not triggered.**

   The merger has been reviewed by Planning staff who determined that under SB 330, the merger would not be considered a removal of a dwelling unit under state law.

2. **The project results in a net increase in housing.**

3. **The "four-unit" configuration, best to our knowledge, has existed only on paper.**

4. **The single-unit configuration has been stable and owner-occupied for at least eight years.**

5. **Restoring four units is financially infeasible.**

   Reinstating these four phantom units would require the following improvements to the building at the homeowner's expense, which would cost an estimated $849,448 more than the improvements for the proposed project. This breakdown illustrates the minimum viable construction needed to bring the home into 4-unit compliance:

- Build three full new kitchens for the new units.
- Relocate and upgrade baths as required to ensure each unit has code-compliant bathrooms.
- Rebuild both interior stairs to ensure code compliant egress and fire separation for new units.
- Rebuild elevator shaft and replace elevator carriage for new, multi-unit code compliant elevator.
- Refigure existing walls and add new walls on each level to accommodate new unit layouts along with corresponding structural changes to accommodate these changes and additions.
- Remove and replace finishes throughout all levels of walls to create fire-rated separator walls between units and common spaces.
- Replace or add new fire rated doors throughout interior and exterior as required per new unit additions.
- Add and route new water, gas and electrical lines to each unit separately.
- Upgrade, replace, or reroute the fire sprinkler system to support increased occupancy load.

For comparison, creating the one second unit under the proposed project would require the following:

- Build one new kitchen.
- Replace one interior door to bring up to appropriate fire and egress code.
- Remove and replace finishes at one interior wall to upgrade for proper fire separation between the unit and common space.
- Add and route new water, gas and electrical lines to the new unit.

6. **The project is consistent with recent Commission precedent** (e.g., 1090 Randolph).

Although we were encouraged by the project planner in November 2024, to apply for the merger[1] in June of 2025, we were informed that the Planning Department would not be able to support the merger and would be requesting denial of the project.

On September 3, 2025, we were informed that the staff report for our project would be using the same reason to deny the merger that was used for the 301 Main Street project which proposed the merger of two existing residential units into one. The staff recommendation for the 301 Main Street project stated in part, that *"While the Project is limited in scope to the combining of two existing dwelling units on the 26th floor of a large residential building in a district that principally permits and encourages residential use, it would result in the loss of an independent, family-sized dwelling unit at a time when the City is faced with a housing shortage and housing affordability crisis."*

[1] Please see Exhibit 2, the email exchange from 2024 wherein Mr. Page states that "…the Department received updated guidance from the State that has resulted in us revising our interpretation of SB 330: It is now our position that the Planning Commission may review Conditional Use Authorization applications to legalize Dwelling Unit mergers and has the option to approve or deny them. This supersedes the guidance I provided to the property owner back in March of 2022."

Our case is quite different from the 301 Main Street case. At 301 Main, two functioning units existed so the City would be losing an actual housing unit if the merger were permitted. In our case, only one unit actually exists, and we are creating a new unit.

Our case is more like another recent merger case, 1090 Randolph Street, which was supported by staff and approved unanimously by the Planning Commission on June 13, 2024. In this case, the project proposed to merge two previously existing studio units, which did not exist because they had been removed many years prior to the project sponsors owning the property by a prior owner without a permit.

7. **The project supports family housing and neighborhood stability.**

8. **No evictions or tenant displacement have occurred.**

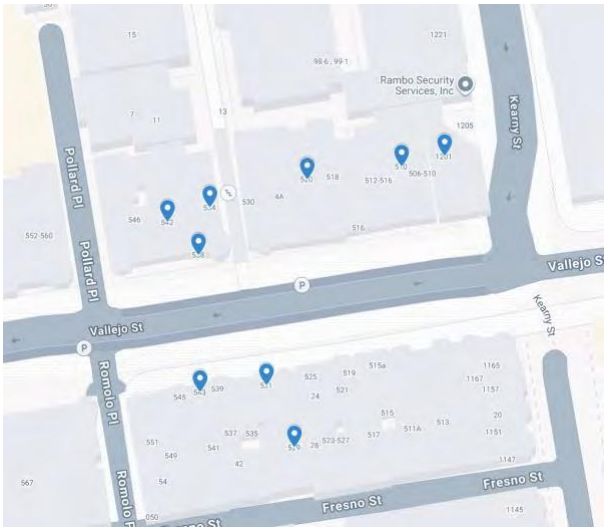
According to the San Francisco Rent Board, there are no recorded evictions[2]. Additionally, there have been no buyouts in the past ten years.

9. **The project has strong neighborhood support and no known opposition.**

To date the project has overwhelming support from over 20 neighbors, including immediate neighbors listed and shown on the map below. We know of no neighbor who oppose the project.

- Susan Taylor & Paul Utrecht - 534 Vallejo Street
- Albert Shin & Family - 538 Vallejo Street
- Jobe & Megan Danganan - 542 Vallejo Street
- Vince & Jamie Vigil - 533 Vallejo Street
- Alex Noor & Chhavi Sahni - 518-520 Vallejo Street
- Janna & Mike Keller - 543 Vallejo
- Sean O'Donnell - 1201 Kearny

[2] Please see the letter from the Rent Board in Exhibit 3.



Map showing project supporters on the subject block

10. **The project meets all applicable General Plan and Priority Policy findings.**

    The proposed project is consistent with the General Plan and the Residential Design Guidelines, meets the required CUA and Priority General Plan Policies findings, and the merger does not constitute the removal of an actual dwelling unit.

II. REQUIRED CONDITIONAL USE FINDINGS

(Planning Code § 303)

San Francisco Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. For the following reasons, the proposed project complies with Section 303.

1. The proposed use is necessary, desirable, and compatible with the neighborhood.

The project provides a development that is both necessary and desirable for North Beach. It preserves a family-sized unit at 524 Vallejo Street while **adding a new 440-square-foot studio** at 4 San Antonio Place. This new unit expands the neighborhood's housing options and contributes to the City's housing goals.

The project is compatible with the scale, character, and pattern of development in the neighborhood. It converts no exterior façade elements other than minimal, in-kind window replacement, per Planning's

direction. The project conforms to the RM-1 zoning standards and maintains the established residential rhythm of the block.

2. The project will not be detrimental to the health, safety, convenience, or general welfare of nearby residents or workers.

The project does not propose the demolition or removal of residential units. Because it **adds** a dwelling unit and legalizes the long-standing one-unit configuration, it does not trigger SB 330 and does not diminish the City's housing supply. The project adheres to all current building, fire, and life-safety codes.

Future residents of the new unit will benefit from proximity to public transit and neighborhood-serving amenities, reducing reliance on automobiles and limiting traffic impacts.

3. The project is consistent with the General Plan.

On balance, the project is fully consistent with the objectives and policies of the General Plan, including:

Housing Element

- **Objective 4.B / Policy 31:** Supports adding small units in lower-density areas and increasing supply for middle-income households.
- **Objective 4.C / Policies 32 & 33:** Supports multi-generational living, aging in place, and preventing outmigration of families with children.

Urban Design Element

- **Objective 1 / Policies 1.3 & 1.7:** Maintains the visual pattern and character of the North Beach district.
- **Objective 4 / Policy 4.12:** Enhances neighborhood comfort and safety through high-quality, code-compliant residential design.

A detailed General Plan consistency analysis is set forth in Section IV.

4. The project complies with all applicable standards of the Planning Code.

The proposed two-unit configuration conforms to the RM-1 (Residential, Mixed—Low Density) District. Density limits are met; the project does not exceed the allowable envelope; and required open space and access standards are satisfied.

5. The project does not conflict with Priority Policies of Planning Code § 101.1(b).

On balance, the project:

- **Preserves and enhances neighborhood-serving retail uses** by increasing the number of local residents who patronize them.
- **Conserves existing housing and neighborhood character** by maintaining the primary residence and adding a compatible new unit.
- **Protects the city's supply of affordable housing**, as the property contains no affordable or rent-controlled units.
- **Does not impede transit or overburden parking**, given the site's strong transit access.
- **Does not affect industrial sectors**, as no office or commercial use is introduced.
- **Enhances seismic safety** through code-compliant construction.
- **Does not affect parks, open space, or landmark resources**.

Thus, the project supports the City's priority policies.

III. REQUIRED RESIDENTIAL MERGER FINDINGS

(Planning Code § 317)

Planning Code Section 317 establishes criteria for reviewing applications involving residential mergers or legalization of unpermitted configurations. As detailed below, the project satisfies all criteria and warrants approval.

1. Whether the merger would eliminate only owner-occupied housing

- The property has functioned as a **single dwelling** since at least 2017 and has been owner-occupied continuously since that time. The proposed project does not eliminate any existing units; it legalizes the one-unit configuration and adds a second unit.

2. Whether the merger removes an affordable housing unit or a rent-controlled unit

- The property does not contain affordable units as defined by Planning Code §401.
- It has not contained rent-controlled units for at least a decade.
- No affordable housing will be removed.

3. If affordable housing is removed, whether replacement housing is provided

- Not applicable. No affordable units or rent-controlled units exist today.
- The project adds a high-quality, code-compliant second unit.

4. How recently any removed unit was tenant-occupied

- Records suggest the last tenant occupancy occurred prior to 2012, based on voter-roll information provided in Exhibit 4. The exact date is not known, but tenant occupancy ceased long before the 2016 CFC and 2017 sale.

5. Whether bedroom count will be preserved or increased

- The proposed two-unit configuration results in a **net increase of one bedroom** compared to the originally permitted plan set. The primary unit remains family-sized, while the new unit adds housing diversity without diminishing family housing.

6. Whether the merger is necessary to correct design or functional deficiencies

- If four units were required to be restored, the configuration would create:
    - one undersized two-bedroom unit (inadequate for the family), and
    - three extremely small studios.

- Requiring reconstruction of four units would produce less functional, less livable, and less code-compliant housing. Legalizing the single-unit condition and adding one high-quality unit better serves housing, safety, and neighborhood goals.

7. Appraised value of the least expensive unit proposed for merger

- Per the appraisal dated October 16, 2025, the estimated value of **4A San Antonio Place**, the smallest of the three paper-only former studio units, is **$390,000**.

8. Eviction history

- The Planning Commission may not approve a merger if recent evictions occurred under specified sections of the Rent Ordinance.
- The Rent Board's letter (Exhibit 3) confirms **no evictions** or buyouts have occurred in at least ten years.
- Thus, the project fully complies with Section 317(g)(2)(H).

IV. GENERAL PLAN COMPLIANCE

On balance, the proposed project is consistent with the objectives and policies of the San Francisco General Plan, particularly the **Housing Element** and **Urban Design Element**.

Housing Element

Objective 4.B – Expand small and mid-rise multifamily housing production for middle-income households.

Policy 31: Facilitate small and mid-rise buildings that private development can deliver without deed restrictions, including through adding units in lower-density areas.

Project Consistency:

- The project adds a **new, code-compliant 440 SF studio unit** in an RM-1 district. This is exactly the type of incremental, lower-density housing addition envisioned by Policy 31.

Objective 4.C – Diversify housing types for all cultures, family structures, and abilities.

Policy 32: Support multigenerational and flexible living arrangements, including aging in place.

Policy 33: Prevent the outmigration of families with children.

Project Consistency:

- The project preserves a **family-sized, four-bedroom primary unit** and adds a smaller, independent unit suitable for extended family, caregivers, or middle-income residents.
- The project enables a long-standing San Francisco family to remain in their home, directly supporting the goal of preventing family displacement.

Urban Design Element

Objective 1 – Maintain the characteristic pattern that defines neighborhoods.

Policies 1.3 and 1.7: Recognize the importance of consistent building patterns and transitions between districts.

Project Consistency:

- The project includes **no façade changes**, other than minimal in-kind window replacement at Planning's request.
- The scale and envelope remain unchanged, preserving the block's visual and spatial rhythm.

Objective 4 – Improve neighborhood environment for comfort, safety, pride, and opportunity.

Policy 4.12: Promote and maintain high-quality landscaping and open space.

Project Consistency:

- The new unit includes **457 SF of adjacent open space**.

- All improvements adhere to current Building and Fire Codes, enhancing long-term safety and resilience.

V. PRIORITY PLANNING POLICIES (SECTION 101.1(b))

Planning Code Section 101.1(b) requires all permits to be reviewed for consistency with the Eight Priority Policies. The project complies with all applicable policies.

1. Neighborhood-serving retail uses should be preserved and enhanced.

- The project adds a new residential unit, increasing the number of patrons who support local businesses in North Beach.

2. Existing housing and neighborhood character should be conserved and protected.

- The project **preserves** the existing, long-standing single-family configuration and **adds** a high-quality studio. The exterior is unchanged, maintaining the architectural character of Vallejo Street.

3. The City's supply of affordable housing should be preserved and enhanced.

- The site **does not contain affordable or rent-controlled units**. No removal occurs. The new unit may serve a middle-income household.

4. Commuter traffic should not impede MUNI or overburden streets and parking.

- The site is transit-rich. Additional residents will have access to multiple MUNI routes, minimizing traffic impacts and parking demand.

5. A diverse economic base should be maintained.

- The project does not introduce any office or commercial use.

6. The City should achieve the greatest possible earthquake preparedness.

- All construction will meet current Building Code standards, improving structural and life-safety performance.

7. Landmarks and historic buildings should be preserved.

- The project does not modify or affect any landmark or historic resource.

8. Parks and open space should be protected from development.

- The project does not impact public parks, open space, or sunlight access.

VI. FEASIBILITY & COST ANALYSIS OF RESTORING FOUR UNITS

The Planning Department initially instructed the applicants to restore the property to a four-unit configuration. After detailed analysis with Sutro Architects and DBI review, it became clear that reconstructing four fully code-compliant units would require extensive, invasive, and cost-prohibitive construction, including:

- Structural upgrades needed to partition the building into separate units
- Independent egress paths for each new unit
- Additional plumbing, gas, and electrical systems
- Fire-rated separations and assemblies
- Life-safety upgrades
- Kitchen and bathroom additions for each unit
- Compliance with current fire, building, mechanical, and accessibility codes

Preliminary estimates indicate that restoring four code-compliant units would cost $849,448 more than the proposed two-unit project, an infeasible burden for a single-family homeowner and far beyond what is typical for small, incremental housing additions.

Further, this reconstruction would produce:

- Three extremely small studios
- One inadequate two-bedroom unit

These outcomes are **less functional**, less livable, and contrary to San Francisco's goals for family housing and equitable housing quality.

The proposed two-unit project:

- requires far less construction
- complies with modern safety standards
- provides one family-sized unit and one high-quality studio
- adds a unit to the housing stock
- avoids unnecessary demolition and disruption

Thus, the proposed project represents the **only feasible, reasonable, and policy-aligned solution**.

The proposed project at **524 Vallejo Street** offers a fair, feasible, and policy-aligned resolution to a unique condition created more than a decade ago—one the current homeowners did not create but have spent nearly three years working diligently and in good faith to correct. Although City records reflect a historical permit set authorizing four units, extensive evidence demonstrates that three of those units were either never constructed or had been consolidated without permits prior to the home's 2017 sale. For at least eight years, the property has existed and operated as a single dwelling, as shown through MLS listings, physical inspection, neighbor testimony, as-built plans, and the lived experience of two successive families.

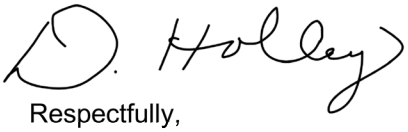
The project before the Commission legalizes this long-standing one-unit condition **and adds a new, high-quality second unit**—thereby increasing the housing supply without removing any existing units, displacing no tenants, and affecting no affordable or rent-controlled housing. The resulting two-unit configuration preserves a much-needed family-sized home in North Beach, adds a smaller studio well-suited to middle-income residents, and produces a more functional and code-compliant arrangement than the infeasible reconstruction of four extremely small units.

The applicants have worked cooperatively with Planning and DBI across multiple years, iterations, delays, and changes in City interpretation, pursuing the path that best supports neighborhood stability and Citywide housing goals. On balance, the project is fully consistent with the **General Plan**, **Priority Planning Policies**, **Conditional Use Findings**, and **Residential Merger Findings**, and it produces the most reasonable and beneficial outcome for both the property and the City.

For these reasons, we respectfully request that the Planning Commission approve the proposed Conditional Use Authorization to legalize the existing configuration and add a new second dwelling unit. This approval will allow the legal record to match the building's actual condition, increase the City's

housing stock, restore compliance, and allow a long-established North Beach family to remain in their home and community.

If you have any questions, please contact **Deborah Holley** at **Deborah@Holleyconsulting.com** or **(415) 389-9329** .



Respectfully,

Deborah Holley
Holley Consulting

EXHIBITS INDEX

The following exhibits support the application and demonstrate the long-standing single-unit condition of the property:

Exhibit 1 — Documentation of One-Unit Configuration

2017 and 2021 listing materials (photographs, floor plans, marketing brochures); as-built schematics prepared after Notice of Enforcement; interior photographs showing single kitchen and unified layout.

Exhibit 2 — Planning Department Email Correspondence

Email exchanges between the applicant's consultant and Planning staff demonstrating changes in guidance, including the November 2024 clarification on SB 330.

Exhibit 3 — San Francisco Rent Board Letter

Confirmation of **no tenant evictions or buyouts** on record in the past ten years.

Exhibit 4 — Voter Roll Research

Evidence indicating the last known tenant occupancy was prior to 2012.

Exhibit 5 — Family Neighborhood Engagement

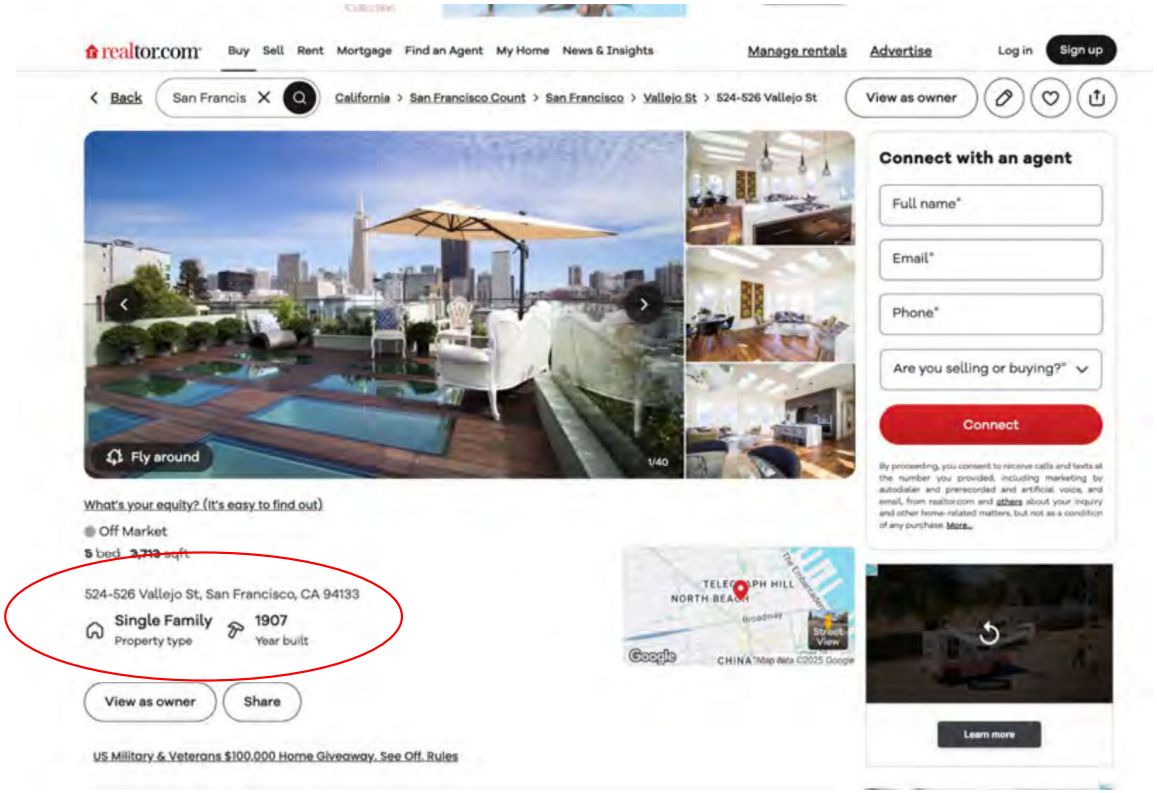
Evidence of the family's local and civic engagements and involvements throughout the years.

Exhibit 1 — Documentation of One-Unit Configuration

Marketing Materials Over Time

These images—2017 listing, 2021 listing, and current home photos—tell a consistent story. For nearly a decade, the property has had one architecture, one layout, one use: **a single-family home**. Despite the plans filled with the city, there is no material or visual evidence of a four-unit building at any point in its modern history—only a single, continuous home created through the developer’s full-scale remodel after the 2010 purchase.

Listing Description - 2017



Listing Descriptions - 2021

Property details

xfinity New home. Same great WiFi.

Interior

Bedrooms
- Bedrooms: 5

Other rooms
- Main Level: 1 Bedroom, 2 Baths, 1 Master Suite, Living Room
- Upper Level: 1 Bedroom, 1.5 Baths, 1 Master Suite, Kitchen
- Lower Level: 1 Bedroom, 1 Bath, 1 Master Suite

Features

Home Features
- Special Features: Elevator/Lift

Building and Construction
- House Style: Contemporary, Custom, Edwardian
- Levels Or Stories: 4
- Exterior: Stucco, Redwood Siding

Exterior

Exterior and Lot Features
- Views: Panoramic, City Lights, San Francisco, Downtown
- Lot Measurement: Sq Ft

Garage and Parking
- Garage: Attached, Garage, Auto Door, Interior Access

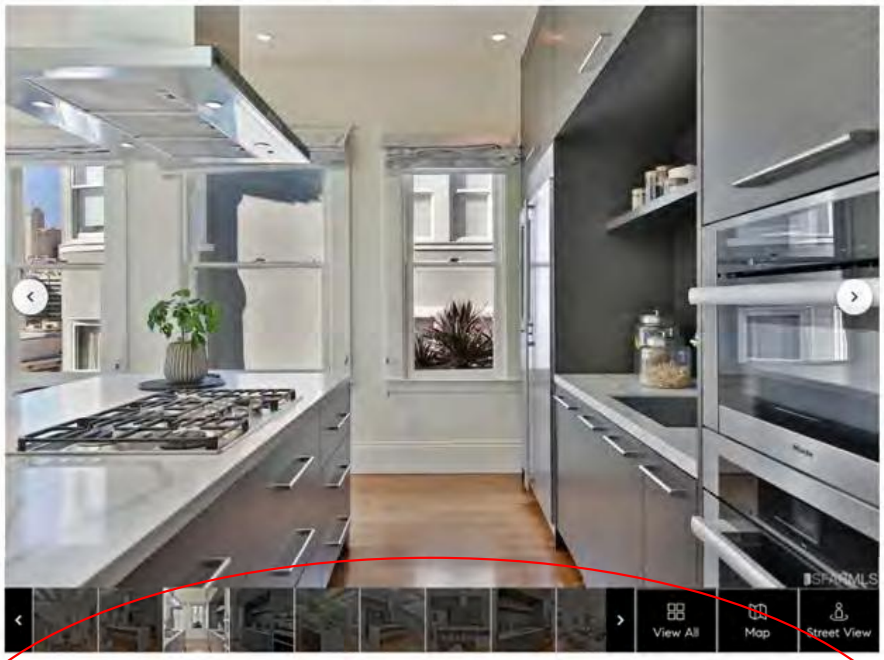
Listing

Other Property Info
- County: San Francisco
- Area: Sf District 8, G
- Subdivision: Telegraph Hill
- Zoning: Rm-1
- Shopping: 1 Block
- Transportation: 1 Block
- Cross Street Address: Kearny

Listing Information
- Type: 4+ Story

Show less

Overview Location Property Info Property History Public Records Schools Similar Homes



Situated where Tele Hill meets N.Beach, 524 Vallejo offers rare opportunity to have iconic views & walkability to world-class restaurants & amenities from your home. An elevator serves the home from the garage to main lev. Renovated in 2015, the home seamlessly blends a historic exterior w/a clean, modern yet warm interior. Main lev. of home feat. chef's kit, din, & fam area w/impressive views. Ensuite bed. w/full ba can be used as a media room or liv. room. The lev. is completed by a powder room & lg storage room w/ w/d. Below main lev, the bed lev boasts 3 beds, & 2 full ba. Master bed w/a spa-like ba provides a retreat after a long, hard day. 2 other beds & full ba complete the lev. An addl ensuite bed w/dir. access to side yard & sep. entrance is found at entry level. At the very top of the home, pent-level excludes a dream-like quality. The spacious pent-room w/full ba & closet, & accordion glass doors lead to lg roof terr. w/built-in bbq & sparkling views of SF.

