



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JANUARY 7, 2016

*Date:* December 31, 2015  
*Case No.:* **2015-000865CUA**  
*Project Address:* **40 Pleasant Street**  
*Zoning:* RM-3 (Residential, Mixed, Medium Density) District  
65-A Height and Bulk District  
*Block/Lot:* 0221/021  
*Project Sponsor:* Jennifer Solomon  
40 Pleasant Street  
San Francisco, CA 94108  
*Staff Contact:* Carly Grob – (415) 575-9138  
*carly.grob@sfgov.org*  
*Recommendation:* **Disapproval**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project sponsor proposes the conversion of three, one-bedroom dwelling units into tourist hotel units. There is an open Notice of Violation for the use of the property for short-term rentals, and the project sponsor is seeking to legalize this use. The proposal includes the change of use from dwelling units to hotel use only, and does not involve any interior or exterior alterations to the existing building.

### SITE DESCRIPTION AND PRESENT USE

The project is located in Nob Hill on the north side of Pleasant Street, between Jones and Taylor Street, Block 0221, Lot 021. The subject property is located within the RM-3 (Residential, Mixed – Medium Density) Zoning District and the 65-A Height and Bulk District. The property is developed with a four-story over garage residential building, with three one-bedroom flats over a garage, with a solarium on the fourth floor. All three units are currently being used as short-term vacation rentals. There are no permanent residents in any of the units.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The north side of Pleasant Street is primarily comprised of two- to four-story multi-family residential buildings, many of which also have single garage openings at the ground floor. This pattern continues along the south side of Pleasant Street close to the intersections of Taylor and Jones Streets. There are five through lots towards the center of the block bounded by Pleasant, Sacramento, Jones, and Taylor Streets, which have garage structures along the south side of Pleasant which directly face the subject property. Although Pleasant Street is primarily residential, the subject property is within one block north of Grace Cathedral and Huntington Park, and within three blocks of The Fairmont Hotel, The Mark Hopkins Intercontinental Hotel, The Scarlet Hotel, and The Masonic Center. The surrounding properties are

primarily located within the RM-3 (Residential, Mixed, Medium Density) and RM-4 (Residential, Mixed, High Density) Districts.

## **ENVIRONMENTAL REVIEW**

The proposal is not considered a project under the California Environmental Quality Act ("CEQA") Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 18, 2015	December 16, 2015	22 days
Posted Notice	20 days	December 18, 2015	December 16, 2015	22 days
Mailed Notice	10 days	December 28, 2015	December 28, 2015	10 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.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project sponsor has received a Notice of Violation for the use of the subject building for short-term accommodation by transient guests. The property owner is seeking to legalize the use of the subject property for short-term rentals.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the conversion of three residential units pursuant to Section 317, and must grant conditional use authorization for the establishment of hotel use pursuant to Planning Code Section 209.2.

## **BASIS FOR RECOMMENDATION**

- The project would remove three rent-controlled dwelling units from the housing stock.
- The removal of three dwelling units could incrementally exacerbate the current housing crisis, as the removal of three units reduces housing supply and places additional demand on fewer units.
- Although there are numerous surrounding hotels, tourist hotel use does not fit in with the surrounding residential context on Pleasant Street, or the residential district in which the subject property is located.
- The project is compliant with the applicable provisions of the Planning Code; however, the project is not desirable for, nor compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Disapproval</b>
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**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Site Photograph

Notice of Violation

VRBO Online Listing (dated December 14, 2015)

Plans

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 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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 7, 2016

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

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*carly.grob@sfgov.org*  
*Recommendation:* **Disapproval**

**ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.2, 303, AND 317 OF THE PLANNING CODE TO ALLOW THE CONVERSION OF THREE RESIDENTIAL UNITS TO TOURIST HOTEL USE.**

### PREAMBLE

On January 27, 2015, Jennifer Solomon (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.2, 303, and 317 to allow the conversion of three residential units to tourist hotel use within the RM-3 (Residential-Mixed, Medium Density) District and a 65-A Height and Bulk District.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-000865CUA.

The proposal is not considered a project under the California Environmental Quality Act ("CEQA") Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

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 does not authorize the Conditional Use requested in Application No. 2015-000865CUA, 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 in Nob Hill on the north side of Pleasant Street, between Jones and Taylor Street, Block 0221, Lot 021. The subject property is located within the RM-3 (Residential, Mixed – Medium Density) Zoning District and the 65-A Height and Bulk District. The property is developed with a four-story over garage residential building, with three one-bedroom flats over a garage, with a solarium on the fourth floor. All three units are currently being used as short-term vacation rentals. There are no permanent residents in any of the units.
3. **Surrounding Properties and Neighborhood.** The north side of Pleasant Street is primarily comprised of two- to four-story multi-family residential buildings, many of which also have single garage openings at the ground floor. This pattern continues along the south side of Pleasant Street close to the intersections of Taylor and Jones Streets. There are five through lots towards the center of the block bounded by Pleasant, Sacramento, Jones, and Taylor Streets, which have garage structures along the south side of Pleasant which directly face the subject property. Although Pleasant Street is primarily residential, the subject property is within one block north of Grace Cathedral and Huntington Park, and within three blocks of The Fairmont Hotel, The Mark Hopkins Intercontinental Hotel, The Scarlet Hotel, and The Masonic Center. The surrounding properties are primarily located within the RM-3 (Residential, Mixed, Medium Density) and RM-4 (Residential, Mixed, High Density) Districts.
4. **Project Description.** The project sponsor proposes the conversion of three, one-bedroom dwelling units into tourist hotel units. There is an open Notice of Violation for the use of the property for short-term rentals, and the project sponsor is seeking to legalize this use. The proposal includes the change of use from dwelling units to hotel use only, and does not involve any interior or exterior alterations to the existing building.
5. **Public Comment.** To date, the Department has not received any public comment on this item.
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. **Hotel Use.** Pursuant to Planning Code Section 209.2, Conditional Use Authorization is required for hotel use with five or fewer guest rooms or suites of rooms within the RM-3 Zoning District.

*The project sponsor is seeking Conditional Use Authorization to convert three, one-bedroom residential units to tourist hotel units.*

B. **Removal of Dwelling Units.** Planning Code Section 317(c) states that the loss or removal of here or more residential units shall require Conditional Use Authorization. The Planning Commission shall consider the following criteria in the review of applications for Residential Conversion;

1. whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

*The property owner is not the primary occupant of any of the three units which would be converted to hotel use.*

2. whether Residential Conversion would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

*Although the conversion of three residential units does not include any alterations to the existing building and will not impact the physical neighborhood character, the conversion to hotel use would not add any neighborhood-serving retail uses, or other uses which could benefit the neighborhood on the whole.*

3. in districts where Residential Uses are not permitted, whether Residential Conversion will bring the building closer into conformance with the uses permitted in the zoning district;

*Residential uses are principally permitted in the RM-3 Zoning District, while tourist hotel use requires Conditional Use Authorization. The conversion of residential uses will bring the building further from conformance with the uses permitted in this district.*

4. whether conversion of the unit(s) will be detrimental to the City's housing stock;

*The project would result in the removal of three rent-controlled residential units from the City's housing stock. Considering the extreme housing shortage currently facing the City, the removal of rent-controlled units would be detrimental to the housing stock.*

5. whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected;

*The conversion of residential units involves a change of use only. The project would not eliminate any design, functional, or habitability deficiencies.*

6. whether the Residential Conversion will remove Affordable Housing, or units subject to the Rent Stabilization and Arbitration Ordinance.

*The conversion would remove three units which are subject to the Rent Stabilization and Arbitration Ordinance.*

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 proposed tourist hotel use would not be compatible with the residential character and use of the subject block. There are numerous existing hotel uses within the immediate vicinity, and the removal of three dwelling units is neither necessary for nor desirable to the community.*

- 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 will not alter the existing appearance or character of the project vicinity.*

- 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 Planning Code does not require parking or loading for a hotel use with three suites. The subject property has off-street parking available for one car in a garage at the ground floor. It is difficult to determine the adequacy of the existing on-street and off-street parking, since there are no permanent residents in any of the three units. Visitors may have a greater number of private vehicles than permanent residents, which could contribute to more traffic volume.*

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

*The proposed change of use would not result in any exterior or interior alterations. The proposed hotel use would not result in additional glare, dust, or odor; however, the proposed tourist hotel use may result in additional noise from transient visitors.*

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



*The proposed change of use will not affect the existing landscaping, screening, open spaces, parking and loading areas.*

- 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 Project complies with all relevant requirements and standards of the Planning Code but is inconsistent with objectives and policies of the General Plan as detailed below.*

8. **General Plan Compliance.** The Project is inconsistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT

### Objectives

#### OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY

*The proposed development would convert three housing units to tourist hotel units, which would remove existing housing units from the market. Removal of existing units jeopardizes the affordability of housing generally as it reduces the supply of available housing; in this case, the proposal would remove three rent-controlled units, which reduces the supply of affordable housing as well.*

#### OBJECTIVE 2:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

#### Rent Control:

Approximately 170,000 rental units are protected by rent control. Tenants in these units are safeguarded from excessive rent increases.

*The removal of dwelling units does not protect the affordability of existing housing stock, because the demand for affordable housing increases as the housing supply decreases. The proposal would remove three rent-controlled units from the housing, which would reduce the supply of affordable units and increase the demand on fewer remaining units in the city.*

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 proposed tourist hotel would not be considered a neighborhood serving retail use.*

- 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 would negatively impact the residential character of the neighborhood by converting three dwelling units to tourist hotel uses. The removal of dwelling units does not preserve the cultural and economic diversity of our neighborhoods, as there are no long-term tenants to strengthen or contribute to said diversity. Converting rent-controlled dwelling units to hotel use also removes affordable dwelling units from the housing stock, making it more difficult for permanent residents to find housing, and taking away from the diversity of the City.*

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

*The removal of three rent-controlled dwelling units through conversion to tourist hotel would neither preserve nor enhance the City's supply of affordable housing. The proposal would remove three units from rental housing stock and would place additional demand on the remaining supply of housing.*

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

*The site is on Pleasant Street and is well served by transit, including the MUNI bus lines and Cable Car lines. It is difficult to determine the adequacy of the existing on-street and off-street parking, since there are no permanent residents in any of the three units. Visitors may have a greater number of private vehicles than permanent residents, which could contribute to more traffic volume.*

- 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. 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 does not include any alterations to the existing building. 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. The subject building is classified as a "B" resource, as it is age-eligible to be considered a resource, but has not been surveyed to determine if*

*it has historic significance. No alterations are proposed. The project would not damage or remove any character-defining features.*

- 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 inconsistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as proposed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would not 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 **DISAPPROVES Conditional Use Application No. 2015-000865CUA**.

**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 January 7, 2016.

Jonas P. Ionin  
Commission Secretary

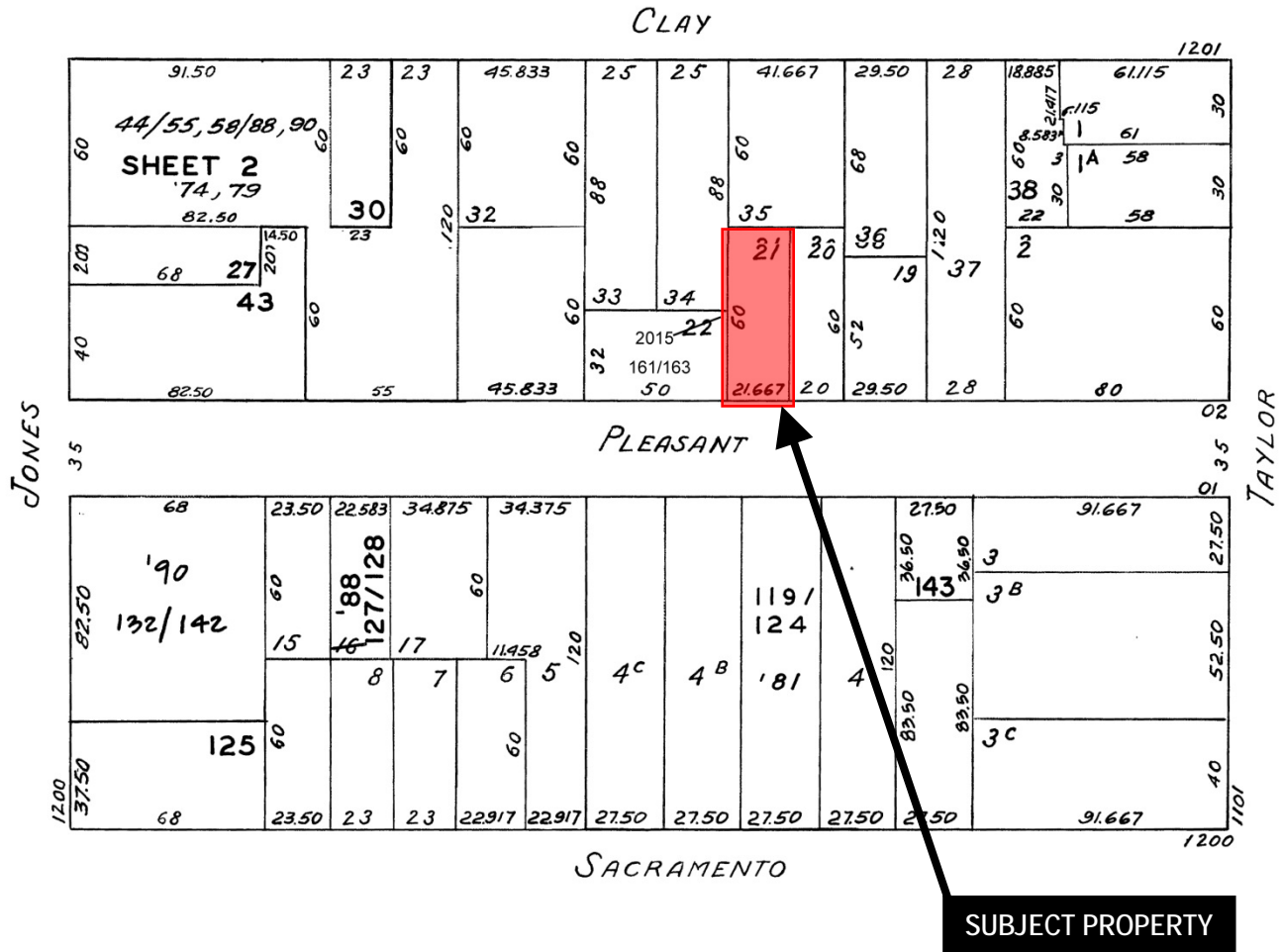
AYES:

NAYS:

ABSENT:

ADOPTED: January 7, 2016

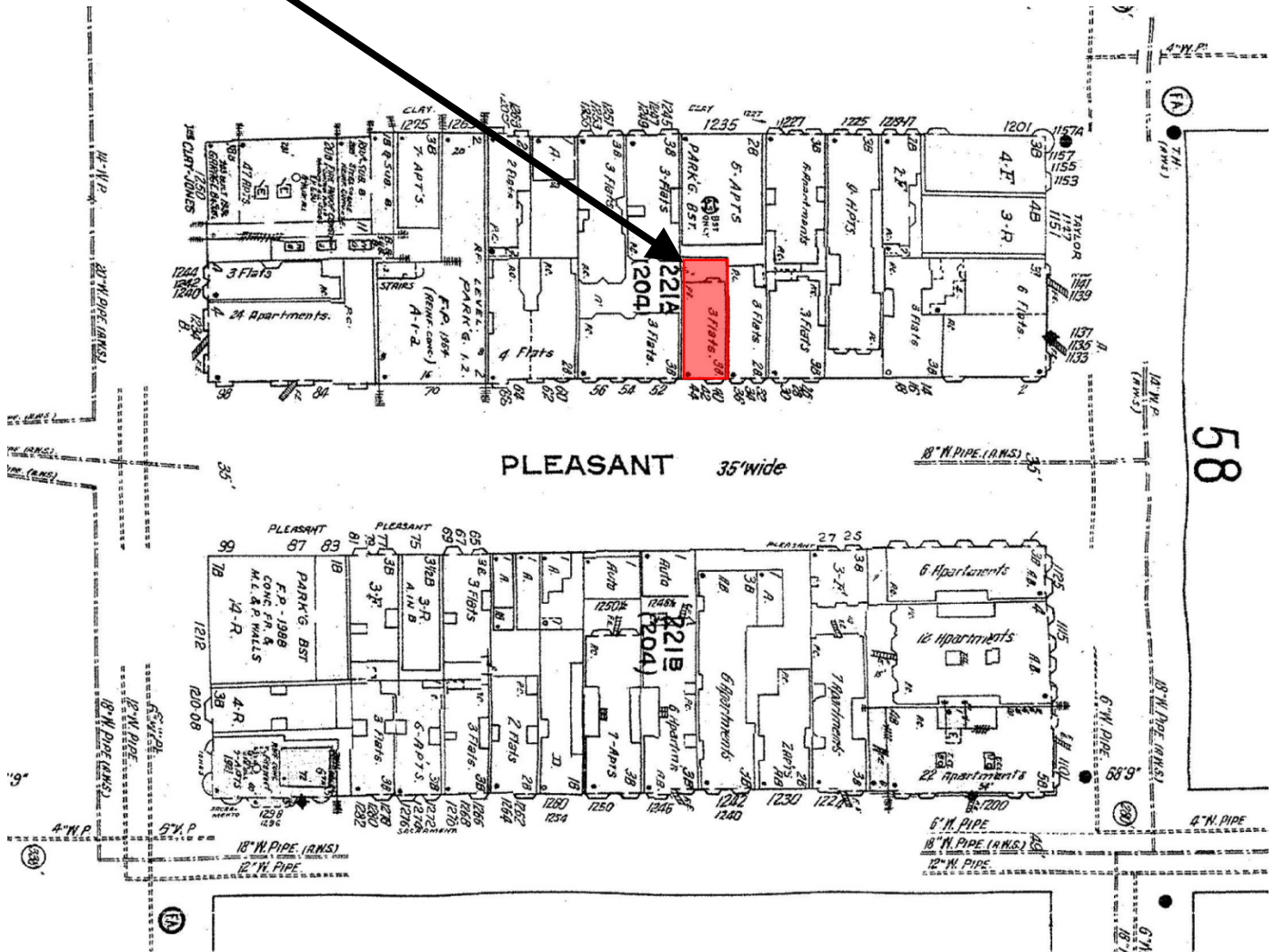
# Parcel Map



Conditional Use Authorization Hearing  
**Case Number 2015-000865CUA**  
 Residential Conversion to Hotel Use  
 40 Pleasant Street

# Sanborn Map\*

SUBJECT PROPERTY



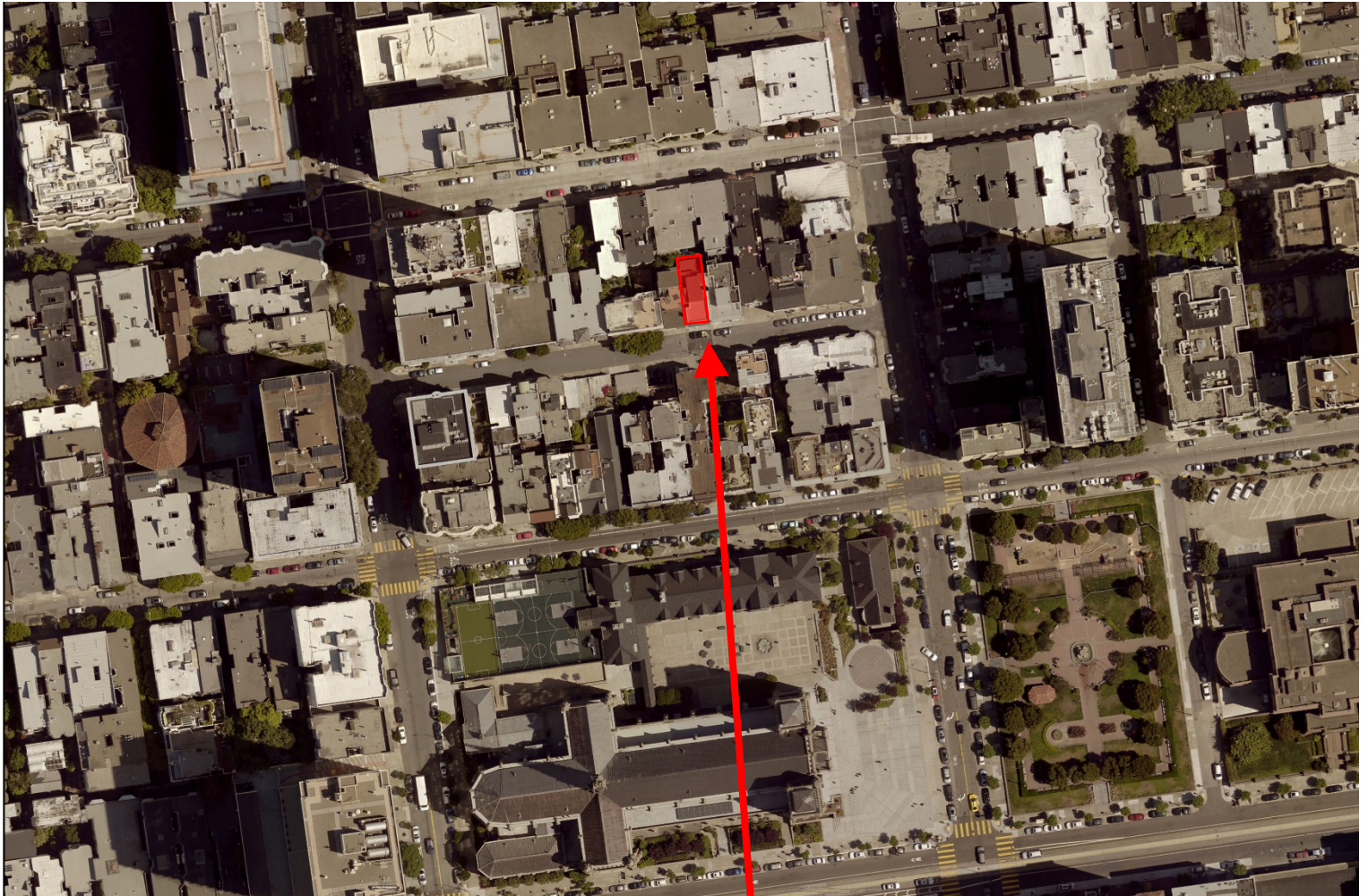
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2015-000865CUA  
Residential Conversion to Hotel Use  
40 Pleasant Street



# Aerial Photo



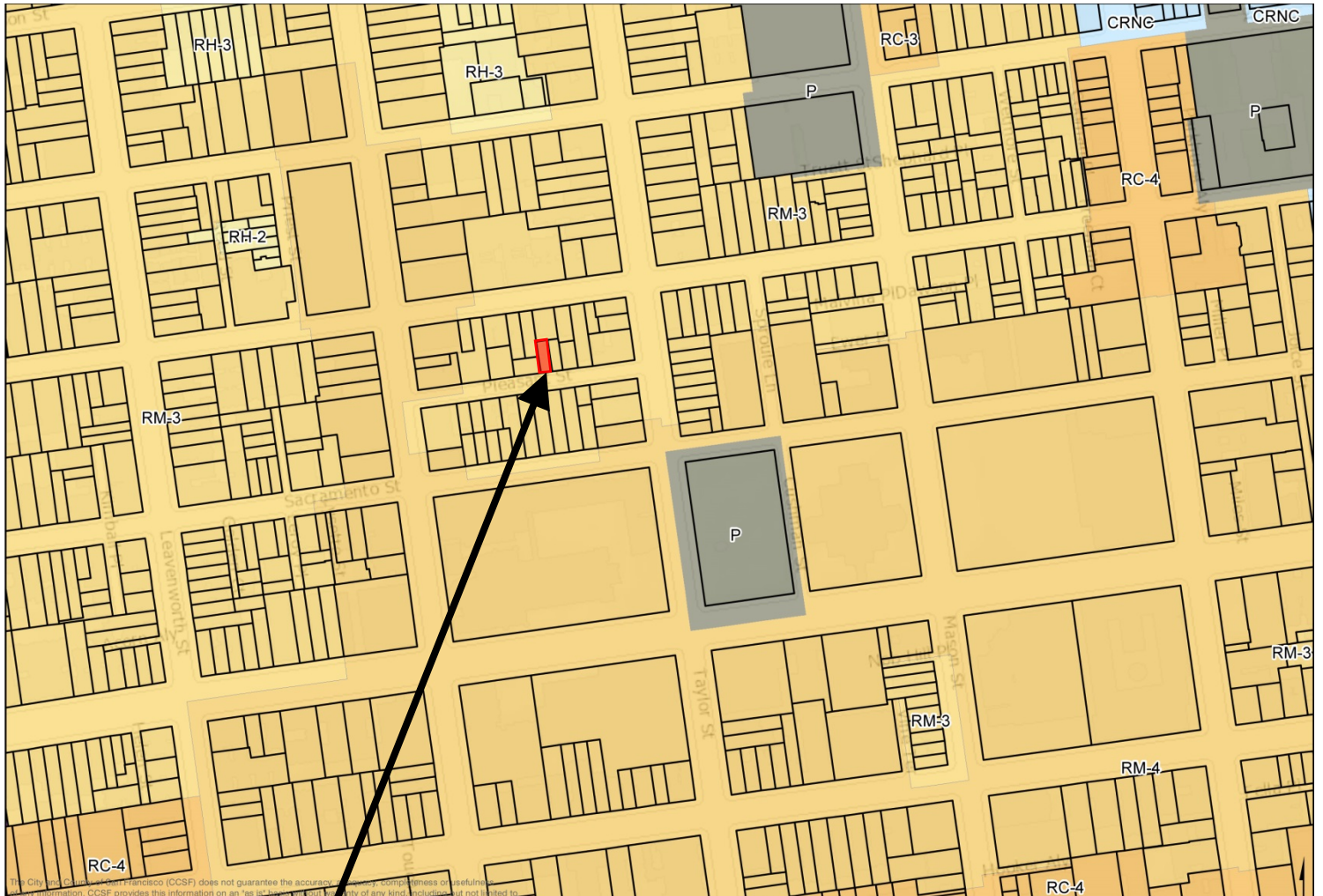
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-000865CUA  
Residential Conversion to Hotel Use  
40 Pleasant Street



# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-000865CUA  
Residential Conversion to Hotel Use  
40 Pleasant Street



# Site Photo



Conditional Use Authorization Hearing  
Case Number 2015-000865CUA  
Residential Conversion to Hotel Use  
40 Pleasant Street



# SAN FRANCISCO PLANNING DEPARTMENT

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## ENFORCEMENT NOTIFICATION

November 7, 2014

### Property Owner

JENNIFER E SOLOMON TRUST  
1415 FULTON RD #119-205  
SANTA ROSA CA, 95403

**Site Address:** 40-44 Pleasant Street  
**Assessor's Block/Lot:** 0221/021  
**Zoning District:** RM-2 - RESIDENTIAL- MIXED, MEDIUM DENSITY  
**Complaint Number:** 13589  
**Code Violation:** Section 209.2(d), Hotel, Inn or Hostel  
**Administrative Penalty:** Up to \$250 Each Day of Violation  
**Respond By:** Within 15 days from the date of this notice  
**Staff Contact:** Audrey Butkus, (415) 575-9129 or [audrey.butkus@sfgov.org](mailto:audrey.butkus@sfgov.org)

1650 Mission St.  
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The Planning Department has received a complaint that a Planning Code violation exists on the above referenced property that needs to be resolved. As the owner and leaseholder of the subject property, you are a responsible party. The purpose of this notice is to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property into compliance with the Planning Code. Details of the violation are discussed below:

### DESCRIPTION OF VIOLATION

Our records indicate that the subject property is currently authorized for a three-family dwelling use. Planning Code Section 102.7 defines dwelling unit as *a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein*. Dwelling units are required to be used primarily for a long-term residential use and are not permitted to be used exclusively for short-term accommodation by the transient guests. It has been reported that the dwelling unit at the above referenced property is being rented on a nightly or weekly basis without such authorization. Use of the above property in this manner is considered an accommodation of transient overnight guests under Planning Code Section 209.2(d).

