



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 10, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 3, 2015
Case No.: **2014.1508CUA**
Project Address: **546-548 Vallejo Street**
Zoning: RM-1 – Residential – Mixed, Low Density
40-X Height and Bulk District
Block/Lot: 0132/012
Project Sponsor: Karen Mar
YamaMar Architecture
619 7th Street
San Francisco, CA 94103
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project sponsor proposes a change of use at the ground floor of a mixed-use residential/PDR building from a vacant garment factory to accessory off-street parking for the two existing residential units. The proposal includes the addition of two off-street parking spaces, storage, and mechanical space at the ground floor. The existing storefront would be removed and replaced with a garage door nine feet in width. A new 10 foot curb cut is proposed along Vallejo Street. The proposal also includes foundation replacement, interior kitchen and bathroom upgrades, and new electrical and heating for the residential units. The existing building envelope would not be expanded.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Vallejo Street, between Pollard Place and San Antonio Place, Block 0132, Lot 012. The subject property is located within the Residential – Mixed, Low Density Zoning District ("RM-1"), the Telegraph Hill – North Beach Residential Special Use District and the 40-X Height and Bulk District. The property is developed with a three-story mixed-use building, with two residential units above a PDR space at the ground floor. The ground floor tenant space currently vacant, but was previously occupied by a garment factory until June, 2014.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of Vallejo Street and Pollard Place, which is on the north side of Vallejo Street between Kearny Street and Grant Avenue. The Project site is located in an RM-1 District. The surrounding context is primarily residential; however, the project site is located less than one block east of the North Beach NCD and less than two blocks north of the Broadway NCD. Surrounding

properties range from two- to four-story multi-unit residential buildings. Many of the buildings on the subject block were constructed between 1906 and 1913, but there are also several buildings which were constructed within the last 20-30 years.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 20, 2015	November 18, 2015	22 days
Posted Notice	20 days	November 20, 2015	November 18, 2015	22 days
Mailed Notice	10 days	December 1, 2015	November 30, 2015	11 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has not received any public comment regarding this project.

ISSUES AND OTHER CONSIDERATIONS

- The applicant is seeking conditional use authorization to provide one off-street parking space per dwelling unit. Removal of the garment factory to install a garage is principally permitted, and would only require Section 311 neighborhood notification.
- Within the RM-1 Zoning District, there are few non-residential uses permitted, which substantially limits the pool of potential tenants for the existing ground floor space.
- A PDR use is not permitted in the RM-1 Zoning District.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the addition of one accessory off-street parking space per dwelling unit pursuant to Planning Code Section 249.49.

BASIS FOR RECOMMENDATION

- The subject property is owner occupied, and the provision of one car per dwelling unit will remove one additional car from off-street parking.
- The project sponsor is also providing two bicycle parking spaces, which promotes the use of alternate modes of transportation for local trips.

- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would remove a vacant storefront within a residential neighborhood.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Parcel Map

Sanborn Map

Aerial Photo

Zoning Map

Site Photo

Categorical Exemption

Rent Board Referral

Project Sponsor Submittal, including:

- Reduced Plans
- Supplemental Information for Historic Resource Determination

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

C.G.
Planner's Initials

CG: G:\Documents\CURRENTCASES\546-548 Vallejo - Variance\Case Files - ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: DECEMBER 10, 2015

Date: December 3, 2015
Case No.: **2014.1508CUA**
Project Address: **546-548 Vallejo Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 249.49 OF THE PLANNING CODE TO ALLOW THE ADDITION OF ONE ACCESSORY OFF-STREET PARKING SPACE PER DWELLING UNIT WITHIN THE TELEGRAPH HILL – NORTH BEACH SPECIAL USE DISTRICT, RESIDENTIAL-MIXED, LOW DENSITY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 4, 2015 Karen Mar (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 249.49 to allow the addition of one accessory off-street parking space per dwelling unit within the Telegraph Hill-North Beach Residential Special Use District, the Residential – Mixed, Low Density (RM-1) Zoning District, and a 40-X Height and Bulk District.

On December 10, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1508CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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 authorizes the Conditional Use requested in Application No. 2014.1508CUA, subject to the conditions contained in "EXHIBIT A" of this motion, 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. **Site Description and Present Use.** The project is located on the north side of Vallejo Street, between Pollard Place and San Antonio Place, Block 0132, Lot 012. The subject property is located within the Residential – Mixed, Low Density Zoning District ("RM-1"), the Telegraph Hill – North Beach Residential Special Use District and the 40-X Height and Bulk District. The property is developed with a three-story mixed-use building, with two residential units above a PDR space at the ground floor. The ground floor tenant space currently vacant, but was previously occupied by a garment factory until June, 2014.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Vallejo Street and Pollard Place, which is on the north side of Vallejo Street between Kearny Street and Grant Avenue. The Project site is located in an RM-1 District. The surrounding context is primarily residential; however, the project site is located less than one block east of the North Beach NCD and less than two blocks north of the Broadway NCD. Surrounding properties range from two- to four-story multi-unit residential buildings. Many of the buildings on the subject block were constructed between 1906 and 1913, but there are also several buildings which were constructed within the last 20-30 years.
4. **Project Description.** The project sponsor proposes a change of use at the ground floor of a mixed-use residential/PDR building from a vacant garment factory to accessory off-street parking for the two existing residential units. The proposal includes the addition of two off-street parking spaces, storage, and mechanical space at the ground floor. The existing storefront would be removed and replaced with a garage door nine feet in width. A new 10 foot curb cut is proposed along Vallejo Street. The proposal also includes foundation replacement, interior kitchen and bathroom upgrades, and new electrical and heating for the residential units. The existing building envelope would not be expanded.

5. **Public Comment.** To date, the Department has not received any public comment regarding this project.
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. **Off-Street Parking.** Planning Code Section 249.49 states that a up to three cars per four dwelling units is principally permitted, and a Conditional Use Authorization is required to provide one off-street parking space per dwelling unit in the Telegraph Hill-North Beach Special Use District. Section 311 notice is required for the addition of a parking garage in a building of less than four units.

In approving the installation of a garage, the Commission shall find that (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of the Planning Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

The Project Sponsor is seeking Conditional Use Authorization to provide one off-street parking space per dwelling unit within the Telegraph Hill-North Beach Special Use District. Section 311 notification has been completed in conjunction with the notification for the Conditional Use Authorization hearing.

The Department finds that the proposed project is consistent with Section 249.49 in the following ways:

1. *The proposed garage addition does not result in the "removal" or "conversion of a residential unit" as defined in Section 317. The proposed garage will occupy a vacant space which was formerly occupied by a garment factory,*
2. *The proposed garage will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount,*
3. *The property has not had any no fault evictions in the past 10 years. Please see the attached referral from the rent board,*
4. *The garage would front on Vallejo Street, which is 68' 9" feet wide, and*
5. *The proposed garage is consistent with priority policies set forth in Section 101.1 of this Code. Please see item 9 below for additional discussion of how the project conforms with these policies.*

- B. **Off – Street Parking.** Planning Code Section 151 states that no parking is required within the Telegraph Hill – North Beach Special Use District. Up to three off-street parking spaces per

four dwelling units is permitted in the SUD, and Conditional Use Authorization is required to provide one space per dwelling unit.

The project sponsor is seeking conditional use authorization to exceed the amount of permitted off-street accessory parking ratio, and to provide one parking space per dwelling unit.

- C. **Street Frontages in RM Districts.** Planning Code Section 144 states that residential off street paring are limited to a single entrance of less than 10 feet in width.

The proposed garage entry is nine feet in width and is compliant with Planning Code Section 144.

- D. **Parking Dimensions.** Planning Section 154 of the Planning Code requires that each independently accessible parking space shall have a minimum area of 144 square feet for a standard space and 112.5 square feet for a compact space.

The project sponsor proposes to add two parking spaces which would be 160 square feet in area, and would exceed the minimum area for a standard space.

- E. **Parking Arrangement.** Section 155 of the Planning Code requires that every off-street parking space shall be on the lot as the use served by it, that said space is located entirely within the lot lines of private property, and that the space shall have adequate means of ingress and egress to a street or alley.

The project sponsor has proposed to provide two off-street parking spaces on the subject lot to serve the residential uses above, or one parking space per dwelling unit. The proposed spaces would be located entirely within the private lot and would have adequate means of ingress and egress on Vallejo Street.

- F. **Bicycle Parking.** Planning Code 155.2 states that the requirement to provide bicycle parking is triggered by the creation of new Off-street vehicle parking spaces for an existing building. One Class 1 bicycle parking spaces would be required for each dwelling unit, for a total of two bicycle parking spaces. No racks are required, but the applicant must provide secure, weather protected space meeting the dimensions set in Zoning Administrator Bulletin No. 9, or two feet by six feet.

Two Class 1 bicycle parking spaces would be provided within the proposed garage.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The addition of three parking spaces per four dwelling units would be principally permitted within the Special Use District. In this case, the addition of a garage with one parking space would be principally permitted. Adding one space per dwelling unit is desirable for the neighborhood as it would remove an additional vehicle from street parking.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building would remain the same, and the proposal would not include the expansion of the building envelope. Exterior alterations would include the removal of the existing storefront system and the installation of a garage primarily within the existing opening. The proposed vehicular entry is located on the Vallejo Street frontage in order to comply with Planning Code Section 249.49(c)(2), which states that the proposed parking garage shall not face on a public right-of-way narrower than 41 feet.

- 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;

The construction of a garage and provision of one parking space would be principally permitted. Installing one parking space per dwelling unit, which would result in a total of two spaces, would not create a significant impact on traffic patterns. Providing two off-street parking spaces instead of one could also remove an additional vehicle from street parking.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Providing one parking space per dwelling unit would not create substantial noxious or offensive omissions. The proposed garage would be reviewed for compliance with ventilation requirements in the building code.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed parking spaces would be screened by the proposed garage door. The proposal does not include any additional proposed landscaping, open spaces, loading areas, service areas, lighting, or signs.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed ratio of one off-street parking space per dwelling unit would comply with all applicable provisions of the Planning Code and would not adversely affect the General Plan.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.2:

Provide secure bicycle parking at existing city buildings and encourage it in existing commercial and residential buildings.

The proposal would add two secure bicycle parking spaces within an existing residential building.

9. **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 does comply 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 proposal would not remove any neighborhood-serving retail, as the ground floor space is currently vacant. Furthermore, the RM-1 Zoning District is more restrictive on what types of retail uses are permitted, so there are limited alternatives when considering potential tenants.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

Providing one parking space per dwelling unit will not negatively impact housing and neighborhood character. The replacement of a vacant storefront with a garage within the RM-1 Zoning District will bring the ground floor into greater compliance with the surrounding residential character.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed for this Project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Providing one parking space per dwelling unit, or two spaces, would remove vehicles which would otherwise be parked on the street, and would reduce the burden on neighborhood street parking. Additionally, the site is on Vallejo Street and is well served by transit. The subject property is within one block of four MUNI bus lines, including the 8A/BX, 10, 12, and 41 lines.

- 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 will not displace any service or industry establishment, as the ground floor tenant space is currently vacant. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval 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 **APPROVES Conditional Use Application No. 2015.1508CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 20, 2015 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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 No. XXXXX. 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 10, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 10, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow one parking space per dwelling unit at 546-548 Vallejo Street, Assessor's block 0132 pursuant to Planning Code Section(s) **249.49** within the **Telegraph Hill-North Beach Residential Special Use District, Residential – Mixed, Low Density (RM-1) Zoning District** and a **40-X** Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Case No. **XXXXXX** and subject to conditions of approval reviewed and approved by the Commission on **XXXXXX** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **XXXXXX** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

7. **Bicycle Parking.** The Project shall provide no fewer than two Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

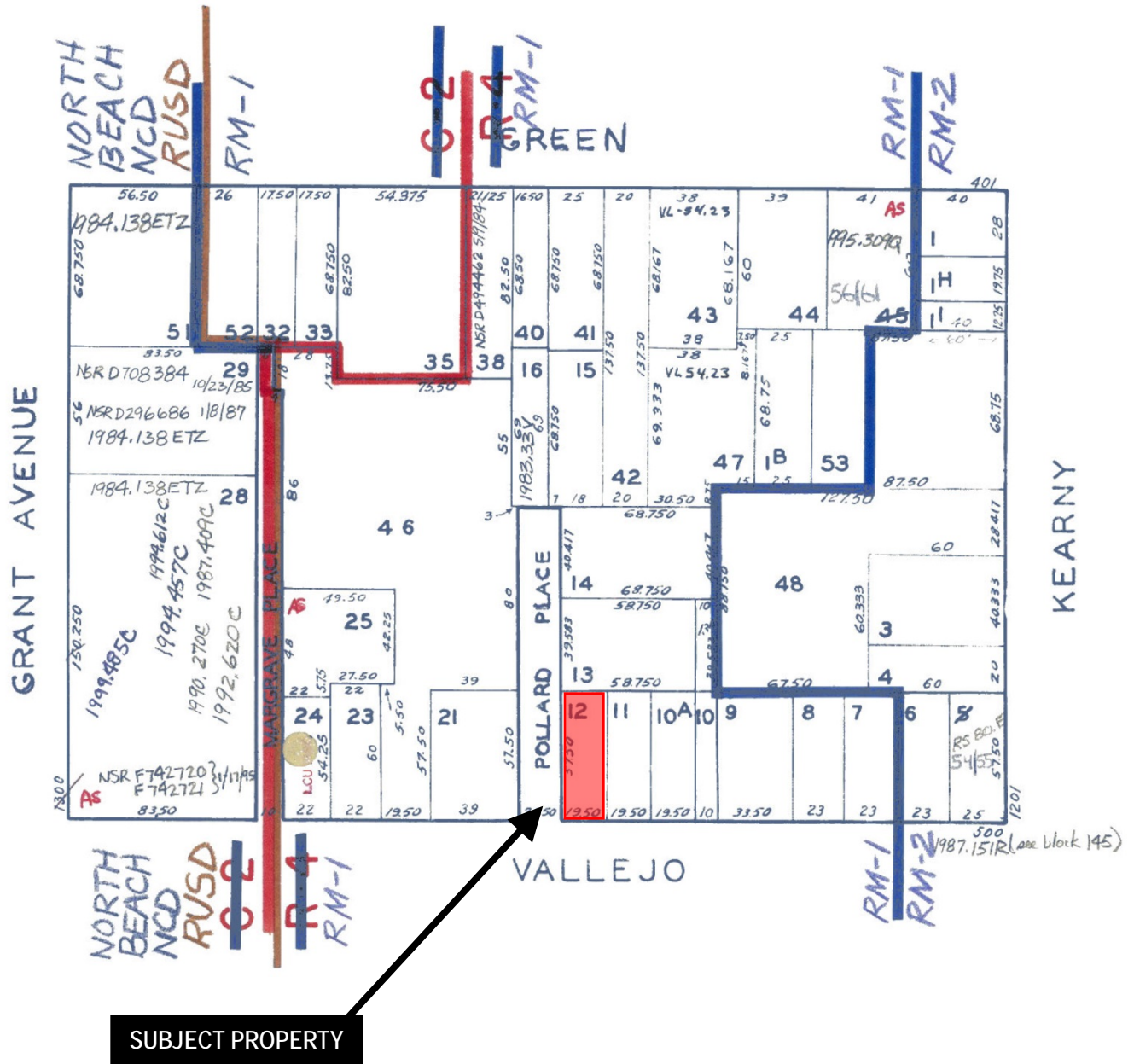
8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization Hearing
Case Number 2014.1508CUA
546-548 Vallejo Street