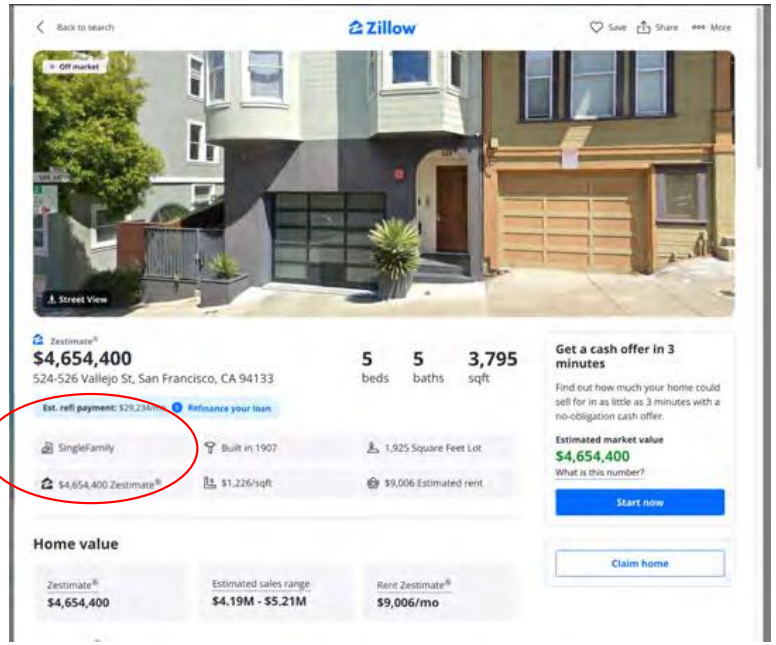
Collapse -

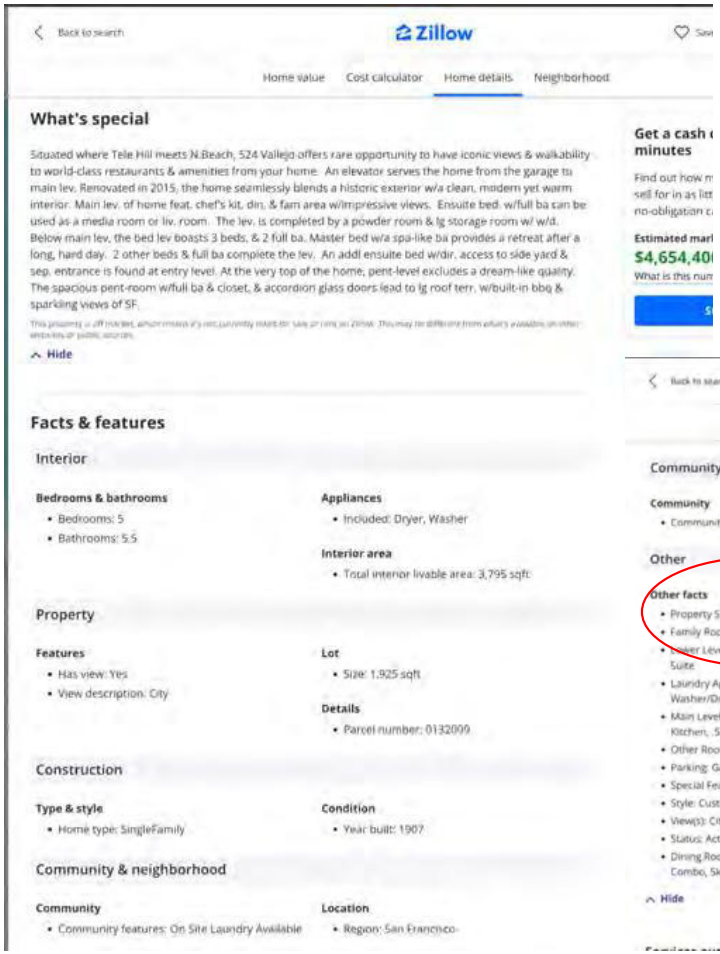
Listing Agent

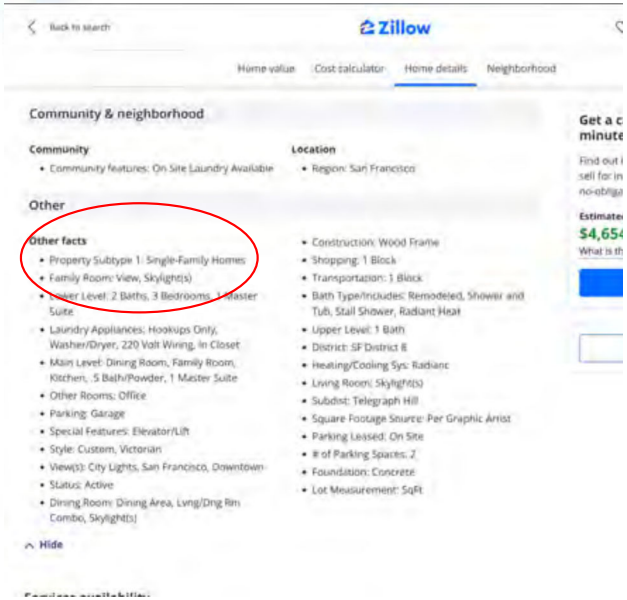
Ludovico Mazzola
Listing Agent
Compass
DRE #01851286

ludovico@compass.com
P: (415)-652-7483

Listing Descriptions - 2021





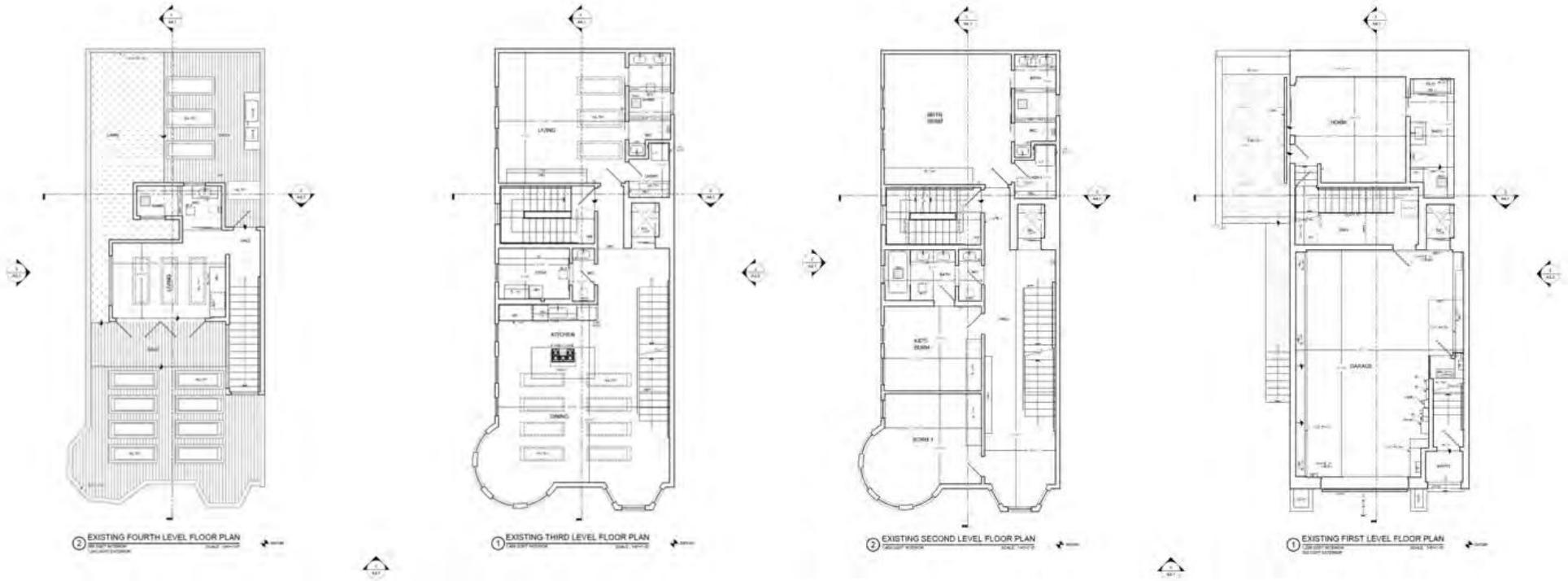


Layout

2017 MARKETING MATERIALS

Layout

CURRENT AS BUILT LAYOUT
AS OF NOVEMBER 2025



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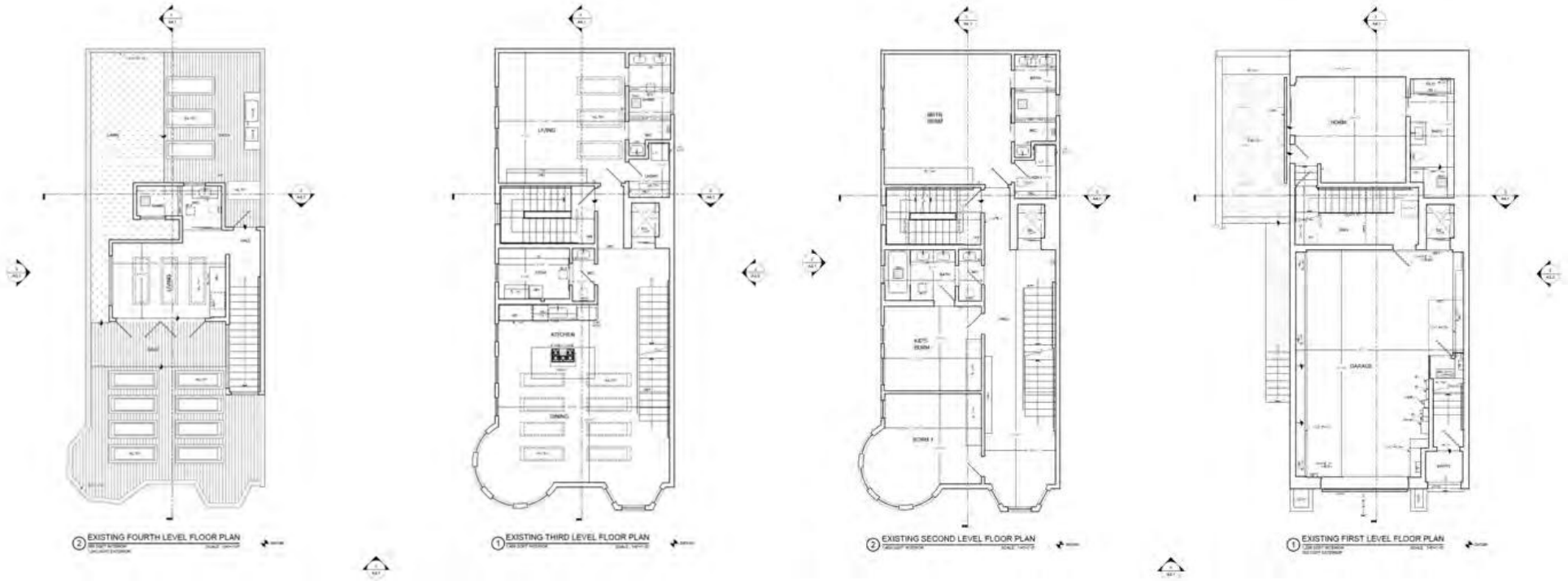
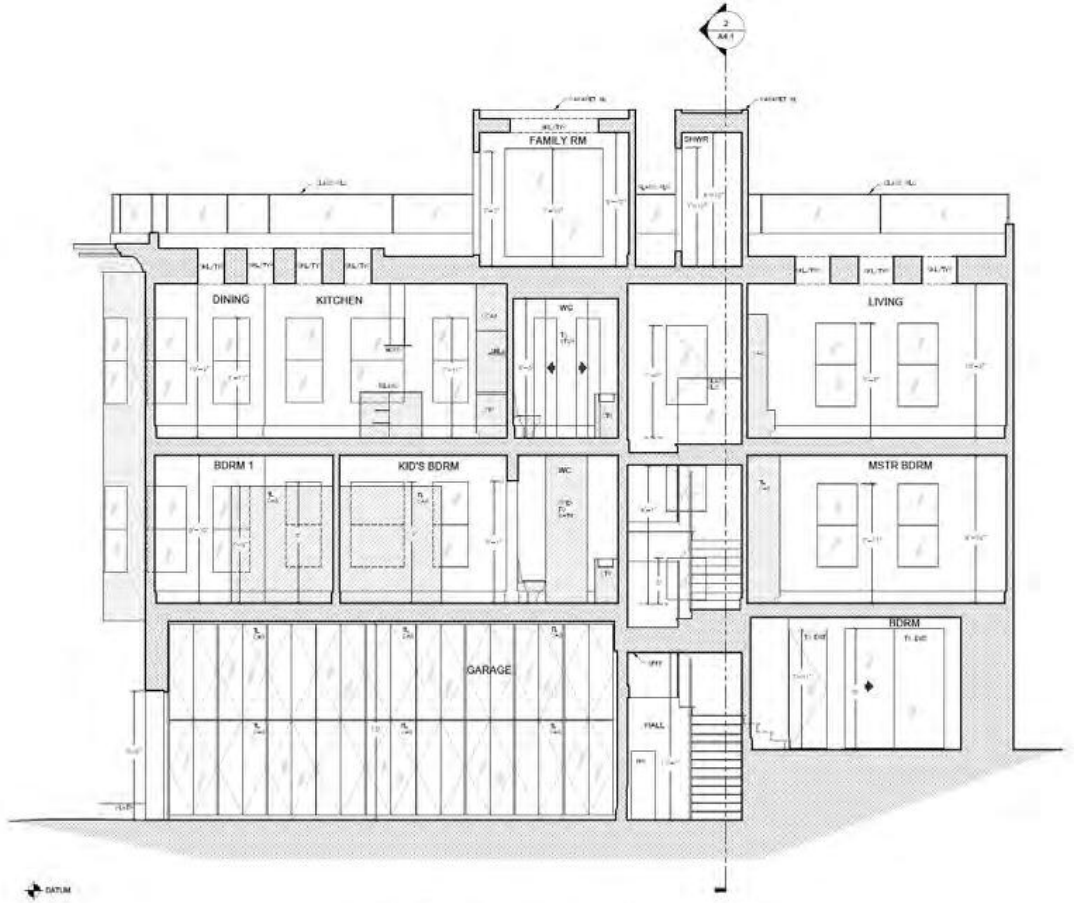


Layout

CURRENT AS BUILT LAYOUT
AS OF NOVEMBER 2025



1 EXISTING LONGITUDINAL SECTION

Ownership History

524 Vallejo St
San Francisco, CA 94133
Telegraph Hill Neighborhood
Estimated Value: **$2,414,000 - $4,596,000**

-- Bed	**6** Baths	**3,713** Sq Ft	**$1,085/Sq Ft** Est. Value

About This Home

This home is located at 524 Vallejo St, San Francisco, CA 94133 and is currently estimated at $4,027,229, approximately $1,084 per square foot. 524 Vallejo St is a home located in San Francisco County with nearby schools including Chin (John Yehall) Elementary School, Francisco Middle School, and Sts. Peter And Paul K-8.

Ownership History

Date	Name	Owned For	Owner Type
Apr 2021 - Present	Holloway Katelin and Ramirez Benjamin	4 Years and 7 Months	Private Individual
Jun 2017 - Apr 2021	Roumana Llc	3 Years and 10 Months	Company
Oct 2010 - Jun 2017	Iskandar Peter	6 Years and 8 Months	Private Individual
Oct 2002 - Oct 2010	Marenco William A	8 Years	Private Individual
Mar 2002 - Oct 2002	Marenco William A	7 Months	Private Individual
Mar 2002 - Mar 2002	Marenco William A	Less than a month	Private Individual
Jun 1994 - Mar 2002	Marenco William M	7 Years and 9 Months	Private Individual

Source: Public Records

Exterior

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

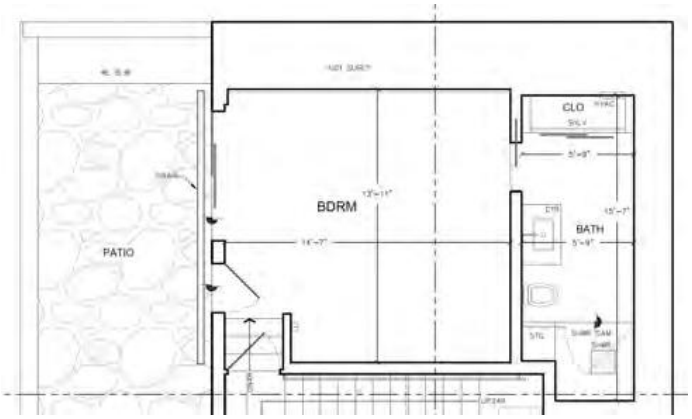
CURRENT

1st Floor - Guest Room

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

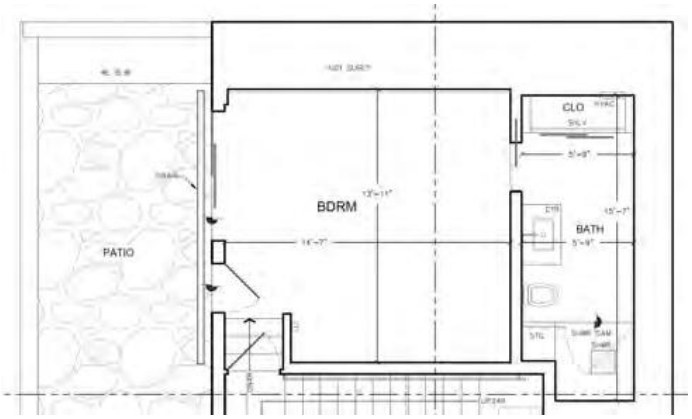


1st Floor - Guest Room

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



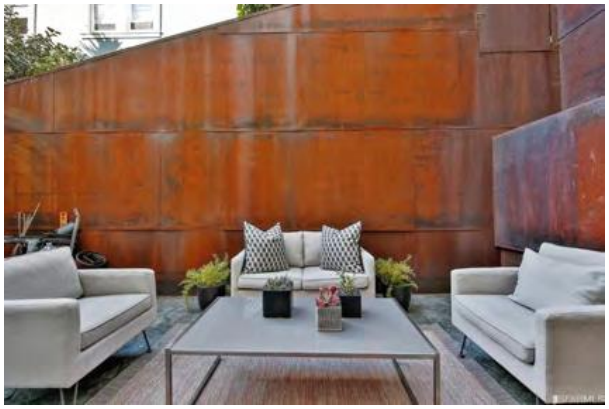
1st Floor - Guest Room Patio

2017 MARKETING MATERIALS

NO PHOTOS AVAILABLE

NO PHOTOS AVAILABLE

2021 MARKETING MATERIALS



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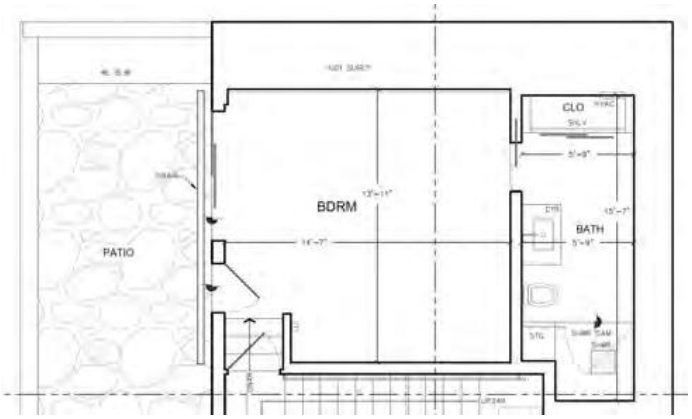
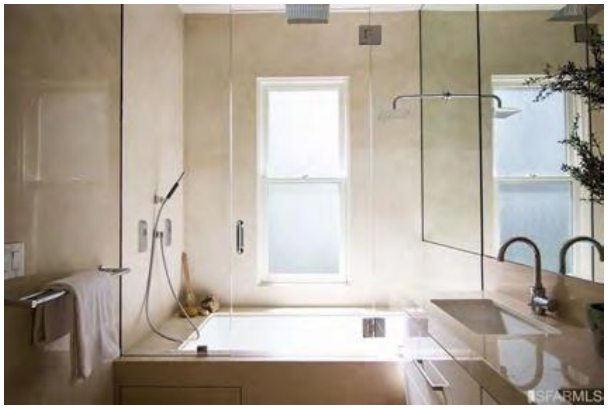


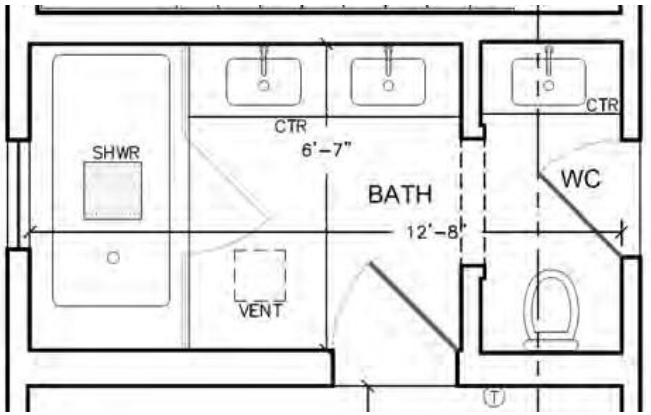
2nd Floor - Shared Bathroom

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

CURRENT AS BUILT

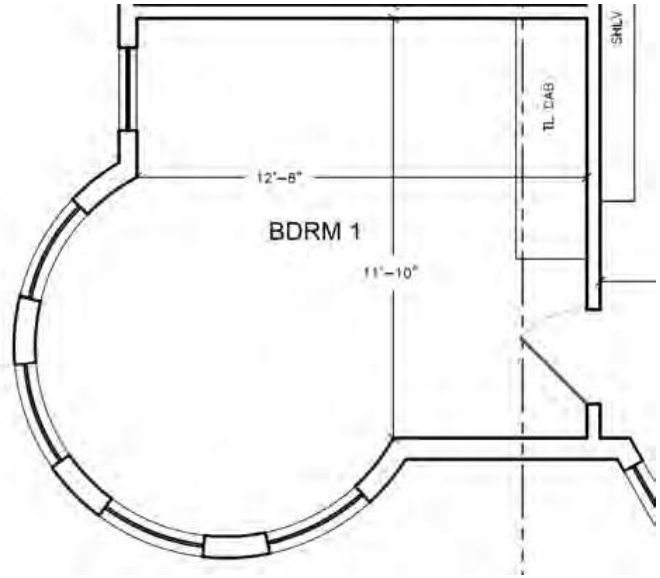


2nd Floor - Bedroom 1

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

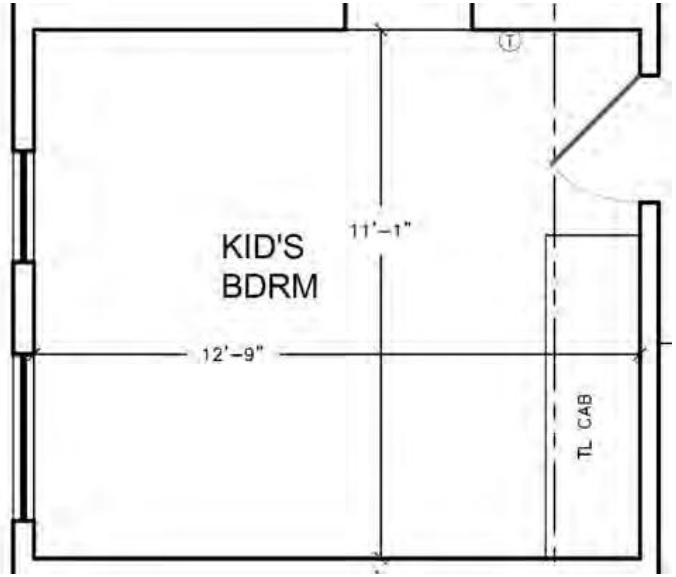


2nd Floor - Bedroom 2

2017 MARKETING MATERIALS

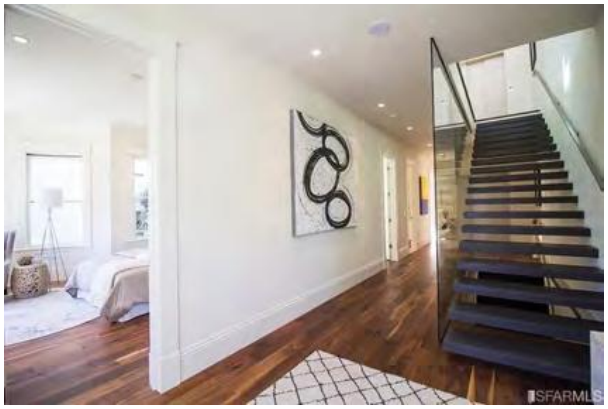
2021 MARKETING MATERIALS

CURRENT AS BUILT



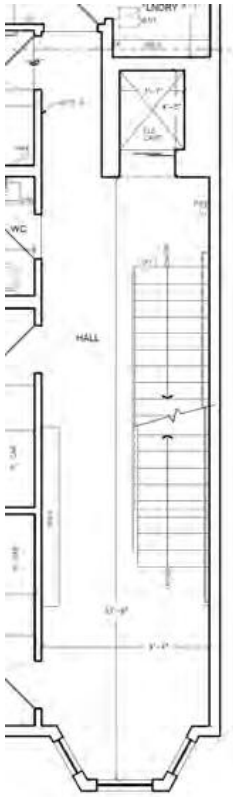
2nd Floor - Landing

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

CURRENT AS BUILT

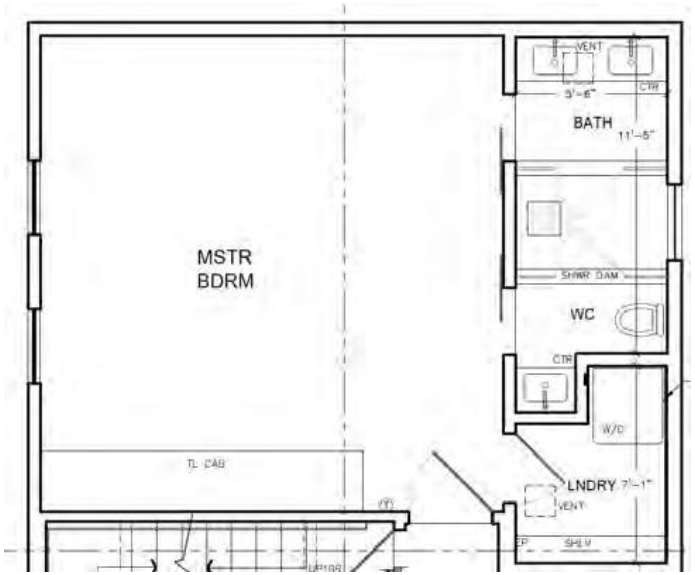


2nd Floor - Primary Bedroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



2nd Floor - Primary Bedroom

2017 MARKETING MATERIALS

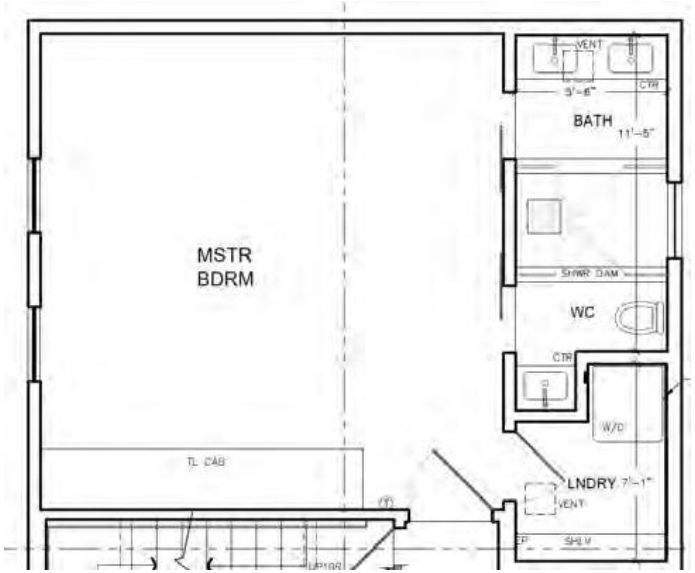
NO PHOTOS AVAILABLE

NO PHOTOS AVAILABLE

2021 MARKETING MATERIALS

NO PHOTOS AVAILABLE

CURRENT AS BUILT

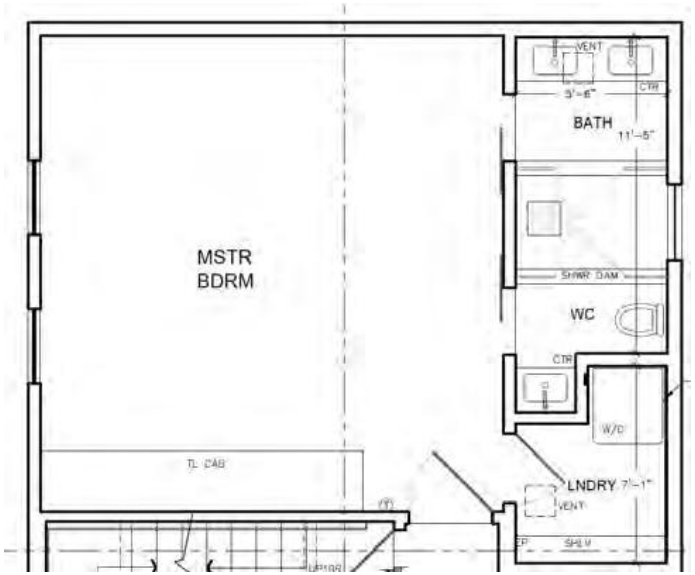


2nd Floor - Primary Bedroom Bathroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