Planning Code Section 209.2(d) requires a Conditional Use Authorization (CUA) for a hotel, inn or hostel use which is offered for compensation for the accommodation of transient overnight guests. Furthermore, conversion of a dwelling unit is a violation of Section 209.1 and is subject to Planning Code Section 317 which states that a change from a residential use to a non-residential use constitutes a loss of dwelling unit and is also subject to the Conditional Use Authorization process as set forth in Planning Code Section 303.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures. Such conditions, stipulations, special restrictions, and other limitations include conditions prescribed by the Zoning Administrator, the City Planning Commission, the Board of Permit Appeals, and the Board of Supervisors in any actions pursuant to their authority under this Code. Failure to comply with any of these provisions constitutes a violation of Planning Code and is subject to enforcement process under Code Section 176.

## HOW TO CORRECT THE VIOLATION

The Planning Department requires that you immediately proceed to abate the violation as following:

1. Immediately, reinstate 44 Pleasant Street to its authorized use as a dwelling unit and provide evidence of **discontinuation of the hotel, inn or hostel use**. Accordingly, you are required to:
  - a. Submit a long term residential rental lease(s) for the unit listed above.
  - b. Provide proof of occupants' residency such as driver's license and/or utility bills in the occupants' name.
  - c. Provide occupant contact information.
  - d. Submit an affidavit that the property is being used as a dwelling unit and not as a hotel, inn or hostel.
  - e. Schedule a site visit to verify the current use at the above property.
  - f. Discontinue advertising the subject property as a hotel, inn or hostel.

Or,

1. If you intend to seek legalization Planning Code Section 209.2(d) requires Conditional Use Authorization (CUA) for conversion to a hotel, inn or hostel as defined therein. Furthermore, you must also seek CUA for loss of the dwelling unit pursuant to Section 317.

The CUA application is available from the Planning Department's website at <http://www.sf-planning.org>. If the CUA is granted, you will also need to obtain a Building Permit for change of use and permitted interior or exterior alterations which will require public notice pursuant to Section 311.

Please contact the Department of Building Inspection (DBI) located at 1660 Mission Street, telephone: (415) 558-6088, website: [www.sfgov.org/dbi](http://www.sfgov.org/dbi) regarding the Building Permit process. Please contact the Planning Department Public Information Counter located at the first floor of 1660 Mission Street, telephone: (415) 558-6377 for any questions regarding the planning process.

To prevent further enforcement action and avoid accrual of penalties, the responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that corrective action has been taken to abate the violation.

## TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to contact the staff planner noted at the top of this notice and submit evidence to demonstrate that corrective actions have been taken to

bring the subject property into compliance with the Planning Code. The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation may result in further enforcement action by the Planning Department.

## PENALTIES AND APPEAL RIGHTS

Failure to respond to this notice by abating the violation or demonstrating compliance with the Planning Code **within fifteen (15) days from the date of this notice** will result in issuance of a **Notice of Violation and Penalty (Notice of Violation)** by the Zoning Administrator. Administrative penalties of up to **\$250 per day** will also be assessed to the responsible party for each day the violation continues thereafter. The Notice of Violation provides appeal processes noted below.

- 1) Request for Zoning Administrator Hearing. The Zoning Administrator's decision is appealable to the Board of Appeals.
- 2) Appeal of the Notice of Violation and Penalty to the Board of Appeals. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation exists, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.
- 3) Request for alternative review by the Planning Director under the process set forth in Planning Code Section 176.1.

## ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(c)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. Accordingly, the responsible party may be subject to an amount of \$1,238 plus any additional accrued time and materials cost for Code Enforcement investigation and abatement of violation. This fee is separate from the administrative penalties as noted above and is not appealable.

## OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code. You may contact the enforcement staff noted above for any questions.

cc: Daniel Lowrey, Acting Deputy Director, Department of Building Inspection

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378



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Help ▾

List Your Property

Nob Hill, San Francisco, California

Arrival

Depart

☒ I don't have dates yet

Search

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▸ VRBO Listing #9754

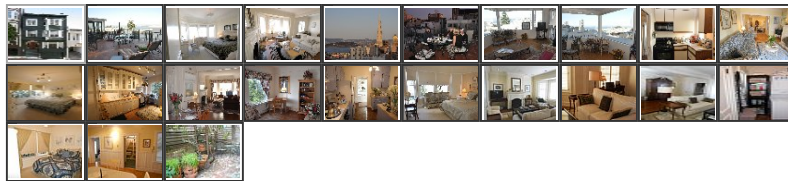
Like 0

## Elegant & Best Nob Hill Property!

Photos Map Calendar



Elegant San Francisco Nob Hill Flats, San Francisco, California, built 1906



Overview

Reviews

Rates

Calendar

Location

Owner Info

**Minimum stay:** ..... 3-6 nights  
**Internet:** ..... Yes  
**Pets considered:** ..... No  
**Wheel chair accessible:** ..... N/A

Avg. Nightly **\$219**

Arrival

Departure

2 adults

**Minimum stay:** 3-6 nights

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Reviews ★★★★★ 38  
 Sleeps 5  
 Bedrooms 1  
 Bathrooms 1  
 Property type Apartment

**Owner**

Member since: 1996  
 Speaks: English, Spanish

[Send email](#)

[Photos](#)  
 Response time

**Within a few days**Response rate **50%**Calendar last updated **11/05/2015**[Show phone number](#)

## Property description

Three charming, furnished, one-bedroom flats located in picturesque 1906 Edwardian home.

[Feedback](#)



Great location right at the top of Nob Hill. Close to restaurants, shopping on Union Square, China Town, Fisherman's Wharf, Cable Cars, super easy for public transportation. Leave your car at home!

Pricing per unit:

First Floor French Garden Flat \$215 per night plus, \$100 cleaning, 14% occupancy tax and a security deposit.

Second Floor Bay Window Flat \$250 per night plus, \$100 cleaning, 14% occupancy tax and a security deposit.

Top Floor two story Elegant View Flat with private Roof Top Terrace and Penthouse \$350 per night plus \$125 cleaning, 14% occupancy tax and a security deposit.  
Top floor is booked till Mid January.

2nd and top floors include parking with some vehicle type restrictions. Inquire for holiday rates.

First-floor walk up is French-style with a lovely remodeled kitchen and oak parquet floors throughout, light and airy, blue and white theme.

Second-floor flat is traditional, slightly larger with a work alcove, bay windows, and antique fir floors. Colors mostly Burgandy and beige. Bedroom blue and beige.

The dramatic, top-floor flat is elegant in beige and black (traditional/contemporary) with a large, private, newly rebuilt roof deck with wrought iron railing and penthouse room with superb views of the city, Coit Tower, Pyramid Building and Bay Bridge. Prints from the chalcography in Paris, oils by Marylin Sommers, and a lovely collection of vintage and new lithographs.

All flats have, quiet, light and airy bedrooms facing the back of the property with queen-size beds, double-size sofa beds in the living rooms, and twin cots, fireplaces, wood floors, well-equipped kitchens, and laundry access .Parking is available in the building with the rental of the top and second floor flats subject to some vehicle type restrictions.

Property is in the best Nob Hill location, one-half block to Grace Cathedral, less than two blocks to the Huntington, Mark Hopkins, and Fairmont Hotels. Walk or cable car to the financial district, Union Square, China town or North Beach. Located on a quiet, one block, long street (Pleasant Street) convenient to many restaurants, neighborhood markets, dry cleaners, cable car stops, and bus lines.

Due to height of the roof deck, first and second floor flats are best for families with children. 'San Francisco with Children' books, children's books, and games are in these units.

Please, no wedding receptions, corporate entertaining, or large celebrations or gatherings in the building. Please note that should you rent this property you agree with the property rental rules: no smoking inside/no pets allowed on the premises.

Please note that availability on the rental calendar may mean that only one of the flats is available. Since we are not able to set up 3 calendars we have only indicated when all 3 flats are taken. My calendar is usually up to date.

Keywords: Three Full-Floor Flats

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**Property Type**

Apartment

**Accommodation Type**

Vacation Rental

**Meals**Guests Provide Their Own  
Meals**Suitability**

Children Welcome:

Non Smoking Only

Pets Not Allowed

*Best flat for little ones is the  
first floor flat.***Bedrooms:** 1 Bedroom, Sleeps 5, Beds for 1-5

Bedroom 1

Convertible bed(s)

Queen size Beds (1), Twin or Single Beds (1) Twin cot, (1) Porta crib/play pen  
available upon request, Sleep Sofa or Futons (1) Double sofa bed, double air  
mattress**Bathrooms:** 1 Bathroom

Bathroom 1

**Other Amenities**Classic San Francisco Edwardian, Built 1906 and a designated significant architectural  
resource by the San Francisco Planning Department.**Entertainment**

Books

DVD Player

Television:

CD Player

Stereo

*Cable TV*

VCR

Video Library

**Attractions**

Botanical Garden

Live Theater

Restaurants

Churches

Marina

Synagogues

Cinemas

Museums

Theme Parks

Health/Beauty Spa

Playground

Winery Tours

Library

Recreation Center

Zoo

[Feedback](#)

**Local Services & Businesses**

ATM/Bank	Groceries	Laundromat
Fitness Center	Hospital	Massage Therapist
		Medical Services

**Leisure Activities**

Antiquing	Horseback Riding	Shopping
Bird Watching	Outlet Shopping	Sight Seeing
Boating	Scenic Drives	Walking
		Wildlife Viewing

**Location Type**

<b>Monument View:</b> <i>From top floor flat enjoy views of Coit Tower, the Pyramid</i> <a href="#">more</a>	<b>Mountain View:</b> <i>Vistas of both Marin County mountains as well as East Bay</i> <a href="#">more</a>	<b>Water View:</b> <i>Wonderful view from top floor flat - private roof deck</i> <a href="#">and more</a>
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**Sports & Adventure Activities**

Basketball Court	Ice Skating	Sailing
Cycling	Kayaking	Sound/Bay Fishing
Deepsea Fishing	Mountain Biking	Surfing
Fishing	Pier Fishing	Swimming
Golf	Racquetball	Tennis
Hiking	Rock Climbing	Wind-Surfing
Hot Air Ballooning	Roller Blading	

**Dining**

Child's Highchair	<b>Dining:</b> <i>4-6 chairs depending on flat. Highchair in garage.</i>	Dining Area
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**General**

Broadband Access	<b>Heating:</b> <i>Forced air</i>	<b>Parking Off Street:</b> <i>Top and second floors include parking</i>
Clothes Dryer	<b>Internet:</b> <i>Wifi throughout the building</i>	<b>Telephone:</b> <i>(2)</i>
<b>Fireplace:</b> <i>Composite (Duraflame type) log only</i>	<b>Iron &amp; Board</b>	<b>Towels Provided</b>
<b>Garage:</b> <i>Parking included with top floor flat and second floor flats.</i> <a href="#">only more</a>	<b>Linens Provided</b>	<b>Washing Machine</b>
<b>Hair Dryer</b>	<b>Living Room</b>	<b>Wood Fireplace</b>

**Kitchen**

<b>Coffee Maker:</b> <i>Drip</i>	<b>Kitchen:</b> <i>Well appointed kitchen with everything you need for ...</i> <a href="#">more</a>	<b>Refrigerator</b>
<b>Cooking Utensils</b>	<b>Microwave</b>	<b>Stove:</b> <i>Gas</i>
<b>Dishes &amp; Utensils:</b> <i>Fully stocked kitchen for cooking.</i>	<b>Oven:</b> <i>Gas</i>	<b>Toaster</b>
<b>Dishwasher</b>	<b>Pantry Items:</b> <i>Limited depends on prior guests usage.</i>	



**Outside****Boat:**

San Francisco BAY, Marin County, Monterrey

**Golf:**

Many local golf courses in San Francisco and Marin

**Outdoor Grill****Tennis:**

Free tennis courts on Russian hill

**Deck / Patio:**

Top floor flat has private roof deck. Small backyard patio area

**Kayak / Canoe:**

Point Reyes and San Francisco Bay

**Building Type**

Building

## Reviews

4.9 ★★★★★ from 38 traveler reviews

Write a review



### Best location with great view !

★★★★★

tara s.