Map showing the area around Vallejo and San Antonio streets. The subject property is highlighted in red and labeled "GRANDE 3 PARTY 1ST 2nd". The map includes various street names (Vallejo, San Antonio, Margrave, etc.) and building addresses (e.g., 566 Vallejo, 132 East Bldg., 9-R. 12 APTS.). A black arrow points to the subject property.



**SAN FRANCISCO
PLANNING DEPARTMENT**

Aerial Photo

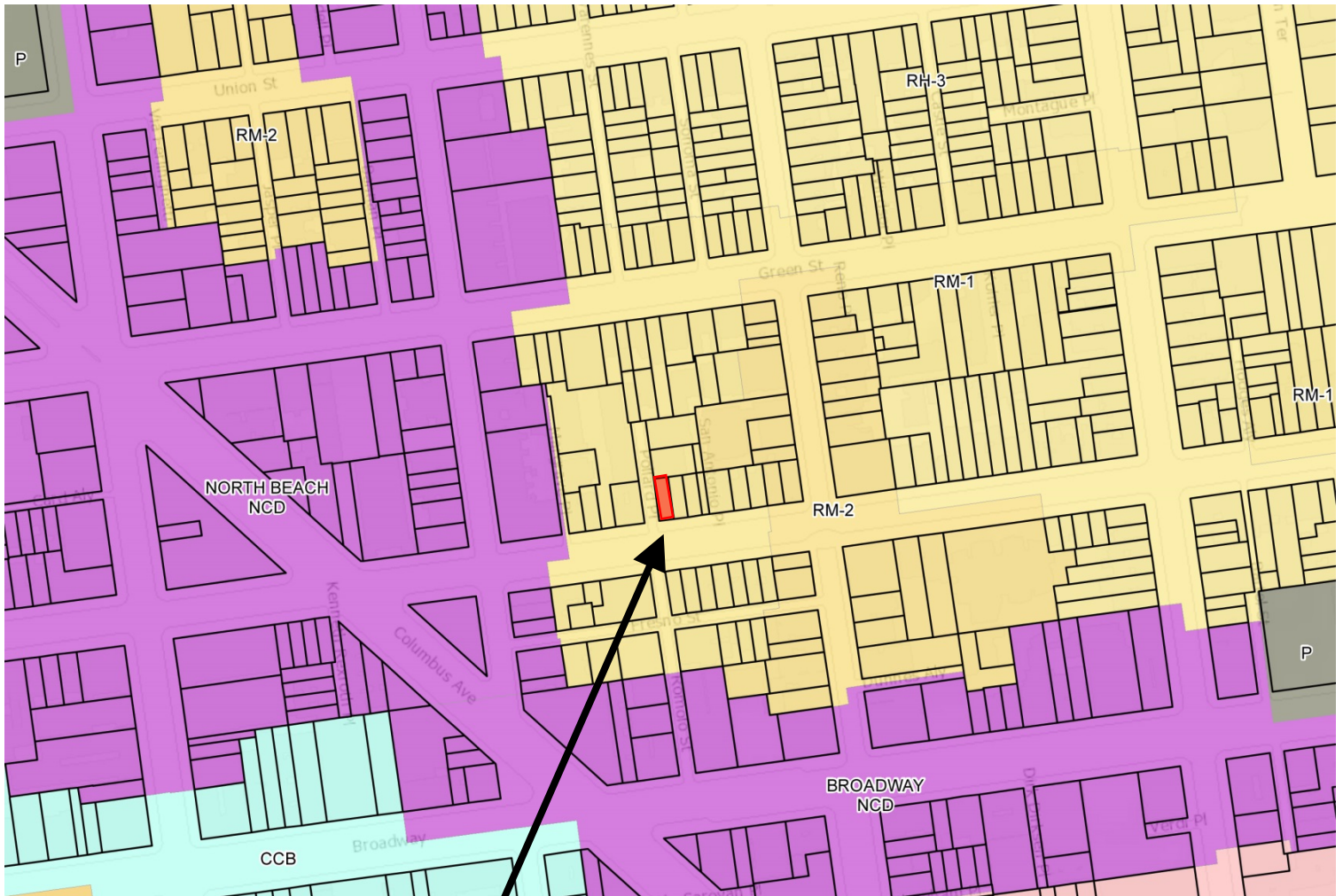


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2014.1508CUA
546-548 Vallejo Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2014.1508CUA
546-548 Vallejo Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2014.1508CUA
546-548 Vallejo Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
546-548 Vallejo Street		0132/012	
Case No.	Permit No.	Plans Dated	
2015-003548ENV		1/20/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Existing building is a former garment factory with two residential units on the second and third floors. Project would convert ground-floor commercial space to a two-car garage, replace store-front door and window with garage door, replace brick foundations, and new slab-on-grade floor.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) 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.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jenny Delumo The sponsor submitted a geotechnical report for the project.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

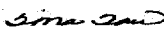
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

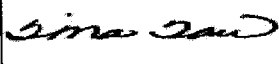
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Work is proposed to the portion of the building that was previously altered (1954 - permit to convert garage to garment shop).	
Preservation Planner Signature:  <small>Digitally signed by Tina Tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Tina Tam, email=tina.tam@sfgov.org Date: 2015.09.11 14:21:10 -0700</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Tina Tam	Signature: 
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<small>Digitally signed by Tina Tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Tina Tam, email=tina.tam@sfgov.org Date: 2015.09.11 14:21:10 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Search

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

11/19/15

Van Lam
Citizen Complaint Officer
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: 546-548 Vallejo Street (Address of Permit Work)
N/A (Unit Number – if applicable)
0132/012 (Assessor's Block/Lot)
2014.1508CUA (Building Permit Application Number and/or Case No.)

Project Type:

- ☐ Merger – Planning Code §317(e)(4)
☐ Enlargement/Alteration/Reconstruction – Planning Code §181(c)(3)
☐ Legalization of Existing Dwelling Unit – Planning Code §§207.3, et seq.

NOTE: The request is for
eviction history for the past
10 years (since 11/19/2005) at
this address pursuant to PC
Section 249.49.

Pursuant to the Planning Code Section indicated above, please provide all information from the Rent Board's records regarding possible evictions at the above-referenced unit(s) on or after:

- ☐ 12/10/13: [for projects pursuant to PC §317(e)(4) or §181(c)(3)]
☐ 03/13/14: [for projects pursuant to PC §§207.3, et seq.]

Sincerely,

Carly Grob

Digitally signed by Carly Grob
DN: cn=Carly Grob, ou=City Planning, email=Carly.Grob@sfplanning.org
Date: 2015.11.19 17:42:08 -0800

Planner

www.sfplanning.org

Rent Board Response to Request from Planning Department for Eviction History Search

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 no-fault evictions pursuant to Rent Ordinance §§37.9(a)(8) through 37.9(a)(14) on or after the date specified.

☒ No no-fault eviction notices have been filed at the Rent Board after:

☐ 12/10/13

☒ 11/19/2005

☐ 03/13/14

Yes, a no-fault eviction notice has been filed at the Rent Board after:

☐ 12/10/13

☐ 03/13/14

▪ See attached documents.

There are no other Rent Board records evidencing a no-fault eviction after:

☐ 12/10/13

☒ 11/19/2005

☐ 03/13/14

Yes, there are other Rent Board records evidencing a no-fault eviction after:

☐ 12/10/13

☐ 03/13/14

▪ See attached documents.

Dated:

Date of Rent Board Signature

Signed:

 11-20-15

Van Lam

Citizen Complaint Officer



POLLARD ALLEY ELEVATION

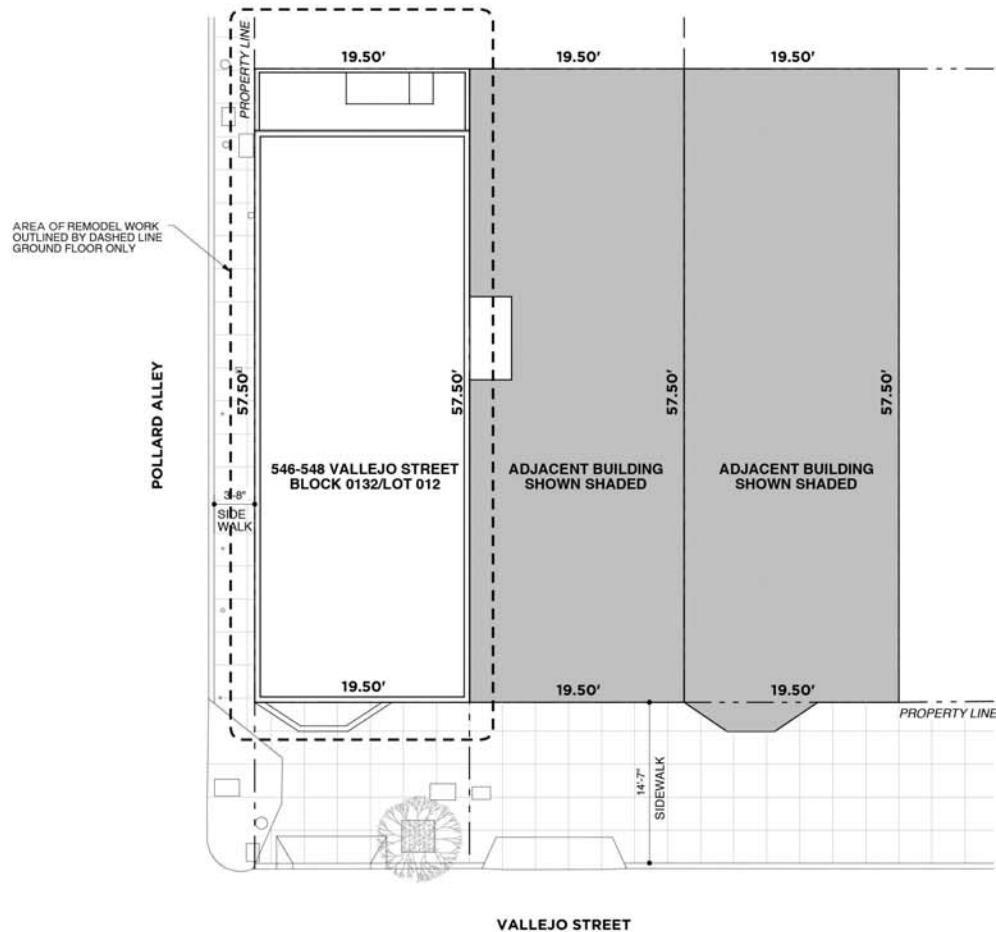


VIEW OF FRONT AT CORNER
OF VALLEJO AND POLLARD

8

PHOTOGRAPHS

SCALE: N/A



7

PLOT PLAN

SCALE: 1/8" = 1'-0"

- All construction and details shall be completed in full compliance with 2013 Uniform Building code, 2013 California Residential Code, 2013 California Building Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Fire Code, 2013 California Plumbing Code, 2013 California Energy Code, and all other applicable local and state codes and requirements. The Contractor shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction of the project.
- The Contractor and his/her Sub-Contractors shall study and compare the contract documents and shall at once report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instructions of the Architect, the Contractor shall make good at his own cost any resulting error, damage, or defects. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
- The intent of these drawings is to provide a complete and finished job in all respects. Contractor to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the Architect of any discrepancies. Extras will not be allowed unless authorized by the Owner and Architect by written change order.
- All grid lines and dimensions are to center line of architectural element, center line of stud, or face of finish unless otherwise noted. Only written dimensions on drawings shall be considered for dimensioning purposes. DO NOT SCALE DRAWINGS.
- Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to conform with the code, and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the code and the drawings.
- Contractor shall check with all equipment and product manufacturers to verify dimensions and details prior to the commencement of work.
- The Contractor shall be responsible for initiating, maintaining and supervising all safety precaution programs in connection with work, and for maintaining appropriate insurance to protect the Contractor, the Owner and the Architect.
- Contractor shall erect and maintain temporary barricades and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his/her ongoing work and the Owner's property from damage or loss arising in connection with any construction.
- Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
- Improvements on the job site, work in progress, stored materials and public and private improvements on the premises shall be protected by the Contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the Contractor at no cost to Owner or Architect.
- No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other items.
- Where specified items are mentioned, the Contractor may submit alternate materials for approval by the Owner and the Architect.
- Any change, modification or interpretation of the scope or requirements outlined within these documents, undertaken without consultation with the Architect (or any unforeseen conditions resulting therefrom) shall be the responsibility of the Owner or Contractor respectively. As stipulated within the Owner/Architect agreement, Karen Mar shall be held harmless from any claims resulting from such activity.
- Building approved HVAC mechanical engineer to review drawings and existing system to confirm code compliance, and complete work as necessary to meet building code.