2nd Floor - Primary Bedroom Bathroom

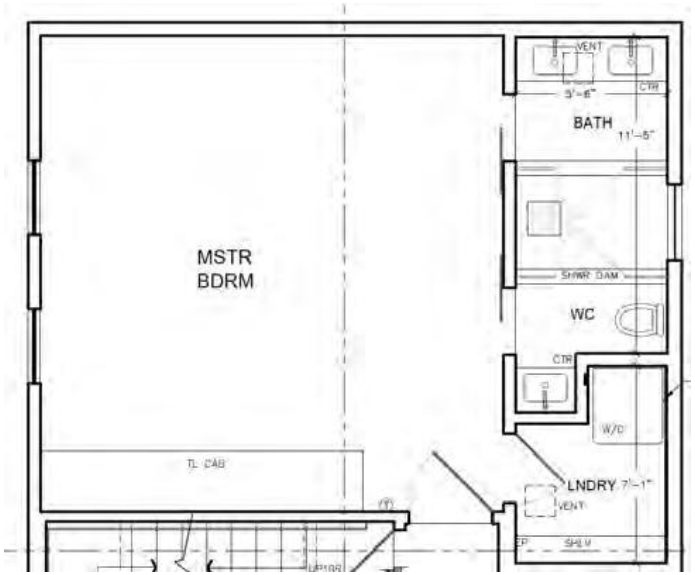
2017 MARKETING MATERIALS

NO PHOTOS AVAILABLE

2021 MARKETING MATERIALS

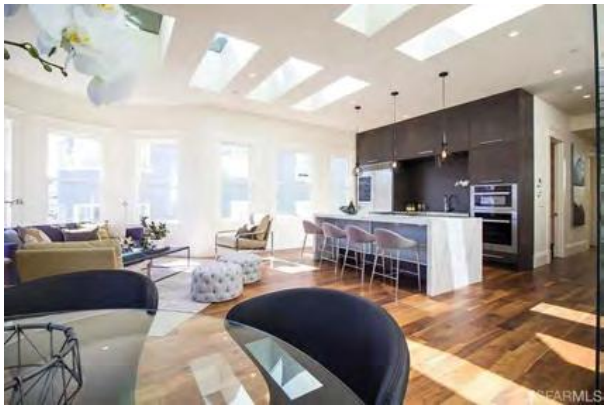
NO PHOTOS AVAILABLE

CURRENT AS BUILT



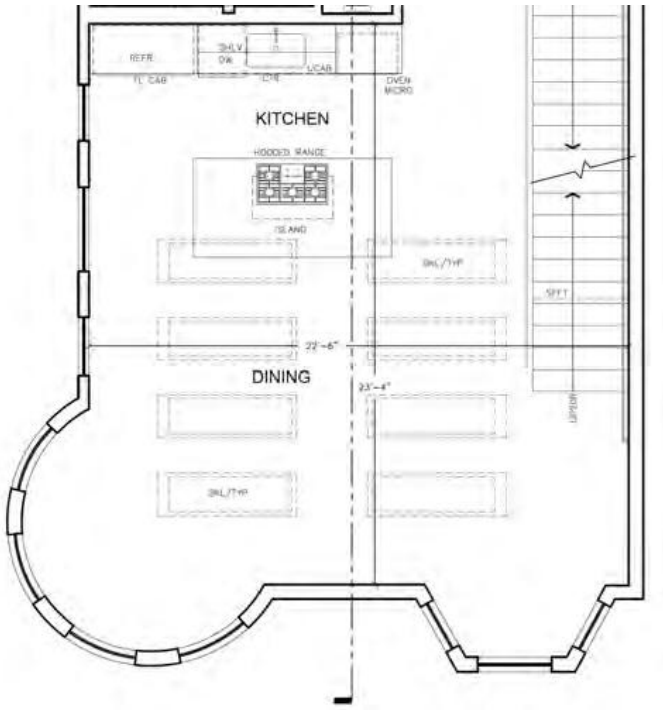
3rd Floor - Kitchen

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

CURRENT AS BUILT

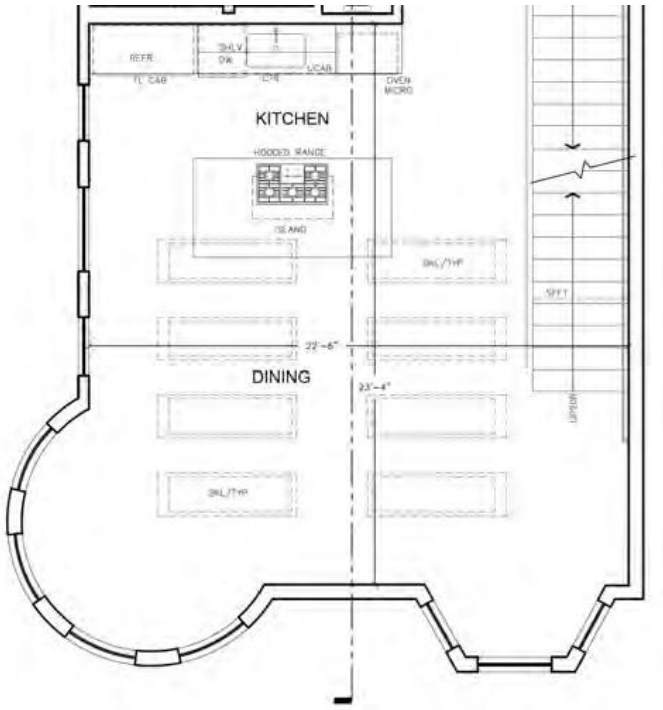


3rd Floor - Kitchen

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



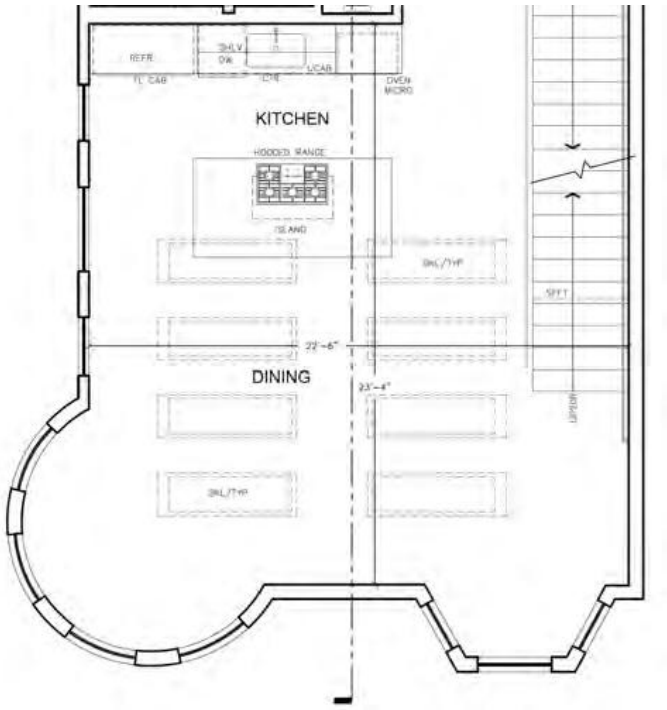
3rd Floor - Kitchen

2017 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS

CURRENT AS BUILT



3rd Floor - Kitchen

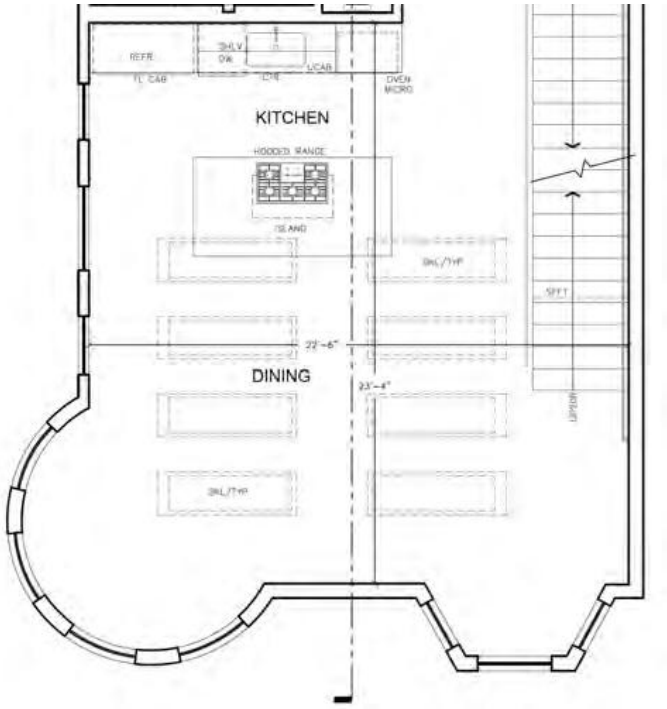
2017 MARKETING MATERIALS

NO PHOTOS AVAILABLE

NO PHOTOS AVAILABLE

2021 MARKETING MATERIALS

CURRENT AS BUILT



3rd Floor - Pantry

2017 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS

CURRENT AS BUILT

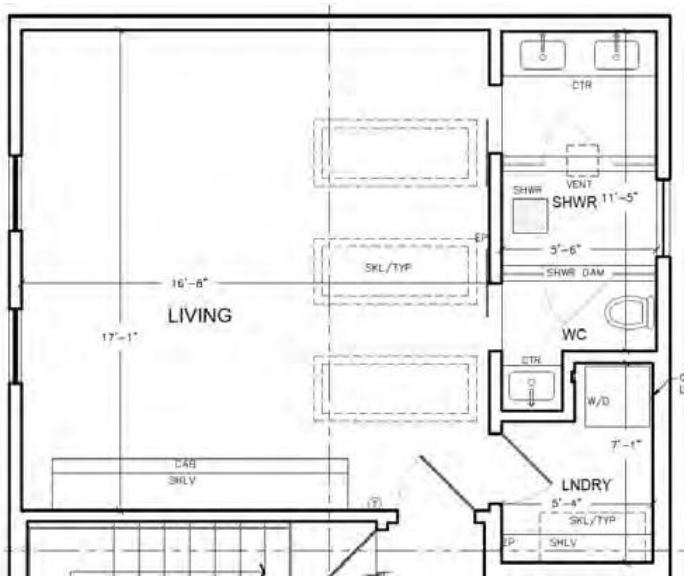
3rd Floor - Living Room

2017 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS

CURRENT AS BUILT



3rd Floor - Living Room

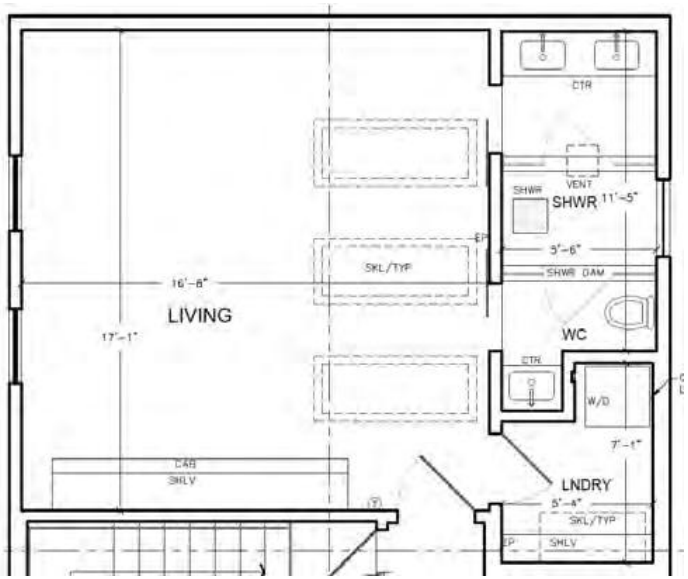
2017 MARKETING MATERIALS

NO PHOTOS AVAILABLE

NO PHOTOS AVAILABLE

2021 MARKETING MATERIALS

CURRENT AS BUILT

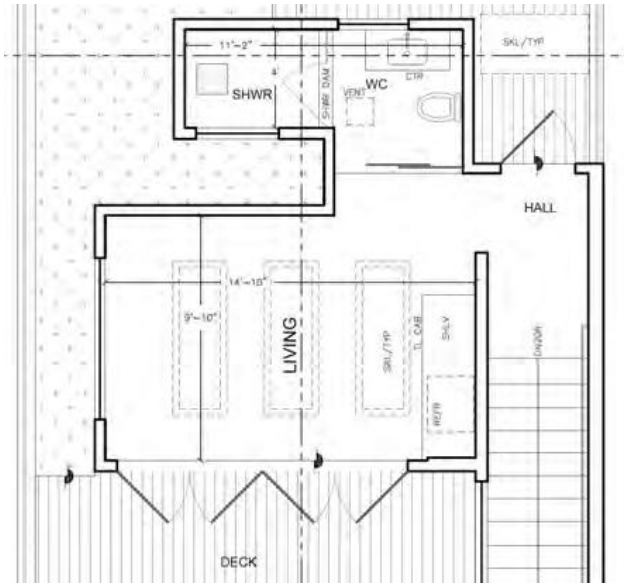


Pentroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



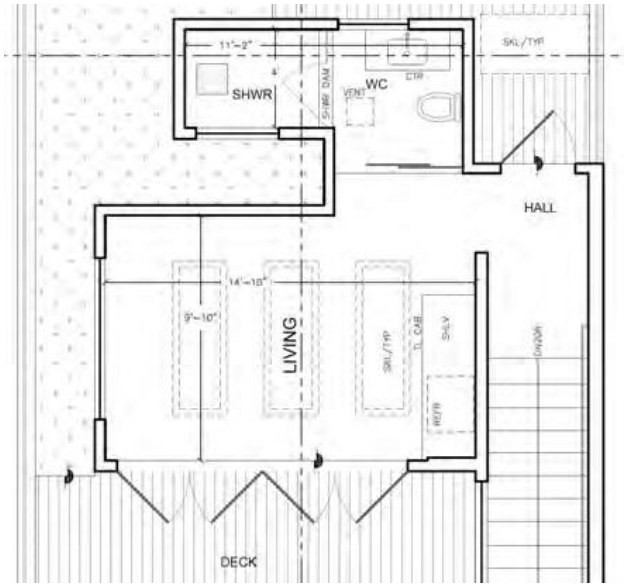
Pentroom

2017 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS

CURRENT AS BUILT

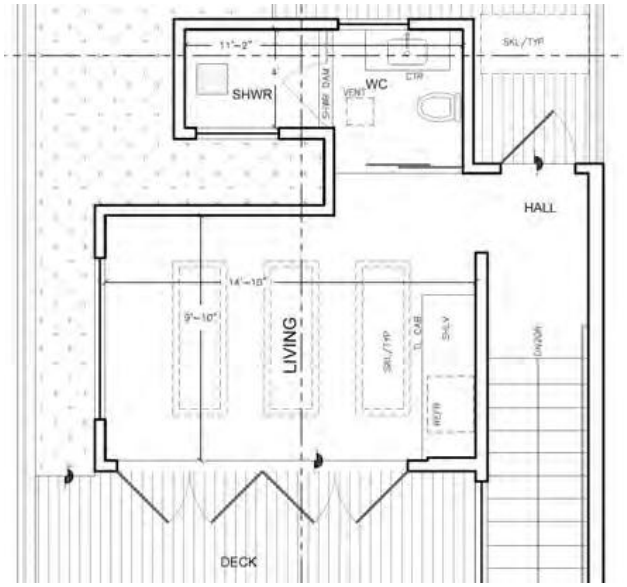


Pentroom Bathroom

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

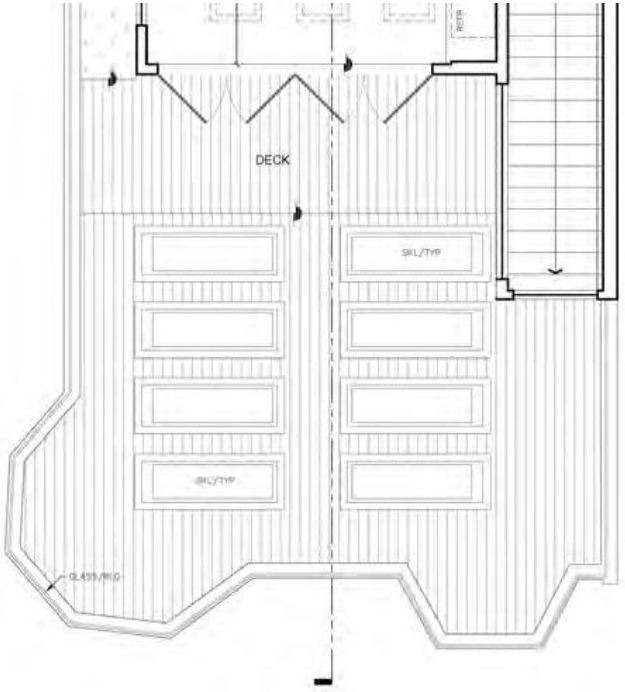


Roof Deck - Front

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT

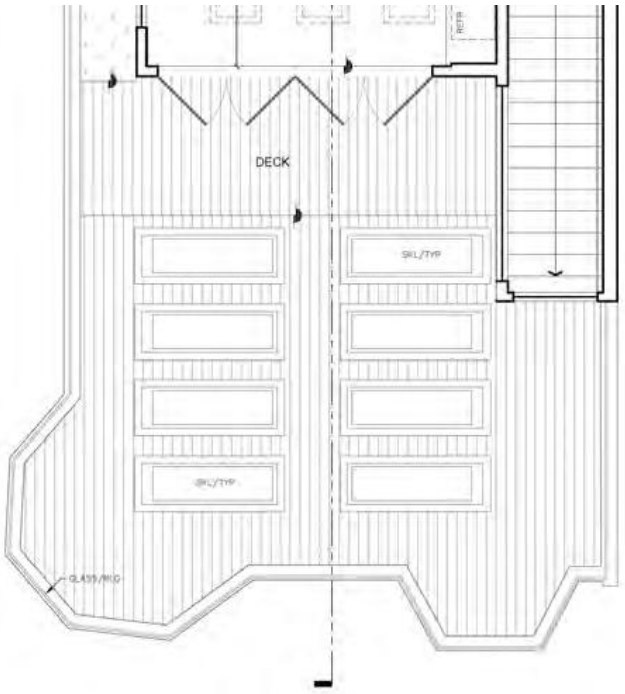


Roof Deck - Front

2017 MARKETING MATERIALS

2021 MARKETING MATERIALS

CURRENT AS BUILT



Roof Deck - Rear

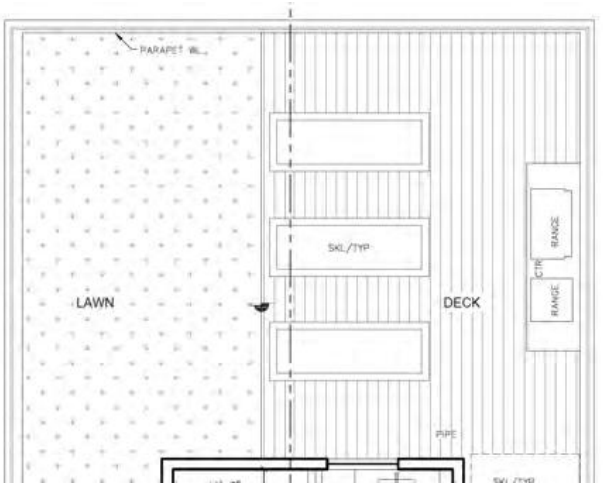
2017 MARKETING MATERIALS

NO PHOTOS AVAILABLE

NO PHOTOS AVAILABLE

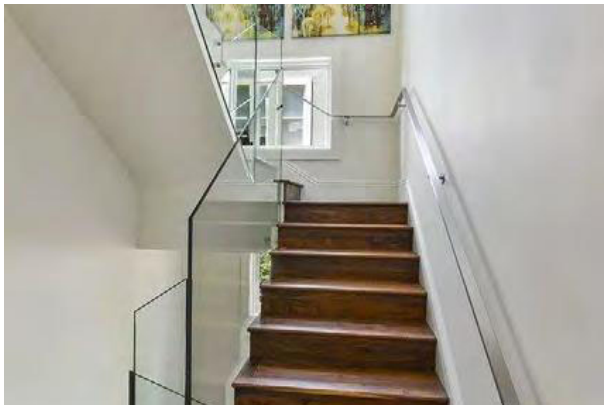
2021 MARKETING MATERIALS

CURRENT AS BUILT



Back Stairwell

2017 MARKETING MATERIALS

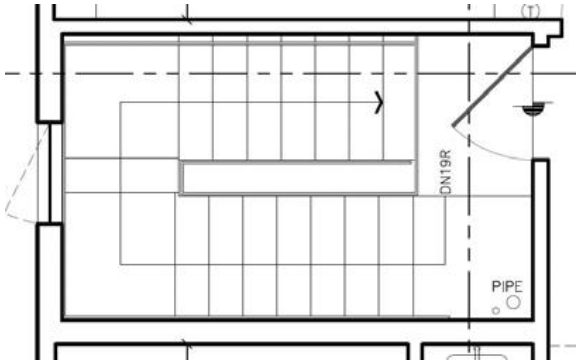


2021 MARKETING MATERIALS

NO PHOTOS AVAILABLE

NO PHOTOS AVAILABLE

CURRENT AS BUILT



Garage

2017 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

CURRENT AS BUILT

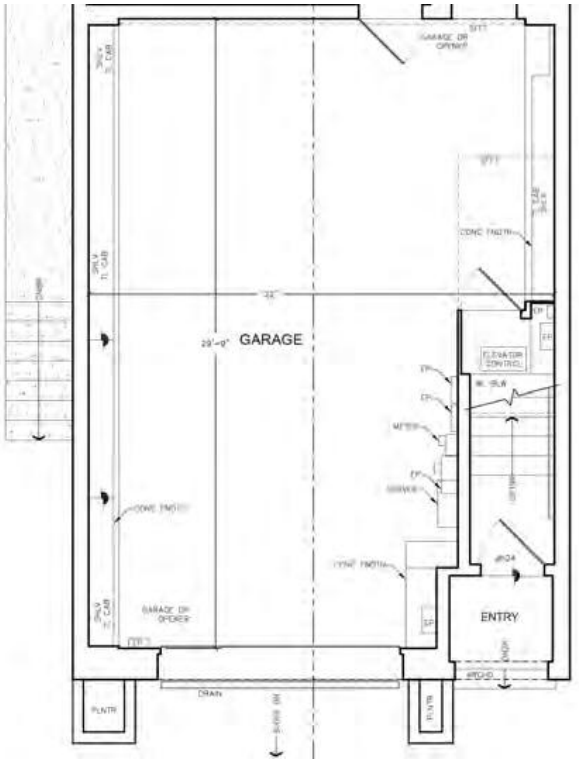


EXHIBIT 2
PLANNING DEPARTMENT EMAIL COMMUNICATION

From: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org> 524 Vallejo Street CUA
Date: Monday, December 2, 2024 at 5:25 PM **To:** Deborah Holley <deborah@holleyconsulting.com> **Cc:** Katelin Holloway <katelin.holloway@gmail.com>, Ben Ramirez <ben.ramirez@gmail.com>, Stephen Sutro <ssutro@sutroarchitects.com>, Nick Colendich <ncolendich@sutroarchitects.com> **Subject:** RE: 524-526 Vallejo Street - Permit Drawing

Hi Deborah,

Thanks so much for letting me know. I know the holidays are coming up, but if you would be able to do so, can you submit the Project Application within 30 days?

Thank you,

Vincent

Vincent W. Page II, Planner [he/him]
District 6/Code Enforcement, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Direct: 628.652.7396| www.sfplanning.org
San Francisco Property Information Map

From: Deborah Holley <deborah@holleyconsulting.com> **Sent:** Monday, December 2, 2024 5:23 PM **To:** Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org> **Cc:** Katelin Holloway <katelin.holloway@gmail.com>; Ben Ramirez <ben.ramirez@gmail.com>; Stephen Sutro <ssutro@sutroarchitects.com>; Nick Colendich <ncolendich@sutroarchitects.com> **Subject:** Re: 524-526 Vallejo Street - Permit Drawing

Hi Vincent,

Thank you for taking the time to meet with Stephen and me to discuss our options for this project.
I wanted to let you know that we will be revising the plans and submitting a Project Application and Supplemental CUA Application for dwelling unit merger.
Please let me know if you need anything further from us.

Best,

Deborah
Holley Consulting
www.Holleyconsulting.com
220 Montgomery Street, Suite 2100
San Francisco, CA 94104
415 389-9329 office
415 609-9329 mobile

From: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org> **Sent:** Monday, November 18, 2024 6:00 PM **To:** Deborah Holley <deborah@holleyconsulting.com> **Cc:** Ro Sanchez Seijas <rsanchez@sutroarchitects.com>; Jenai Medina Bourke <jmedina@sutroarchitects.com>; Ben Ramirez <ben.ramirez@gmail.com>; Katelin Holloway <katelin.holloway@gmail.com> **Subject:** RE: 524-526 Vallejo Street - Permit Drawing

Hi Deborah,

It's been more than a year since we last corresponded about this project. I just checked the Permit Tracking System and can see that DBI issued comments on 6/21/2023, but it doesn't look like any further than action has been taken. Can you please provide an update?

Also, I wanted to share with you that the Department received updated guidance from the State that has resulted in us revising our interpretation of SB 330: It is now our position that the Planning Commission may review Conditional Use Authorization applications to legalize Dwelling Unit mergers and has the

option to approve or deny them. This supersedes the guidance I provided to the property owner back in March of 2022.

Within 30 days, please either submit a plan revision for BPA No. 202305198198 that responds to comments, or file a Project Application with supplemental applications for Conditional Use Authorization and Dwelling Unit Removal to CPC.Intake@sfgov.org.

Thank you,

Vincent

Vincent W. Page II, Planner [he/him]
District 6/Code Enforcement, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Direct: 628.652.7396| www.sfplanning.org
San Francisco Property Information Map

Exhibit 3 — San Francisco Rent Board Letter

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 4 San Antonio, 524-526 Vallejo St

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☑ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
  - See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☑ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing an eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
  - See attached documents.

Signed: Dated: 06/17/2025

Jessica Gallegos

Jessica Gallegos
Rent Board Specialist

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

Exhibit 4 — Voter Roll Research

REVIEW OF VOTER ROLL RECORDS

Site Address:	524-526 Vallejo Street & 4-4A San Antonio Place
Assessor's Block/Lot:	0132 / 009
Planning Record No.:	2024-011561CUA & 2022-000583ENF

Post 2021 is N/A as subject property was purchased by the current owners in 2021.

2021 Voter Roll	524 Vallejo	Gadde, Vijaya Homsany, Ramsey Patrick
	526 Vallejo	n/a
	4 San Antonio	n/a
	4A San Antonio	n/a

2018 Voter Roll	524 Vallejo	Gadde, Vijaya Homsany, Ramsey Patrick Tariyal, Ritu
	526 Vallejo	n/a
	4 San Antonio	n/a
	4A San Antonio	n/a

2016 Voter Roll	524 Vallejo	n/a
	526 Vallejo	n/a
	4 San Antonio	n/a
	4A San Antonio	n/a

2012 Voter Roll	524 Vallejo	Monast, Lawrence R.
	526 Vallejo	Uyeda, Patricia
	4 San Antonio	Grant, John P.
	4A San Antonio	n/a

Completed on:	9/26/2025
Completed by:	Vincent W. Page II

Exhibit 5 — Community and Civic Engagement of the Holloway–Ramirez Family

For more than 22 years, the Holloway–Ramirez family has been deeply woven into the civic and cultural life of North Beach. Their support for neighborhood institutions—from small businesses like Gorilla Arm Coffee, to local nonprofits like North Beach Citizens, to public schools such as Garfield Elementary—reflects a long-standing commitment to this community. Their contributions underscore their desire to remain part of North Beach for generations to come and to continue investing time, resources, and care into the neighborhood they call home.

---

1. Support for Small Businesses & Neighborhood Vitality

Gorilla Arm Coffee — Early Pandemic Initiative for Essential Workers & Community

During the height of the COVID-19 shutdown in early 2020, Ben created a small but powerful neighborhood relief effort that came to be known as "Gorilla Arm Coffee." With the city locked down and essential workers carrying the heaviest burden, Ben wanted to support the people keeping San Francisco running — postal workers, health-care staff, grocery clerks, delivery drivers, sanitation workers, neighbors heading to essential jobs, and anyone struggling during an uncertain time.