We had Jennifer top floor during September and had a great time there! Best location, close to everywhere, we were able to walk to lots of places ( china town, down town, Lombard street , little Italy and more ) . The apartment itself is very clean and has everything you need. And most of all having a parking is big big plus ! The view from top floor is stunning and very romantic !

I highly recommend this beautiful apt !

**Stayed:** September 2015 **Submitted:** October 17, 2015 **Source:** VRBO

**Recommended for:** Sightseeing, Girls getaway, Tourists without a car, Adventure seekers, Romantic getaway

Was this review helpful?



### Very Cozy!

★★★★★

Karen T.

My husband and I took a road trip from Oklahoma to San Marcos, CA; San Francisco; coming back through the Grand Canyon; and then back home. Parking was a little tight in the garage for us only because we aren't used to that sort of "tandem" parking but we had no problems with it. We spoke to the other tenant at the time and let them know our schedule and when we would need the car, and they did the same for us. It allowed us to be parked in the right position for the garage. We only pulled the car out when we went to Muir Woods and used UBER the rest of the time -- which I would HIGHLY recommend as your way around SF after you have done the cable car a time or two just to say you have done it. We spent our time in San Francisco in the lower-floor flat. It was so perfect! Felt like we just blended into the city. Great location! Jennifer was very responsive whenever I had a question leading up to our trip. I would definitely recommend this place!

**Stayed:** May 2015 **Submitted:** June 3, 2015 **Source:** VRBO

**Recommended for:** Families with young children, Sightseeing, Girls getaway, Tourists without a car, Adventure seekers, Romantic getaway

Was this review helpful?

Feedback |



Maria L.

### Tasteful, cozy and clean, terrific neighborhood



This property is very true to the images that you see. The views from the top unit are great. Tastefully furnished and cozy, the condo is well stocked (the owner thoughtfully provides all initial basic supplies including shampoos, soap, etc.) Located in a terrific upscale neighborhood of Nob Hill, walking distance to almost all main attractions and if not Uber rides are pretty inexpensive. Great little local restaurant/cafe seconds away (put your name on the list if you can, gets busy) and a small neighborhood gourmet grocery store 1.5 blocks away where they cook something fresh every night if you you'd like to eat in. The owner is very nice, might take a little time to get back to you but always replies back when it matters quickly. Staying here made us get a real feel for SF, a beautiful City that it is! Would definitely come back.

**Stayed:** April 2015    **Submitted:** April 13, 2015    **Source:** HomeAway Family

Was this review helpful?



Mark  
Mechanicsbu  
rg, PA

### An Argentine in SF



Jennifer was quite responsive in accomodating my wife and I due to a last minute change of plans with another owner. We were fortunate to have the third floor for an extended period. Everything was as good - or better than - promised. Great views to the North and East from the roof top deck. Being an older wooden house, we were prepared for at least some noise from the lower floors. Surprisingly, there was little noise in spite of both being occupied. The neighborhood was quiet too. As an upscale area, it doesn't have a lot of bars and consequently it's safe to wander about later at night. While we used taxis frequently, we probably should have investigated using the many Ride/Share programs operating in SF. We loved walking in the City and found most everything charming in some fashion or other. All and all, the third floor unit was nicely decorated, comfortable and well furnished.

**Stayed:** May 2014    **Submitted:** June 2, 2014    **Source:** VRBO

**Recommended for:** Sightseeing, Tourists without a car, Age 55+, Romantic getaway

#### Owner response:

Thank you so much for sharing your experience at the flat. It was a lot of fun working with you and your wife and sharing travel stories and life on the phone and via email. Next time I hope that we can meet in person. Would love to have you back.

Keep enjoying life!

Jennifer

Was this review helpful?



Paramita M.

### Pleasant stay in a calm neighbourhood



We stayed for two weeks on the first floor (European) of the apartment. The host was very responsive in handling my inquiry. She also gave a very detailed and clear direction on how to enter the apartment.

[Feedback](#)

The apartment itself is in a quiet, clean, safe, and hilly neighbourhood. We personally liked the area, but I could imagine some people may want more colourful and lively quarter. Public transport is very accessible. There are two groceries just around the corner.

The photographs give good indication about what the apartment looks like. Everything works well, except the hairdryer, but the host was very helpful in finding the replacement.

The host also refunded the guarantee money promptly.

**Stayed:** August 2013    **Submitted:** March 12, 2014    **Source:** VRBO

**Recommended for:** Tourists without a car

Was this review helpful?  [Yes](#)  [No](#)



gerri  
Vancouver,  
Canada

### Best Nob Hill Property



We had an enjoyable stay in the second floor apartment. It was clean and very spacious. the location was close to the cable cars and in a very nice neighbourhood. It is in a very central to many attractions. The kitchen was well stocked with dishes, etc. We would definitely return but think the apartment with the roof top deck would be great particularly if the weather is good. We noticed a lot of decks in the area. The Nob Hill Cafe is very good both for eat in and take out. Also the Whole Foods is a short cable car away - we stocked up on supplies.

**Stayed:** September 2013    **Submitted:** October 2, 2013    **Source:** VRBO

**Recommended for:** Girls getaway, Tourists without a car, Age 55+

Was this review helpful?  [Yes](#)  [No](#)



kem l.

### Superb.



We loved staying at this Nob Hill property and were thrilled NOT to use a hotel. The location is excellent and removed from immediate tourist surroundings, however convenient to walk any where. Our family of five fit beautifully into the one bedroom. We found the beds extremely comfortable. The kitchen is ideal for everyone's snacks, coffees, teas and left overs. Very comfortable. We rented a car so that we could drive around the Bay area and thoroughly enjoyed having a garage and parking space.

**Stayed:** August 2013    **Submitted:** August 13, 2013    **Source:** VRBO

**Recommended for:** Sightseeing, Families with teenagers

#### Owner response:

Dear Kem,

Thanks so much for your nice review! It was a pleasure to work with you and I appreciate that you appreciate the property. Every year I try to upgrade something, within the next two months we will be landscaping the roof deck (planters are on order) so it should be a garden oasis in the middle of San Francisco. Hope to have you back or up to Lake Tahoe to one of my rentals up there.

All the best,  
Jennifer

[Feedback](#)

Was this review helpful? 4 [Yes](#) 0 [No](#)



flora s.  
Sacramento,  
CA

### French Flat



My granddaughters and i had the best stay ever. I never imagined such a beautiful location would be offered to us. The location was perfect and the owner, Jennifer was delightful to get to know. She was very accessible and helpful and i especially appreciated that she and her apartment is family friendly.

**Stayed:** July 2013 **Submitted:** August 13, 2013 **Source:** VRBO

**Recommended for:** Families with young children, Sightseeing, Girls getaway, Tourists without a car, Age 55+, Families with teenagers

#### Owner response:

Hello Flora,

Thanks so much for your kind words. It was a pleasure to work with you....we have to stay pen pals...you are so funny! Glad you and the girls had a great time. Hope to have you back or up to Tahoe with your family.

All the best,  
Jennifer

Was this review helpful? 1 [Yes](#) 0 [No](#)



Jill  
Maryland

### Truly the best of Nob Hill



We stayed in the top floor flat and it is truly a wonderful unit. The photos are very accurate and the views are amazing. The owner was especially helpful in getting us booked with very short notice. We walked downtown everyday (about 20 min with a stroller), however, we only walked back once, after climbing the steepest hills in SF (California and Taylor St). I would highly recommend this flat for anyone who wants a comfortable stay outside of a hotel.

**Stayed:** August 2012 **Submitted:** August 12, 2012 **Source:** VRBO

**Recommended for:** Families with young children, Girls getaway, Tourists without a car, Romantic getaway, Families with teenagers

Was this review helpful? 3 [Yes](#) 0 [No](#)



B  
NC

### Great flat. Great service. Great time.



I recently brought my family with me on one of my frequent business trips to SF. What a great alternative to a hotel. It was a perfect family friendly ( 2 kids ages 6 & 3 1/2 ) place for us to stay. Books and toys for them + pull out couch. Garage parking in SF to boot--what a great perk. Conveniently located. Beautiful neighborhood. Quiet street. The owner was responsive to any questions we had. Definitely recommend it.

[Feedback](#)

Minor nit--Once you get into the rhythm of sharing the garage door opener with other guests, everything is a breeze.

**Stayed:** May 2012    **Submitted:** June 22, 2012    **Source:** VRBO

**Recommended for:** Families with young children, Sightseeing, Adventure seekers, Age 55+

Was this review helpful? 6 Yes 0 No

Show More Reviews

## Rates

[Currency Conversion](#)

**Rental basis:** Per property

Rental rates quoted in: **USD** ▼

Dates	Nightly	Weekend Night	Weekly	Monthly *	Event
<b>First Floor French Garden Flat</b> Oct 1 - Dec 17, 2015 3 night min stay	\$215		\$1,400	\$5,575	
<b>Holiday, French Garde Flat</b> Dec 18 - Jan 4, 2016 6 night min stay	\$285		\$1,675		
<b>My Standard Rate</b> 3 night min stay	\$215		\$1,495	\$5,750	

\* Approximate Monthly rates, actual rate will depend on the days of the month you stay

### Additional information about rental rates

#### Fees:

Refundable Damage Deposit..... \$300...  
 Taxes..... Not included ..

#### Notes:

2nd floor Bay Window Flat \$215 per night, \$1,550 per week, \$300 security deposit, 14% occupancy tax.

Top floor Two Story View Flat with private Roof Top Deck \$350 per night, \$400 security deposit, 14 % occupancy tax

Parking included with some vehicle restrictions with 2nd and top floor flats. Holiday rates may be higher. Check for rates.

1st pymt-25% rent +sec dep in 2-7. Final pymt 1 month before arrival. Arrival within 1 month full amount due. Wire, personal US\$ ck with time to clear, cash, cashier's check.

We have had problems with credit cards and online bookings/payment. Personal checks with time to clear, wire transfers, bank checks and pay pal with fee. US\$ I am the owner of the property and this is a real property.



Travel with Confidence

[Feedback](#)

Before making a payment always call the owner at the number listed on our website, and never use instant money transfer services such as Western Union and MoneyGram.

### Don't forget your vacation protection! [Get protected now](#)

Adding our Vacation Protection services can make sure your getaway goes smoothly, no matter what. We offer Cancellation Protection, Carefree Rental Guarantee, and Damage Protection so you can truly relax.

Protect your payments in case you need to cancel.

Guarantee the rental meets your expectations.

Ensure you're prepared in case of accidental damage.

## Calendar

Last updated: 11/05/2015

[Previous](#) | [Next](#)

Check availability

December 2015							January 2016							February 2016						
SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA
		1	2	3	4	5						1	2		<del>1</del>	<del>2</del>	<del>3</del>	<del>4</del>	<del>5</del>	<del>6</del>
<del>6</del>	<del>7</del>	<del>8</del>	<del>9</del>	<del>10</del>	<del>11</del>	<del>12</del>	3	4	5	6	7	<del>8</del>	<del>9</del>	<del>7</del>	<del>8</del>	<del>9</del>	<del>10</del>	<del>11</del>	<del>12</del>	<del>13</del>
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20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27
27	28	29	30	31			24	25	26	27	28	29	30	28	29					
							31													

March 2016							April 2016							May 2016						
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27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

23 Available ~~21~~ Unavailable 22 Today 23 Selected dates

## Location

[Feedback](#)

**Nearest Airport** 10 Miles  
San Francisco International

**Nearest Bar/pub** 1 Miles  
Too many to list

**Nearest Ferry** 1 Miles  
Pier 39

**Nearest Golf** 7 Miles

**Nearest Train** 1 Miles  
Bart

**Nearest Motorway** 1 Miles  
101

**Nearest Restaurant** 1 Miles  
Nob Hill Cafe

**Nearest Ski** 150 Miles  
Tahoe

**Nearest Beach** 6 Miles  
Baker Beach

**Car:** Not Necessary

Fitness Center (in Fairmont or Huntington Hotels), Wonderful New Spa and Pool in Huntington Hotel

## Owner info



**Year Purchased:** 1993

**About the owner:** After spending my adult years living on a sheep farmlet in Sebastopol and raising my family and coming often to San Francisco got the travel bug and found an opportunity for change so change happened. Have travelled often to Argentina, a random place where strange things always happen. Enjoy the wonderful, interesting international people who come annually to Argentina to immerse

themselves in the energetic activities, diverse landscape, and for me the tango and Folkdance culture. I have always loved dancing. Now that my children are super responsible adults, it has been possible to pursue dance on a more intense level. Since a bit of college in Spain, living in a Spanish speaking country had been my desire. I was invited in January 2009 to BsAs to help teach Lindy Hop, specifically Balboa, at a Lindy Hop Festival. Went tango dancing one night and got completely hooked during a tanda of Calo, a composer of romantic tangos. A tanda is a group of 3-4 songs with some type of commonality that one dances with one partner. Tango either speaks to you or not, what we dance is not show tango that people usually think of but a more personal and intimate dance connection. It is a pleasure to be able to live a bit of a gypsy lifestyle and travel to cities where I also dance, managing the rentals all day and tango dancing all night, literally. Sleep sometimes suffers. The past two years though, must say, have spent more time in California, have computer will travel. Love to cook so every rental kitchen is fully equipped. Hiking, skiing, decorating, design work and music are also my passions. Read a lot more before tango but still find time for at least a book a month. Suggestions are welcome! In order to keep things running smoothly I spend time in each unit to make sure that all is in good repair. Many return guests are now friends which is rewarding.