6

GENERAL NOTES

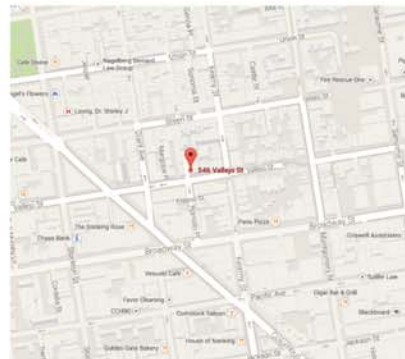
SCALE: N/A

	DOOR SYMBOL: RE: DOOR SCHEDULE
	WINDOW SYMBOL: RE: WINDOW SCHEDULE
	ROOM NUMBER W/ INTERIOR ELEVATION REFERENCE
	PARTITION TYPE
	REVISION NUMBER
	EXISTING WALL
	NEW WALL
	DEMO EXISTING WALL
	SMOKE/CARBON MONOXIDE DETECTOR
	TELEVISION CABLE OUTLET
	CHANNEL DRAIN
	FLOOR DRAIN
	HOSE BIB
	GAS SERVICE
	DUCT
	EXHAUST FAN
	RECESSED FIRE EXTINGUISHER CABINET
	SURFACE MTD. FIRE EXTINGUISHER
	GRIDLINE
	BUILDING SECTION: I.E., DRAWING 1, SHEET A3.04
	DETAIL SECTION: I.E., DRAWING 1, SHEET A7.1
	ELEVATION: I.E., DRAWING 2, SHEET A3.01
	GROUND FLOOR 0'-0"
	CONTROL POINT OR DATUM POINT
	DETAIL (DETAIL BOOK- SEPARATE COVER) I.E., DRAWING 3, GROUP G1

6

SYMBOLS LEGEND

SCALE: N/A



5

VICINITY MAP

SCALE: N/A

A001	SCOPE OF WORK, PROJECT INFORMATION, ABBREVIATIONS, DRAWINGS LIST, SYMBOLS LEGEND, VICINITY MAP, GENERAL NOTES, PLOT PLAN AND PHOTOGRAPHS
A002	SITE SURVEY
A201	EXISTING/DEMOLITION PLANS
A202	PROPOSED FLOOR PLANS
A203	ROOF PLAN, EXISTING AND PROPOSED ELEVATIONS

4

DRAWINGS LIST

SCALE: N/A

ADJ.	Adjacent	LEV.	Level
A.F.F.	Above Finish Floor	LOC.	Location
@	At	MAX.	Maximum
BD.	Board	MECH.	Mechanical
BETW.	Between	MEMB.	Membrane
BLKG.	Blocking	MFR.	Manufacturer
BM.	Beam	MIN.	Minimum
C.J.	Control Joint	MTD.	Mounted
C.L.	Center Line	MTL.	Metal
CLNG.	Ceiling	MOD.	Module
CLR.	Clear	N.I.C.	Not in Contract
COL.	Column	NO.	Number
CONC.	Concrete	(N)	New
CONST.	Construction	O.C.	On Center
CONT.	Continuous	OPNG.	Opening
DBL.	Double	OPP.	Opposite
DIA.	Diameter	P.L.	Property Line
DIM.	Dimension	PLT.	Plate
DN.	Down	PLY.	Plywood
DR.	Door	PT.	Point
DTL.	Detail	PTD.	Painted
DWG.	Drawing	RAD.	Radius, Radii
EA.	Each	R.D.	Roof Drain
EL.	Elevation	RE.	Refer To
ELEC.	Electrical	RES.	Resistant
ELEV.	Elevator	RESIL.	Resilient
EQ.	Equal/Equal To	REQ'D	Required
EQUIP.	Equipment	RM.	Room
EXP.	Expansion	R.O.	Rough Opening
EXT.	Exterior	S.C.	Solid Core
(E)	Existing	SCHED.	Scheduled
F.F.	Finish Floor	SECT.	Section
FLR.	Floor	SHT.	Sheet
FLUOR.	Fluorescent	SIM.	Similar
FIN.	Finish	SKD.GD.	Skid Guard
F.O.	Face Of	SSD	See Structural Dwg's.
F.O.S.	Face of Stud	ST. STL.	Stainless Steel
F.O.W.	Face of Wall	STRUCT.	Structural
GA.	Gauge	SUSP.	Suspended
GR.	Grade	THK.	Thick
GSM.	Galvanized Sh.Mtl.	THRU.	Through
GYP. BD.	Gypsum Board	T.O.	Top Of
H.C.	Hollow Core	TYP.	Typical
H.M.	Hollow Metal	VEN.	Veneer
HR.	Hour	VEST.	Vestibule
HT.	Height	VER.	Verify
INS.	Insulation	V.I.F.	Verify in Field
INT.	Interior	W/	With
JT.	Joint	WD.	Wood

3

ABBREVIATIONS

SCALE: N/A

LOCATION: 546-548 VALLEJO STREET, SAN FRANCISCO
ZONING: RM-1
OCCUPANCY: R1
CONSTRUCTION: TYPE V
BLOCK/LOT: 0132/012
USE: MIXED LOW DENSITY
UNITS: 2 RESIDENTIAL/1 COMMERCIAL
NO. OF STORIES: 3
HEIGHT LIMIT: 40'-0"

EXISTING AND PROPOSED BUILDING AREA:

	Existing	Proposed
Ground Floor :	1132 sf	1132 sf
Second Floor :	1078 sf	1078 sf
Third floor:	1154 sf	1154 sf
TOTAL BUILDING AREA:	3364 sf	3364 sf

1

SCOPE OF WORK

SCALE: N/A

REPLACE FOUNDATION AND GARMENT FACTORY AT GROUND FLOOR WITH GARAGE, MECHANICAL AND STORAGE SPACE.

UPDATE FINISHES AT KITCHEN AND BATHS AND PROVIDE NEW ELECTRICAL AND HEATING FOR THE RESIDENTIAL UNITS.

**YAMA
MAR**
Architecture

619 Seventh Street San Francisco CA 94103
p 415 550 3003 www.yamamardesign.com



546-548 Vallejo Street
San Francisco, CA 94133

project team

client:	Warren Mar and William Mar 1270 11th Avenue San Francisco, CA, 94122 t. (415)205-5413 contact: William Mar
architect:	YAMAMAR Architecture 619 7th Street San Francisco, CA 94103 t. (415)550 3003 contact: Karen Mar
structural:	Spartac Bet-Lachin 738 Jackson Street Albany, CA 94706 t. (510) 528-3496 contact: Spartac Bet-Lachin
geotechnical:	Rockridge Geotechnical 270 Grand Ave. Oakland, CA 94610 t. (510) 420-5738 contact: Linda H.J.Liang
title 24:	Energy West 4050 Harlan Street Emeryville CA 94608 t. (510)652-4433 contact: Maxwell Beaumont

issue

delta	date	description
	06/24/14	PROJECT REVIEW
	09/05/14	APPLICATION FOR VARIANCE
1	01/20/15	RESPONSE TO PLANNING COMMENTS AND CONDITIONAL USE APPLICATION

1405 546-548 Vallejo Street

description

SCOPE OF WORK, PROJECT INFORMATION, ABBREVIATIONS, DRAWINGS LIST, SYMBOLS LEGEND, VICINITY MAP, AND GENERAL NOTES



A001

KEARNY STREET (45.25' WIDE)



546-548 Vallejo Street
San Francisco, CA 94133

project team

client: Warren Mar and William Mar
1270 11th Avenue
San Francisco, CA, 94122
t. (415)205-5413
contact: William Mar

architect: YAMAMAR Architecture
619 7th Street
San Francisco, CA 94103
t. (415)550 3003
contact: Karen Mar

structural: Spartac Bet-Lachin
738 Jackson Street
Albany, CA 94706
t. (510) 528-3496
contact: Spartac Bet-Lachin

geotechnical: Rockridge Geotechnical
270 Grand Ave.
Oakland, CA 94610
t. (510) 420-5738
contact: Linda H.J.Liang

title 24: Energy West
4050 Harlan Street
Emeryville CA 94608
t. (510)652-4433
contact: Maxwell Beaumont

- LEGEND
- A/C ASPHALT CONCRETE
 - BLDG. BUILDING
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - ELECT. ELECTRIC
 - F.F. FINISHED FLOOR
 - F/L FLOW LINE
 - G.V. GAS VALVE
 - HCR HANDICAP RAMP
 - M.H. MANHOLE
 - MT METAL THRESHOLD
 - S/W SIDEWALK
 - TEL. TELECOMMUNICATIONS
 - T.C. TOP OF CURB
 - W.M. WATER METER
 - W.V. WATER VALVE

NOTES:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT

BOUNDARY NOTE:
THIS BOUNDARY SOLUTION IS BASED ON MEASUREMENTS AND
PHYSICAL EVIDENCE SHOWN ON MONUMENT MAP #4, AND BLOCK
DIAGRAM OF 50 VARA BLK. 85 DATED FEBRUARY 8, 1909.

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF SAN FRANCISCO
DATUM. THE THREE CUTS ON THE LOWER STOP COCK
OF THE FIRE HYDRANT AT THE SOUTHWEST CORNER OF
VALLEJO STREET AND KEARNY STREET WAS TAKEN AS
ELEVATION = 143.663 FEET

VALLEJO STREET (68.66' WIDE)

DRAFT
SITE SURVEY

PROPERTY AS DESCRIBED IN DEED (2013-J730197)
ASSESSORS LOT 12, BLOCK 132
LOCATED AT 546 AND 548 VALLEJO STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SEPTEMBER 2, 2014 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. 1506 VALLEJO-SITE.DWG JOB NO. 14-8936