Each morning, Ben opened his kitchen window on Grant Avenue and handed out free, freshly brewed coffee to anyone who needed a boost. To maintain safe distancing, he used a toy gorilla arm to pass the cups across the sidewalk — a playful innovation that brought joy, levity, and comfort to stressed neighbors. Word spread quickly, and Gorilla Arm Coffee became a beloved fixture of the early pandemic.

At its peak, Ben was serving countless cups a day, seven days a week, all at his own expense. The project was entirely volunteer-driven and rooted in community care. Gorilla Arm Coffee was covered widely in local and national media — including *The James Corden Show, The Kelly Clarkson Show,* Mike Rowe's *Returning the Favor, The San Francisco Chronicle*, *SFGate*, *ABC7 News*, *Fox News*, CNN affiliates, and NPR affiliates — spotlighting North Beach as a neighborhood that looks out for one another.

The family's small alley became a gathering place for neighbors to build real relationships and find hope in an otherwise dark chapter. Their two young boys Luca & Juno were also fixtures at the window, learning about the different jobs and dogs and happenings in the neighborhood.

More than anything, Gorilla Arm Coffee symbolized what the Holloway–Ramirez family deeply believes: that community is built through small, consistent acts of service. It lifted spirits, supported essential workers, and strengthened neighborhood ties at a moment when San Francisco needed it most.

1. **Steve Rubenstein, "On the bright side: Who wouldn't want free coffee from a gorilla?"** *San Francisco Chronicle*, April 19, 2020.
   Link

   "North Beach resident Ben Ramirez has been making and handing out cups of coffee through a sidewalk-level window of his flat."

2. **Tessa McLean, "This North Beach resident turned his home into a coffee shop — and the coffee is free."** *SFGate*, April 14, 2020.
   Link

   "From his kitchen window … Ramirez handed out free cups of coffee to whoever walked by and asked for one."

3. **Alexandra Deabler, "San Francisco man serves coffee for free from kitchen window: 'We're happy to help people.'"** *Fox News*, April 16, 2020.
   Link

   "What does an aspiring barista in San Francisco with a perfectly placed kitchen window do during quarantine? Why, serve coffee to his neighbors on-the-go."

4. **“Coronavirus kindness: Man serves free coffee to essential workers from home window.”** *ABC7 News (KGO)*, April 11/13, 2020.
   Link

   “He has a toy gorilla hand, perfect for socially distanced passing of the coffee.”

5. **Bethany Hines, “A California man is handing out free coffee to essential workers from his kitchen window.”** *KSBW* (via CNN affiliate), April 20, 2020.
   Link

   “From his kitchen window, Ben Ramirez is handing out free coffee and a smile to people in his neighborhood.”

6. **“Neighbor provides free coffee to essential workers from his kitchen window.”** *The Optimist Daily*, April 2020.
   Link

   “Ramirez makes about 15 cups of coffee a day for local essential workers including nurses, doctors, and postal workers.”

---

2. Philanthropy & Support for Local Education

Garfield Elementary School — Significant Contributions

As a Garfield family and proud Mighty Dragons, the Holloway–Ramirez household has contributed substantial financial support to the **Garfield Parent Teacher Organization**, including:

- Annual donations to the school’s literacy and arts programs
- Funding support for classroom materials
- Contributions to teacher appreciation initiatives
- Participation in fundraising events and community drives

Their involvement reflects a commitment to public education and the long-term health of San Francisco’s family communities. Their financial donations for 2024 alone enabled a budget for a much needed additional teacher. Katelin is the daughter of two public educators and started her own career as a public elementary school teacher. The family’s commitment to supporting SFUSD and its students is unwavering. The family plans to continue their contributions to public schools long after their children have graduated.

---

3. Support for Neighborhood Social Services

North Beach Citizens — Ongoing Donations

The family provides recurring financial support to **North Beach Citizens**, a nonprofit that provides services and stabilization support to unhoused and vulnerable neighbors.

The Family has held the spot of top donor in recent years, and their contributions include donations to:

- food and hygiene supply drives
- annual fundraising campaigns
- emergency-response needs for neighborhood residents

---

4. Local Community Building & Civic Participation

Annual Neighborhood Holiday Gathering

Since the family has moved into their new home they have hosted a neighborhood holiday gathering at 524 Vallejo Street, bringing together long-time residents, families, seniors, and local community members. The purpose of the event is to build connection, belonging, and stability among neighbors. This annual tradition has become something that neighbors and the family alike look forward to all year long!

Collaboration with Local Nonprofits

The family regularly supports:

- Tel-Hi Neighborhood Center
- Local North Beach San Francisco Fire Department Station & Police Station
- Local public school fundraisers
- Community safety and improvement efforts

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Mchugh, Eileen (BOS); BOS-Operations; BOS Legislation, (BOS)
Subject:	FW: Writing on matter regarding 524-526 Vallejo Street
Date:	Monday, March 9, 2026 11:35:44 AM

Hello,

Please see below for communication from Ed Parillon regarding File No. 260021:

> **File No. 260024:** Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Ed Parillon <eparillon@gmail.com>
Sent: Monday, March 9, 2026 11:03 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>
Subject: Writing on matter regarding 524-526 Vallejo Street

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Hello,

I am a father and a resident of District 9, and I am writing to urge all members of the

Board of Supervisors to uphold the decision of the Planning Commission to de facto deny the Conditional Use Authorization for the property at 524-526 Vallejo Street. There is simply no grounds for appeal here, beyond "we are wealthy, and we should be able to follow our own rules". Furthermore, allowing this CUA would remove housing from the city in the midst of a housing crisis and establish the precedent that turning 4 (or more) homes into a signle mansion is de facto legal for the wealthy. It's hard to imagine a more anti-housing action! Let's review the facts here:

1. The owners of the property endeavoured to speak to the press for this article: https://www.sfchronicle.com/sf/article/north-beach-housing-fight-21955921.php, wherein it is made very clear that they had full knowledge of the property's non-compliance with code. They were not scammed or defrauded. The relevant information was disclosed, and they chose to ignore it.

2. This is not a situation where a family is trying to stay in San Francisco by adding an unwarranted in-law studio to a 2 bedroom. I think most San Franciscans have friends and colleagues who did this, and as a parent I am sympathetic. But that's not what we are talking about here. Here, attainable apartments for 4 families have been illegally turned into a mansion. The owner purchased this mansion for $5 million -- at that price point, there are many, many legal options that do not drive displacement. The appellant rejected these options, choosing instead to lock in the illegal displacement.

3. The illegal mansion is in one of the densest parts of San Francisco - the kind of neighborhood where housing is desperately needed immediately adjacent to the city's primary job center. This is surely one of the worst places in San Francisco to remove housing.

4. As you all already know, San Francisco needs to add over 80,000 homes, a majority of them affordable to low income families, before the end of this RHNA cycle. As you are also aware, policy decisions and Board votes play a critical role in demonstrating to the state that the City is making progress towards this goal. How will the State HCD view a vote that would set a precedent that families can be illegally displaced to merge units and dramatically *reduce* housing? These are the kinds of votes that make it impossible for San Francisco to show housing element compliance, and thereby jeopardize critical housing and transportation funding.

It is unfortunate for the owners of 524 Vallejo that their "dream home" is a disappointment, but the recourse here is to their broker, or the seller, or ultimately to themselves. The solution is not to make it legal to turn apartment buildings housing

dozens of San Franciscans into mansions for a privileged few. I am urging all of you to reject this baseless appeal, and affirm the Planning Department's findings that the property must return to housing 4 families instead of just one.

Thank you for your consideration,
Ed Parillon, D9 father and voter.

From:	Mitchell Omerberg
To:	BOS Legislation, (BOS)
Subject:	524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021) - Item
Date:	Wednesday, February 11, 2026 12:17:40 PM
Attachments:	524-526 Vallejo 4 4a San Antonio.docx

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

Attached please find for inclusion in the Board file referenced above our letter opposing the merger of these four rent controlled apartments into a mega mansion, and thus also opposing the appeal of the Planning Commission.
Thank you,
Mitchell Omerberg

Sent from my iPhone

AFFORDABLE HOUSING ALLIANCE

February 9, 2026

Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall Room 260
San Francisco, CA 94102

Re: **524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)** - **Item 27**

Dear Supervisor:

Please vote to uphold the Planning Commission's rejection of merging this four unit rent-controlled building into a mega mansion.

There really should be no confusion or ambiguity here, despite the appellants efforts:

- The *address* itself makes clear that it is a four unit building;
- The 3-R Report, a required disclosure in any real estate sale, states that it is a four unit building;
- The property tax record and property tax bill state that it is four units;
- And former tenants from each of the four units clearly state that is a four unit building.

Please oppose the merger of four rent-controlled units into a mega mansion.

Sincerely,

Mitchell Omerberg
Director

71 Norwich Street, San Francisco, CA 94110 415-756-3037
www.sfaffordablehousingalliance.org

From:	Somera, Alisa (BOS)
To:	BOS Legislation, (BOS)
Cc:	Calvillo, Angela (BOS); Meg Heisler; Mchugh, Eileen (BOS)
Subject:	FW: SFADC letter re: 524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)
Date:	Wednesday, February 11, 2026 11:30:11 AM
Attachments:	SFADC Letter re 524-526 Vallejo 4 & 4a San Antonio.pdf Exhibit I - Vallejo St Tenant Letter.pdf Exhibit II - 3R Report issued Oct 2020.pdf

Leg Clerks... please add to File 260021 and confirm. Thank you!

Alisa Somera
Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click HERE to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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From: Meg Heisler <meg@sfadc.org>
Sent: Wednesday, February 11, 2026 11:19 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Fwd: SFADC letter re: 524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)

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Hello! I am writing to make sure the letter and exhibits attached below are included in the post-packet public correspondence for File #260021. Thanks so much.

Meg

---------- Forwarded message ---------
From: Meg Heisler <meg@sfadc.org>
Date: Mon, Feb 9, 2026 at 10:15 AM
Subject: SFADC letter re: 524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)
To: <rafael.mandelman@sfgov.org>, <connie.chan@sfgov.org>, <stephen.sherrill@sfgov.org>, <Danny.Sauter@sfgov.org>, Wong, Alan (BOS) <alan.wong@sfgov.org>, <bilal.mahmood@sfgov.org>, <matt.dorsey@sfgov.org>, <myrna.melgar@sfgov.org>, <Jackie.Fielder@sfgov.org>, <Shamann.Walton@sfgov.org>, <chyanne.chen@sfgov.org>, <angela.calvillo@sfgov.org>
Cc: <calvin.yan@sfgov.org>, <lorenzo.rosas@sfgov.org>, Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>, <jessica.cen@sfgov.org>, <raynell.cooper@sfgov.org>, <madison.r.tam@sfgov.org>, Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>, <sophie.marie@sfgov.org>, <ana.herrera@sfgov.org>, <percy.burch@sfgov.org>, Sciammas, Charlie (BOS) <charlie.sciammas@sfgov.org>

Dear President Mandelman and members of the Board of Supervisors,

Please find attached a letter from the San Francisco Anti-Displacement Coalition, signed by a number of our members and allies, strongly urging you to uphold the Planning Department's recommendation to reject the appeal at 524-526 Vallejo/4-4A San Antonio (File No. 260021). We have also attached two exhibits referenced in the letter.

Thank you. We are available to discuss or respond to any questions.

Meg Heisler
--
Meg Heisler
San Francisco Anti-Displacement Coalition
1212 Market Street, Unit 200
San Francisco, CA 94102
SFADC.org

February 9, 2026

San Francisco Board of Supervisors
1 Dr Carlton B Goodlett Place
San Francisco, CA 94102

Re: Appeal of CUA Denial, 524-526 Vallejo/4-4A San Antonio (File #260021), BOS Agenda Item 27

Dear President Mandelman and members of the Board of Supervisors,

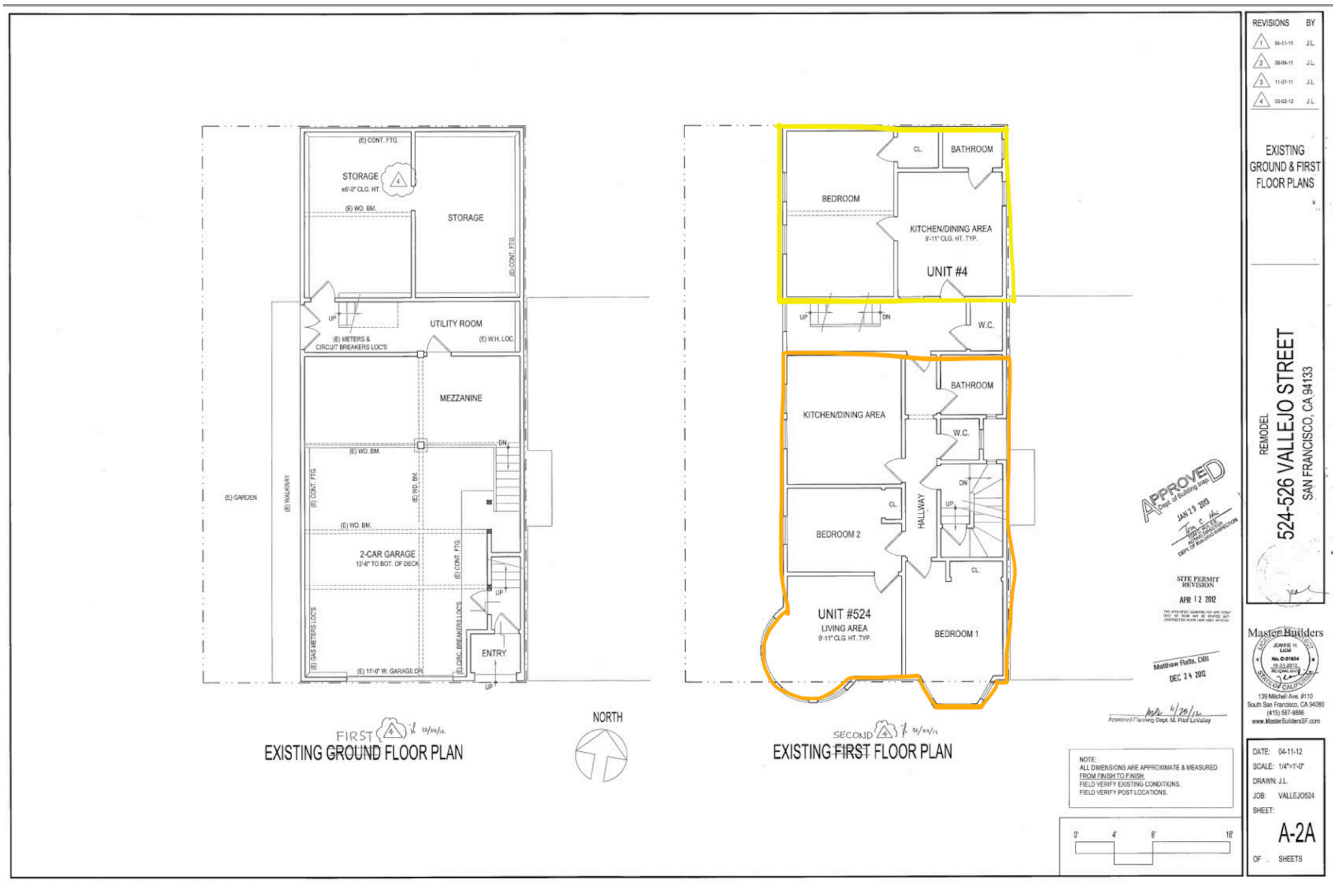
The San Francisco Anti-Displacement Coalition and the undersigned organizations write to strongly urge the Board of Supervisors to uphold the Planning Department's recommendation to reject this flagrant attempt to legitimize the unlawful conversion of a 4-unit apartment building into a luxury single family home.

This case represents a direct challenge to San Francisco's hard won policies that protect and preserve rent-controlled housing. Should the Board of Supervisors overturn the Commission's decision, the City will be giving the greenlight to speculators seeking to convert rent-controlled multifamily housing into mansions. The result will be a net loss in housing and an increase in displacement across the city. Our existing protections, including the Tenant Protection Ordinance which passed unanimously in January, will be undermined and more rent-controlled units will be lost.

1. **This appeal is premised upon an inaccurate and misleading description of the history of this property as rental housing**.

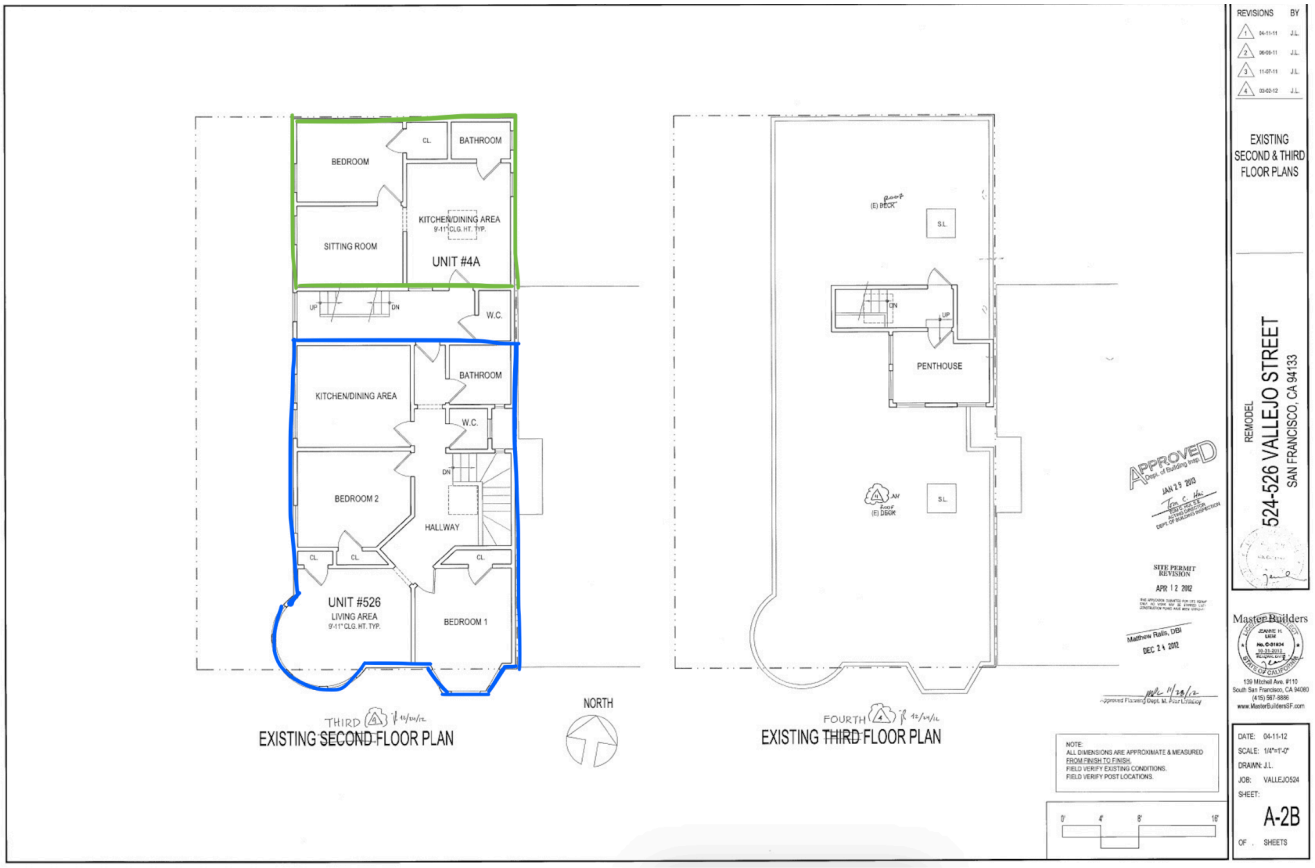
At the center of the owners' claim have been repeated distortions of fact obscuring the long existence of four rent-controlled apartment units located at the property. Last month, prior to filing their appeal, the owners emailed individual members of this Board describing the missing housing as "three nonfunctional 'paper units' that have never existed as usable housing." Then, dismissing reports by displaced tenants, the owners claimed one tenant lived in a "storage" space and others shared a single unit. At the Planning Commission they falsely described the four rent-controlled units as "ghost" housing.

In reality, public records provide unequivocal evidence that until 2013, there were four units at the site with two units on each of the two floors over the ground floor. The plans for renovating the building approved by DBI in 2013 show the following then-existing conditions:



"As built" site plans in the 2013 approved remodel showing <u>two</u> existing units on the 1st Floor.[1]

[1] Dept of Building Inspection, 524-526 Vallejo Street Remodel, Permit 2011-02049686, Proposed Site Plan, Proposed Site Plan, Approved 1-29-2013, Sheet A-2A (color highlighting added). The approved remodel reconfigured but *retained* the number of apartment units.



"As built" site plans from the 2013 approved remodel showing <u>two</u> existing units on the 2nd Floor.[2]

These public records fully confirm the accounts of previous tenants that the building was a 4-unit apartment building prior to its illegal conversion. Some of those tenants resided at the property for decades (see e.g. Exhibit I). The owners' claim that the former apartments were "paper units" is a fiction crafted to justify combining what were formerly four apartments units into a <u>single</u> 3,700 square foot home.

2. **The owners were provided ample prior notice that the building was legally designated a 4-unit apartment building regardless of how the property was marketed at the time it was being sold**.

Prior to the sale of any property in the city, the purchaser must be provided a copy of a "3-R" report that describes the lawful uses of the existing property. A 3-R report expressly cautions buyers:

> **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.**

[2] Dept of Building Inspection, 524-526 Vallejo Street Remodel, Permit 2011-02049686, Proposed Site Plan, Proposed Site Plan, Approved 1-29-2013, Sheet A-2AB (color highlighting added).

The 3-R report for this property issued in October 2020, months prior to the present owners' purchase of the building, is attached as Exhibit II. That report clearly stated that "present authorized occupancy and use" for the property was "**four family dwelling**."

Having received a copy of the 3-R report, the owners then had the legal responsibility to inquire with City departments into the actual legal status of the property that was being marketed as a single family home despite having multiple addresses.[3]

3. **The owners fail to prove their claim that it is "infeasible" to restore the building to its legal use.**

In their argument that it is "infeasible" to restore the building's four lost rent-controlled units, the owners have made a number of unproven claims. Most recently, in their "Supervisor Brief," they assert: "The lot size, envelope, and existing structure cannot support four code-compliant units with the reinstatement requirements."

We are unaware of any documentation that has been submitted to prove such a claim. But we note that in 2013 DBI approved the previously referenced permit to remodel the site and maintain the four units at the site. Presumably such a plan was code-compliant. Absent a presentation of compelling evidence to the contrary, the Board can assume that such a plan is feasible again today.

4. **"Equity and Fairness" requires restoration of the four rent-controlled housing units without further delay.**

We understand the owners or their proponents may have suggested a "compromise" that the owners be allowed to remain in the converted property with a restriction that upon sale it would be restored as a 4-unit building. We view such a status quo outcome as a major setback for housing policy and for the many other families who are searching for rental housing.

The status quo, with or without the provision of an ADU in the basement, would reward the owners for disregarding the legal status of the building as a 4-unit apartment and indefinitely extend the loss of at least two rent-controlled housing units. It would also set a dangerous precedent for other owners to feign ignorance, bend the law when it is convenient for them, and continue the legacy of displacing tenants and erasing the history of rent-controlled units.

Such an outcome is fundamentally *inequitable*, impacting less economically advantaged San Franciscans who will bear the burden of weakened protections for rent-controlled housing and fueling further displacement of existing seniors, working families and individuals.

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[3] We note that to the extent the MLS, the marketing materials, or real estate agents were misleading or obscured the actual legal status of the property as a multifamily apartment building then the owner may have additional remedies against those responsible. But the adverse impact of those misrepresentations should not be borne by the public – particularly those who need rent-controlled housing.

Nothing short of a denial of the appeal is appropriate in this case.

We are available to discuss or respond to any questions.

Respectfully submitted,
Meg Heisler, Policy Director
San Francisco Anti-Displacement Coalition
meg@sfadc.org

AND

Affordable Housing Alliance
Asian Law Caucus
Chinatown Community Development Center
Community Tenants Association
Eviction Defense Collaborative
Housing Rights Committee of San Francisco
Race & Equity in All Planning Coalition
San Francisco Tenants Union
West Side Tenants Association
Westside Community Coalition

From:	CPC-Commissions Secretary
Cc:	Page, Vincent (CPC); Feliciano, Josephine (CPC)
Subject:	FW: Planning Commission Request
Date:	Monday, December 01, 2025 8:13:22 AM

Best,
Josephine O. Feliciano, Planning Technician II
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

From: John Grant <jpgrant@hotmail.com>
Sent: Friday, November 28, 2025 2:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Subject: Planning Commission Request

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November 28, 2025

San Francisco Planning Commission
San Francisco, CA

Dear President So and Commissioners:

Re: 524-526 Vallejo Street & 4-4A San Antonio Place
Case No. 2024-011561CUA

Dear President So and Commissioners:

As a former displaced resident of 4A San Antonio Place, 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.

I lived in my unit for 17 years before being forced out in 2013. I can attest to the fact that

there were four (4) 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: Jonas Ionan, Planning Commission Secretary
Vincent Page, Planner

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City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

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

Records Management Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3420 - dbi.record3R@sfgov.org - www.sfdbi.org/rmd

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DEPARTMENT OF BUILDING INSPECTION
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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)

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

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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/realestateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M26658-

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.

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.

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.

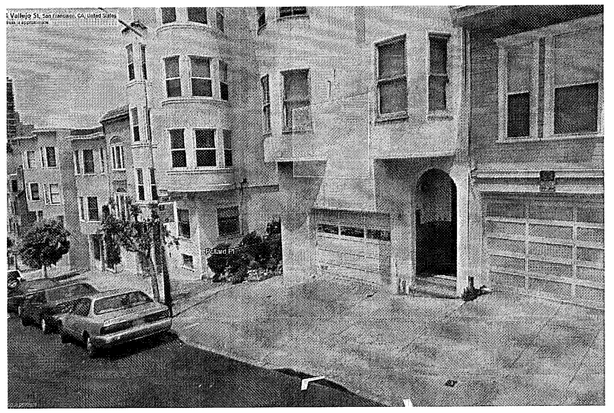
I understand the homeowner's wish to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit, and they should not be penalized for the Developer's actions prior to their purchase. That said, it is important that City set an example that the demolition of badly needed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

L. Monast

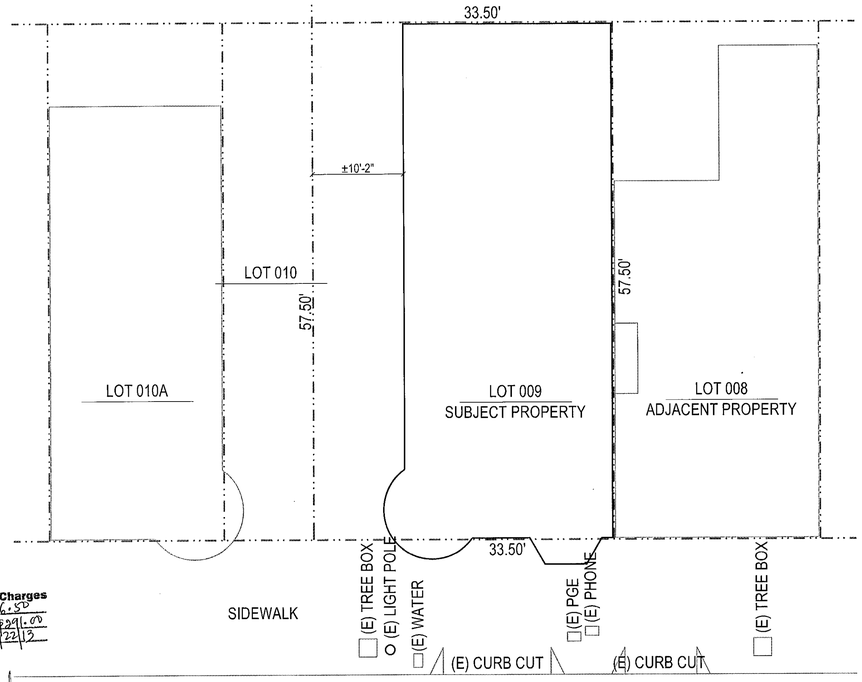
AERIAL VIEW



VIEW OF FRONT

LOT 048
ADJACENT PROPERTY

LOT 013



PROPOSED SITE PLAN

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
Llong Tian Cy, DPW/BSM

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

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

12/24/12 jl

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

12/24/12 jl

Capacity Charges
Water $96.50
Wastewater $291.00
MW 1/22/13

SFPUC

SFPUC Capacity Charges
See attached SFPUC Capacity Charge Invoice 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.