### Why the Owner Chose Nob Hill:

When looking for this property I wanted something with a view to share with others who come to visit San Francisco. When I found this building I fell in love with the location, central but on a quaint and quiet street, the sound of the cable cars and the

[Feedback](#)

thoughtful design of the spaces. The property has been given historical preservation status by the city of San Francisco being a prime example of typical construction for multi-unit housing around the turn of the century. Each owner has updated it a bit, fortunately, always in keeping with the vintage feel and with an appreciation for the history of the area. It is my belief that I have owned this property longer than any of the previous owners. Have always loved entertaining and this is a way to share my love for San Francisco with others and make sure that they have the optimum housing experience during their visit.

#### The Unique Benefits at this Apartment:

Staying in one of my apartments is much more like living in San Francisco. There is less pressure and hassle than a standard hotel and one gets to know a neighborhood better shopping in the local mini markets and stores. The location is the very best in San Francisco for getting around with or without a car and we are very central to public transportation and walking distance to most tourist destinations. I recommend that you skip the car and just rent for a day or two when you want to explore outside the city. Over the years many rental clients have become good friends and return each year to the same apartment or house. Being the host to these return guests is the most rewarding part of my job. I have also enjoyed hosting many opera singers, artists, nice families that want to have a more homey experience in San Francisco, families where a family member is facing a health challenge and needs a secure homey environment, couples going through fertility treatments, ice skating rink managers in for a season, local San Franciscans displaced due to remodels or repair work on their own homes as well as many of my neighbors parents and family members, rather a second bedroom for the neighborhood. I take the responsibility of my visitors vacation/family time seriously.

#### Contact us

**Speaks:** English, Spanish

#### Guestbook comments from the owner

JIm, Sue and Matthew

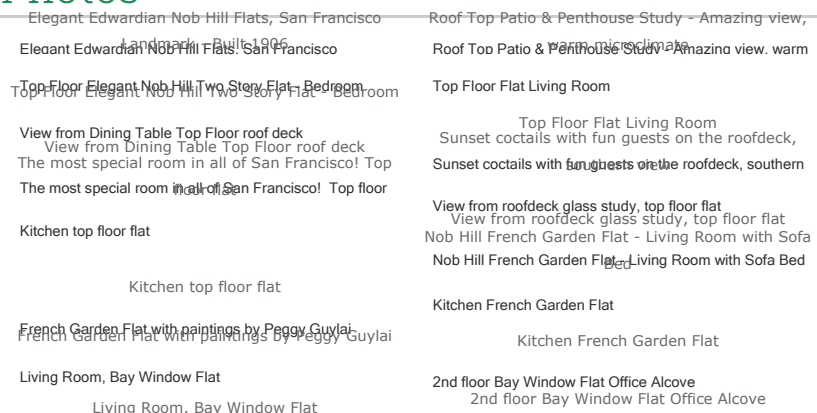
We have stayed in the middle apartment twice now on our summer vacations. It is most wonderful and has greatly enhanced the San Francisco experience. The centralized location, decorations, cost and convenience of parking have all combined to make this our favorite vacation spot. Really want to try the penthouse level on our next trip back.

JIm, Sue and Matthew

1 of 8



## Photos



[Feedback](#)



Kitchen Second floor Bay Window Flat  
Kitchen Second floor Bay Window Flat

Bay Window Flat Bedroom  
Bay Window Flat Bedroom

[Feedback](#) |

**VRBO #9754**

This listing was first published here in 2001.

Date last modified - Sunday, December 13, 2015

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# 40-42-44 PLEASANT STREET

## SAN FRANCISCO, CA 94108



149 GROVDON COURT  
VACAVILLE, CA 95687  
Ph: 415-647-9316

Client:

Project:

### PROPERTY DESCRIPTION

RESIDENTIAL - MIXED, MEDIUM DENSITY

### PROPERTY INFORMATION

APN(S):	0221021
SITE ADDRESS:	40-42-44 PLEASANT STREET SAN FRANCISCO, CA 94108
ZONE:	RH-3
OCCUPANCY:	RESIDENTIAL - MIXED, MEDIUM DENSITY

### DRAWING INDEX

T-1.1	PROPERTY INFORMATION
A-1.0	SITE PLAN
A-1.1	FIRST LEVEL FLOOR PLAN
A-1.2	SECOND LEVEL FLOOR PLAN
A-1.3	THIRD LEVEL FLOOR PLAN
A-1.4	PENTHOUSE LEVEL FLOOR PLAN
A-1.5	GARAGE LEVEL FLOOR PLAN
RF-1.1	ROOF PLAN
ELV-1.1	ELEVATIONS
ELV-1.2	ELEVATIONS
ELV-1.3	ELEVATIONS
ELV-1.4	ELEVATIONS

### VICINITY MAP



### SYMBOL LEGEND

DATUM OR CONTROL POINT	DOOR NUMBER
SECTION	WINDOW MARK
DETAIL REFERENCE	ROOM NUMBER
STRUCTURAL GRID NUMBER OR LETTER	SUPPLY REGISTER
ELEVATION	RETURN REGISTER
REVISION NUMBER	
SHEET NOTE	

Revision:

Rev.#:	Date:
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JS-ETR-RS001

Date

12-27-14

Sheet Number

T-1.1

40-42-44 PLEASANT STREET  
SAN FRANCISCO, CA 94108

Sheet Title:

PROJECT  
INFORMATION



149 GROVDON COURT  
VACAVILLE, CA 95687  
Ph: 415-647-9316

Client: \_\_\_\_\_

Project: \_\_\_\_\_

40-42-44 PLEASANT STREET  
SAN FRANCISCO, CA 94108

Sheet Title: \_\_\_\_\_

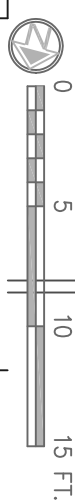
SITE PLAN

Revision: \_\_\_\_\_

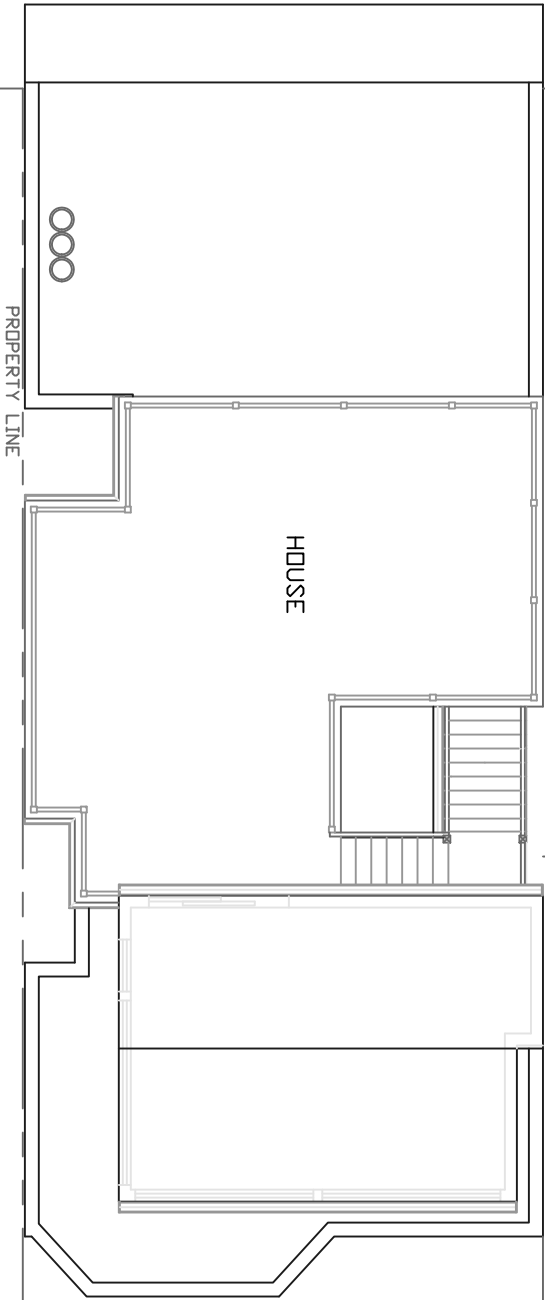
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12-27-14
Sheet Number
_____

A-1.0



PLEASANT STREET



ADJACENT  
PROPERTY

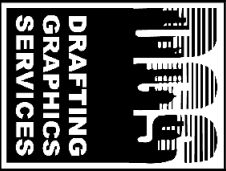
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PROPERTY

ADJACENT  
PROPERTY

ADJACENT  
PROPERTY

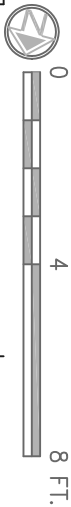
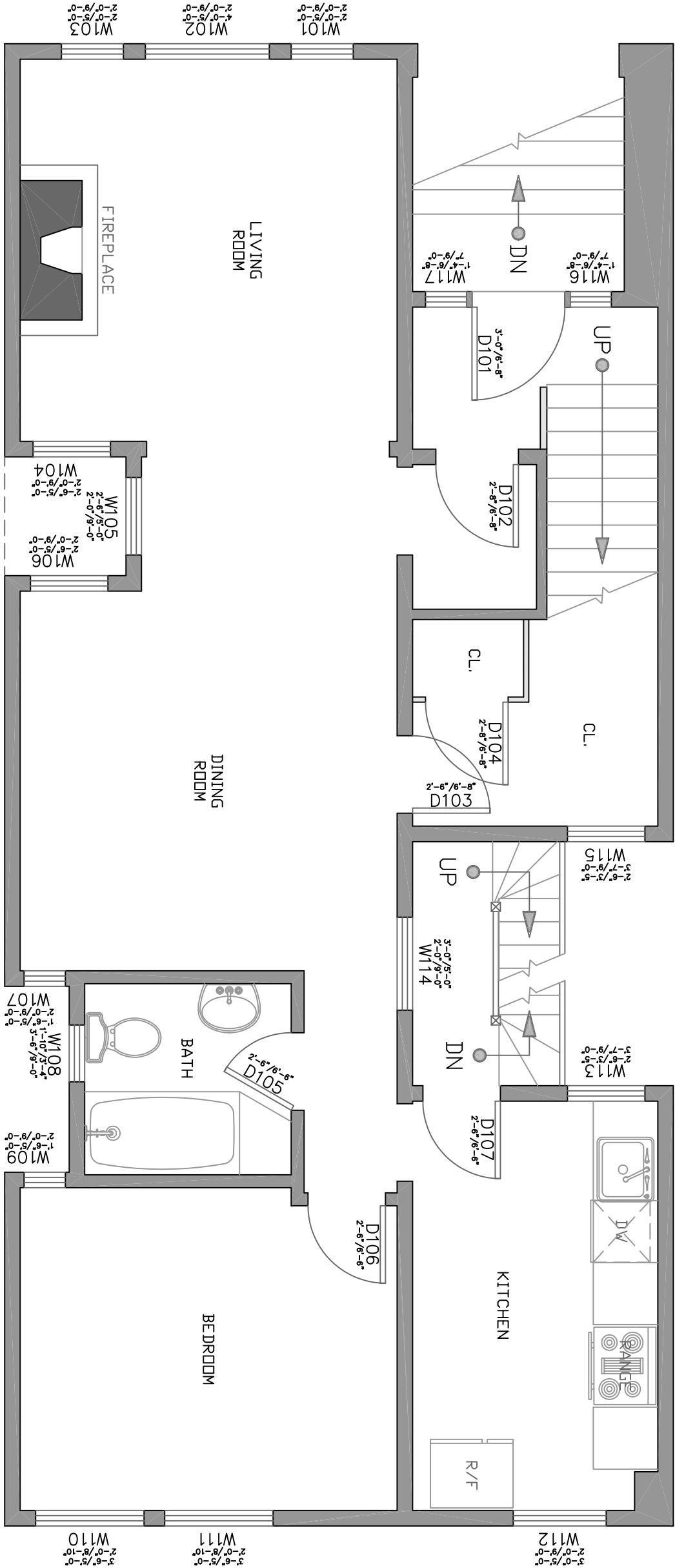
ADJACENT  
PROPERTY

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



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FIRST LEVE SQUARE FOOTAGE:  
APPRDX. 938.61 SQFT.