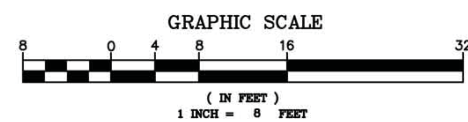
ASSESSORS
BLOCK 132

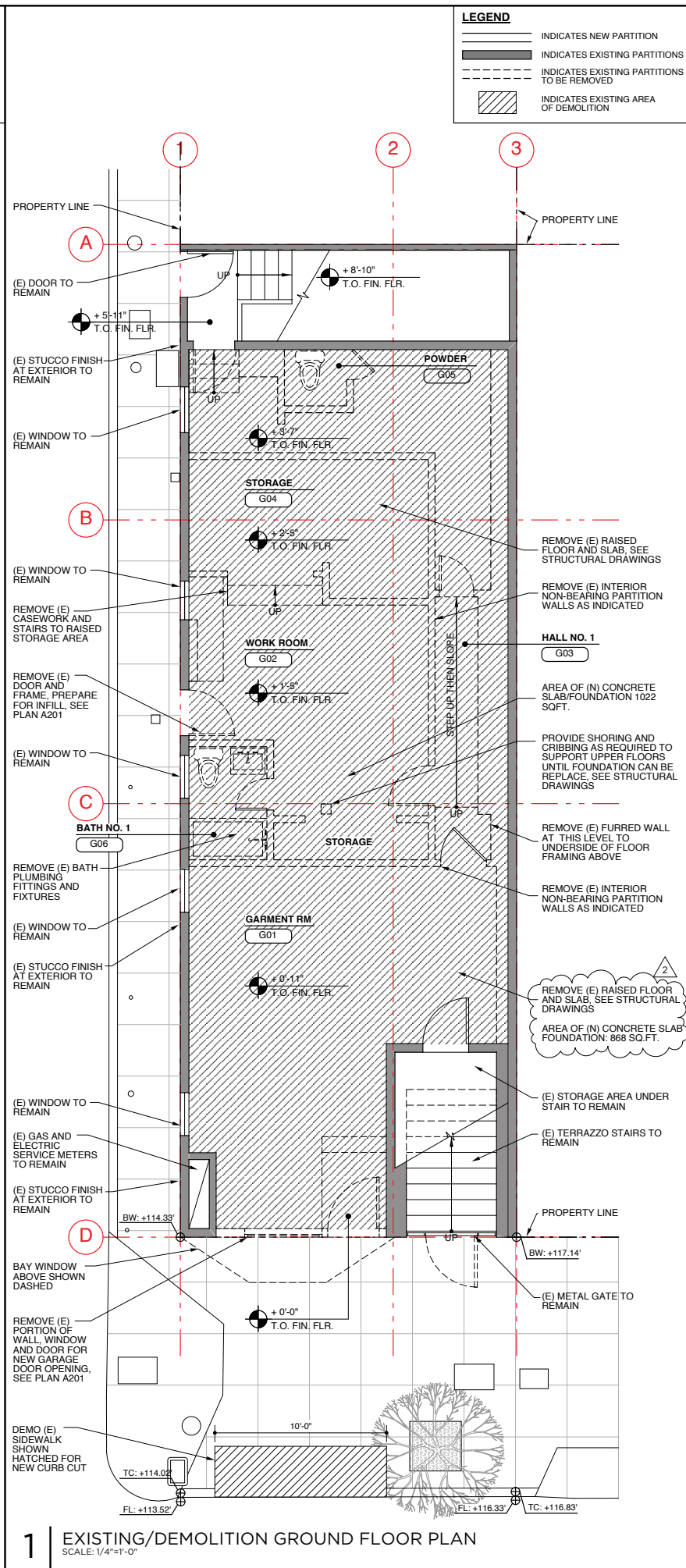
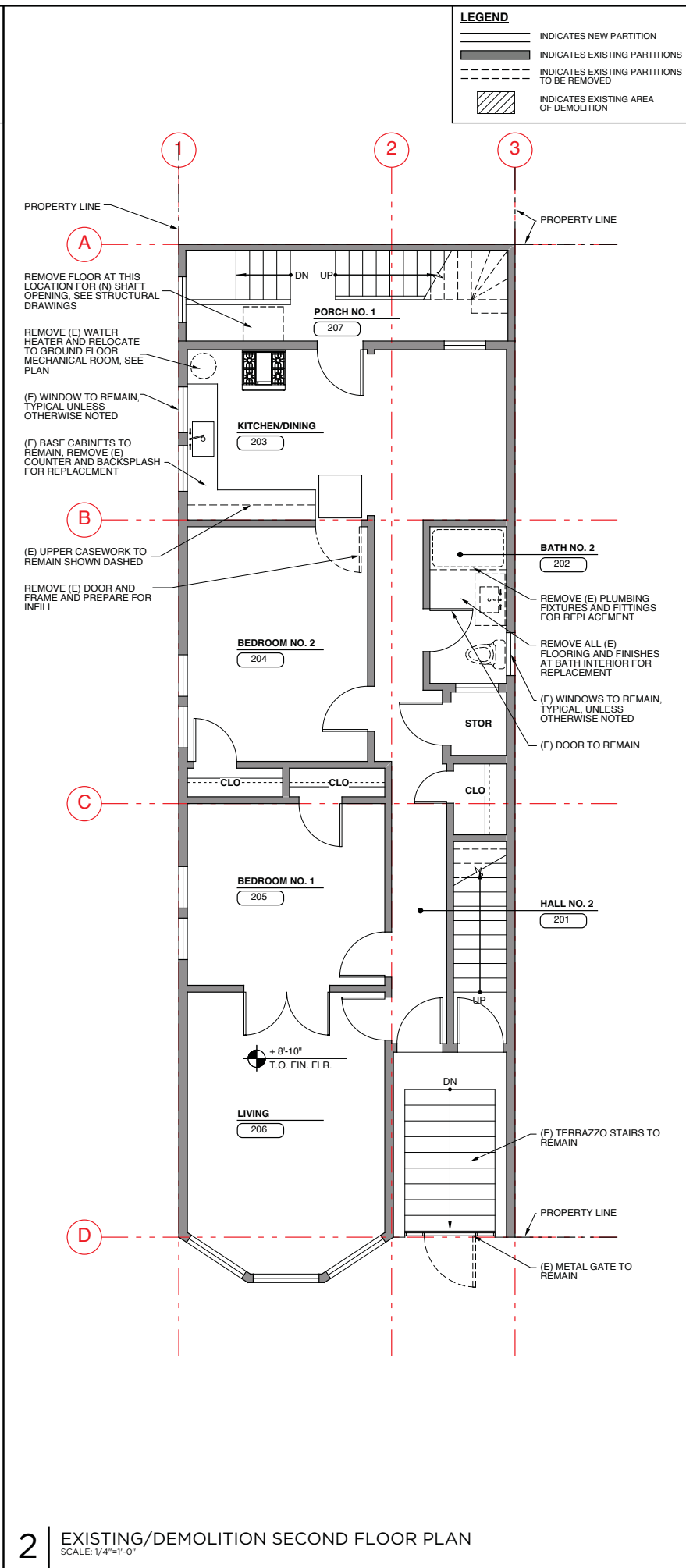
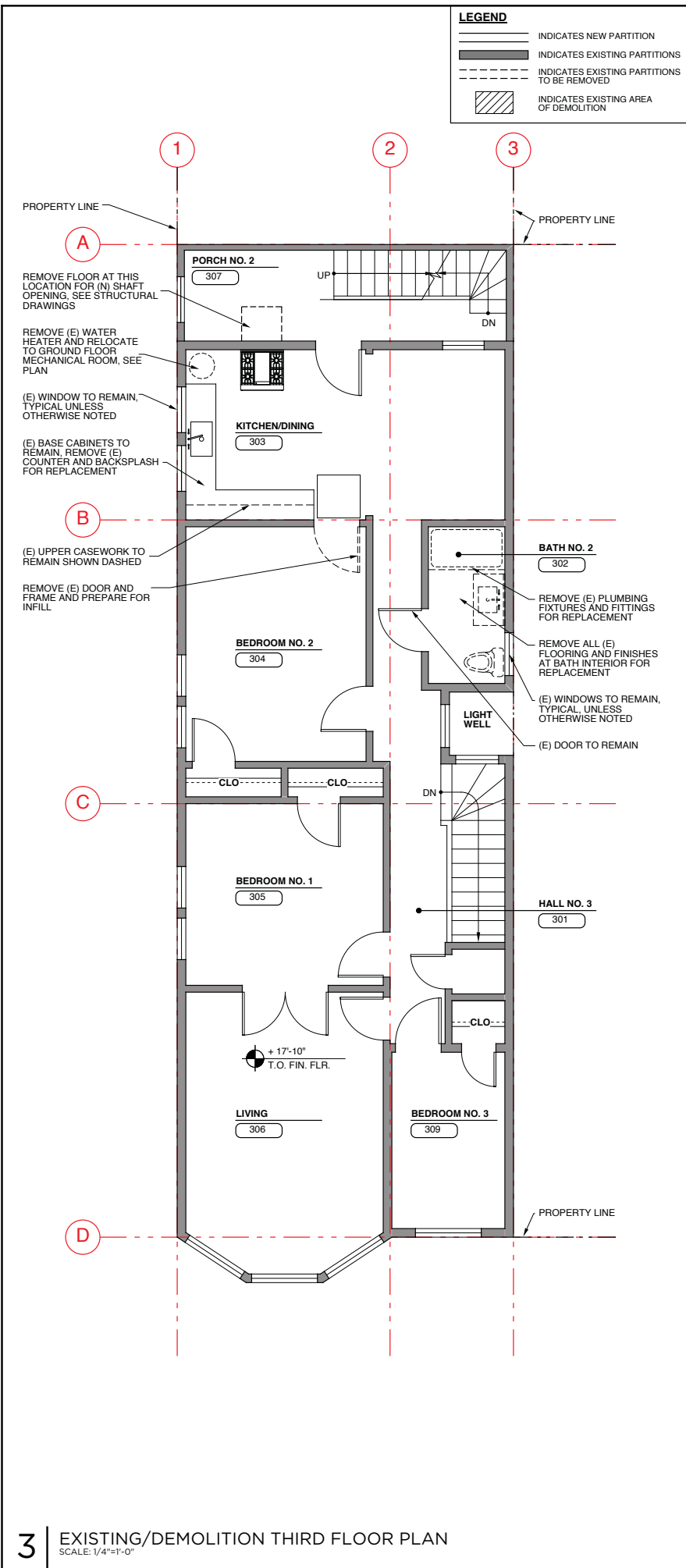
13
COLLIER
(1999-G637330)
BUILDING #7 & 11
SAN ANTONIO PLACE

11
TOM
(2011-J233836)
BUILDING #540 & 542
VALLEJO STREET

12
MAR-MCDONOUGH
(2013-J730197)
BUILDING #546 & 548
VALLEJO STREET

POLLARD PLACE (20.5' WIDE)





YAMA MAR

Architecture

619 Seventh Street San Francisco CA 94103
p 415 550 3003 www.yamamardesign.com

546-548 Vallejo Street
San Francisco, CA 94133

project team

client:	Warren Mar and William Mar 1270 11th Avenue San Francisco, CA, 94122 t. (415)205-5413 contact: William Mar
architect:	YAMAMAR Architecture 619 7th Street San Francisco, CA 94103 t. (415)550 3003 contact: Karen Mar
structural:	Holmes Culley 235 Montgomery St, Suite 1250 San Francisco, CA 94104 t. (415)796-7108 contact: Denny Kwan
geotechnical:	Rockridge Geotechnical 270 Grand Ave. Oakland, CA 94610 t. (510) 420.5738 contact: Linda H.J.Liang
title 24:	Energy West 4050 Harlan Street Emeryville CA 94608 t. (510)652-4433 contact: Maxwell Beaumont

issue

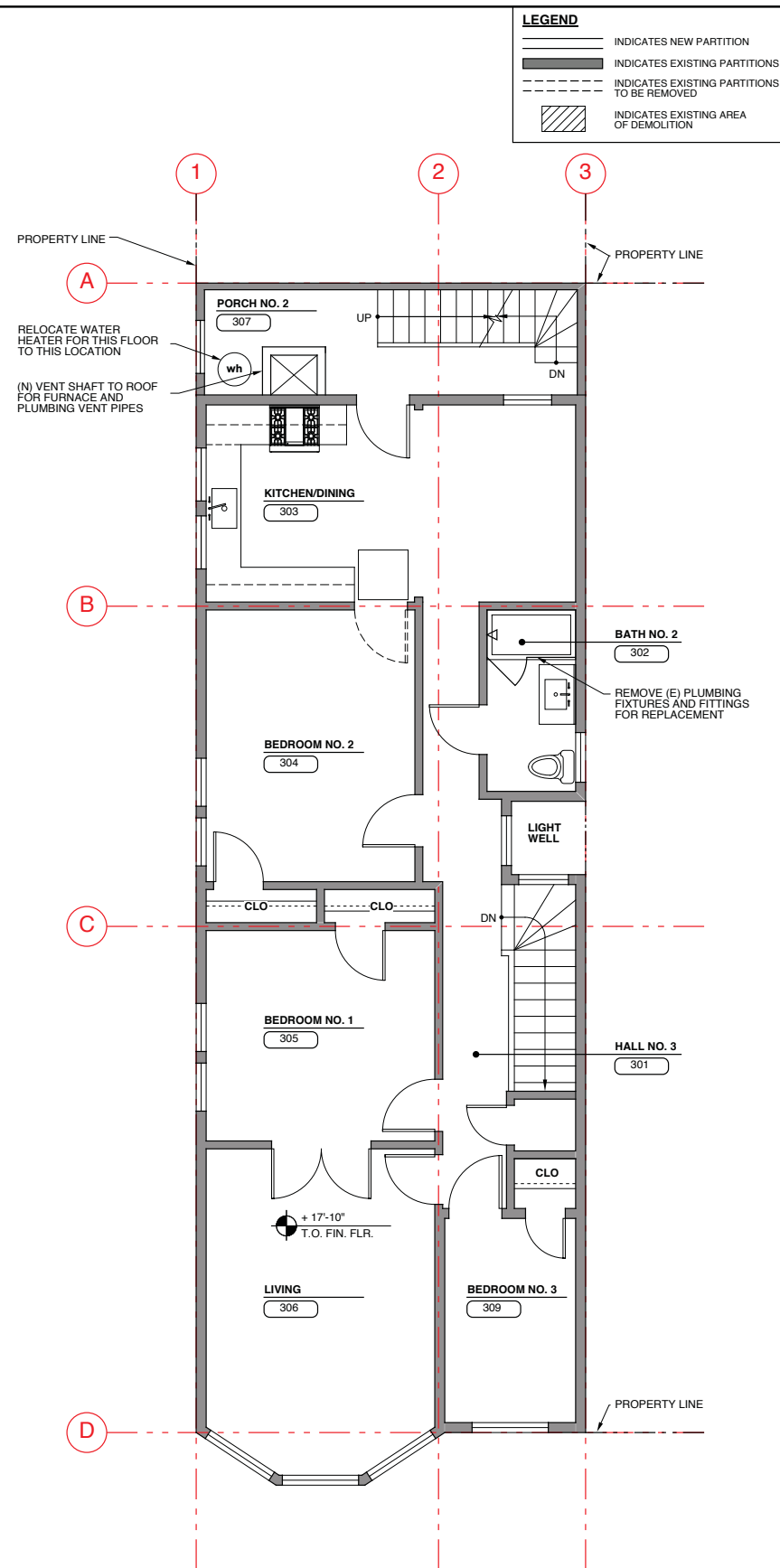
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1	06/24/14	PROJECT REVIEW
1	09/05/14	APPLICATION FOR VARIANCE
1	01/20/15	RESPONSE TO PLANNING COMMENTS AND CONDITIONAL USE APPLICATION
2	07/13/15	SUPPLEMENTAL