APPROVED
PER PLANS AND APPLICATION
PLANNING DEPARTMENT 4/20/12

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

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 3638

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

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A-2B EXISTING SECOND & THIRD FLOOR PLANS
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A-3B PROPOSED SECOND & THIRD FLOOR DEMOLITION PLANS
A-4A PROPOSED GROUND & FIRST FLOOR PLANS
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A-5A EXISTING FRONT EXTERIOR ELEVATIONS
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A-6A PROPOSED DEMOLITION AT FRONT EXTERIOR ELEVATION
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A-7B PROPOSED LEFT EXTERIOR ELEVATIONS
A-7C PROPOSED REAR & RIGHT EXTERIOR ELEVATIONS
A-8 PROPOSED SECTION A-A

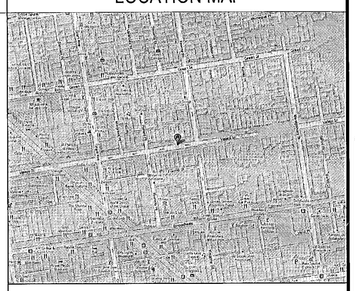
APPROVED
Dept. Of Building Inspection
JAN 29 2013
TOM C. HUI
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

Matthew Ralls, DBI
DEC 24 2012

LEGEND

- PROPERTY LINE
- SET BACK
- CENTER LINE OF STREET
- FENCING
- TREE WITH DRIPLINE
- EXISTING STRUCTURE
- NEW STRUCTURE

LOCATION MAP



0' 8' 16' 32'

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

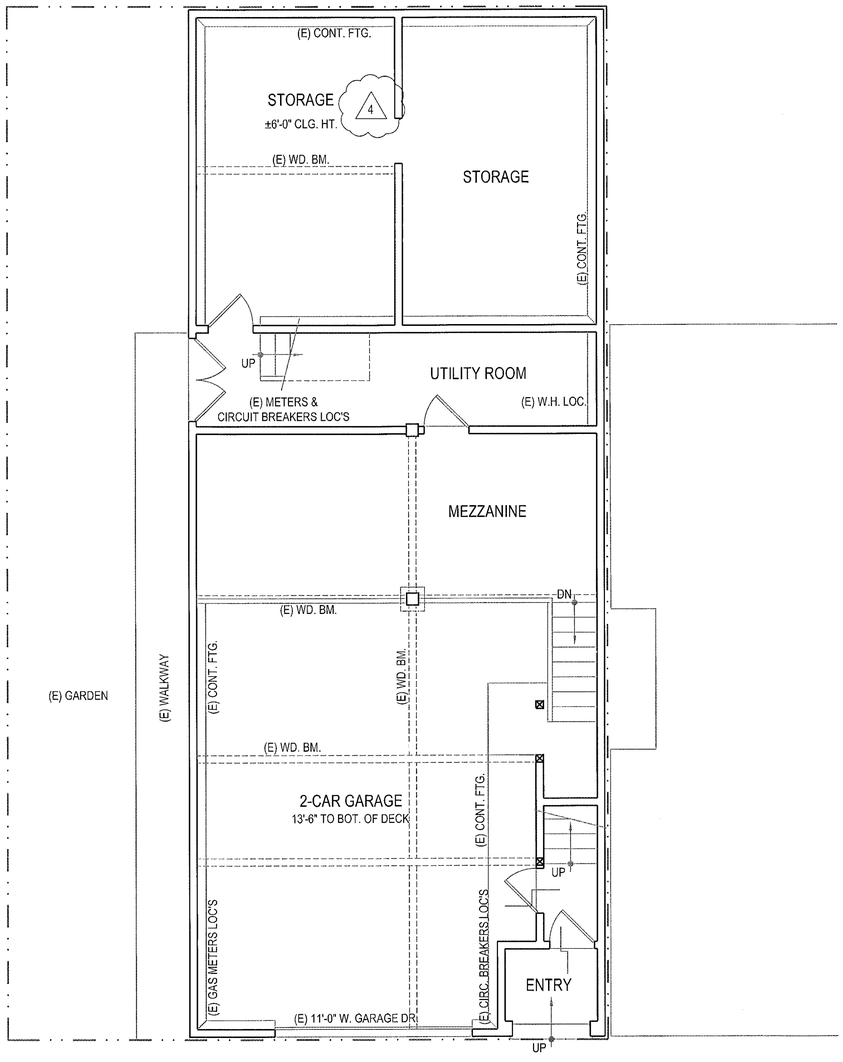
APPROVED
Dept. Of Building Inspection
JAN 29 2013
TOM C. HUI
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
JEANNE H. LIEM
No. C-31934
10/13
RENEWAL DATE
STATE OF CALIFORNIA

Master Builders
LICENSED ARCHITECT
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

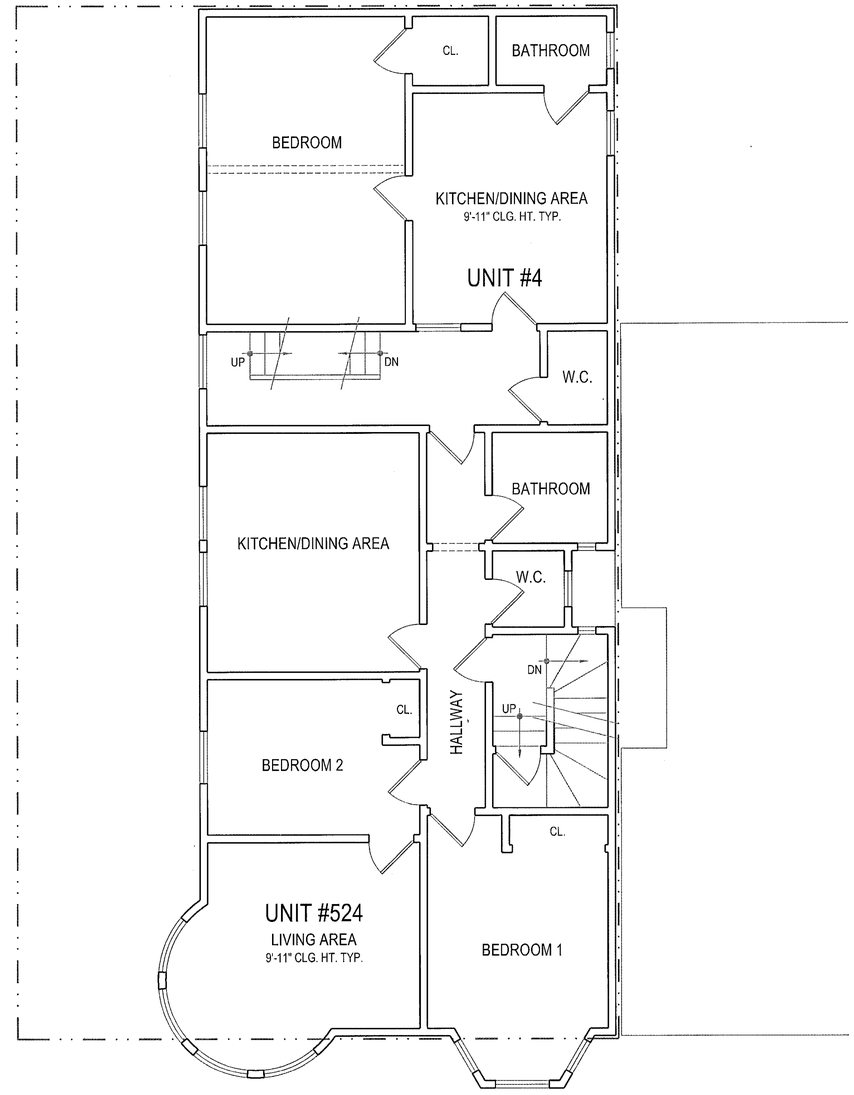
DATE: 04-11-12
SCALE: 1/8"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET: A-1
OF . SHEETS



FIRST 4 jl 12/24/12

EXISTING ~~GROUND~~ FLOOR PLAN

NORTH



SECOND 4 jl 12/24/12

EXISTING ~~FIRST~~ FLOOR PLAN

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

0' 4' 8' 16'

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

SITE PERMIT REVISION
APR 12 2012

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Matthew Ralls, DBI
DEC 24 2012

mr 1/28/12
Approved Planning Dept. M. Filaf LaValley

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EXISTING GROUND & FIRST FLOOR PLANS

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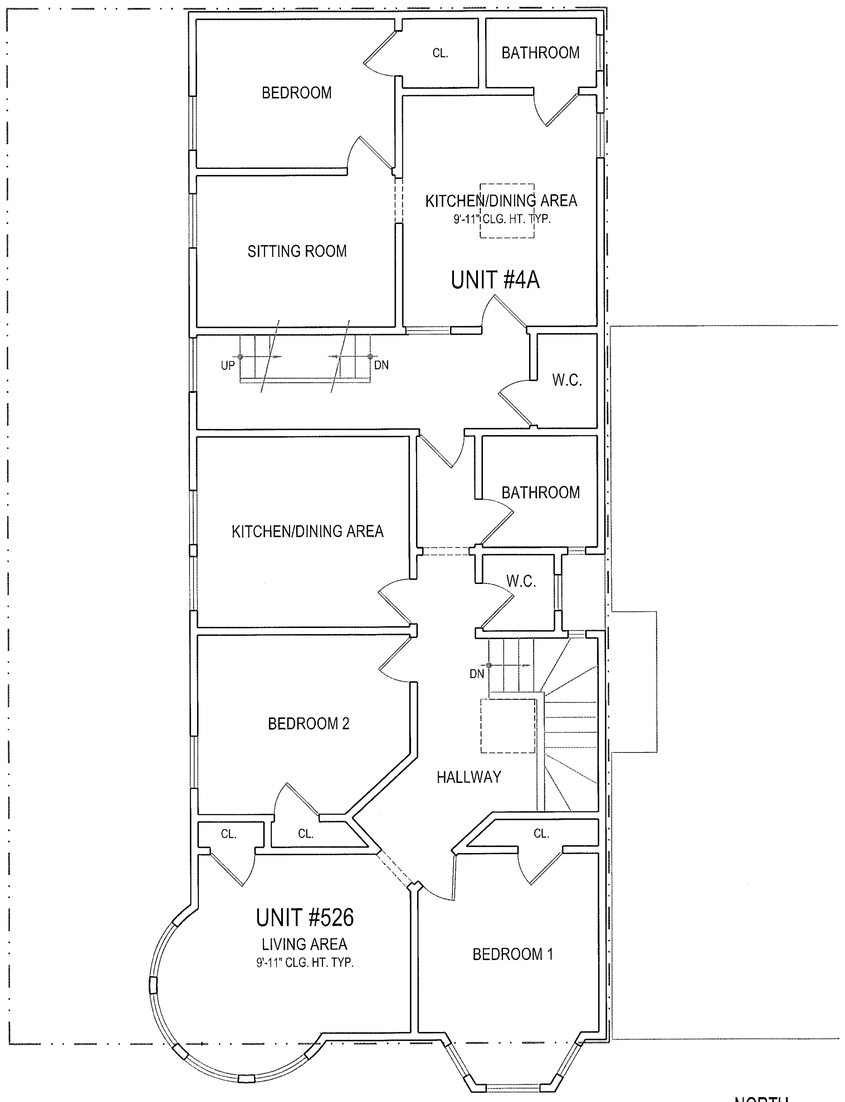
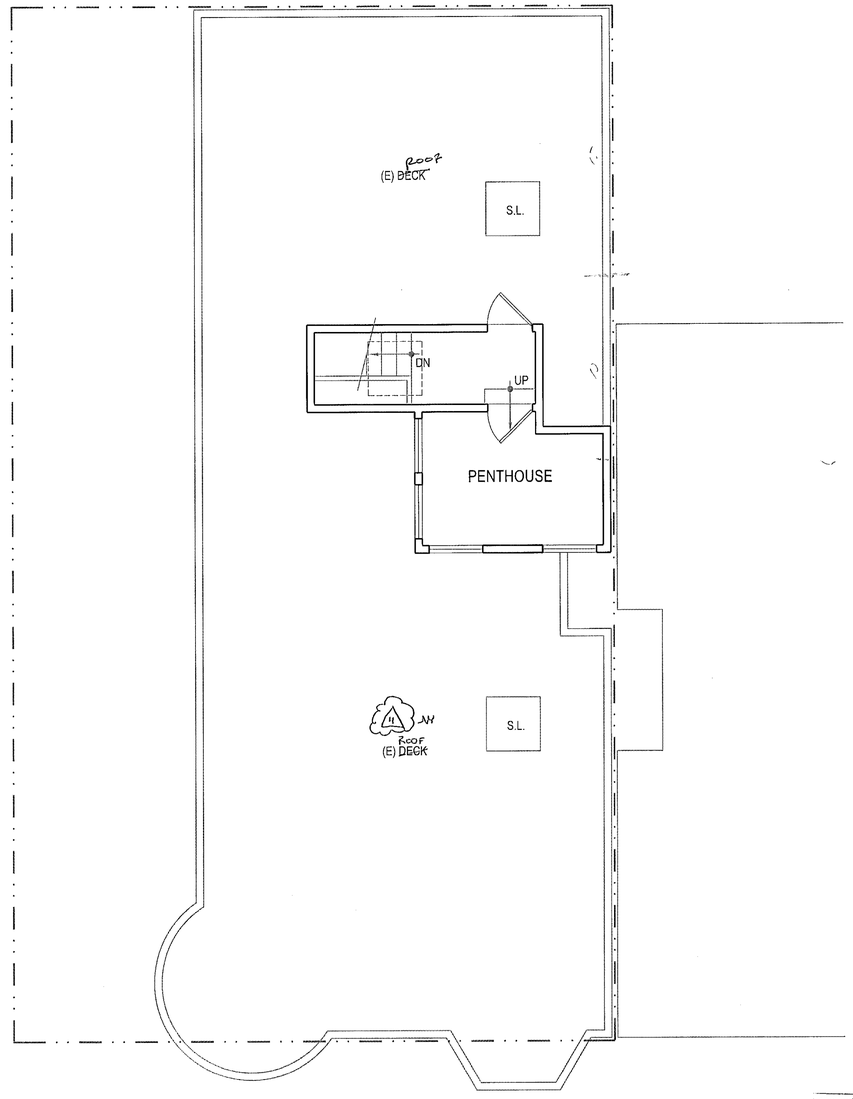


THIRD 4 12/24/12

EXISTING ~~SECOND~~ FLOOR PLAN

NORTH



FOURTH 4 12/24/12

EXISTING ~~THIRD~~ FLOOR PLAN

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Dept. of Building Insp.
JAN 29 2013
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DEC 24 2012

Approved Planning Dept. M. Pilar LaValley 11/28/12

NOTE:
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FIELD VERIFY EXISTING CONDITIONS.
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0' 4' 8' 16'

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EXISTING SECOND & THIRD FLOOR PLANS

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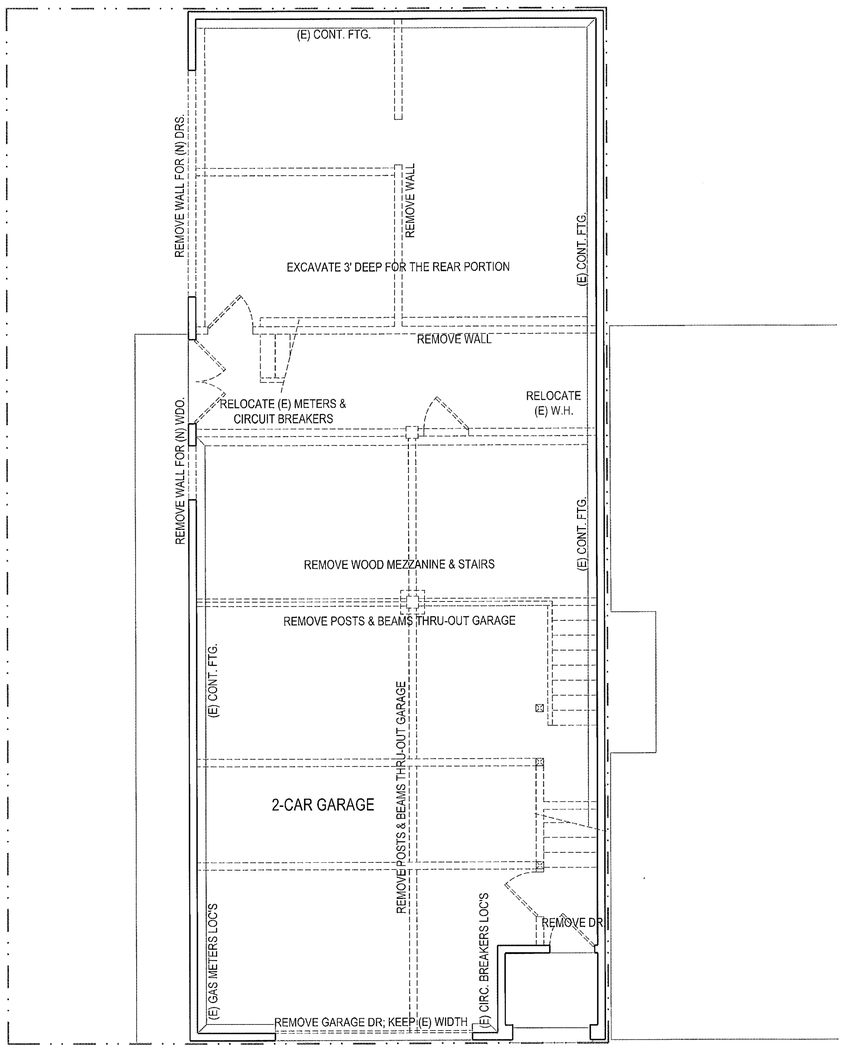
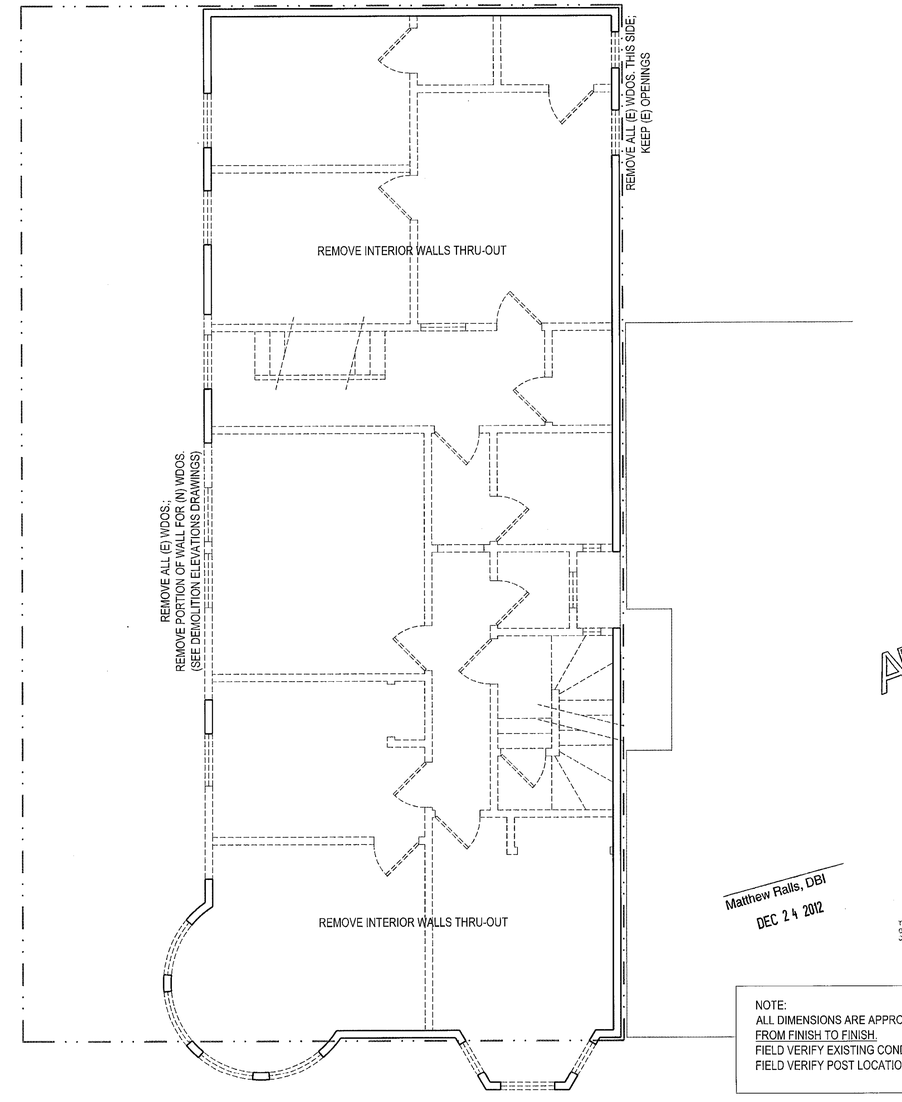


PROPOSED GROUND FLOOR DEMOLITION PLAN



PROPOSED FIRST FLOOR DEMOLITION PLAN

NORTH

APPROVED
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JAN 29 2013
Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
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FIELD VERIFY EXISTING CONDITIONS.
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WALL LEGEND

(E) WALL

(E) WALL TO BE REMOVED

(N) WALL

0' 4' 8' 16'

Approved Planning Dept. M. Pred Levesley
11/28/12

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 DEMOLITION PLANS

4

REMODEL

524-526 VALLEJO STREET

SAN FRANCISCO, CA 94133

Master Builders
JEANNE H. LIEM
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10-31-2013
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LICENSED CONTRACTOR
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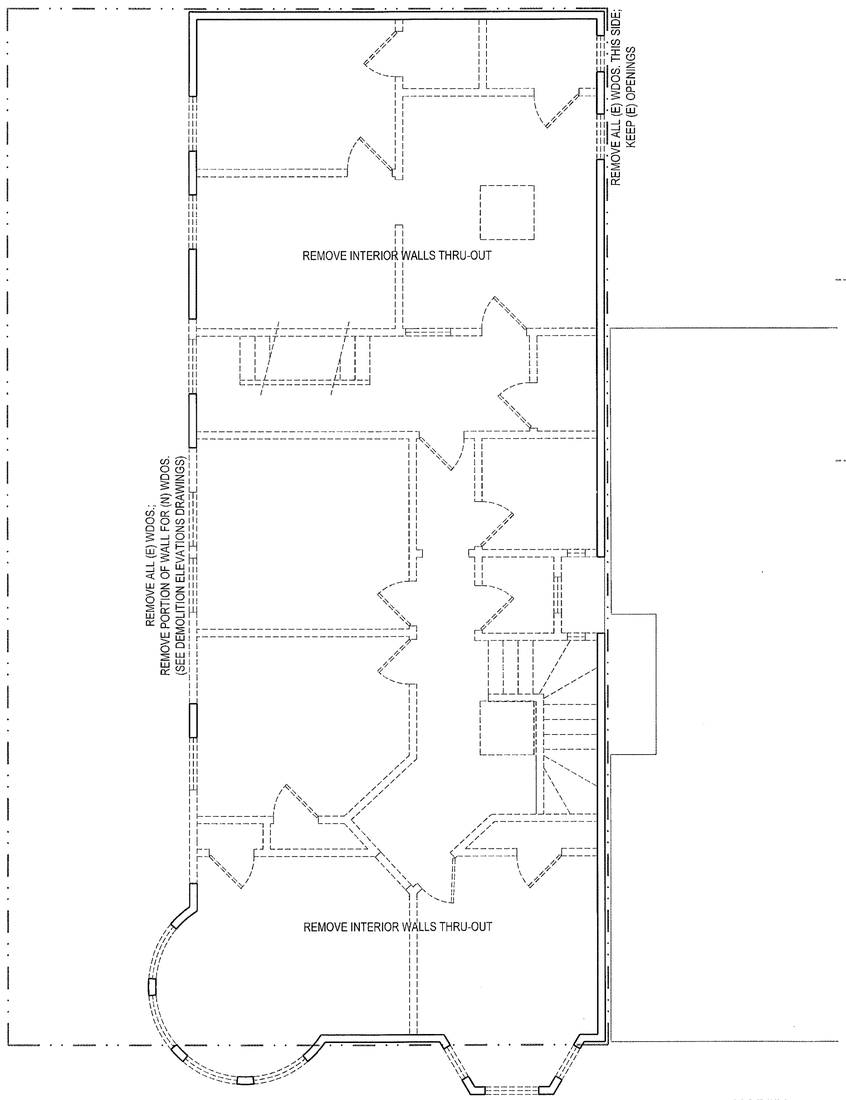
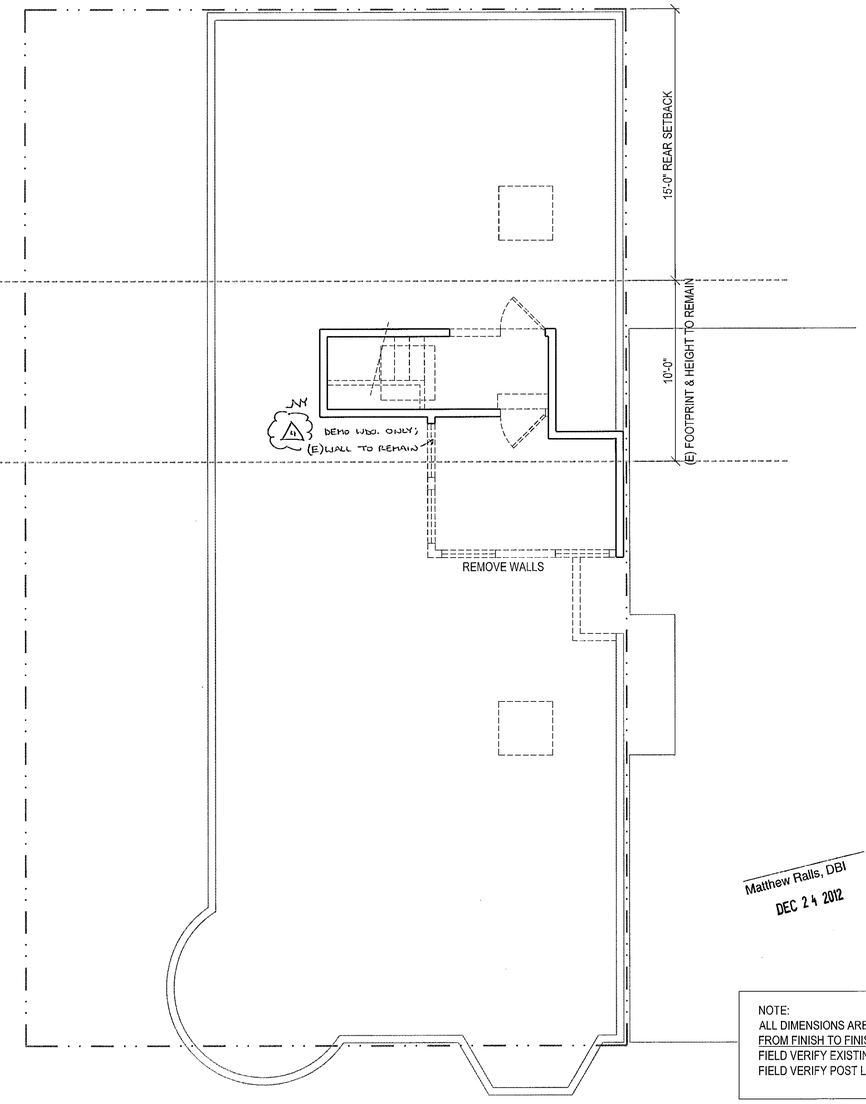
SHEET:

A-3A

OF . SHEETS



PROPOSED SECOND FLOOR DEMOLITION PLAN



PROPOSED THIRD FLOOR DEMOLITION PLAN

NORTH

APPROVED
Dept. of Building Insp.
JAN 29 2013
Tom C. Hui
TOM C. HUI, S.E.
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WALL LEGEND

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

0' 4' 8' 16'

Approved Planning Dept. M. Prat LaValley 11/20/12

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

PROPOSED SECOND & THIRD FLOOR DEMOLITION PLANS

4

REMODEL

524-526 VALLEJO STREET

SAN FRANCISCO, CA 94133

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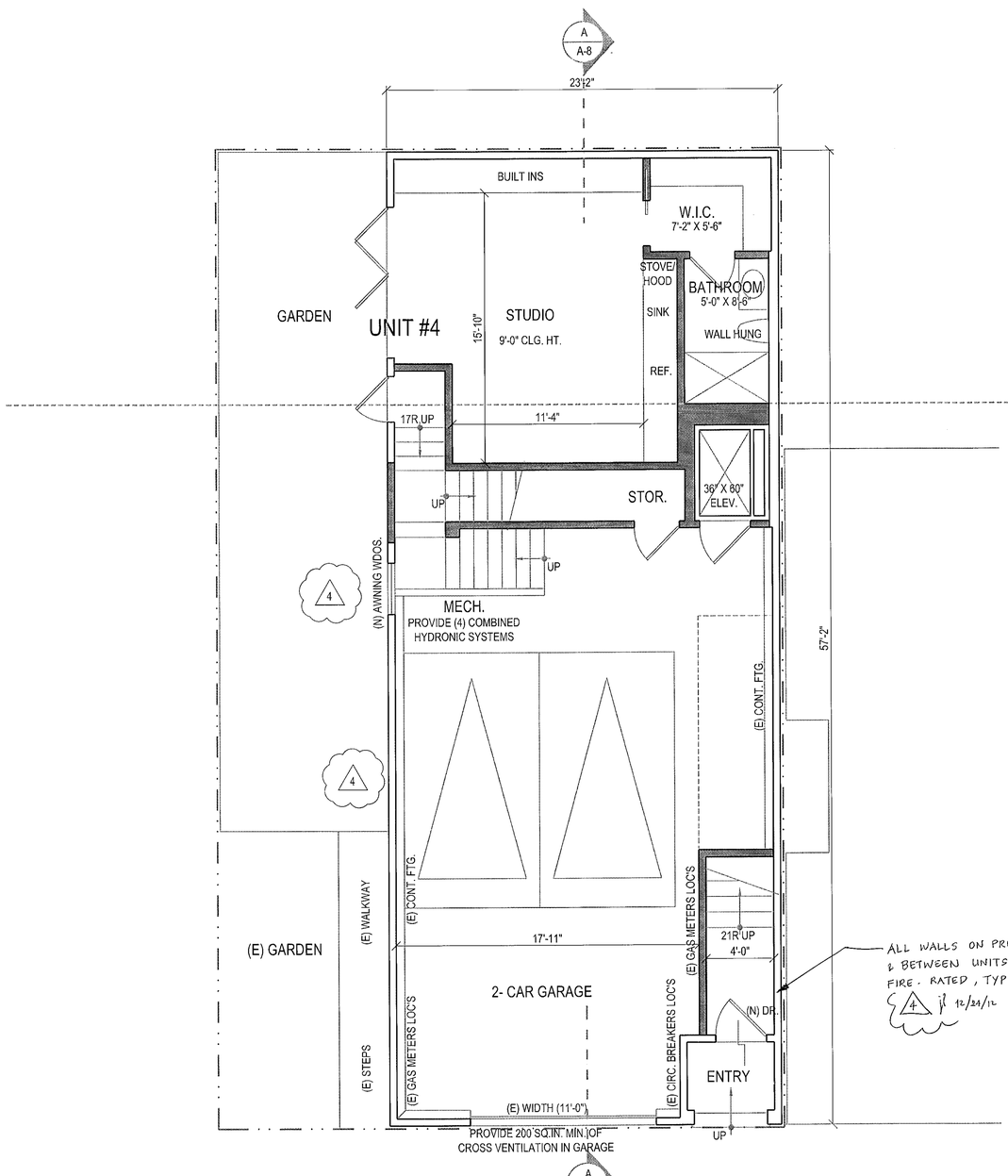
JOB: VALLEJO524
SHEET:

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

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

Matthew Ralls, 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.

WALL LEGEND

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

0' 4' 8' 16'

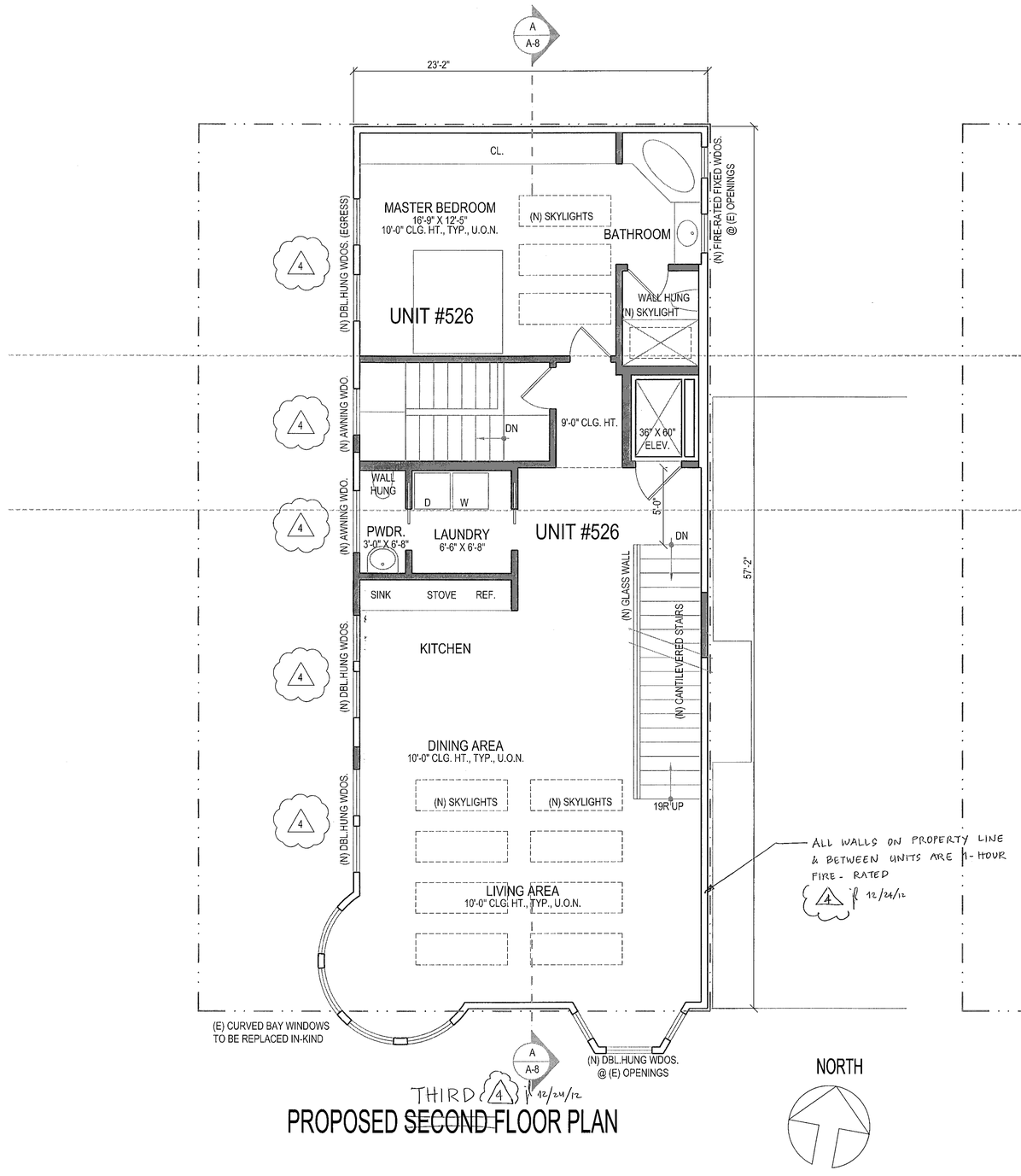
mr 11/28/12
Building Dept. Bl. Fire Lavatory

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
LICENSED ROOFING CONTRACTOR
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



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FIELD VERIFY POST LOCATIONS.

WALL LEGEND

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

0' 4' 8' 16'

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

Matthew Ralls, DBI
DEC 24 2012

MR 11/28/12
Approved: Planning Dept. M. Phair Levalley

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

LICENSED ARCHITECT
JEANNE H. LIEM
No. C-31934
10/13
RENEWAL DATE
STATE OF CALIFORNIA

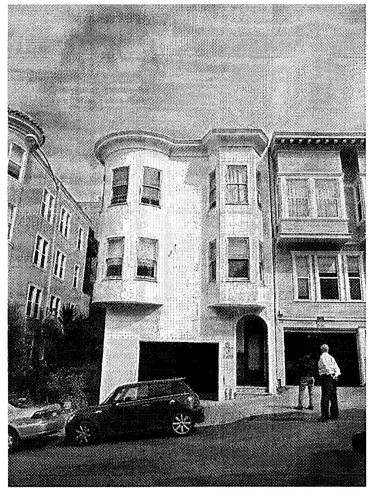
Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
STATE OF CALIFORNIA
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

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

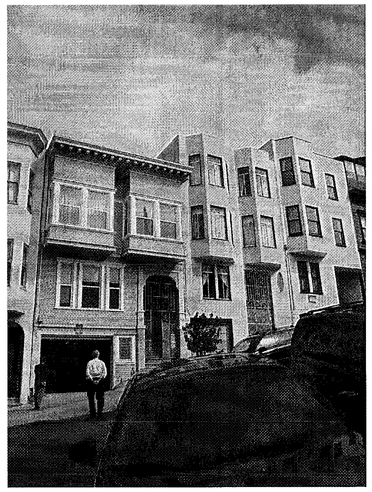
A-4B

OF . SHEETS

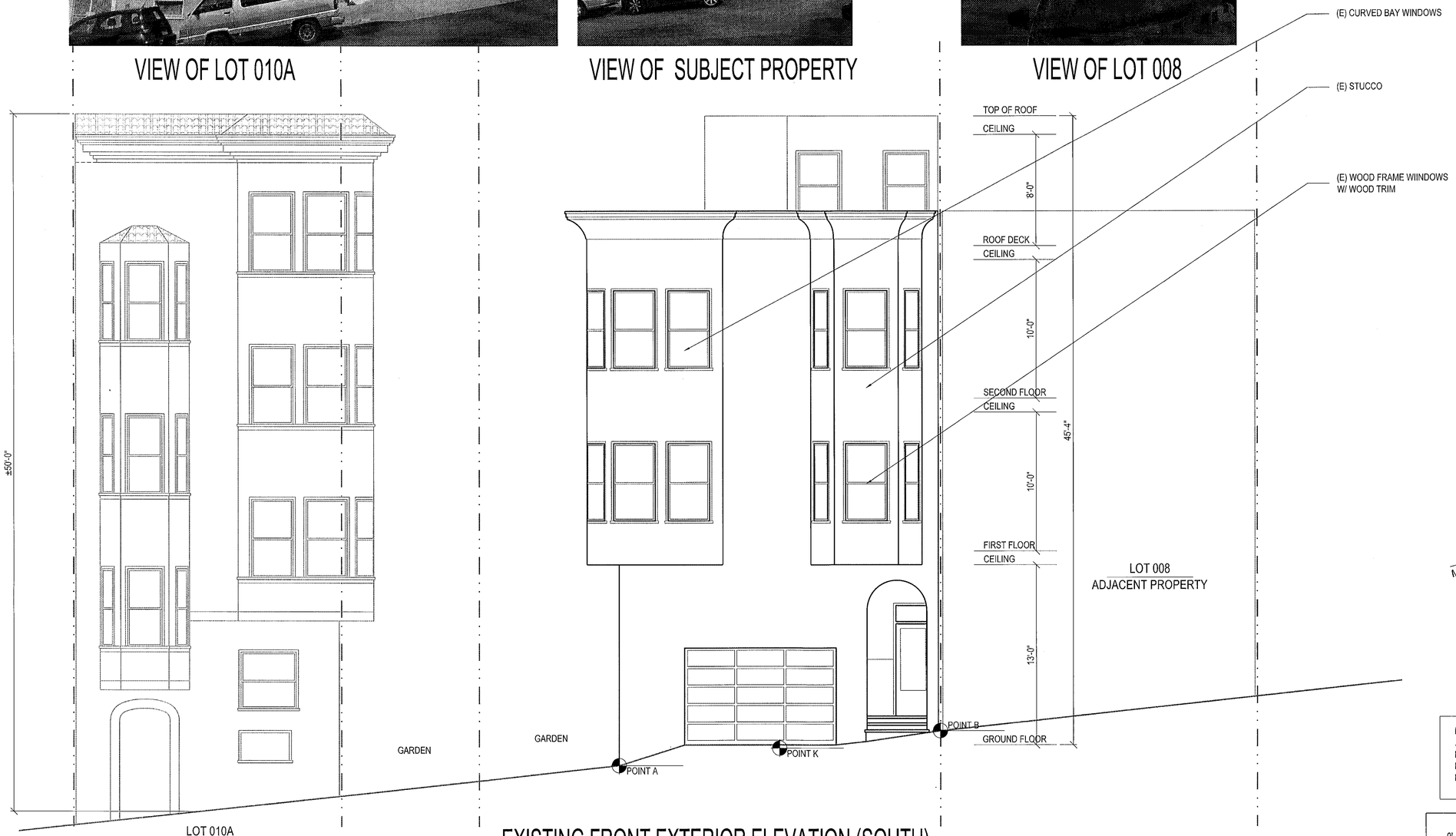
VIEW OF LOT 010A



VIEW OF SUBJECT PROPERTY



VIEW OF LOT 008



EXISTING FRONT EXTERIOR ELEVATION (SOUTH)

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
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Matthew Ralls, DBI
DEC 24 2012

MR 11/20/12

NOTE:
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FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

0' 4' 8' 16'

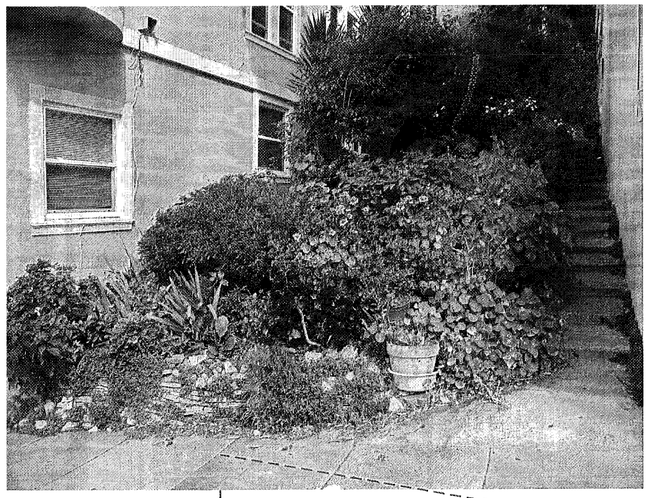
REVISIONS		BY
1	04-11-11	J.L.
2	06-06-11	J.L.
3	11-07-11	J.L.
4	03-02-12	J.L.

EXISTING FRONT EXTERIOR ELEVATION

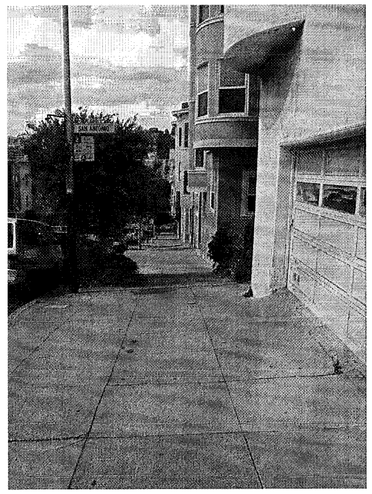
REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133

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

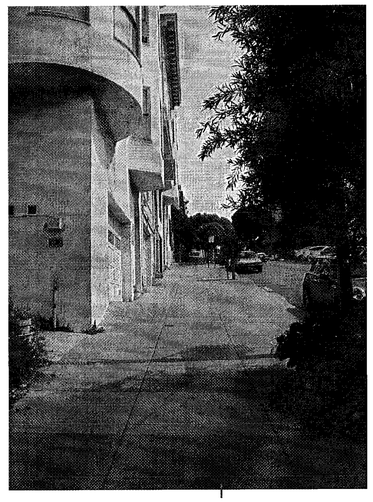
DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-5A
OF . SHEETS



VIEW OF ADJACENT GARDEN

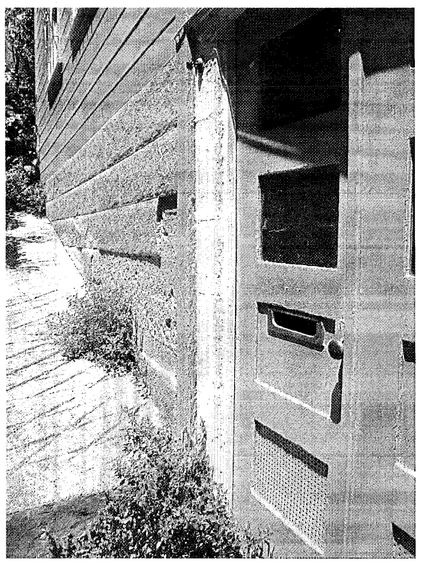


VIEW OF SIDEWALK FACING DOWN

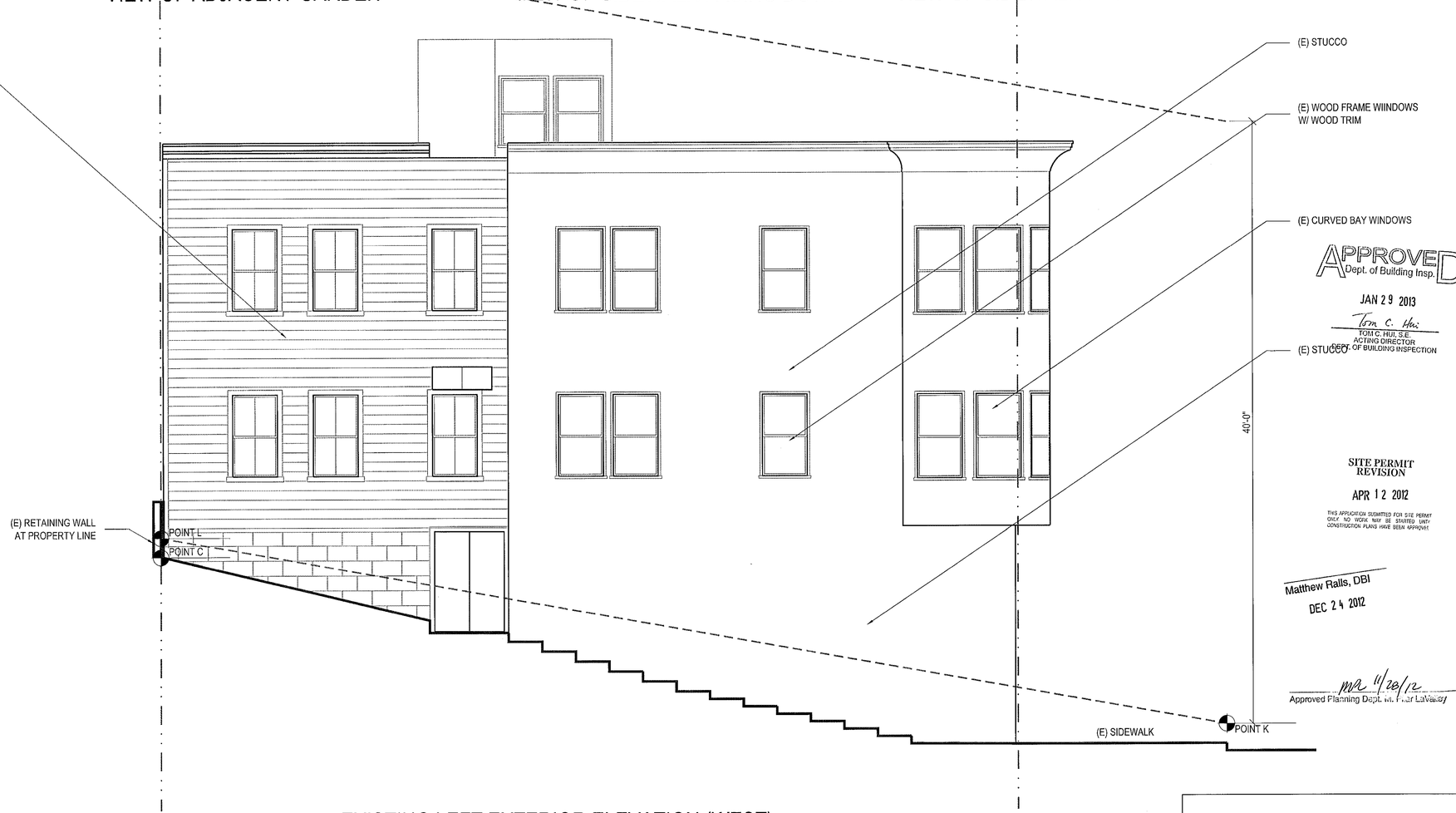


VIEW OF SIDEWALK FACING UP

VIEW OF REAR CORNER



VIEW OF SIDE DOORS



EXISTING LEFT EXTERIOR ELEVATION (WEST)

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
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Matthew Ralls, DBI
DEC 24 2012

mlr 11/20/12
Approved Planning Dept. M. Prar LaValley

0' 4' 8' 16'

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
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
LICENSED CONTRACTOR
STATE OF CALIFORNIA
139 Mitchell Ave. #110
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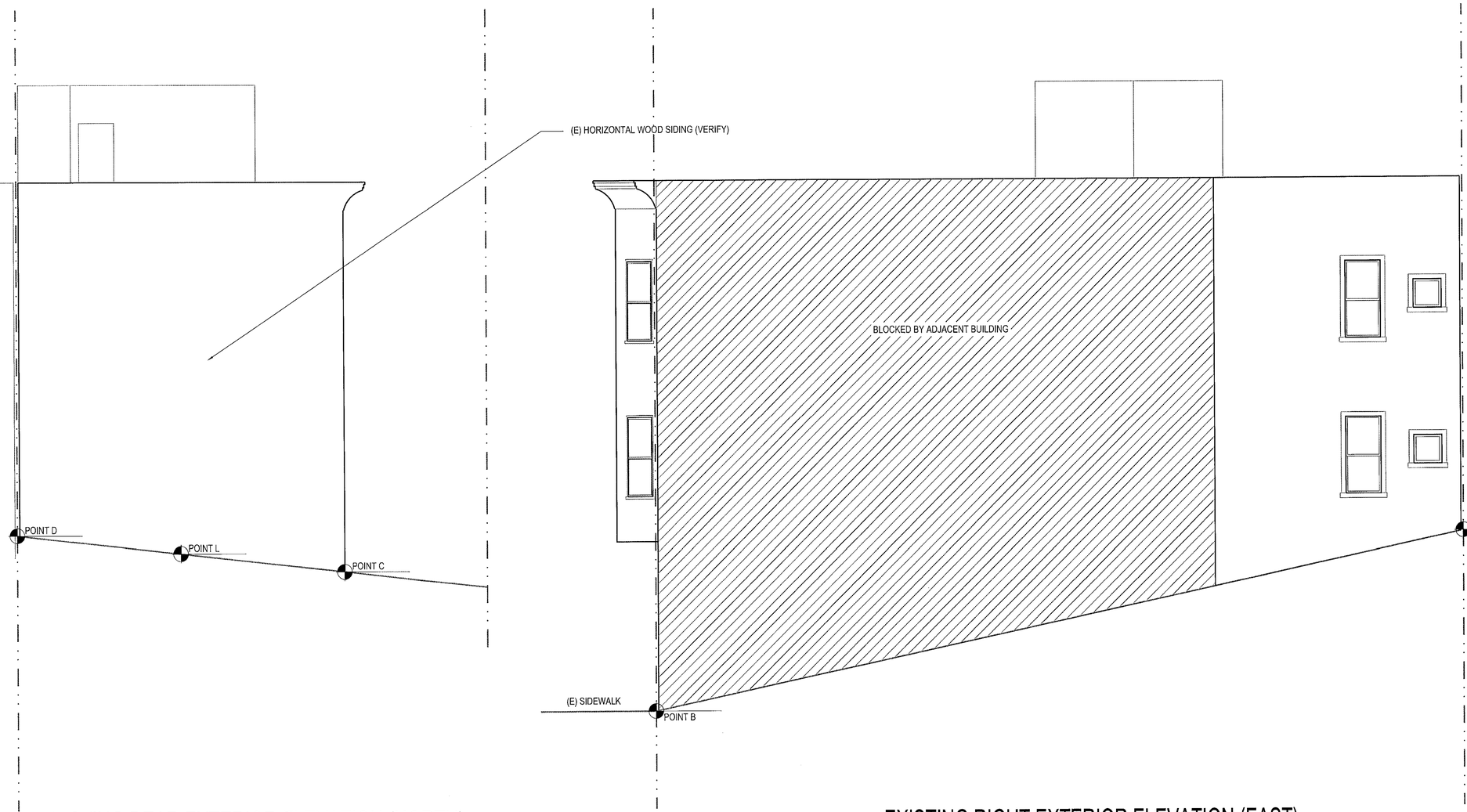
(415) 567-8886
www.MasterBuildersSF.com

DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-5B
OF . SHEETS



EXISTING REAR EXTERIOR ELEVATION (NORTH)

EXISTING RIGHT EXTERIOR ELEVATION (EAST)

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

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
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Matthew Ralls, DBI
DEC 24 2012

Approved Planning Dept. M. Pilar LaValley 11/28/12

NOTE:
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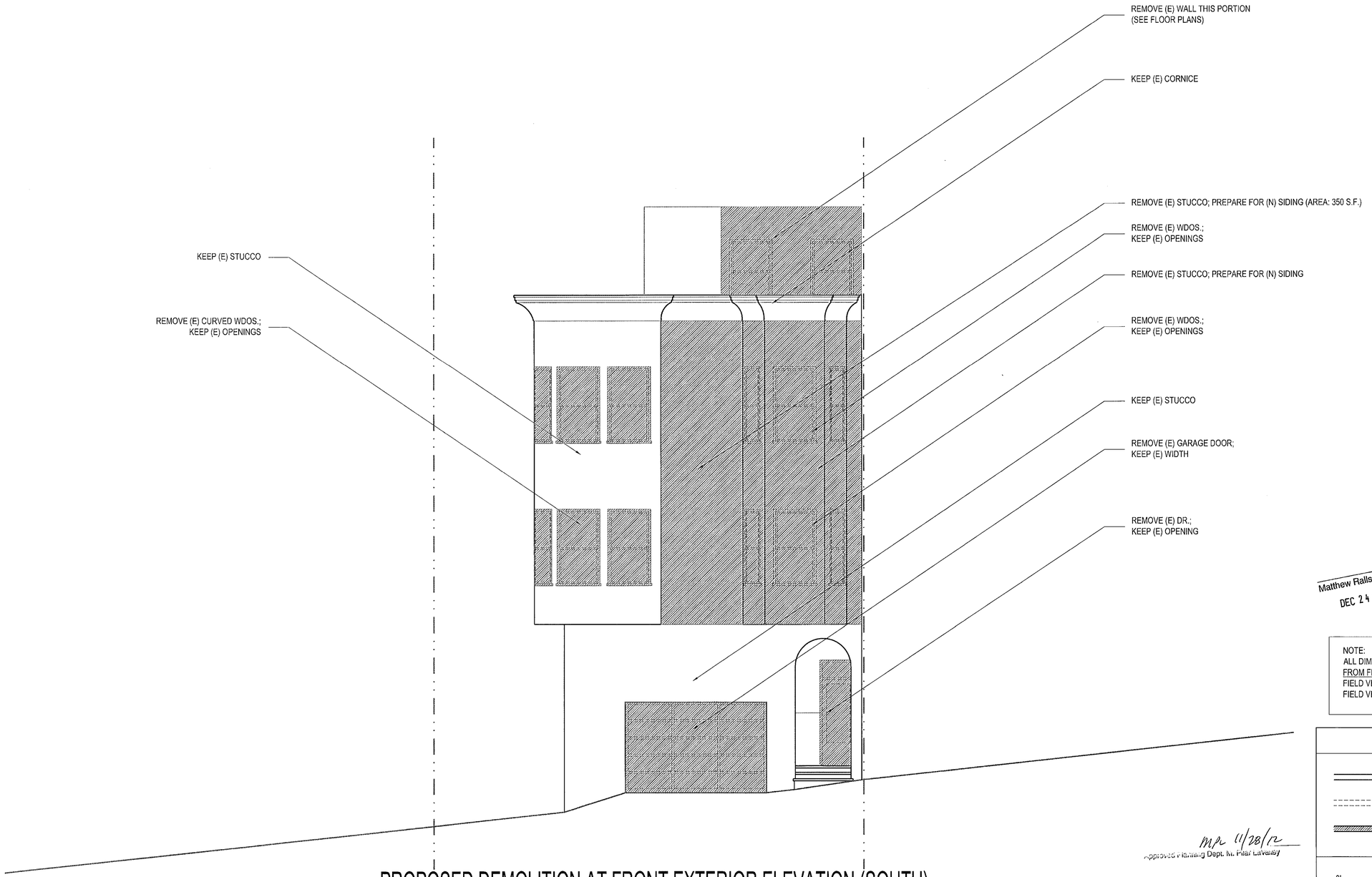
FIELD VERIFY POST LOCATIONS.