**1 FIRST LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FIRST LEVEL FLOOR PLAN**

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Sheet Title:

SECOND LEVEL  
FLOOR PLAN

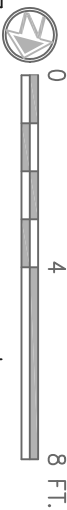
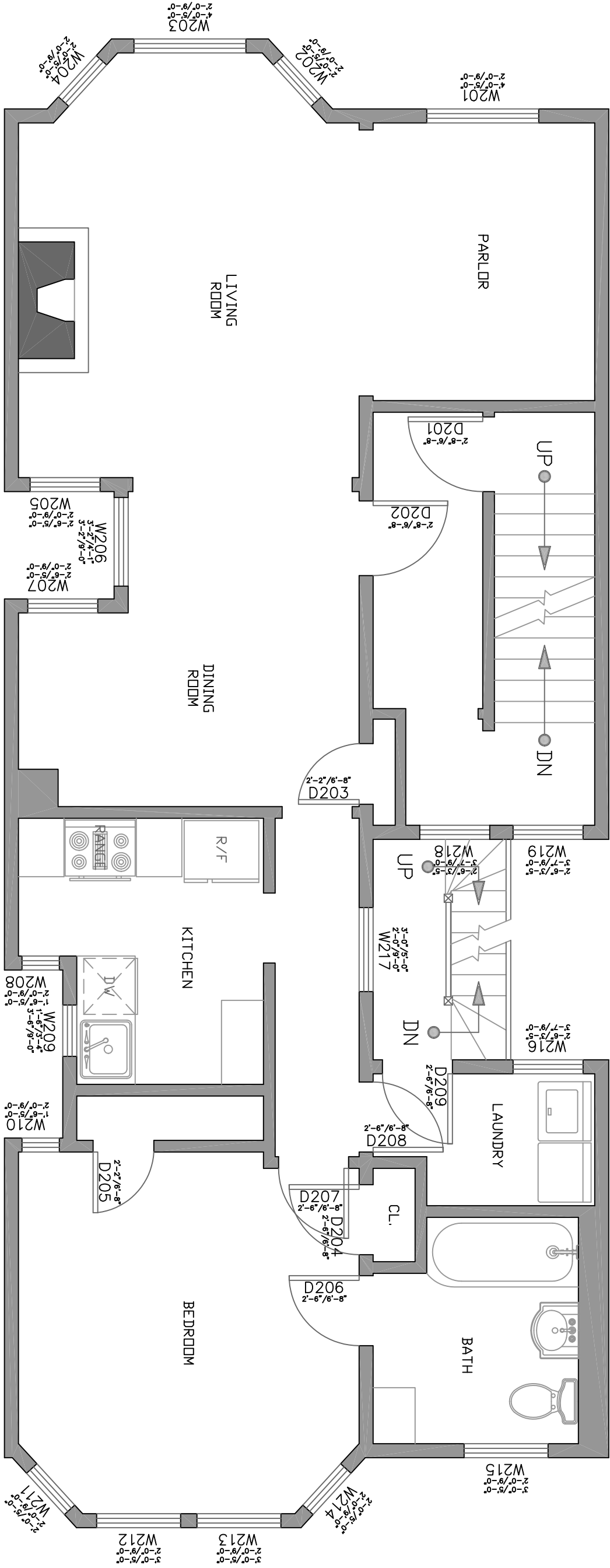
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Rev.#:	Date:
REV. #1	12-27-14

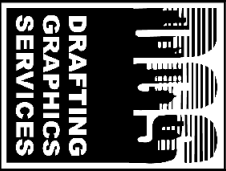
Project Number
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SECOND LEVE SQUARE FOOTAGE:  
APPRDX. 991.33 SQFT.



1 SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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Sheet Title:

THIRD LEVEL FLOOR PLAN

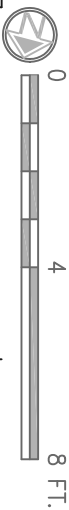
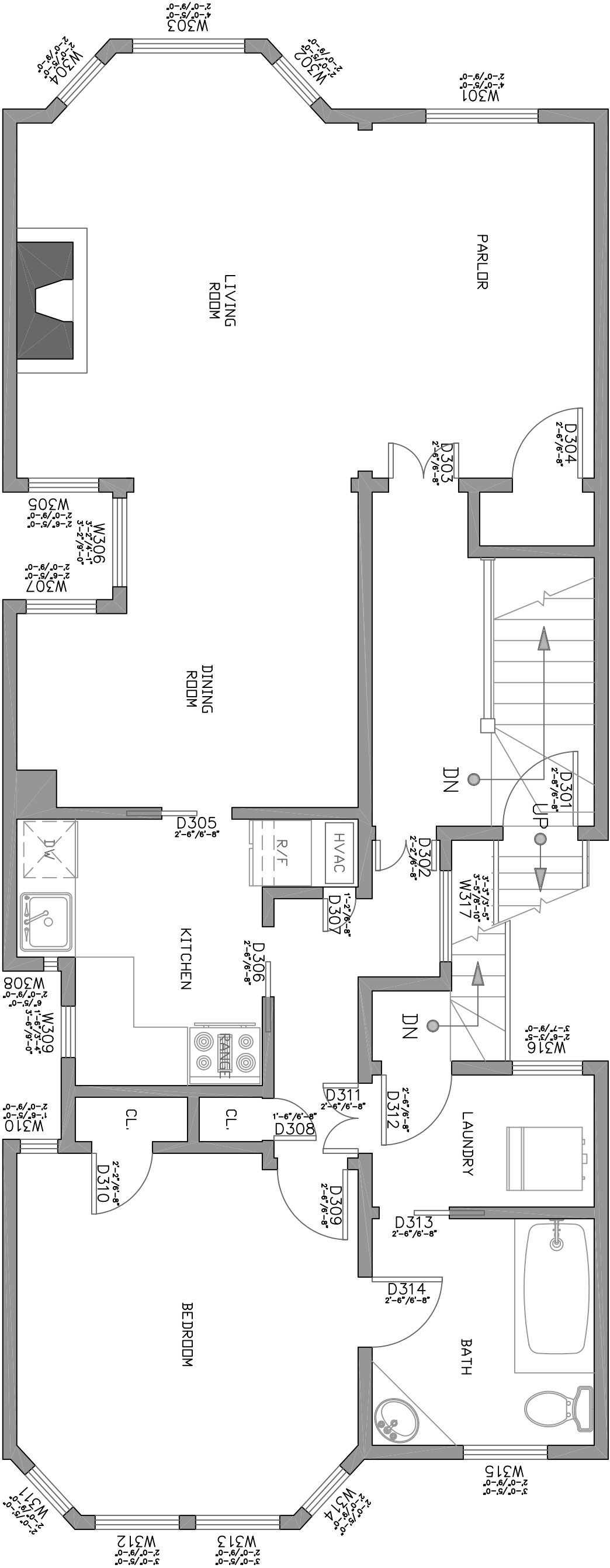
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REV. #1	12-27-14

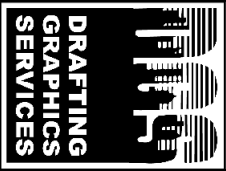
Project Number
JS-ETTR-RES001
Date
12-27-14
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A-1.3

THIRD LEVE SQUARE FOOTAGE:  
APPRDX. 1,013.65 SQFT.



1 THIRD LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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PENTHOUSE FLOOR PLAN

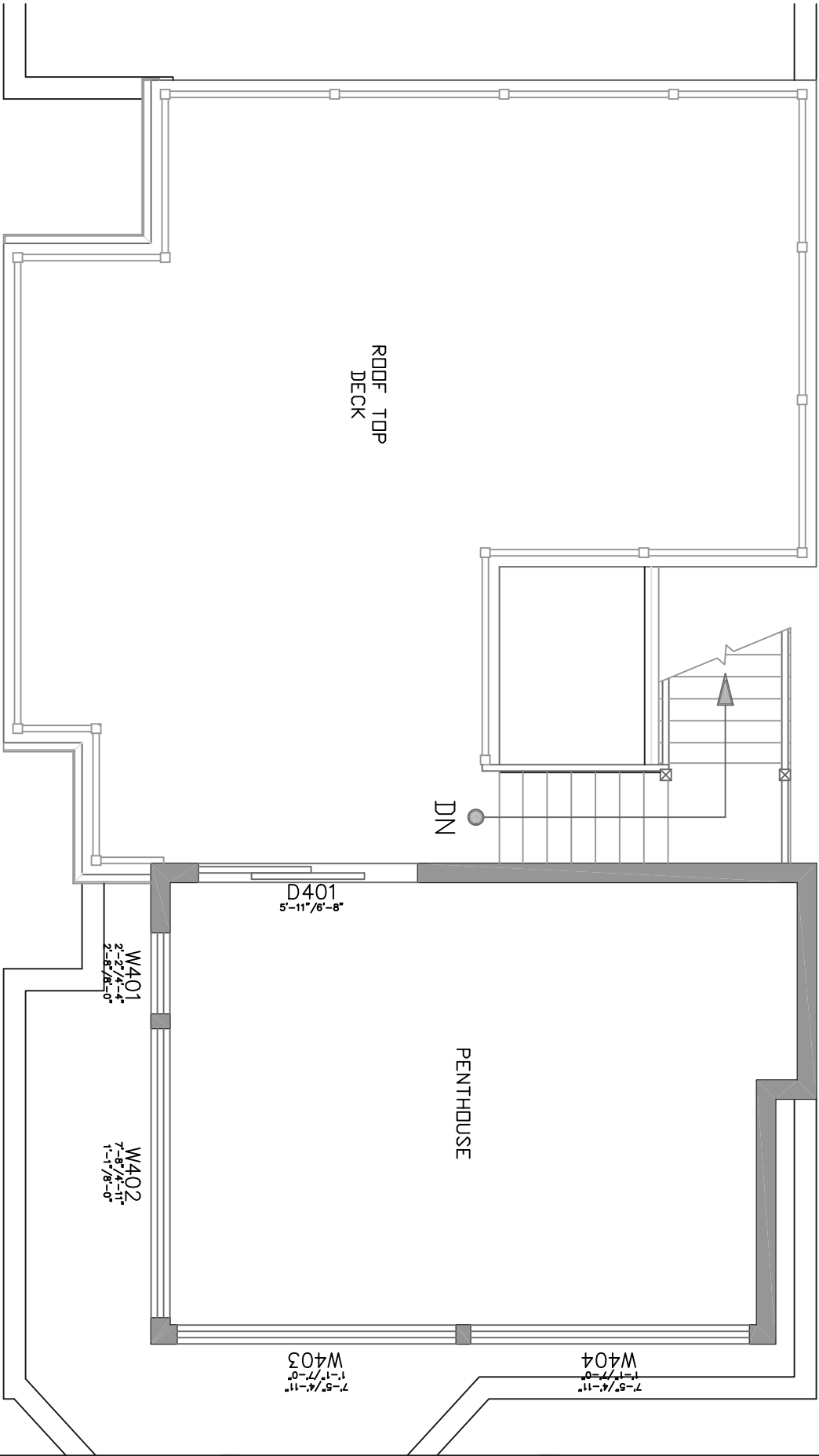
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Rev.#:	Date:
REV. #1	12-27-14

Project Number	JS-ETR-RES001
Date	12-27-14
Sheet Number	

A-1.4

PENTHOUSE LEVE SQUARE FOOTAGE:  
APPROX. 218,21 SQFT.



EXISTING WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL	CEILING
------	-------	--------	------	---------

W101	2'-0"	5'-0"	2'-0"	9'-0"
W102	4'-0"	5'-0"	2'-0"	9'-0"
W103	2'-0"	5'-0"	2'-0"	9'-0"
W104	2'-6"	5'-0"	2'-0"	9'-0"
W105	2'-6"	5'-0"	2'-0"	9'-0"
W106	2'-6"	5'-0"	2'-0"	9'-0"
W107	1'-6"	5'-0"	2'-0"	9'-0"
W108	1'-10"	3'-4"	3'-6"	9'-0"
W109	1'-6"	5'-0"	2'-0"	9'-0"
W110	3'-6"	5'-0"	2'-0"	9'-0"
W111	3'-6"	5'-0"	2'-0"	9'-0"
W112	3'-0"	5'-0"	2'-0"	9'-0"
W113	2'-6"	3'-5"	3'-7"	9'-0"
W114	3'-0"	5'-0"	2'-0"	9'-0"
W115	2'-6"	3'-5"	3'-7"	9'-0"
W116	1'-4"	6'-8"	7"	9'-0"
W117	1'-4"	6'-8"	7"	9'-0"

SECOND LEVEL

MARK	WIDTH	HEIGHT	SILL	CEILING
W201	4'-0"	5'-0"	2'-0"	9'-0"
W202	2'-0"	5'-0"	2'-0"	9'-0"
W203	4'-0"	5'-0"	2'-0"	9'-0"
W204	2'-0"	5'-0"	2'-0"	9'-0"
W205	2'-6"	5'-0"	2'-0"	9'-0"
W206	3'-2"	4'-1"	3'-2"	9'-0"
W207	2'-6"	5'-0"	2'-0"	9'-0"
W208	1'-6"	5'-0"	2'-0"	9'-0"
W209	1'-6"	3'-4"	3'-6"	9'-0"
W210	1'-6"	5'-0"	2'-0"	9'-0"
W211	3'-0"	5'-0"	2'-0"	9'-0"
W212	3'-0"	5'-0"	2'-0"	9'-0"
W213	3'-0"	5'-0"	2'-0"	9'-0"
W214	2'-0"	5'-0"	2'-0"	9'-0"
W215	3'-0"	5'-0"	2'-0"	9'-0"
W216	2'-6"	3'-5"	3'-7"	9'-0"
W217	3'-0"	5'-0"	2'-0"	9'-0"
W218	2'-6"	3'-5"	3'-7"	9'-0"
W219	2'-6"	3'-5"	3'-7"	9'-0"

THIRD LEVEL

MARK	WIDTH	HEIGHT	SILL	CEILING
W301	4'-0"	5'-0"	2'-0"	9'-0"
W302	2'-0"	5'-0"	2'-0"	9'-0"
W303	4'-0"	5'-0"	2'-0"	9'-0"
W304	2'-0"	5'-0"	2'-0"	9'-0"
W305	2'-6"	5'-0"	2'-0"	9'-0"
W306	3'-2"	4'-1"	3'-2"	9'-0"
W307	2'-6"	5'-0"	2'-0"	9'-0"
W308	6"	5'-0"	2'-0"	9'-0"
W309	1'-6"	3'-4"	3'-6"	9'-0"
W310	1'-6"	5'-0"	2'-0"	9'-0"
W311	2'-0"	5'-0"	2'-0"	9'-0"
W312	3'-0"	5'-0"	2'-0"	9'-0"
W313	3'-0"	5'-0"	2'-0"	9'-0"
W314	2'-0"	5'-0"	2'-0"	9'-0"
W315	3'-0"	5'-0"	2'-0"	9'-0"
W316	2'-6"	3'-5"	3'-7"	9'-0"
W317	3'-3"	3'-5"	3'-5"	9'-0"