1405 546-548 Vallejo Street

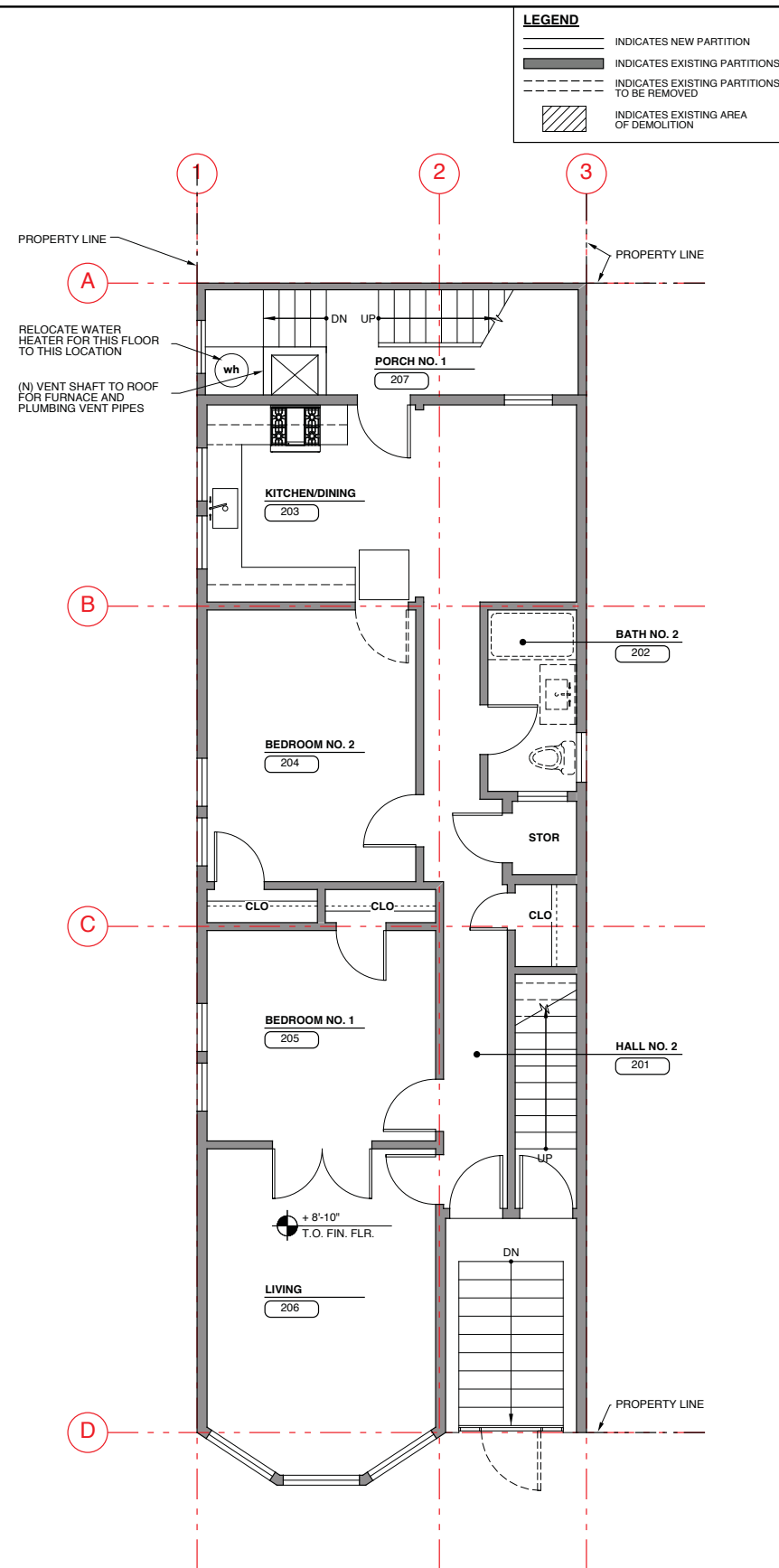
description

EXISTING AND DEMOLITION PLANS

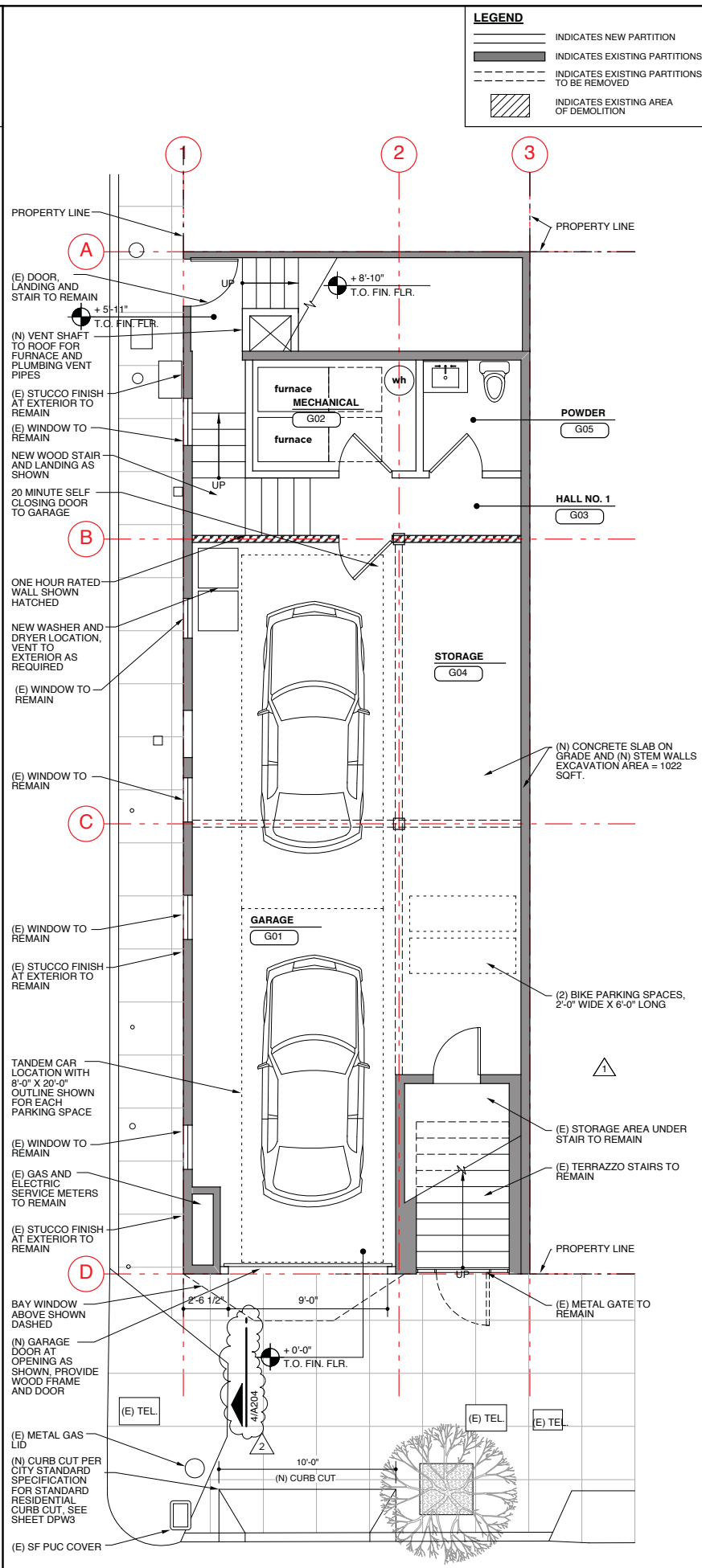
A201



3 | PROPOSED THIRD FLOOR PLAN



2 | PROPOSED SECOND FLOOR PLAN



1 | PROPOSED GROUND FLOOR PLAN



546-548 Vallejo Street
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issue

delta	date	description
	06/24/14	PROJECT REVIEW
	09/05/14	APPLICATION FOR VARIANCE
1	01/20/15	RESPONSE TO PLANNING COMMENTS AND CONDITIONAL USE APPLICATION
2	07/13/15	SUPPLEMENTAL

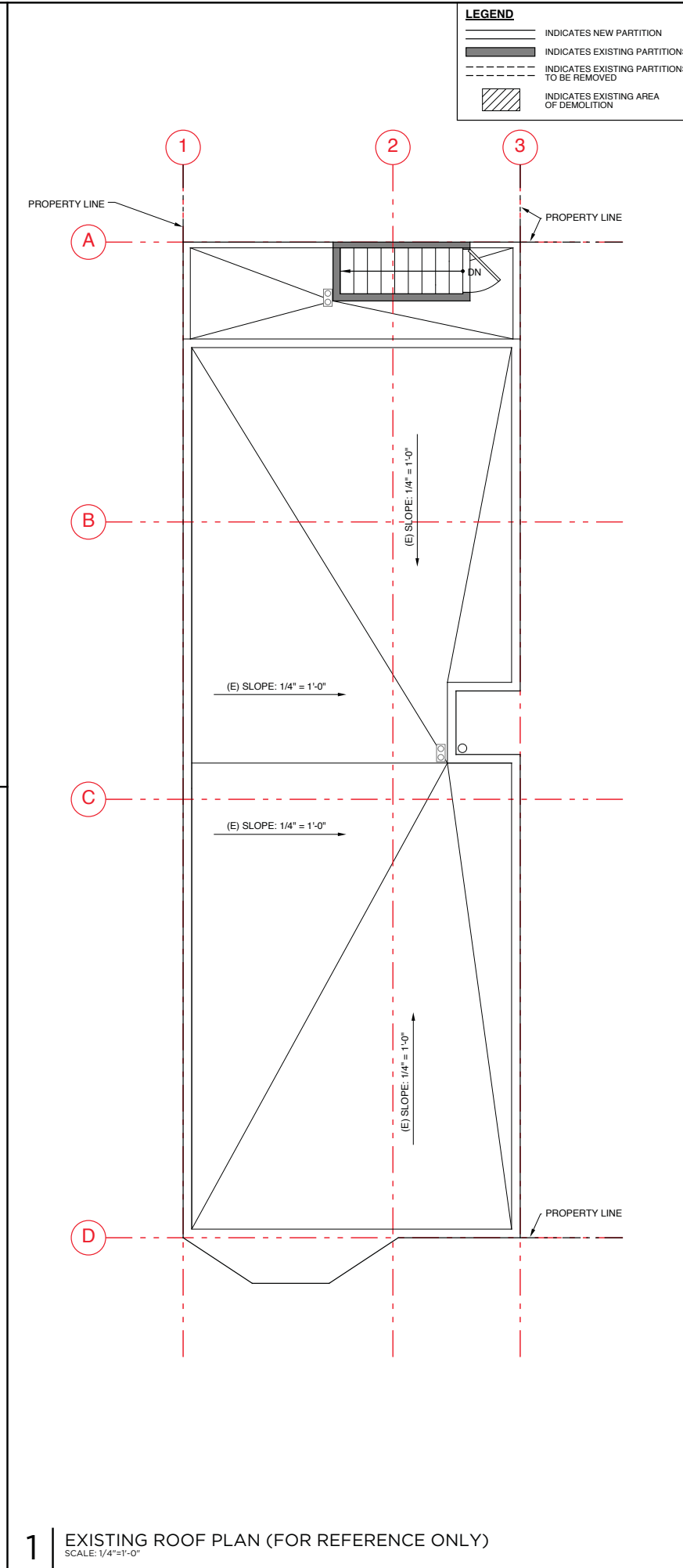
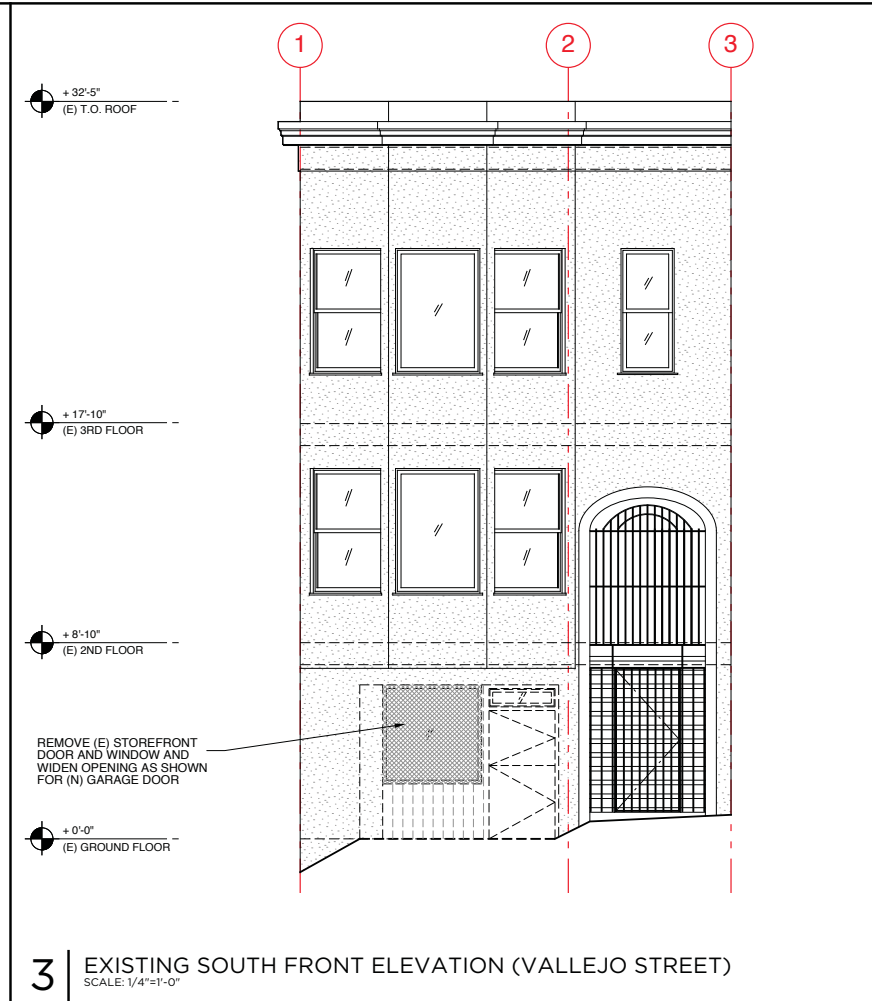
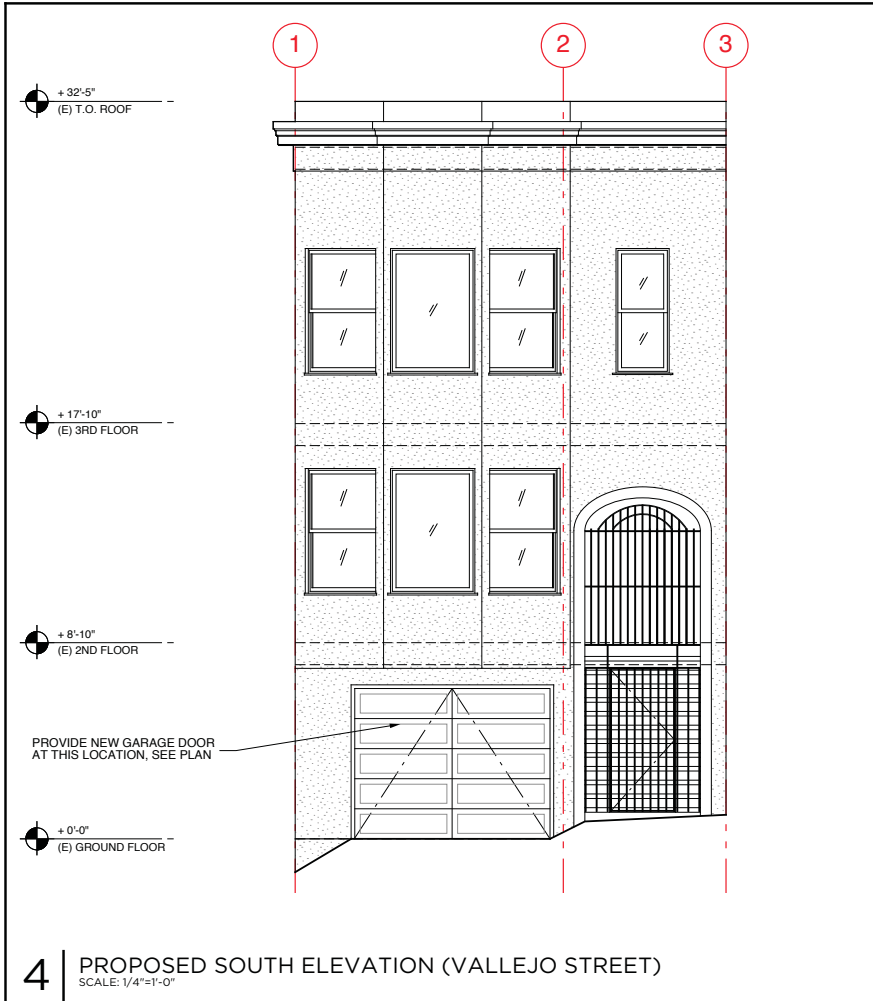
1405 546-548 Vallejo Street