0' 4' 8' 16'

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-5C
OF . SHEETS



PROPOSED DEMOLITION AT FRONT EXTERIOR ELEVATION (SOUTH)

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
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Matthew Ralls, DBI
DEC 24 2012

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FIELD VERIFY POST LOCATIONS.

ELEVATION LEGEND

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

0' 4' 8' 16'

mpl 11/28/12
Approved Planning Dept. M. Phil Lavelady

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

4

REMODEL

524-526 VALLEJO STREET

SAN FRANCISCO, CA 94133

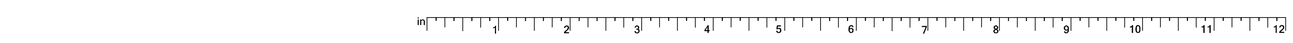
LICENSED ARCHITECT
JEANNE H. LIEM
No. C-31934
RENEWAL DATE 10-31-2013
STATE OF CALIFORNIA

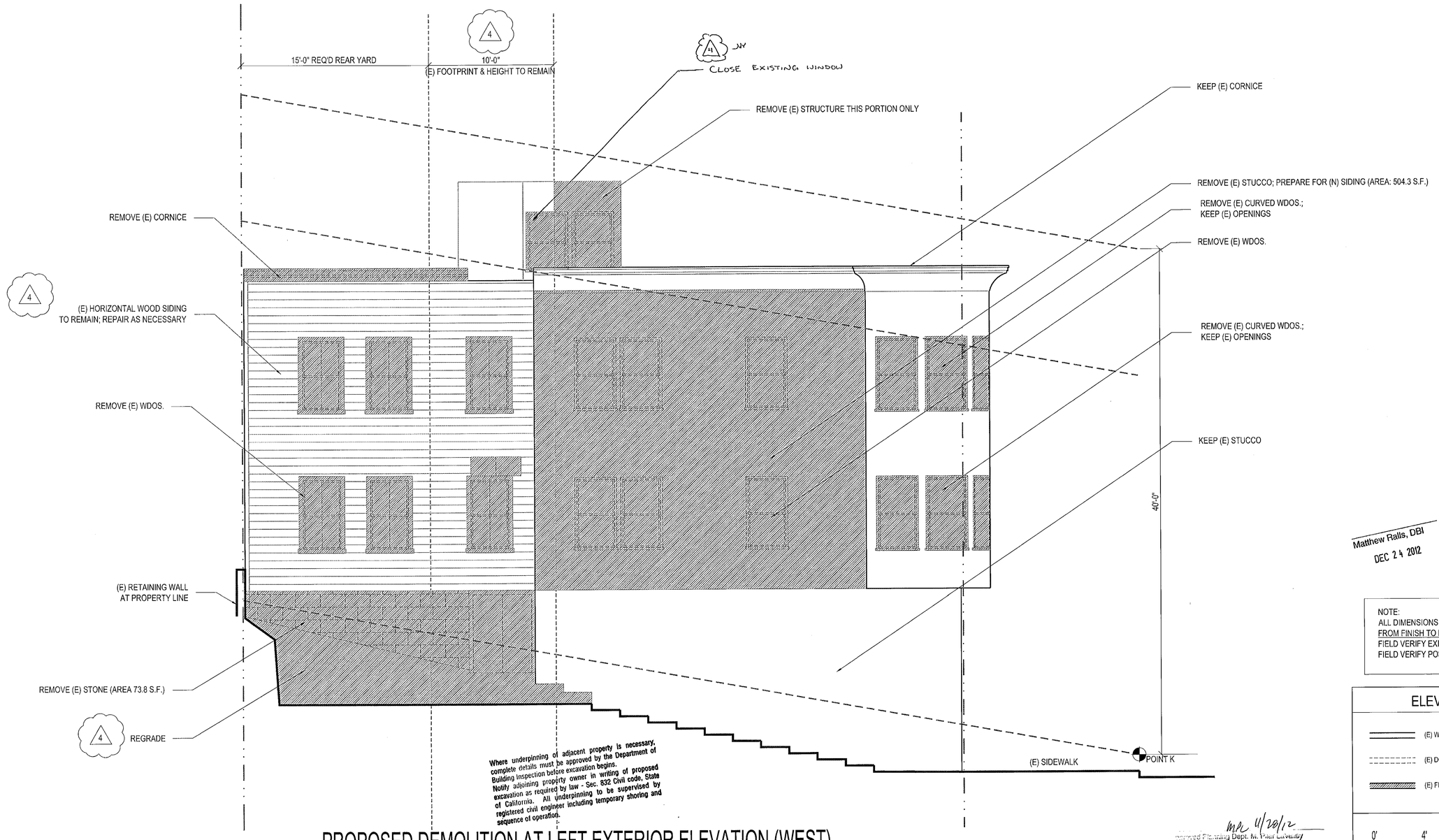
Master Builders
LICENSED ARCHITECT
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
STATE OF CALIFORNIA
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8886
www.MasterBuildersSF.com

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

A-6A

OF . SHEETS





Where underpinning of adjacent property is necessary, complete details must be approved by the Department of Building Inspection before excavation begins. Notify adjoining property owner in writing of proposed excavation as required by law - Sec. 832 Civil code, State of California. All underpinning to be supervised by registered civil engineer including temporary shoring and sequence of operation.

PROPOSED DEMOLITION AT LEFT EXTERIOR ELEVATION (WEST)

mlr 4/20/12
Approved Planning Dept. M. Pier Loveday

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

Matthew Ralls, DBI
DEC 24 2012

SITE PERMIT REVISION
APR 12 2012
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FIELD VERIFY POST LOCATIONS.

ELEVATION LEGEND

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

0' 4' 8' 16'

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
4

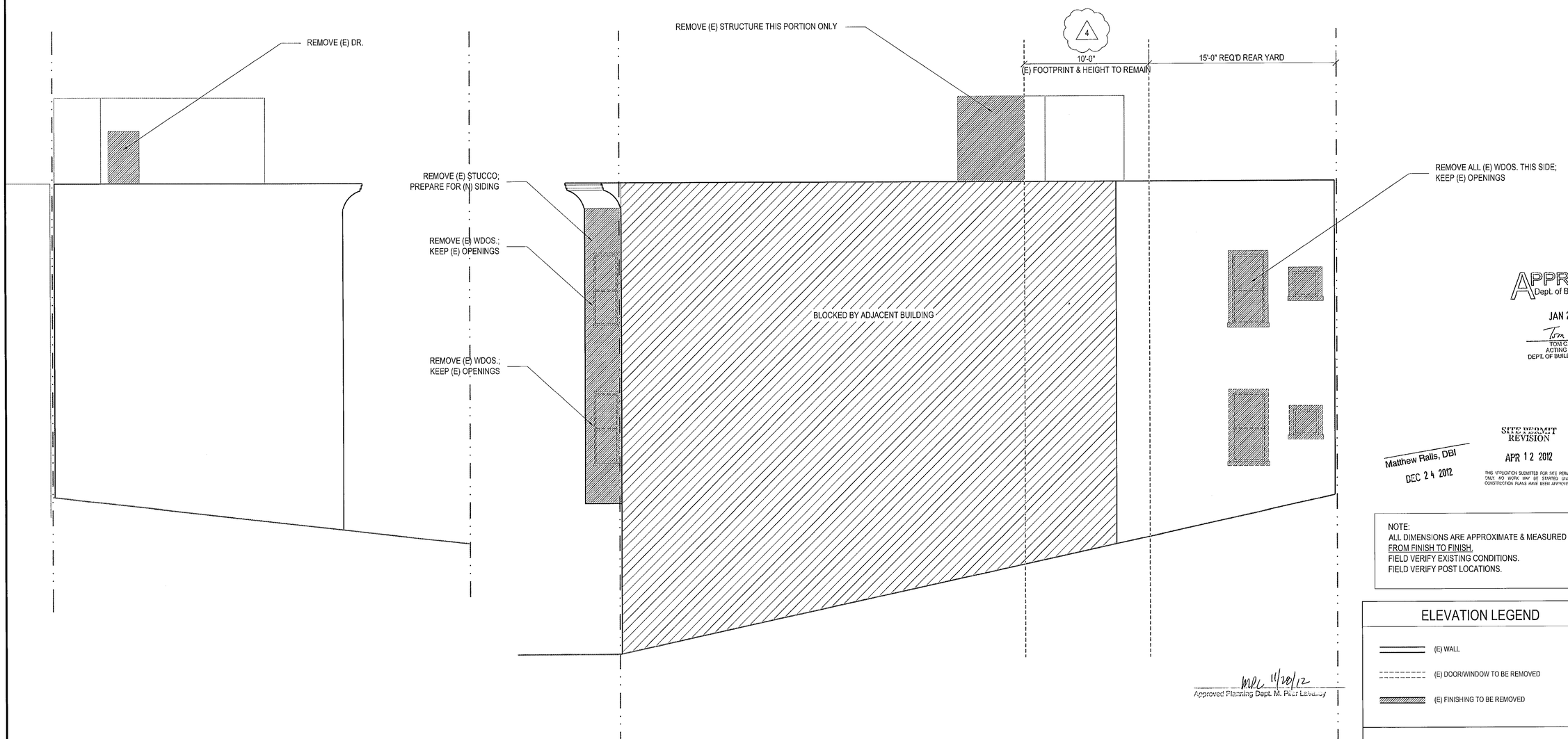
REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133

LICENSED PROFESSIONAL ENGINEER
No. C-31934
STATE OF CALIFORNIA

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
LICENSED PROFESSIONAL ENGINEER
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-6B
OF . SHEETS

in 1 2 3 4 5 6 7 8 9 10 11 12



PROPOSED DEMOLITION AT REAR EXTERIOR ELEVATION (NORTH)

PROPOSED DEMOLITION AT RIGHT EXTERIOR ELEVATION (EAST)

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

Matthew Ralls, DBI
DEC 24 2012

SITE PERMIT REVISION
APR 12 2012
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MPL 11/28/12
Approved Planning Dept. M. Phil Lesnick

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ELEVATION LEGEND

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

0' 4' 8' 16'

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

4

REMODEL

524-526 VALLEJO STREET

SAN FRANCISCO, CA 94133

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
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DATE: 04-11-12
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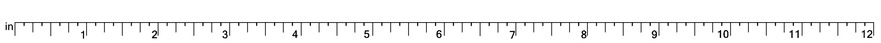
DRAWN: J.L.
JOB: VALLEJO524
SHEET:

A-6C

OF . SHEETS



PROPOSED FRONT EXTERIOR ELEVATION (SOUTH)

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

Matthew Ralls, DBI
DEC 24 2012

SITE PERMIT
REVISION
APR 12 2012
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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:
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FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.

MPL 4/26/12
Approved Planning Dept. M. Pilar Lavalley

0' 4' 8' 16'

REVISIONS		BY
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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

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

Master Builders
139 Mitchell Ave. #110
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DATE: 04-11-12
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: VALLEJO524
SHEET:
A-7A
OF . SHEETS

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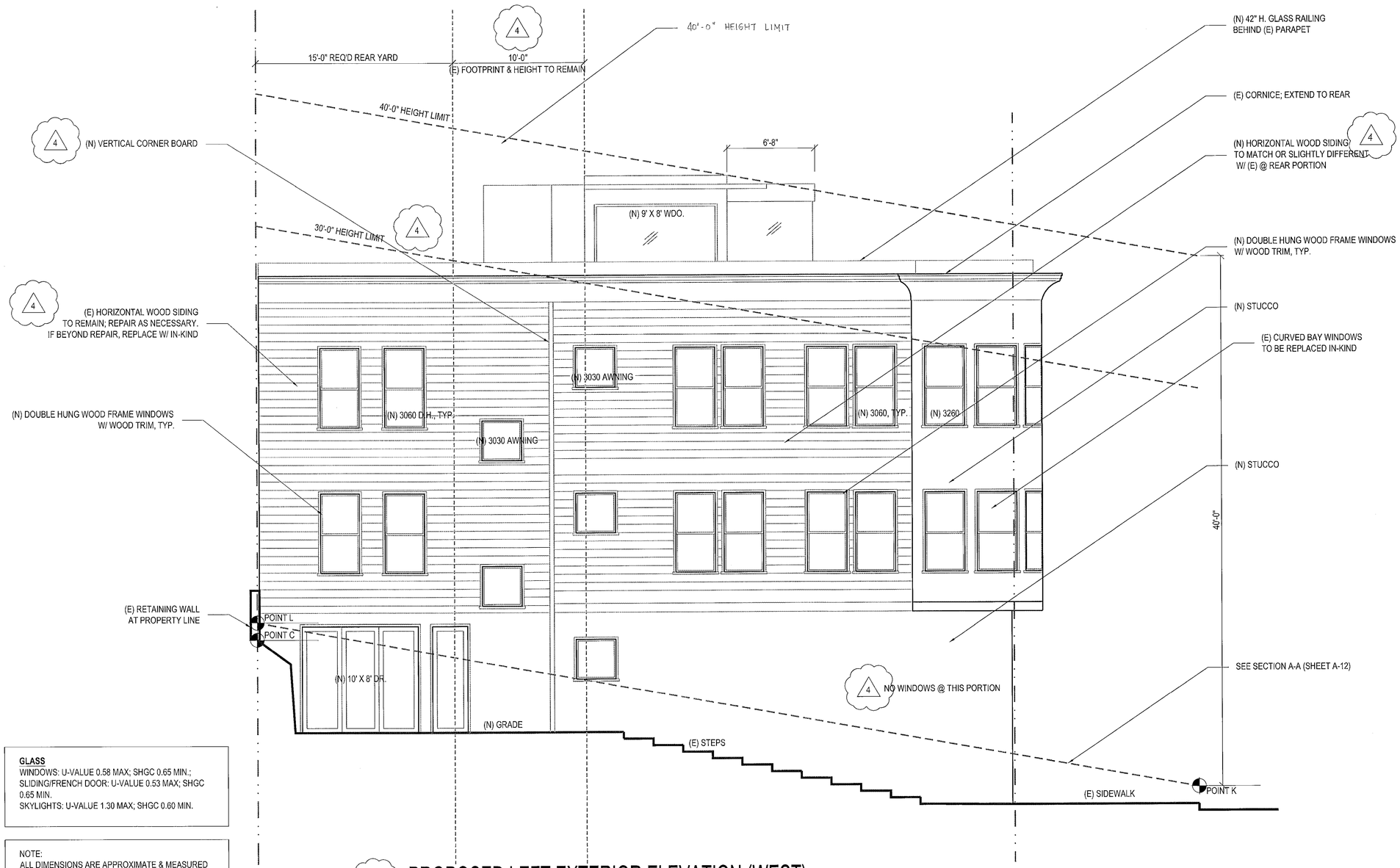

PROPOSED LEFT EXTERIOR ELEVATION (WEST)

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.

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APPROVED
Dept. of Building Insp.
JAN 29 2013
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Matthew Ralls, DBI
DEC 24 2012

Approved Planning Dept. M. Pilar Lavalley 11/28/12

REVISIONS		BY
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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

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

Master Builders
139 Mitchell Ave. #110
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www.MasterBuildersSF.com

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DRAWN: J.L.
JOB: VALLEJO524
SHEET: A-7B
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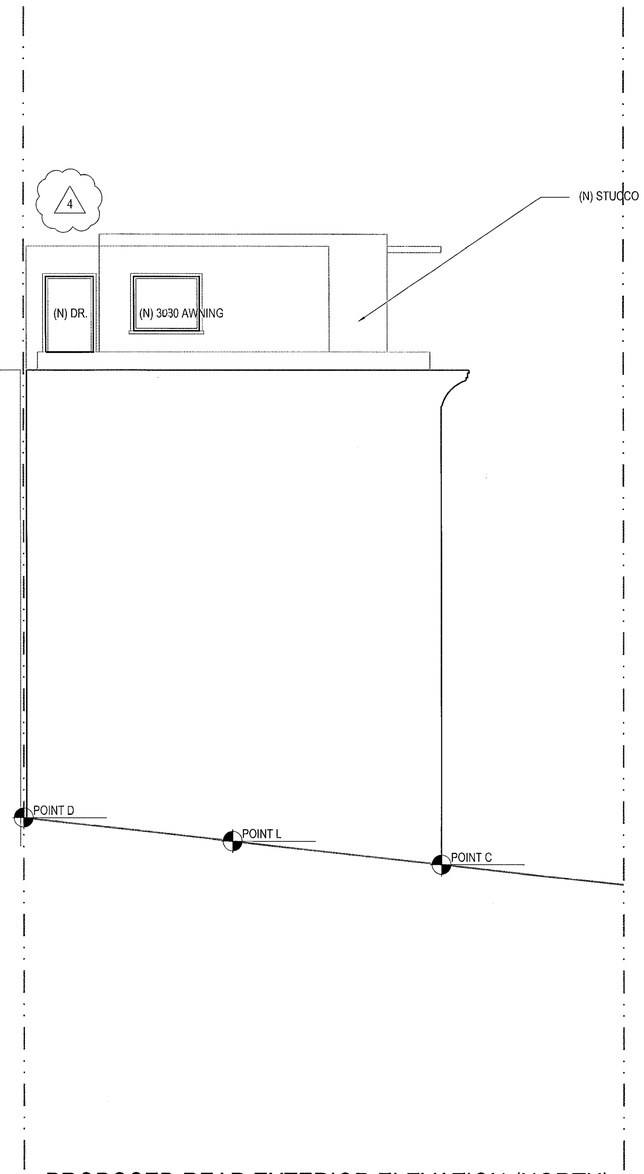
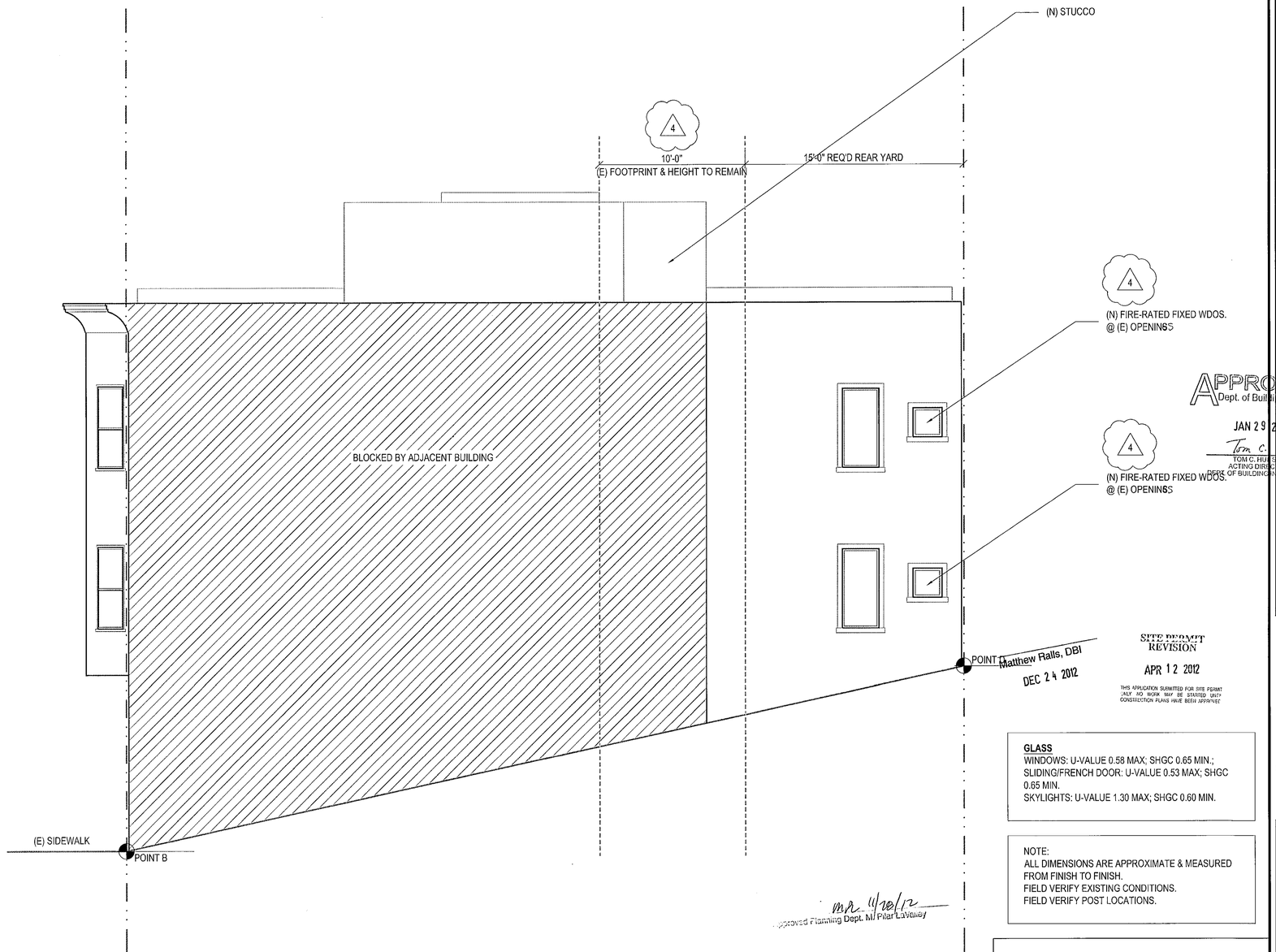


PROPOSED REAR EXTERIOR ELEVATION (NORTH)



PROPOSED RIGHT EXTERIOR ELEVATION (EAST)

Approved Planning Dept. MR Pilar LaValley 4/26/12

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

Matthew Ralls, DBI
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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.