PENTHOUSE LEVEL

MARK	WIDTH	HEIGHT	SILL	CEILING
W401	2'-2"	4'-4"	2'-8"	8'-0"
W402	7'-8"	4'-11"	1'-1"	8'-0"
W403	7'-5"	4'-11"	1'-1"	7'-0"
W404	7'-5"	4'-11"	1'-1"	7'-0"

GARAGE LEVEL

MARK	WIDTH	HEIGHT	SILL	CEILING
W501	1'-9"	2'-6"	3'-1"	6'-9"

EXISTING DOOR SCHEDULE

MARK	WIDTH	HEIGHT	CEILING	MATERIAL
------	-------	--------	---------	----------

D101	3'-0"	6'-8"	9'-0"	POCKET DOORS
D102	2'-8"	6'-8"	9'-0"	POCKET DOORS
D103	2'-6"	6'-8"	9'-0"	POCKET DOORS
D104	2'-8"	6'-8"	9'-0"	POCKET DOORS
D105	2'-6"	6'-8"	9'-0"	POCKET DOORS
D106	2'-6"	6'-8"	9'-0"	POCKET DOORS
D107	2'-6"	6'-8"	9'-0"	POCKET DOORS

SECOND LEVEL

MARK	WIDTH	HEIGHT	CEILING	MATERIAL
D201	2'-8"	6'-8"	9'-0"	
D202	2'-8"	6'-8"	9'-0"	
D203	2'-2"	6'-8"	9'-0"	
D204	2'-6"	6'-8"	9'-0"	
D205	2'-2"	6'-8"	9'-0"	
D206	2'-6"	6'-8"	9'-0"	
D207	2'-6"	6'-8"	9'-0"	
D208	2'-6"	6'-8"	9'-0"	
D209	2'-6"	6'-8"	9'-0"	

THIRD LEVEL

MARK	WIDTH	HEIGHT	CEILING	MATERIAL
D301	2'-8"	6'-8"	9'-0"	
D302	2'-2"	6'-8"	9'-0"	
D303	2'-6"	6'-8"	9'-0"	
D304	2'-2"	6'-8"	9'-0"	
D305	2'-6"	6'-8"	9'-0"	
D306	2'-6"	6'-8"	9'-0"	
D307	2'-2"	6'-8"	9'-0"	
D308	1'-6"	6'-8"	9'-0"	
D309	2'-6"	6'-8"	9'-0"	
D310	2'-2"	6'-8"	9'-0"	
D311	2'-6"	6'-8"	9'-0"	
D312	2'-6"	6'-8"	9'-0"	
D313	2'-6"	6'-8"	9'-0"	
D314	2'-6"	6'-8"	9'-0"	

PENTHOUSE LEVEL

MARK	WIDTH	HEIGHT	CEILING	MATERIAL
D401	2'-6"	6'-6"	8'-4"	SLIDING DOOR

GARAGE LEVEL

MARK	WIDTH	HEIGHT	CEILING	MATERIAL
D501	10'-6"	6'-3"	4'/6'-9"	GARAGE DOOR
D502	2'-6"	6'-0"	2'/6'-2"	
D503	2'-6"	6'-0"	6'-0"	
D504	2'-6"	5'-5"	5'-6"	

WINDOW/DOOR SCHEDULE

SCALE: N/A

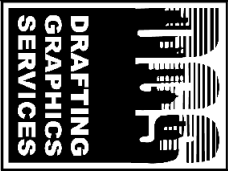


0 4 8 FT.

PENTHOUSE FLOOR PLAN

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





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GARAGE LEVEL  
FLOOR PLAN

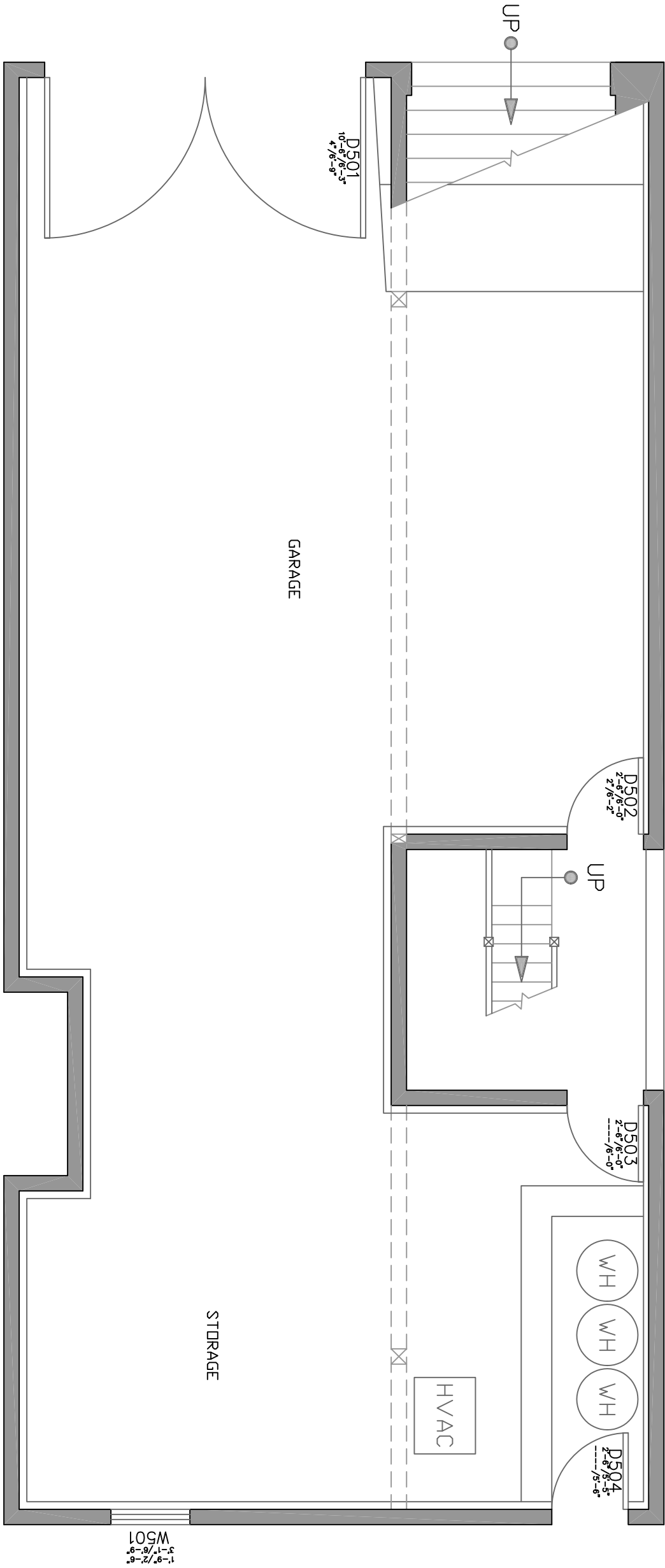
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GARAGE LEVE SQUARE FOOTAGE:  
APPRDX. 953.62 SQFT.



GARAGE

STORAGE

UP

UP

D501  
10'-6"/8'-3"  
4'-6"-9"

D502  
2'-6"/8'-0"  
2'-6"-2"

D503  
2'-6"/8'-0"  
2'-6"-0"

D504  
2'-6"/8'-0"  
2'-6"-8"

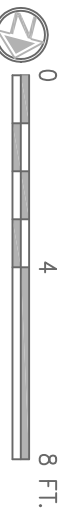
HVAC

W501  
3'-1"-9"/2'-6"  
3'-1"-9"

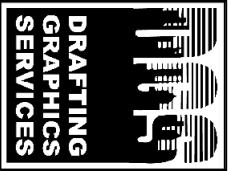
WH

WH

WH



1 GARAGE LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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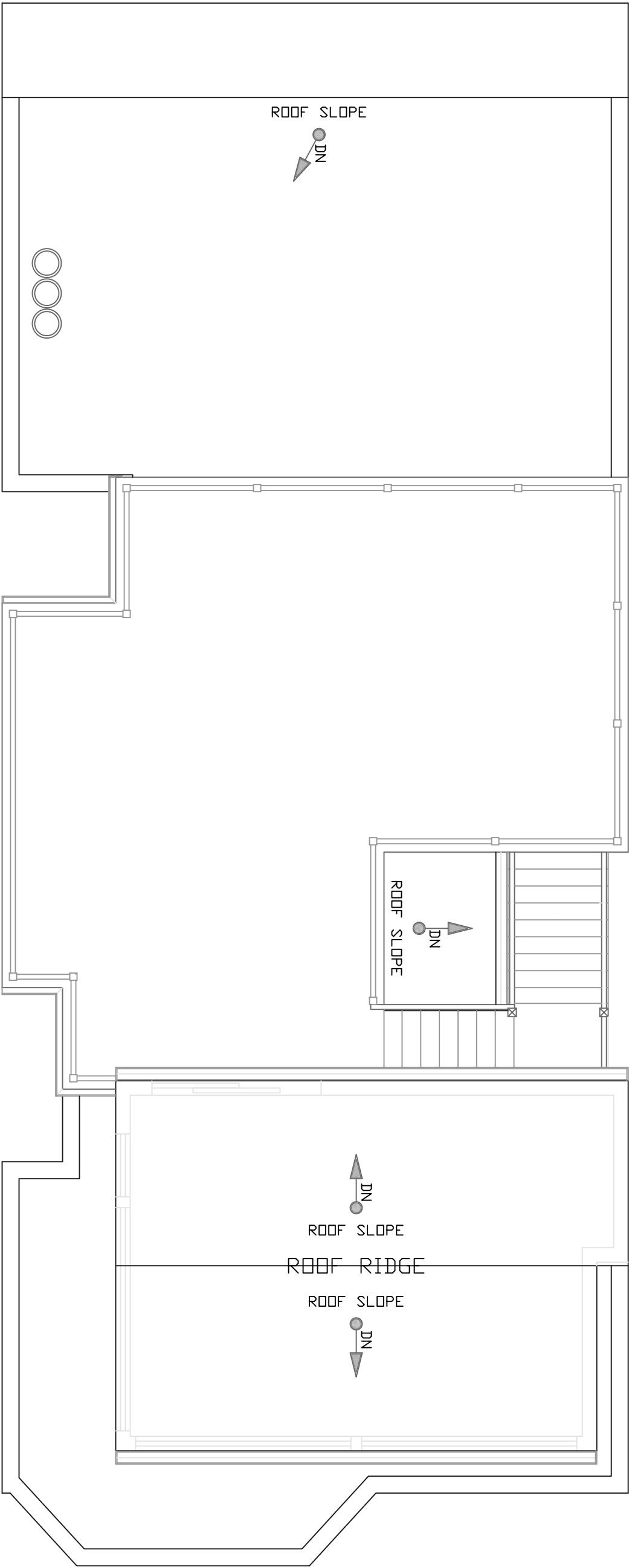
ROOF PLAN

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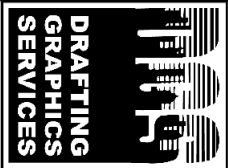
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RF-1.1



**1** ROOF PLAN  
SCALE: 1/4" = 1'-0"





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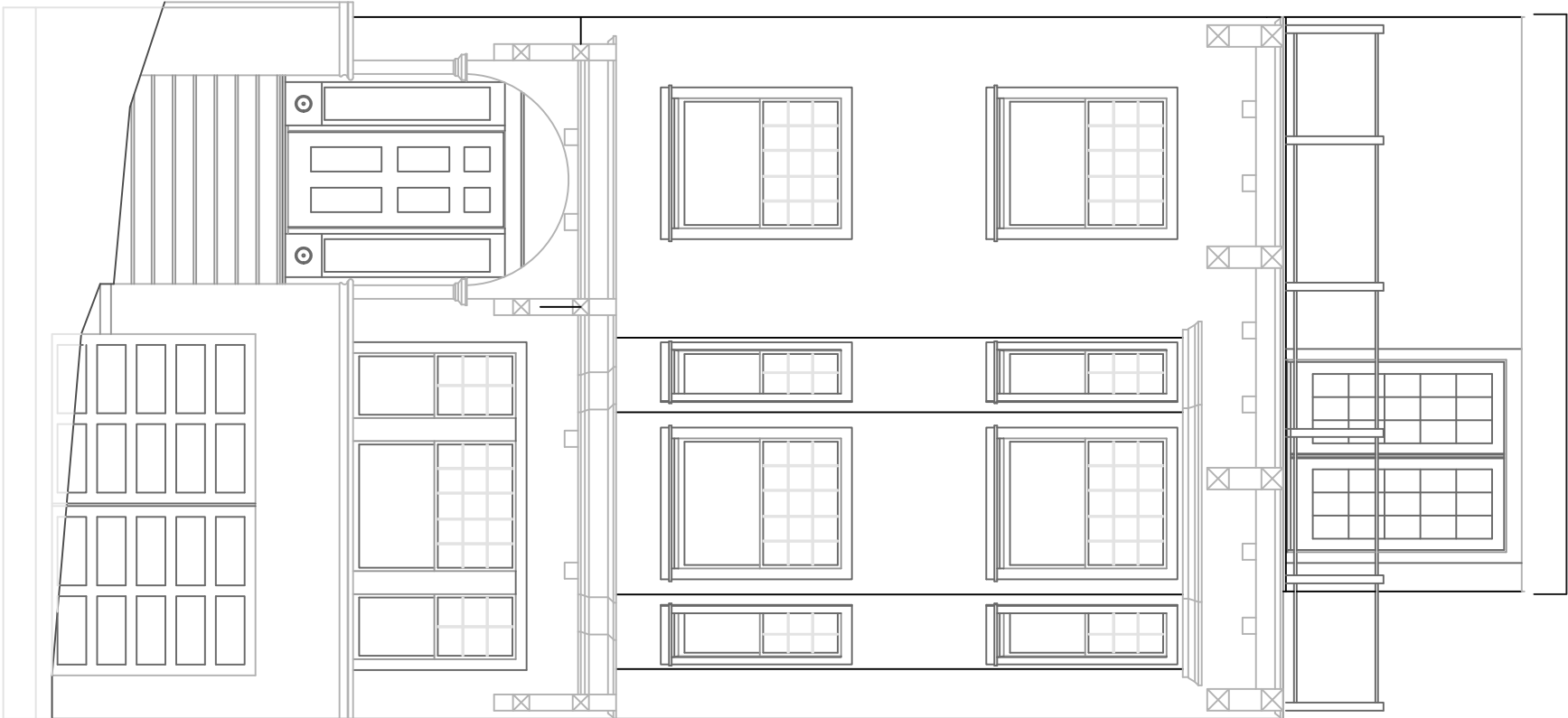
ELEVATIONS