description

PROPOSED PLANS



A202



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geotechnical:

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contact: Linda H.J.Liang

title 24:

Energy West
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Emeryville CA 94608
t. (510)652-4433
contact: Maxwell Beaumont

issue

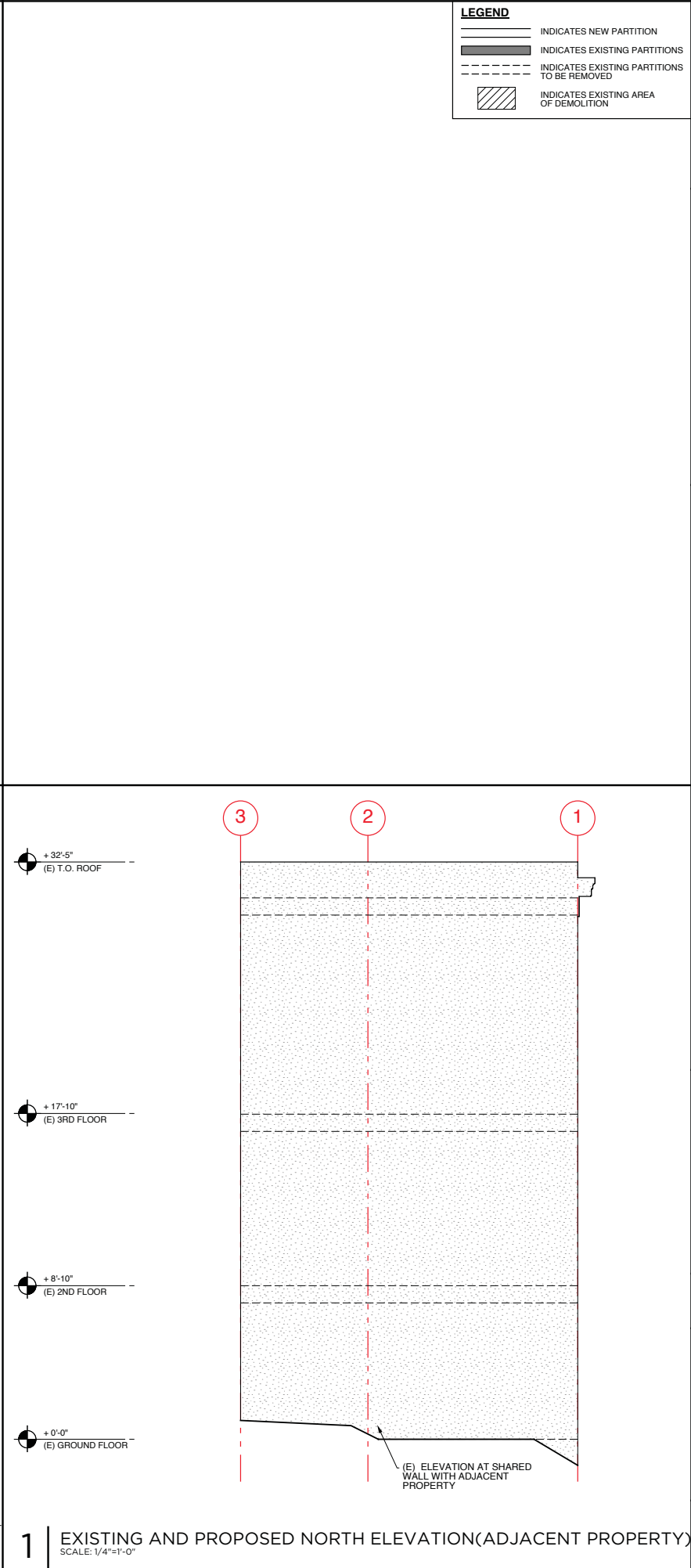
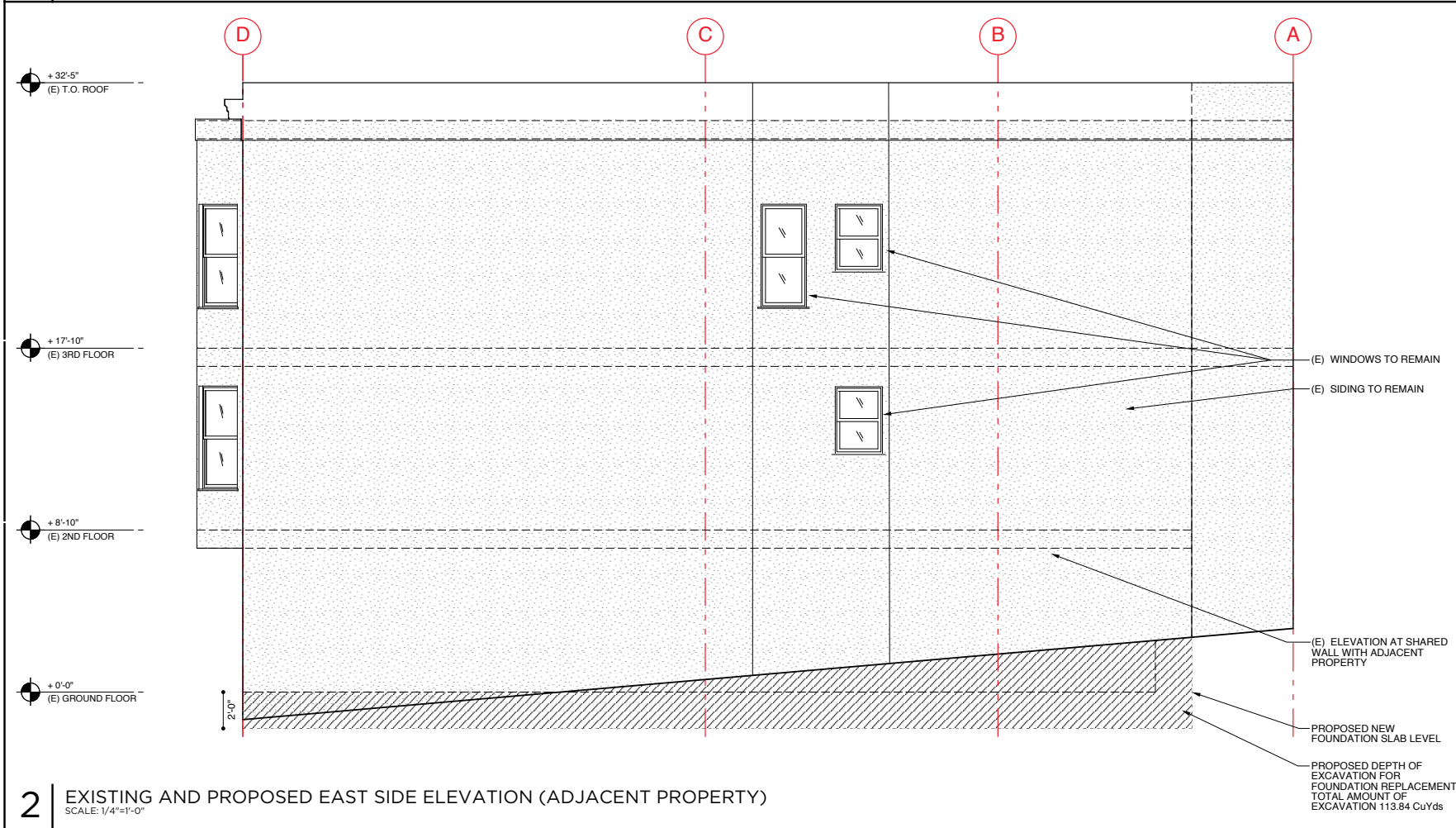
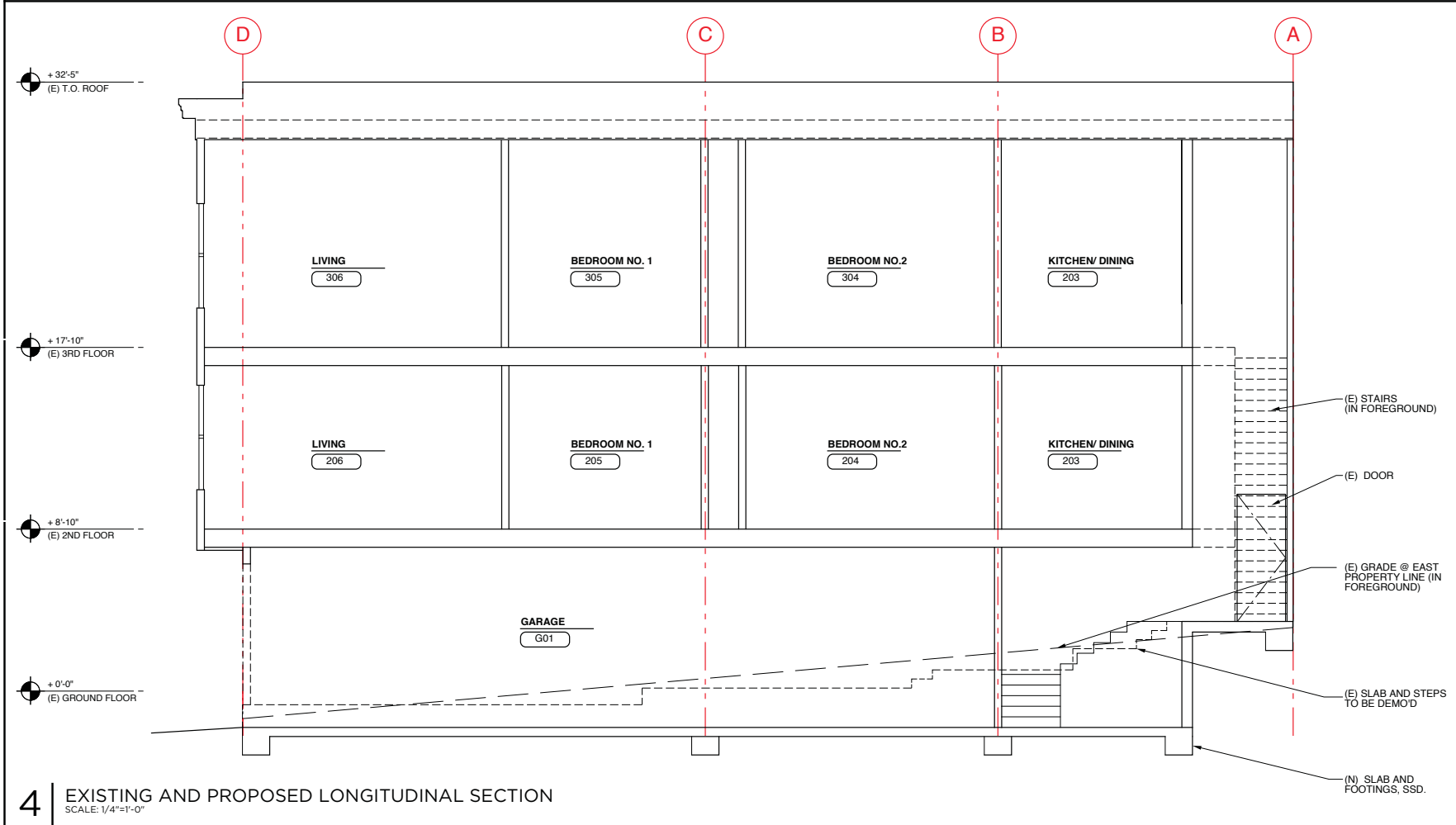
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	06/24/14	PROJECT REVIEW
1	09/05/14	APPLICATION FOR VARIANCE
2	01/20/15	RESPONSE TO PLANNING COMMENTS AND CONDITIONAL USE APPLICATION
	07/13/15	SUPPLEMENTAL

1405 546-548 Vallejo Street

description

ROOF PLAN, EXISTING AND PROPOSED ELEVATIONS

A203



LEGEND

- INDICATES NEW PARTITION
- INDICATES EXISTING PARTITIONS
- INDICATES EXISTING PARTITIONS TO BE REMOVED
- INDICATES EXISTING AREA OF DEMOLITION

YAMAMAR

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issue

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1	06/24/14	PROJECT REVIEW
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3	01/20/15	RESPONSE TO PLANNING COMMENTS AND CONDITIONAL USE APPLICATION
4	07/13/15	SUPPLEMENTAL

1405 546-548 Vallejo Street

description

EXISTING AND PROPOSED ELEVATIONS AND SECTIONS

N

A204

SUPPLEMENTAL INFORMATION
FOR HISTORIC RESOURCE
DETERMINATION

546-548 VALLEJO STREET
SAN FRANCISCO, CA

JULY 14, 2015

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PROPERTY DESCRIPTION

The property at 546-548 Vallejo Street in San Francisco, CA is located at the corner of Vallejo and Pollard Street. The Assessor Block Number is 0132 and current lot number is 012. The block is delineated by Green Street to the north, Vallejo to the south, Grant Avenue to the west and Kearny Street to the east and is located in the North Beach Neighborhood. The lot measures 19.5 feet wide by 57.5 feet in length and is oriented north to south. The property is on an up-slope lot making the primary (south) street elevation the tallest. The property is built to the lot's extent for a total parcel area of 1,119 SQ.FT. and 2,827 SQ.FT. of built area per Assessor's records.