0' 4' 8' 16'

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

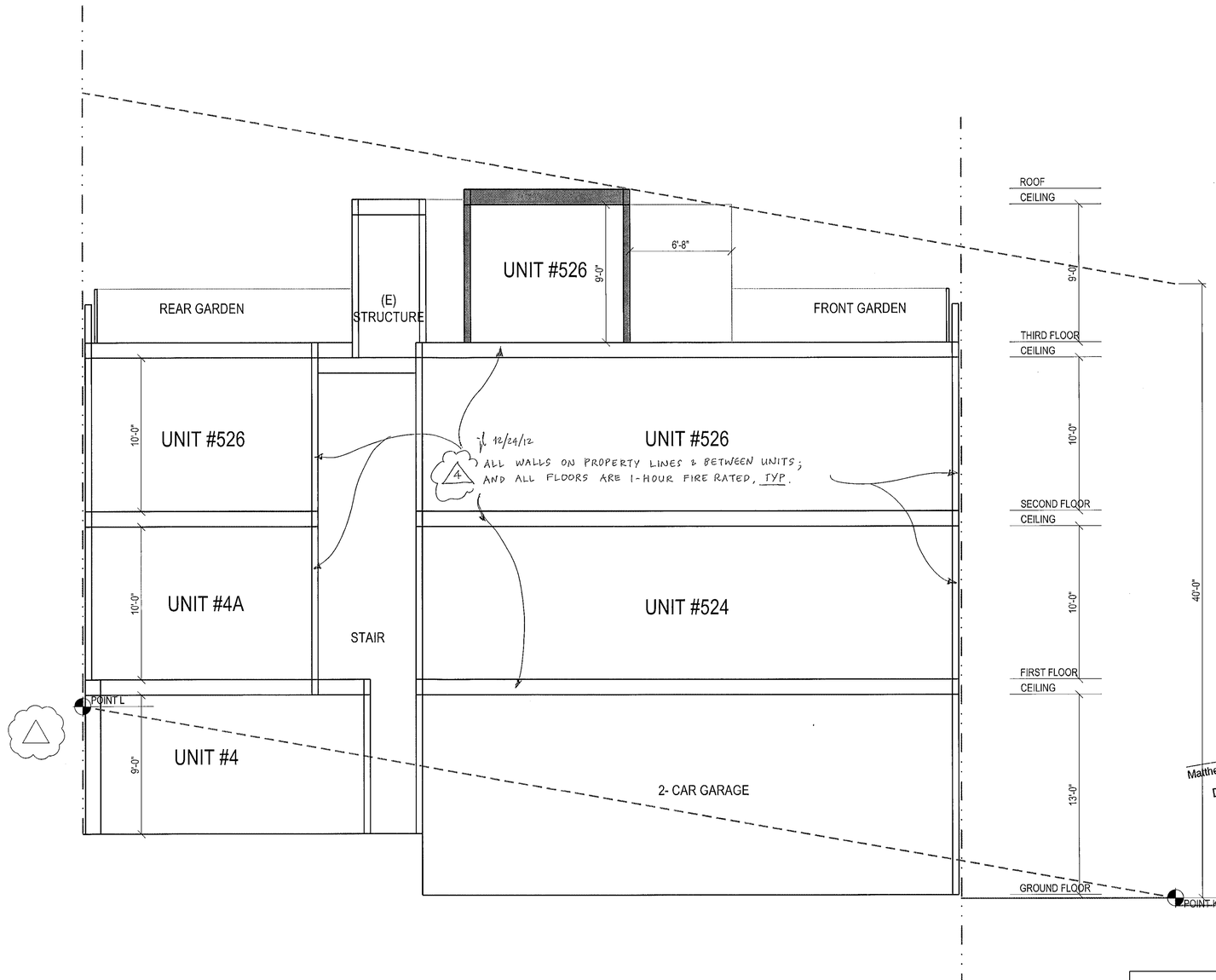
REMODEL
524-526 VALLEJO STREET
SAN FRANCISCO, CA 94133

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

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
LICENSED ARCHITECT
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

in 1 2 3 4 5 6 7 8 9 10 11 12



PROPOSED SECTION A-A

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 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 Ralls, DBI
DEC 24 2012

MPL 11/28/12
Approved Planning Dept. M. Prar LaValley

Master Builders
JEANNE H. LIEM
No. C-31934
10-31-2013
RENEWAL DATE
LICENSED CONTRACTOR
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-8

OF . SHEETS

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DEPARTMENT OF BUILDING INSPECTION
FOR OFFICE USE ONLY

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

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

Records Management Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3420 - dbi.record3R@sfgov.org - www.sfdbi.org/rmd

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OFFICIAL COPY
DEPARTMENT OF BUILDING INSPECTION
FOR OFFICE USE ONLY

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***

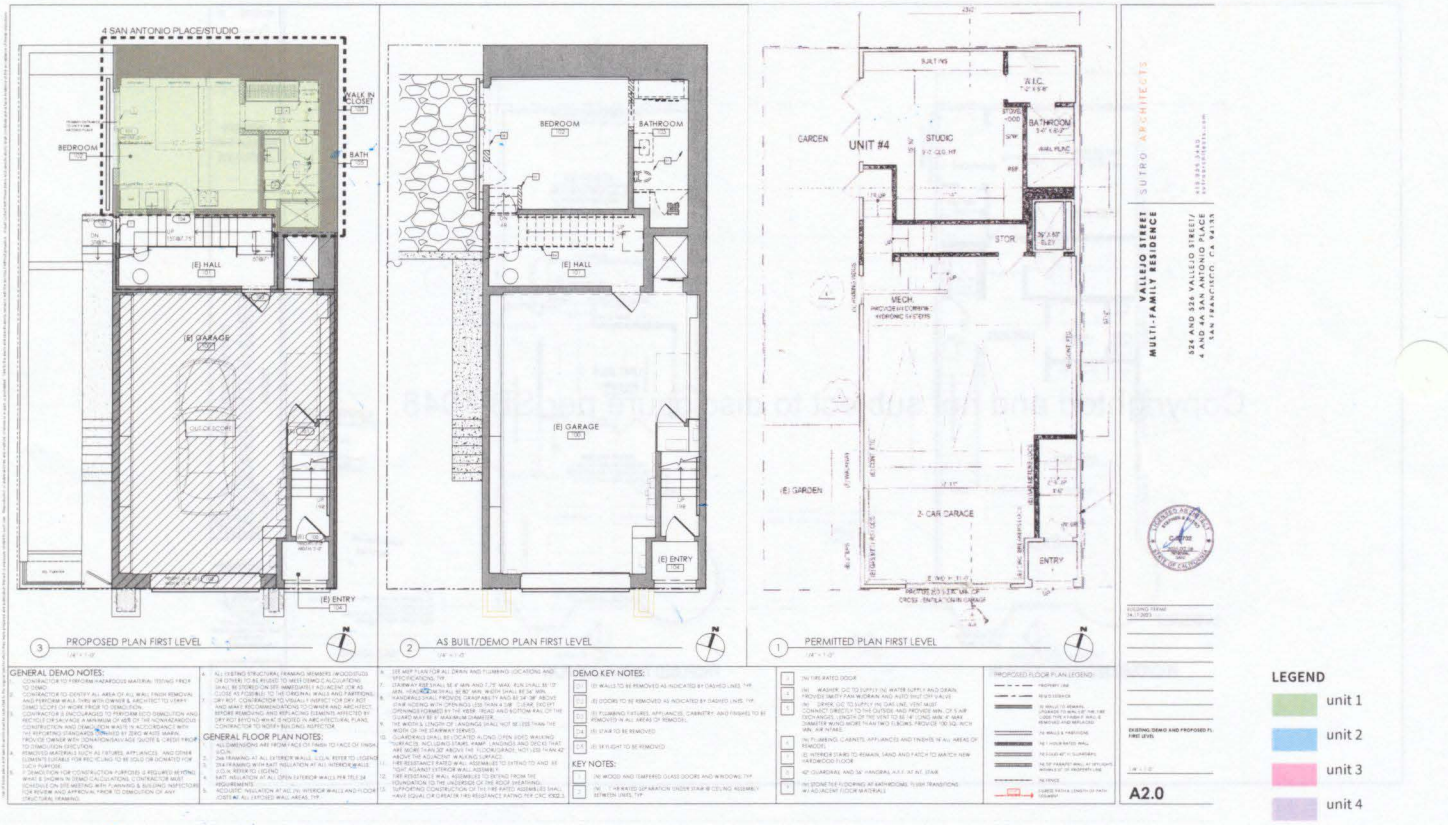
Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

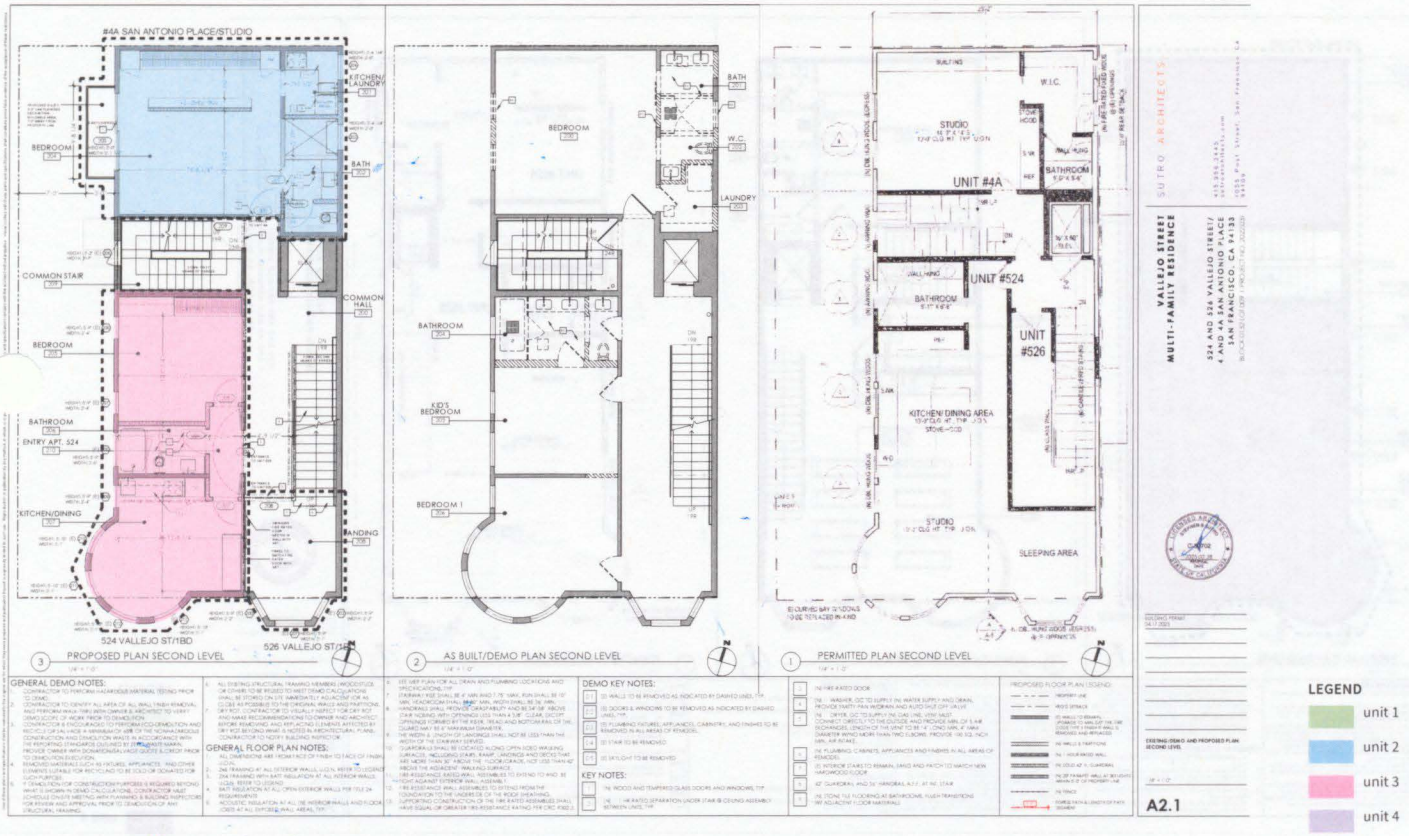
The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

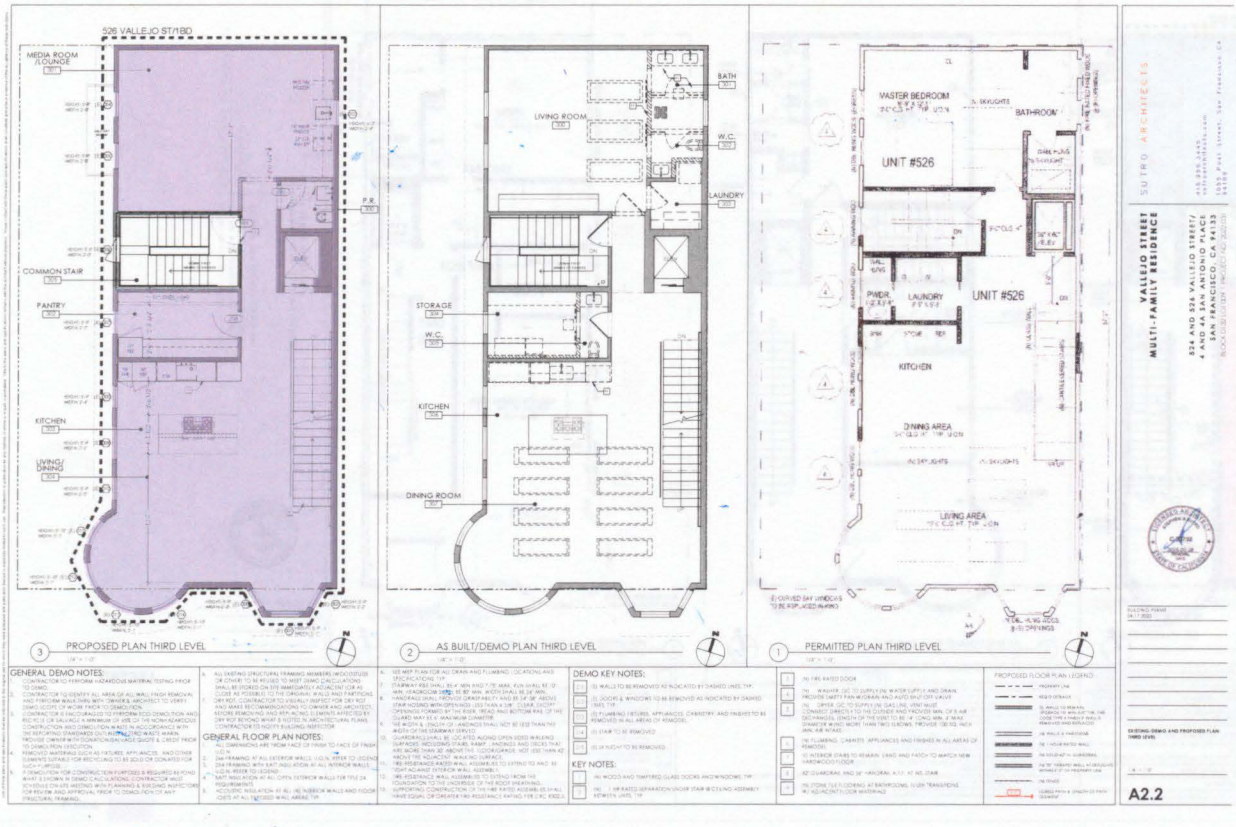
Plans showing how the 3 units could be reinstated, sheet 1 of 4



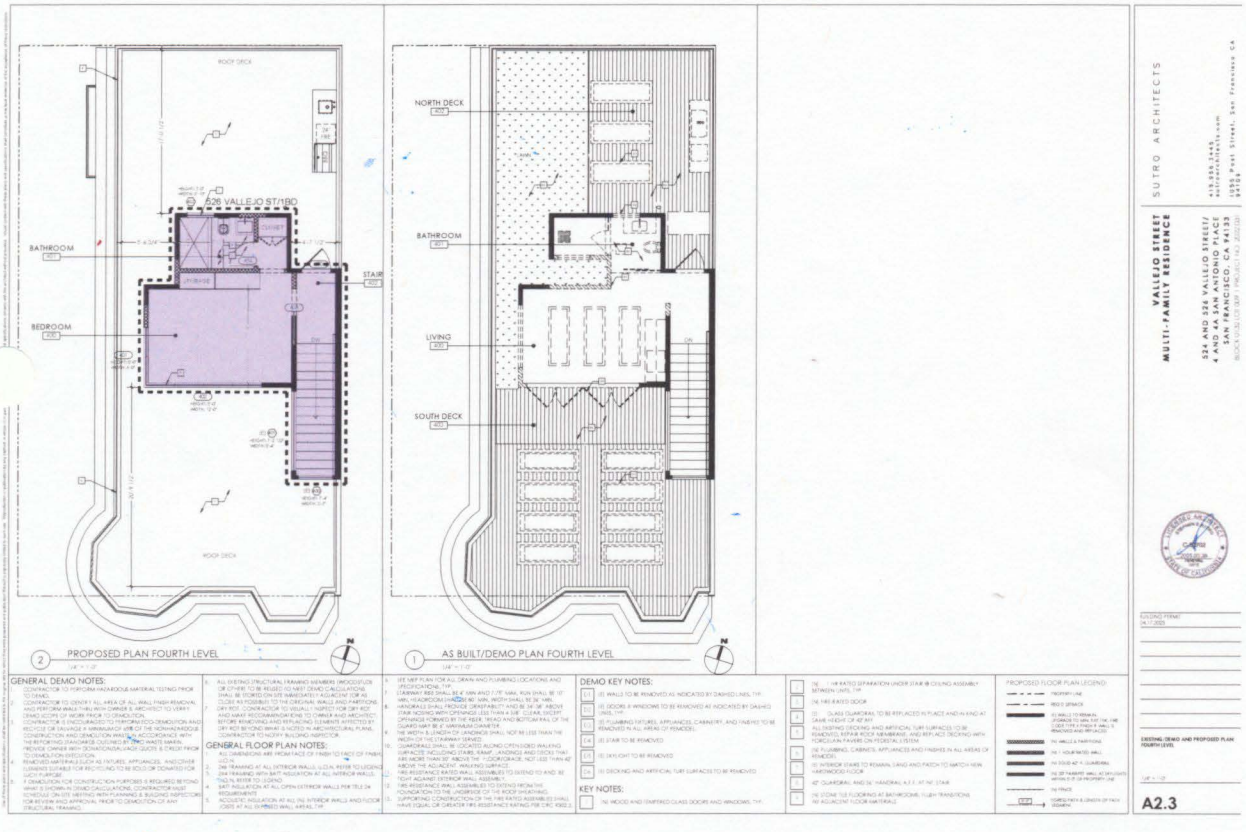
Plans showing how the 3 units could be reinstated, sheet 2 of 4



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



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



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

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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 Mandleman 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

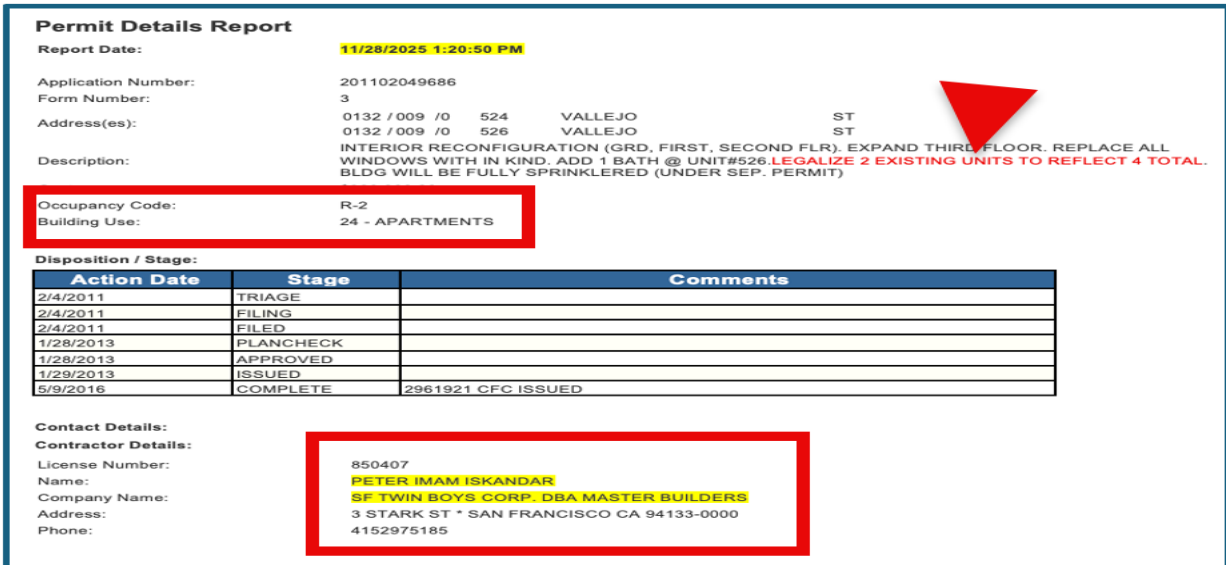
At the December 4,2025 Planning Commission meeting Katlin Holloway, the property owner, presented a conditional use variance to legalize the unpermitted merger of three housing units into one unit and reinstate a fourth housing unit on the ground floor.

- 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	FILING	
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.

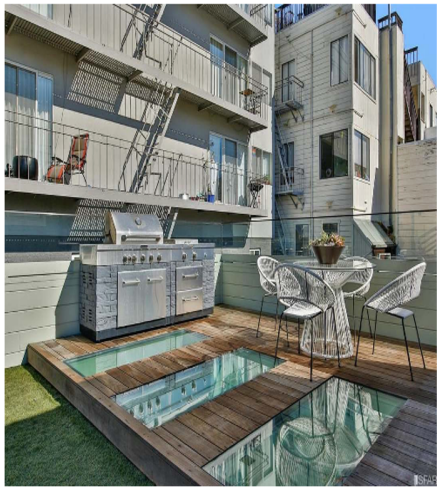
If the Board of Supervisors overrides the Planning Commission decision and approves a conditional variance for 524-526 Vallejo Street it is likely Mr. Iskander will use the precedent to apply for a conditional use Variance for 460-462 Vallejo Street.

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.

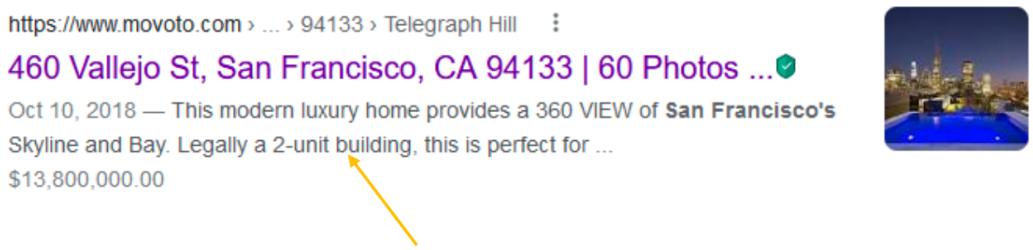
The unpermitted BBQ on the unpermitted deck is behind the rooftop penthouse



- 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.



- 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 dsitrict 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

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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

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

February 2, 2026

Memo to: Members of the Board of Supervisors
From: Georgia Schuttish
Re: ***Board File No. 260021*** *Appeal of Conditional Use at 524-526 Vallejo Street and 4 and 4a San Antonio Place*

If the Board grants this Appeal it will be undermining the Housing Element and the Rezoning approved just two months ago.

Here is the Recommendation from the Planning Department to the Planning Commission **to deny** this CUA as written on page 2 of the December 4, 2025 Executive Summary:

> *San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis.* ***To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing****. The Project proposes to remove two existing dwelling units from the City's housing supply.* ***Approval of the Project would result in a net reduction of units of available housing in an amenity-rich part of the City, further burdening the City's overall supply of housing. For these reasons, the Project is neither necessary nor desirable*** *for, nor compatible with the community and the neighborhood in which it is located and would conflict with the generally stated intent of the General Plan.*

The Board needs to follow the Planning Department's recommendation as it is consistent with the Board's approval of the Housing Element and the Rezoning and deny this Appeal at the hearing on February 10th.

From:	lm
To:	Board of Supervisors (BOS)
Cc:	BOS Legislation, (BOS)
Subject:	Board File No. 260021 - 526 Vallejo
Date:	Wednesday, January 28, 2026 2:17:51 PM
Attachments:	@2026-Jan-28 - Letter to The SF Board of Supervisors - Board File No. 260021.pdf

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

The Board of Supervisors:

I submit the attached statement regarding 526 Vallejo Street in strong support of the 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 unit.

Regards,

/s/ L. Monast

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/realestateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M26658-

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.

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.

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,

L. Monast

From:	BOS Legislation, (BOS)
To:	"katelin.holloway@gmail.com"; "ben.ramirez@gmail.com"; "deborah@holleyconsulting.com"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Merlone, Audrey (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Page, Vincent (CPC); Liang, Xinyu (CPC); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date:	Friday, January 30, 2026 9:34:00 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled for a Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. regarding the appeal of Conditional Use Authorization for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project

Please find the following link to the hearing notice for the matter:

Public Hearing Notice - 1/30/2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 260021

Best regards,

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: **Tuesday, February 10, 2026**

Time: **3:00 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 260021.** Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, February 6, 2026.

DATED ~ MAILED ~ EMAILED ~ POSTED: January 30, 2026

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184.

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jw:ak:ams

DATED ~ MAILED ~ EMAILED ~ POSTED: January 30, 2026

From:	BOS Legislation, (BOS)
To:	"katelin.holloway@gmail.com"; "ben.ramirez@gmail.com"; "deborah@holleyconsulting.com"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Merlone, Audrey (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Page, Vincent (CPC); Liang, Xinyu (CPC); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date:	Friday, January 30, 2026 9:34:45 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled for a Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. regarding the appeal of Conditional Use Authorization for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project

Please find the following link to the hearing notice for the matter:

Public Hearing Notice - 1/30/2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 260021

Best regards,

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS

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1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File No. File Nos. 260021

Description of Items: Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place - 509 Notice Mailed

I, Jocelyn Wong , an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: January 30, 2026

Time: 10:22 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature:

Instructions: Upon completion, original must be filed in the above referenced file.

From:	BOS Legislation, (BOS)
To:	Liu, Bella (CPC); Yeung, Tony (CPC); Chen, Theodore (CPC)
Cc:	BOS-Operations; BOS Legislation, (BOS)
Subject:	APPEAL CHECK PICK UP: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date:	Friday, January 9, 2026 4:02:00 PM
Attachments:	image001.png Appeal Check Pickup.doc

Hello,

The check for the appeal filing fee for the Conditional Use appeal of the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project, is ready to be picked up at the Clerk's Office. Our office is opened Monday through Friday from 8:00am to 5:00pm. A fee waiver was not filed with this project. Kindly sign the attached Appeal Check Pickup form once the filing fee is picked up.

Best regards,
Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Friday, January 9, 2026 4:00 PM
To: katelin.holloway@gmail.com; ben.ramirez@gmail.com; deborah@holleyconsulting.com
Cc: RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Teague, Corey (CPC)

<corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Gluckstein, Lisa (CPC) <lisa.gluckstein@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project, and an informational letter from the Clerk of the Board.

Appeal Letter - January 5, 2026
Clerk of the Board Letter - January 8, 2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 260021

Best regards,
Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

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San Francisco 94102-4689
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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

January 9, 2026

File Nos. 260021-260024
Planning Case No. 2024-011561CUA

Received from the Board of Supervisors Clerk's Office, one check, in the amount of Seven Hundred Eighty Seven Dollars ($787) for the filing fee paid by Katelin Holloway and Benjamin Ramirez for the appeal of Conditional Use Authorization for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project:

Planning Department By:

Tony Yeung
Print Name

1/12/26
Signature and Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2026 JAN 12 PM01:34

From:	BOS Legislation, (BOS)
To:	katelin.holloway@gmail.com; ben.ramirez@gmail.com; deborah@holleyconsulting.com
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Merlone, Audrey (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Page, Vincent (CPC); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date:	Friday, January 9, 2026 4:00:27 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project, and an informational letter from the Clerk of the Board.

Appeal Letter - January 5, 2026
Clerk of the Board Letter - January 8, 2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 260021

Best regards,
Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

January 8, 2026

Katelin Holloway
Ben Ramirez
524 Vallejo Street
San Francisco, CA 94133

Subject: **File No. 260021 - Appeal of Conditional Use Authorization**
Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project

Dear Ms. Holloway and Mr. Ramirez:

Thank you for your appeal filing regarding the proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place. The filing period to appeal the Conditional Use Authorization closed on Monday, January 5, 2026. The Conditional Use appeal was filed with the subscription of five members of the Board of Supervisors, and therefore meets the filing requirements of Planning Code, Section 308.1.

Pursuant to Planning Code, Section 308.1, a hearing date has been scheduled for:

Tuesday, February 10, 2026, at 3:00 p.m., at the Board of Supervisors regular meeting.

Please provide to the Clerk's Office by 12:00 noon:

20 days prior to the hearing: *Wednesday, January 21, 2026*	names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
11 days prior to the hearing: *Friday, January 30, 2026*	any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to bos.legislation@sfgov.org.

Please feel free to contact our office at bos.legislation@sfgov.org or call (415) 554-5184 if you have any questions.

Very truly yours,

Angela Calvillo
Clerk of the Board

jw:ak:ams

c: Brad Russi, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Austin Yang, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Sarah Dennis Phillips, Director, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Dan Sider, Chief of Staff, Planning Department
Audrey Merlone, Manager of Legislative Affairs, Planning Department
Lisa Gluckstein, Government Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Vincent Page, Staff Contact, Planning Department
Julie Lamarre, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- ■ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries…"
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place

Long Title or text listed:

Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026)

Signature of Requestor: /s/ Alicia Somera

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