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**1** SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



ELV-1.1



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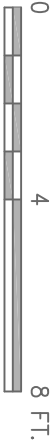
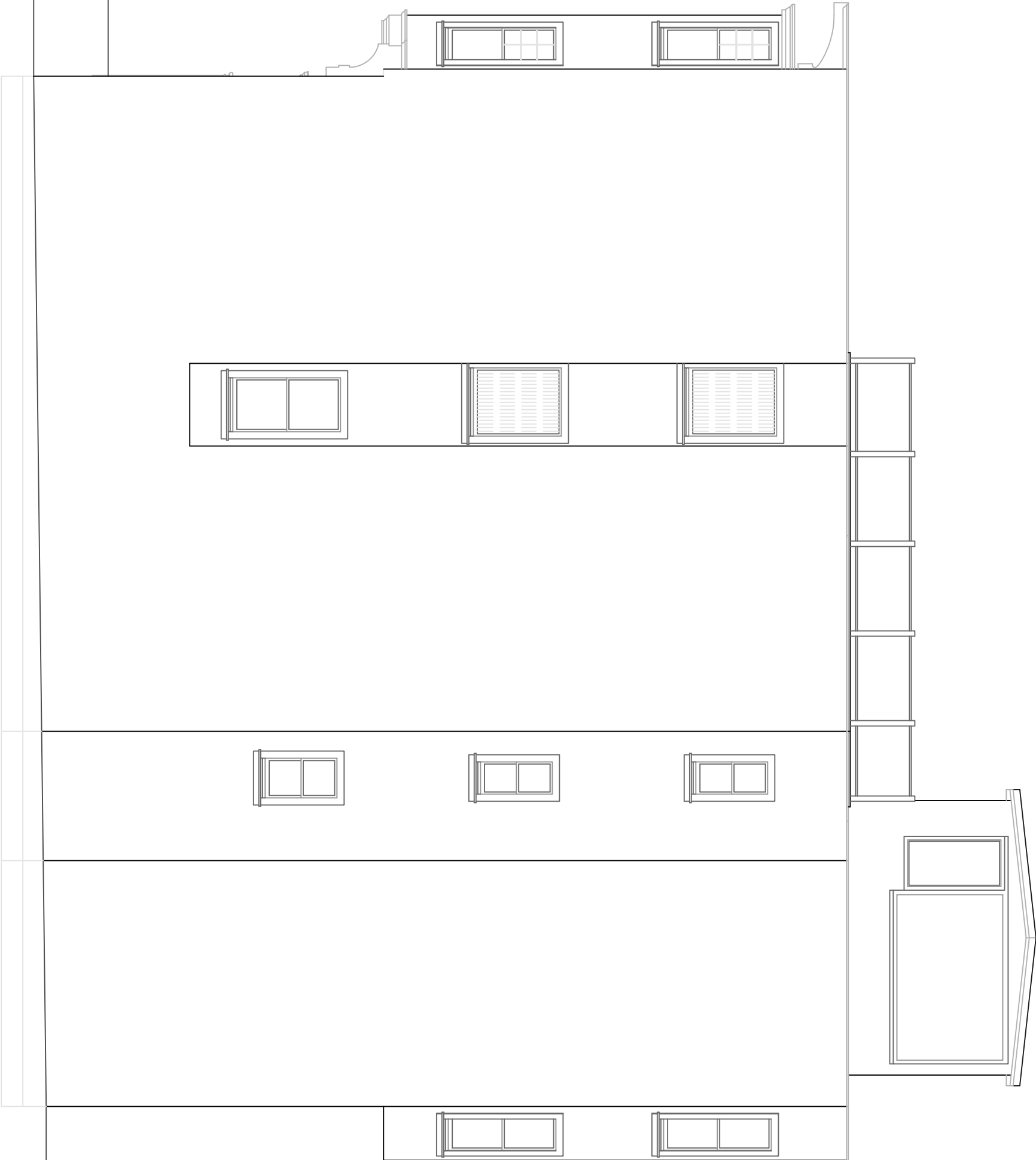
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ELEVATIONS

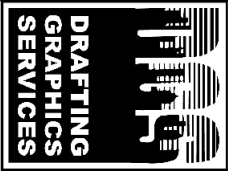
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ELV-1.2



**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



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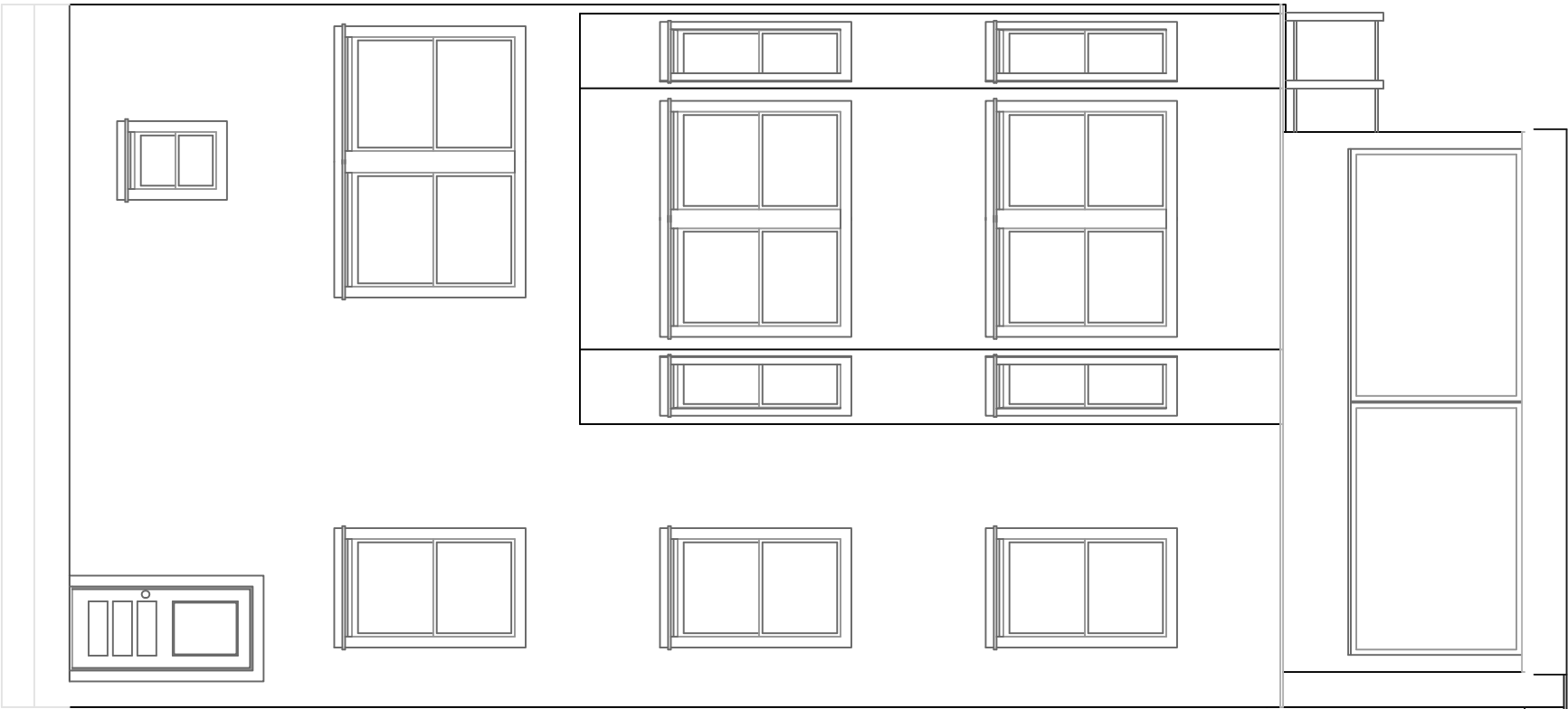
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ELEVATIONS

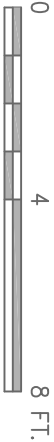
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ELV-1.3



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"





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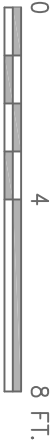
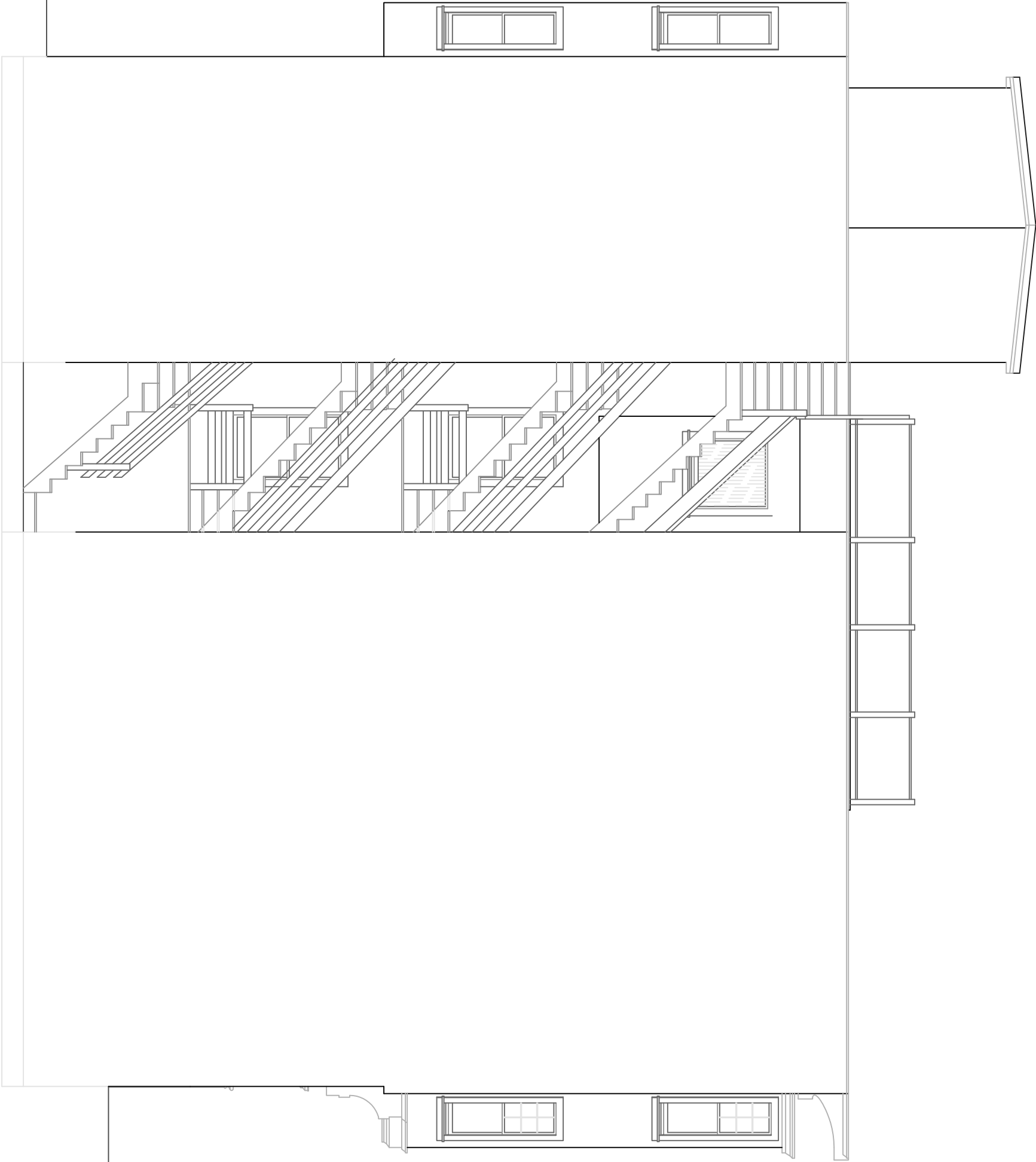
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ELEVATIONS

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ELV-1.4



1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"