The original building card is not on file at the Department of Building Inspection and is conceivable that these were built without permit.

The building was constructed in 1906 and is a two-story wood-frame building over a basement. The main features include a prominent bay window projection and a tall arched street entry. The building is finished in stucco or cement plaster exterior in its entirety and has a flat roof with a simple cornice. The building is void of ornamentation and an architectural style is difficult to assign however the bay window and arched entry suggest this was a building designed in one of the Revival Styles.

RESEARCH

This report and evaluation was prepared by YamaMar Architecture by means of staff site visits, photography and research including but not limited to permit history, property deeds and sale records, periodicals, census records, fire insurance (Sanborn) maps, historic images and architectural drawing database inquiries at The Department of Building Inspection (DBI), The Assessor-Recorder's Office, Water Department Records, The San Francisco Public Library, The California Historical Society and San Francisco Architectural Heritage. YamaMar Architecture is licensed to practice architecture in the State of California and meets the Secretary of the Interior's (SOIS) Professional Qualifications Standards for Historic Preservation.

546-548 VALLEJO STREET

Building Description

South Facade

The south elevation is the main building elevation and provides access from Vallejo Street. The elevation is divided into thirds. The bay window occupies the west two-thirds of the elevation. This projection spans from the roof down through the first and second floor and cantilevers over the basement level. The bay window is polygonal with a large, fixed picture window in the middle and flanked by narrower double-hung windows. Below the bay window, at basement level, there is an equal-angle divided half-circle viewing pane and a narrow transom above.

The east third of the elevation consists of double-height arched entry spanning from sidewalk up to roughly the horizontal center of the bay window. There is an ornamental painted metal entry gate that spans the full height of the entry. The entry stair is white granite and leads up to the first floor entry door. There is a single double-hung window aligned with and of equal proportions to the side bay windows. The roof cornice is a simple, painted and shallow eave consisting of three curve profiles tapering from crown to cornice base.



Image 2. Street Entrance
Photograph by YamaMar



Image 1. South Elevation
Photograph by YamaMar

The windows are simple, single-hung aluminum replacements with what appears to be the original wood sill, stoop and frame mold. The original windows were likely true double-hung wood windows. Only three wood windows are present, located on the basement level of the west elevation.

West Facades

The west elevation is accessed by Pollard Place which is a single-lane alley. This elevation consists mostly of solid wall with room fenestration. The south corner is solid wall with no windows and only two small vents. The second and first floors have the same non-original aluminum windows as the south elevation. There are two windows grouped together as a pair. There is one pair for each room, two for the second floor and two for the first floor. Next to the restrooms, there are smaller paired windows; one pair for the bathroom on the second floor and one pair for the kitchen on the first floor. Towards the north corner there are single aluminum windows, of typical height providing light and ventilation to the rear stair. A small door exits on the street level. The basement level exhibits smaller windows and a small door approximately centered on the width of the elevation and in line with windows above on upper floors.



Image 3. West Elevation
Photograph by YamaMar

Two windows have plain metal grates covering them. The three south-most windows on this elevation are double-hung wood windows with ornamental metal bars used as protection. This elevation is flat with no ornamentation, trim, mold, material breaks or hierarchy or wall articulation, similar to the south elevation.



Image 4. West Elevation
Photograph by YamaMar

North and East Facades

The house is built to the lot line, abutting adjacent properties and has no visible north or east elevations.

Construction History and Alterations

The original building permit dating to 1906 is on record at the Department of Building Inspection. In 1907 the house was reconfigured as flats to house additional units. See Appendix C. The following is a list of permits and alterations on record with the City and County of San Francisco of Building Inspection:

Date	Permit No.	Description
08/17/1906	4969	permit to build two story house
02/26/1907	8295	convert basement to liveable space
05/28/1954	164813	Alteration to flats - closed garage to add garment shop
04/29/1960	23579	Alteration to comply with garment shop ordinance
01/12/1973	129728	Aluminum windows
08/15/1975	449373	Removed sleeping quarters and cooking facilities from basement. Provide minimum ceiling height for habitable space
05/14/1992	9203024	Revision Bathroom/ Kitchen Door
02/08/2007	200609293767	Creation of non-habitable basement and foundation work

The house has had a number of minor alterations over the years. Most notably the windows and alterations to flats. The subject property had a garage that was removed to add a garment shop. The garment shop was also later removed. 546-548 Vallejo Street was rebuilt following the 1906 San Francisco Earthquake and Fire within the same lot boundaries and configuration as observed in historic Sanborn Fire maps, see Appendix B. The



Historic Image A: Vallejo and Pollard post 1906 San Francisco Earthquake and Fire.

Photograph courtesy of Online Archive of California

adjacent properties also retained similar configuration.

The image (left) shows the original building within several blocks radius being destroyed with only St Francis of Assisi Church at 620 Vallejo Street (image center). In this image, 546-548 Vallejo would be in foreground of St. Francis of Assisi Church.

Owner and Chain of Title

The following is a chronicle listing of property owners per the City and County of San Francisco Office of the Assessor-Recorder:

Date	Grantor	Grantee	Notes
10/17/1906		Vincenzo Pagano	• per original building permit
08/24/1931	Vincenzo and Maria Pagano	Riccardo Reginato/ Angelo and Rose Capovilla	
06/10/1935	Angelo Capovilla	Rose Capovilla	
09/15/1953	Rose Capovilla	Chang Lok Sin Mar	
07/11/1990	Chang Lok Sin Mar	Warren Mar	

The property was first on record after the 1906 San Francisco Earthquake and Fire as being owned by Vincenzo Pagano and his wife Maria Pagano. Mr. Pagano was San Francisco resident of Italian descent in a predominantly Italian neighborhood at the time 546-548 Vallejo Street was built. His brother, Salvatore Pagano owned several properties and sold lots and extended building contracts for residential homes.

Vincenzo owned a liquor store called Perfetto & Paggano at 1338 Dupont Street¹ which was renamed to Grant Avenue following the earthquake. Vincenzo was charged and held under arrest in 1903 for shooting and killing his uncle Pasquale Farro but was later acquitted by a jury that found he acted on self-defense.² Mr. Pagano lived a modest life in a mostly working class neighborhood. Newspaper clippings indicate he and his wife lived at 6 Pollard Place.³ The residents at 546-548 Vallejo Street were the owners themselves. The Pagano family and Capovilla family lived there until the current owner (Mar family) purchased the house.

The Pagano family owned the two adjacent lots 11 and 13 near the corner of Vallejo and Pollard. Mariana Pagano purchased lot 11 on June 30, 1921 but sold it in 1928. The following year in 1929 she sold lot 13. In 1931 Vincenzo sold 546-548 Vallejo Street which is the latest date indicating the Pagano family lived in the neighborhood.

¹ Crocker-Langley San Francisco Business Directory, 1899.

² San Francisco Call, Vol. 94. 1903

³ San Francisco Call, Vol. 87. 1902

Districts and Landmarks

546-548 Vallejo Street is currently not within boundaries of a San Francisco Historic District. The Telegraph Hill Historic District is the closest to the property and located further are the Northeast Waterfront and Jackson Square Historic Districts.

546-548 Vallejo Street is currently not within boundaries of a National Register Historic District. Jackson Square and Chinatown are the closest districts.

There are three landmarks listed within a three block radius from the subject property. City Lights Bookstore at 261 Columbus Avenue (LN No. 228), designed by Italo Sanolini and built in 1918. St. Francis of Assisi Church at 620 Vallejo Street (LN No. 5), built ca. 1860 and the Old Spaghetti Factory Café at 478 Green Street (LN No. 127), historically known as the Italian American Taste Company which was built in 1908.

The closest historic resource is located one block west at the corner of Vallejo Street and Grant Avenue. 1300-1326 Grant Avenue is a Planning Department Historic Resource status of "A" and listed as a "3D" (appears eligible through survey evaluation) on the National Register. 1300-1326 Grant Street is a two-story commercial building with a prominent corner storefront. One block further at the corner of Grant Avenue and Green Street is, 1350 Grant Avenue is listed as well with same ratings.

Previous Surveys

546-548 Vallejo Street is listed as Potential Historic Resources, Planning Department Historic Resource status of category "B". The subject property is not listed on the state or national register, Junior League and was not surveyed as part of the 1976 Architectural Survey.¹

¹ City & County of San Francisco Planning Department. San Francisco Property Information Map & Database

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APPENDIX A - Property Photographs



546-548 Vallejo Street
Image 1: Corner of Pollard Place and Vallejo Street; looking northeast
01/06/2015
YAMA MAR
PHOTOGRAPHY
310.455.7227 • 310.455.7228 • www.yamamarphoto.com



546-548 Vallejo Street
Image 2: Basement level and entry gate; looking northeast
01/06/2015
YAMA MAR
PHOTOGRAPHY
310.455.7227 • 310.455.7228 • www.yamamarphoto.com

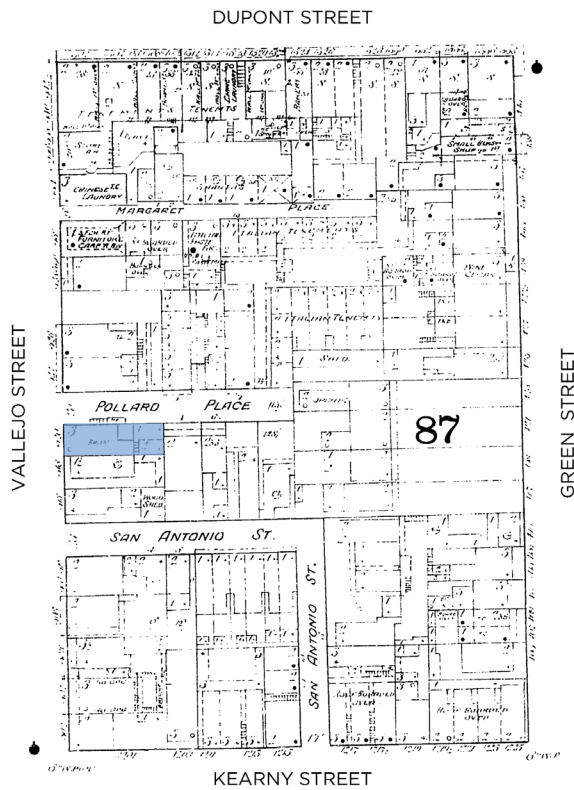


546-548 Vallejo Street
Image 3: West Elevation; looking north
01/06/2015
YAMA MAR
PHOTOGRAPHY
310.455.7227 • 310.455.7228 • www.yamamarphoto.com

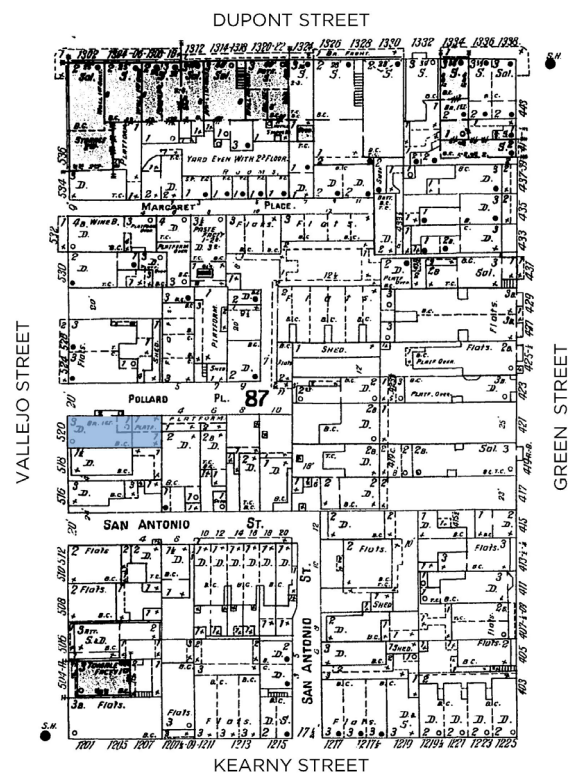


546-548 Vallejo Street
Image 4: West Elevation windows; looking north
01/06/2015
YAMA MAR
PHOTOGRAPHY
310.455.7227 • 310.455.7228 • www.yamamarphoto.com

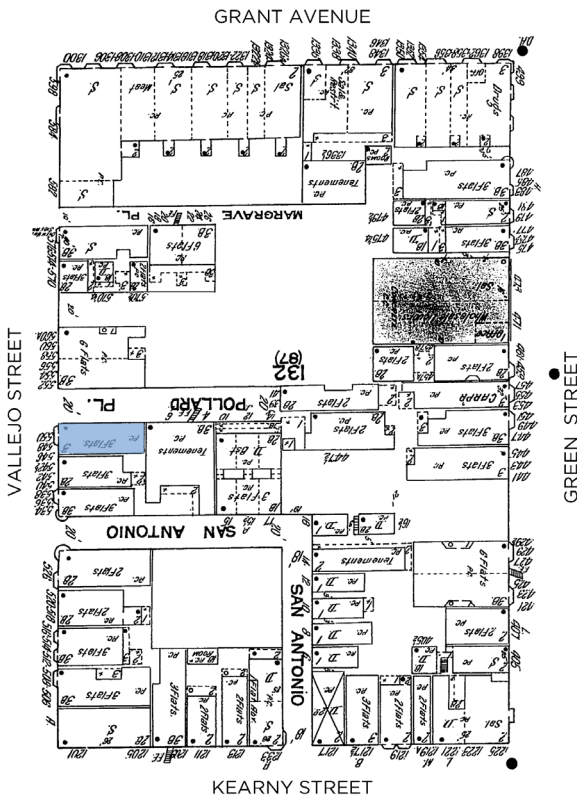
APPENDIX B - Sanborn Maps



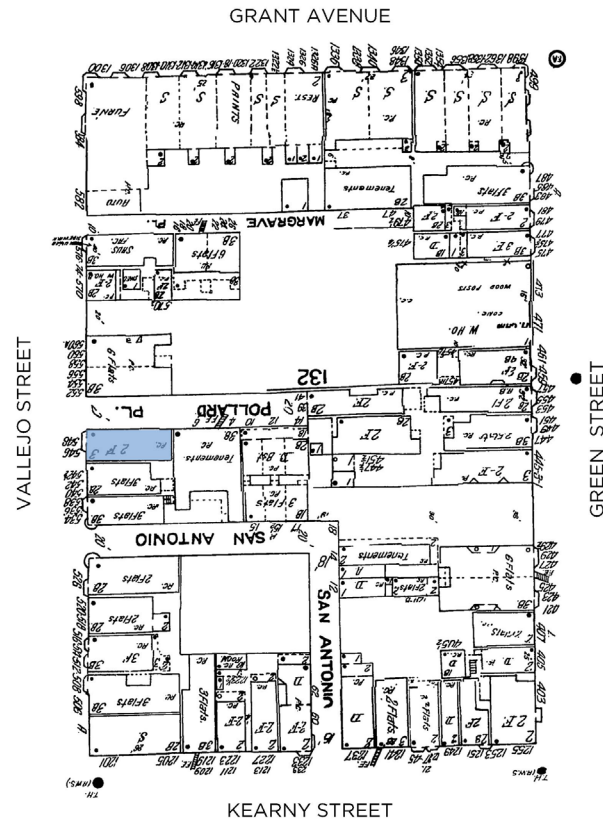
546-548 Vallejo Street; 1887. Original house pre-1906 SF Earthquake and Fire. Subject property shaded for reference. Source: Sanborn Fire Insurance Maps. San Francisco 1886-1893; vol. 1, 1887, Sheet 9b.



546-548 Vallejo Street; 1899. Original house pre-1906 SF Earthquake and Fire. Subject property shaded for reference. Source: Sanborn Fire Insurance Maps. San Francisco 1899-1900; vol. 1, 1899, Sheet 31.



546-548 Vallejo Street; 1913. Current lot configuration and original houses present. Subject property shaded for reference. Source: Sanborn Fire Insurance Maps. San Francisco 1913-1915; vol. 1, 1913, Sheet 31.



546-548 Vallejo Street; 1948. Current lot configuration and original houses present. Subject property shaded for reference. Source: Sanborn Fire Insurance Maps. San Francisco 1913- Aug. 1948 vol. 1, 1948, Sheet 31.

APPENDIX C - Building Records

Pollard
No. 11969

APPLICATION
—OF—
Wm. L. Pollard Owner

For Permit to Erect

546-48 Vallejo frame b'ldg

Location *Vallejo St. between*

Filed *Oct 17 1906*

Conflict of laws motion to be 13. To plan
1st story structure to be 5 K 44

APPROVED: *Wm. L. Pollard* Architect
Oct 17 1906

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

OFFICIAL COPY

WEST

STREETS

SOUTH

NORTH

APPLICANT must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT.

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build *4 1/2 story building* on the lot situated *N.E. Corner Vallejo and Market Street*

in accordance with the plans and specifications submitted herewith.

All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ *4,750.00* Building to be occupied as *Residential* by (No.) *four* families.

Size of Lot *19* feet front *19* feet rear *57* feet deep.

Size of proposed building *19* feet front *19* feet rear *57* feet deep.

Height in clear of eaves *10* feet. Height in clear of first story *12* feet.

Height in clear of second story *10* feet. Height in clear of third story *12* feet.

Height in clear of fourth story *10* feet. Height in clear of fifth story *12* feet.

Foundation to be of (material) *Bricks* (thickness) *12* inches.

Size footings *2* inches. Greatest height *17* inches.

Size of studs in basement *2* by *6* inches *17* inches on centers.

Size of studs in first story *2* by *4* inches *16* inches on centers.

Size of studs in second story *2* by *4* inches *16* inches on centers.

Size of studs in third story *2* by *4* inches *16* inches on centers.

Size of studs in fourth story *2* by *4* inches *16* inches on centers.

Size of studs in fifth story *2* by *4* inches *16* inches on centers.

Wall covering to be *plaster*

First floor joists *2* by *10* inches *16* inches on centers. Longest span between supports *9* ft.

Second floor joists *2* by *10* inches *16* inches on centers. Longest span between supports *12* ft.

Third floor joists *2* by *10* inches *16* inches on centers. Longest span between supports *9* ft.

Fourth floor joists *2* by *10* inches *16* inches on centers. Longest span between supports *9* ft.

Fifth floor joists *2* by *10* inches *16* inches on centers. Longest span between supports *9* ft.

Rafters *2* by *4* inches *32* inches on centers. Longest span between supports *9* ft.

Roof covered with *composition paper* Steep or Flat *Flat*

Studs in bearing partitions *2* by *4* inches *16* inches on centers. Bearing partitions must be same as outside ones.

Chimneys of *brick* lined with *plaster*

Any gas grates *1* Any patent flues *1* Is the building to be heated, and how? *Yes*

Any opening to basement in sidewalk *1* Any elevator (freight passage or dumb) *1*

There are to be *1* stairways *3* ft. wide, located *at side of front*

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this Permit.

Name of Architect *Wm. L. Pollard* } *Wm. L. Pollard* Owner
Address *Vallejo Street, San Francisco* } Address *Vallejo Street, San Francisco*
Name of Builder *Wm. L. Pollard* } By *Wm. L. Pollard*
Address *Vallejo Street, San Francisco* }
(Note: The owner's name must be signed by himself or by his Architect or authorized Agent)

546-548 Vallejo Street; 1906. Original building permit. Source: San Francisco Department of Building Inspection records.

No. 8795

APPLICATION

OF

U. B. ... Owner

To make alterations or repairs at

Location Vallejo St Street

Estimated Cost \$ 2600

Fee \$

Filed FEB 27 1907

Referred to Inspector W. H. ...

Date FEB 26 1907

Approved: ... Building Inspector.

Approved: ... Inspector.

San Francisco Department of Building Inspection

OFFICIAL COPY

WRITE IN INK—FILE 2 COPIES

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at

Address of Vallejo & Polk Street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

The Basement of Building to be
finished as a flat with living room
partitions to be by Tong & Sons Redwood
ceiling also by T. & S. ...

Estimated cost \$ 2600.00

Building to be Flat

In consideration of the granting of the foregoing Application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk upon the said work.

... (owner)
1520 Vallejo

Per

Name of Builder ...

Address 137-8 st

Name of Architect

Address

546-548 Vallejo Street; 1907. Building permit to finish basement out as liveable unit. Source: San Francisco Department of Building Inspection records.

REAL PROPERTY RECORD

CITY & COUNTY OF SAN FRANCISCO
ASSESSORS OFFICE VALUATION DIVISION

TNT VOL 2 BLOCK 132 LOT 12
1/31/55 ADDRESS 546-548-548A Vallejo St.
CODE CLASS P2

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+6	TOTAL	10
ROOMS	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			

RESIDENTIAL		CLASS		EXTERIOR CONSTRUCTION		INTERIOR FINISH		HEATING SYSTEM	
Dwelling D R	BR	1A 1B 2 3 4 5		Rustic	X	Plaster		Electric	Gus Oil
Flats	2			Stucco	X	Sheetrock		Forced Air	
Apartment		FOUNDATION		Concrete	X	Wallboard		Steam	
Hotel		Brick		Shingles		Unfinished		Radiant	
Motel		Slab		Brick				Baseboard	
Rooming House		Conc. Block		Concrete				Vent & Air Cond.	
NON-RESIDENTIAL				BATH ROOM		FIREPLACE		MECHANICAL	
Public Building		Piers		Tilt-Up		Number of Rooms	2	Granity	
School		Misc.		Conc. Block		Tubs	2	Built-in	
Office		BASEMENT		Veneer		Shower		Sprinkler System	
Commercial		Unfinished	3/4 (B) 3/4 F	Comp.		Tile		ELEVATOR	
Industrial		Finished	3/4 (B) 3/4 F	Metal		Separate Toilet		Passenger Capacity	
		CEMENT FLOOR		T&G		KITCHEN		Freight Capacity	
				Conc.		Tile		Automatic Elevator	
CLASSIFICATION		FLOORS		BUILT-INS		MISCELLANEOUS			
Service Station		Medical		Softwood	11	Dish.		Fire Escape	
Loft		Theatre		Hardwood		Oven		Vault	
Warehouse		Club		Terrazzo		Range		Skylights	
Condominium		Bank		Marble		W. C.		Family Room	
Greenhouse		Store		Concrete		Urns			
Co-Operative		Garage		Earth		PlUMBING			
Shed		Church		Metal		FIXTURES	10		

COMPUTATIONS		VALUATION RECORD	
APPRaiser & DATE	DIM. AREA	YR.	LAND IMPTS. TOTAL CH. BY.
UNIT	UNIT COST	UNIT COST	
Permit 196 x 30-0	585	61 15,000	15,000
Permit 121 x 52-0	1121	75 26,700	26,700
Permit 121 x 52-0	1121	77 26,700	26,700
Total	2827.00	77 41,200	41,200
Normal % Good			
Z. C. L. N. D.			

NEIGHBORHOOD ATTRIBUTES	
Single family use	<input type="checkbox"/>
Multi-family use	<input type="checkbox"/>
Commercial use	<input type="checkbox"/>
Industrial use	<input type="checkbox"/>
Zoning conform.	Yes <input type="checkbox"/> No <input type="checkbox"/>
Desirability	Yes <input type="checkbox"/> No <input type="checkbox"/>
Build-up	Yes <input type="checkbox"/> No <input type="checkbox"/>
Date of Improvements	
Trend	G <input type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>

CONCLUSIONS	
Land Value	15,000
Improvement Value	26,700
Total Value	41,200

CONSTRUCTION RECORD		EFFECT. YEAR		APPR. YEAR		NORMAL % GOOD	
PERMIT NO.	FOR	AML.	DATE	AGE	REM. LIFE	TABLE	%
164813	Alt. flats	75	5/28/54				
No record	of original permit						
27728	Alum Windows	580	12-73				
149340	Alt	100	5-8				

MARKS: GARAGE CLOSED SHOP PUT IN BASEMENT
FINE FLOOR SHEETROCK WALLS AND CEILING
1 TOILET

LAND DATA		ZONING		TOPOGRAPHY	
FRONT	DEPTH	AREA		LEVEL	GRADE
19.50	57.50	1121	SE.		

DESCRIPTION		ADJUSTMENT		VALUE		SPV.		IFV.	
CORNER	CURB	%	STD. DEPTH	\$ 18,100	\$ 16.14				
SIDE	SIDEWALK	%	STD. WIDTH						
	UTILITIES	%	COR. INFL.						

MARKS:

MARKET APPROACH	
ADDRESS	BLOCK LOT DESC. SQ. FT. SALES PRICE - DATE GRM REMARKS

INCOME ANALYSIS	
ROSS INCOME:	NET INCOME:
	INCOME IMPUTABLE PERSONALITY:
	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: 9-14-53 (D) 25,000
9-14-53 (D/T) 12,000 (D/T) 3,000

Summary:
Net App. 100% @ 26,700 = 26,700

546-548 Vallejo Street; 1954. Building permit to close garage and install garment shop. Source: San Francisco Department of Building Inspection records.

APPENDIX D - Water Tap Records

3 Families

546-48 Vallejo St. 1st floor place

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Co may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified

Service Connection

GENERAL RATE	2x68	136	Size Building	1025	Sq Ft	3	Stories
" 1st floor		54	"	840	"	1st floor	11/10
"			"		"	"	"
"			"		"	"	"
SPECIAL RATES							
Stores @							
4 Wash Trays							
2 Wash Basins		10					
Boarders and Lodgers							
2 Baths		6.25					
3 Water Closets @ 4/10		6.75					
Urinals							
Cows							
Horses							
Horse Trough							
Sq Yds Irrigation							
Total		334					

Bill, \$

TRIAL METER

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application

F. Reich

Pagano

San Francisco, Aug 25-1864

546-548 Vallejo Street; 1864. Water tap records for original building on subject lot, raised in 1906 SF Earthquake and Fire. No re-tap date on record available for existing house built in 1906. However, last name (Pagano) of 1906 building owner can be seen on lower right hand corner. Source: San Francisco Public Utilities Commission records.