



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: SEPTEMBER 24, 2020

Record No.: 2017-009840CUA
Project Address: 859-861 Baker Street
Zoning: RH-3 (Residential, House – Three-Family)
40-X Height & Bulk District
Block/Lot: 1151/001
Project Sponsor: Xie Guan
26 Farview Court
San Francisco, CA 94134
Property Owner: Chu Kam Ping
861 Baker Street
San Francisco, CA 94115
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

Recommendation: Disapproval

Project Description

The Project proposes to remove an unauthorized dwelling unit on the third floor of a three-story building. The building has a residential flat on both the first and second floors. The unauthorized third floor dwelling unit would be merged with the second floor residential flat. The Project also includes the legalization of a second unauthorized dwelling unit at the rear of the lot in a separate structure. This request, along with an associated Building Permit Application, seeks to abate Planning Enforcement Case No. 2019-000406ENF and Department of Building Inspection Complaint Nos. 201766155, 201767571, and 201786691.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to allow the removal of the unauthorized dwelling unit within the RH-3 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach:** The Department has received one comment in opposition to the Project from the current tenant of the unauthorized dwelling unit proposed for removal. The comment noted that the unit is occupied and subject to rent control.
- **Accuracy of Submitted Application:** The application submitted states the kitchen in the unauthorized dwelling unit on the third floor of the front building has already been removed, and that the application is for legalization of the removal. Photos submitted by the current tenant show the kitchen has not been removed.
- **Financial Feasibility of Legalization:** The applicant has not demonstrated that legalizing the third floor unauthorized dwelling unit is infeasible, which would require the cost of legalization to exceed the monetary gain in value of the property as a result of legalization. An independent appraisal determined that the building has a value of \$2,170,000 as a four unit building with the two unauthorized dwelling units legalized. As a three unit building, with only the rear unauthorized dwelling unit legalized and the third floor unit removed, the building would have a value of \$1,520,000. In order for legalization to be infeasible, the cost of such legalization would have to exceed \$650,000. The applicant has stated that the cost to legalize the third floor unauthorized unit is approximately \$180,000. Therefore, the Planning Code deems that the cost to legalize the unit is feasible. The average cost of construction to legalize a dwelling unit was approximately \$65,000 as of December 2018. The applicant has not stated why the cost to legalize the third floor dwelling unit is nearly three times the average.
- **Density Limits.** The subject lot is in an RH-3 Zoning District, which generally permits up to three dwelling units per lot. The subject lot has two existing legal dwelling units. There are two unauthorized dwelling units. One unauthorized dwelling unit may be legalized as a principally permitted dwelling unit under density, or as an Accessory Dwelling Unit. The additional unauthorized dwelling unit may be legalized under Planning Code Section 207.3 (Authorization of Dwelling Units Construction without a Permit in an Existing Building Zoned for Residential Use).

Environmental Review

The Project has not undergone environmental review, as the Department is recommending disapproval of the application. CEQA review is not required to deny a project. Should the Commission wish to approve the Project, environmental review would be required.

Basis for Recommendation

The Department finds that the Project is, on balance, not consistent with the Objectives and Policies of the General Plan. The Project results in the loss of an occupied unit that is subject to rent control. Considering the City's housing needs, the loss of a residential unit subject to tenant protections is not consistent with several objectives and policies of the General Plan, nor is it necessary or desirable for the surrounding neighborhood.

Attachments:

Draft Motion – Conditional Use Authorization
Exhibit B – Plans

Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E - Project Sponsor Submittal
Exhibit F – Appraisal Report



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 24, 2020

Record No.: 2017-009840CUA
Project Address: 859 – 861 BAKER STREET
Zoning: RH-3 (Residential, House – Three-Family)
40-X Height & Bulk District
Block/Lot: 1151/001
Project Sponsor: Xie Guan
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San Francisco, CA 94134
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ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 317 OF THE PLANNING CODE TO ALLOW THE REMOVAL OF AN UNAUTHORIZED DWELLING UNIT VIA RESIDENTIAL MERGER AT THE THIRD FLOOR OF AN EXISTING RESIDENTIAL BUILDING LOCATED AT 859-861 BAKER STREET, LOT 001 WITHIN ASSESSOR'S BLOCK 1151, WITHIN AN RH-3 (RESIDENTIAL, HOUSE – THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.

PREAMBLE

On April 11, 2018, Xie (Bill) Guan of Xie Associates, Inc. (hereinafter "Project Sponsor") filed Application No. 2017-009840CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional use Authorization to remove an unauthorized dwelling unit via residential merger (hereinafter "Project") at 859-861 Baker Street, Block 1151 Lot 001 (hereinafter "Project Site").

On September 24, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-009840CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-009840CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby disapproves the Conditional Use Authorization as requested in Application No. 2017-009840CUA, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project proposes to remove an unauthorized dwelling unit on the third floor of a three-story building. The building has a residential flat on both the first and second floors. The unauthorized third floor dwelling unit would be merged with the second floor residential flat. The Project also includes the legalization of a second unauthorized dwelling unit at the rear of the lot in a separate structure. This request, along with an associated Building Permit Application, seeks to abate Planning Enforcement Case No. 2019-000406ENF and Department of Building Inspection Complaint Nos. 201766155, 201767571, and 201786691.
3. **Site Description and Present Use.** The Project is located on corner lot at the southwest corner of Turk Boulevard and Baker Street. The lot contains two structures. The structure at the front of the lot, at the corner of Turk Boulevard and Baker Street, is a two-family dwelling. Residential flats are located at the first and second floor. The subject unauthorized dwelling unit, proposed for removal, is located on the third floor of the front structure. It is not clear when the unit was created, however the current tenant has communicated to the Department that they have lived in the unit since 2011, while the project application states it has been occupied since 2017. The second structure on the lot is located at the rear, fronting Turk Boulevard. The structure is legally designated for accessory storage space. The structure has been converted to a second unauthorized dwelling unit. This unit is proposed for legalization.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RH-3 Zoning District in the Western Addition neighborhood. The immediate surrounding neighborhood is zoned for similarly low-density residential uses, characterized by three- and four-story buildings that range from one to three dwelling units.
5. **Public Outreach and Comments.** The Department has received one comment in opposition to the Project from the current tenant of the unauthorized dwelling unit proposed for removal. The comment noted that the unit is occupied and subject to rent control.
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. **Removal of Unauthorized Units.** Planning Code Section 317(g)(6) sets forth criteria for the Planning Commission to consider when reviewing applications for the removal of Unauthorized Units.
 1. Whether the Unauthorized Unit is eligible for legalization under Section 207.3 of this Code.

The unauthorized unit is eligible for legalization under Section 207.3 of the Planning Code.
 2. Whether the costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of

legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code.

As of December 2018, the average cost to legalize an unauthorized dwelling unit was \$65,000. The Project Sponsor stated that the cost to legalize the unit is approximately \$180,000. No reason was given as to why the cost to legalize the unit is nearly three times the average.

3. Whether it is financially feasible to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

The Project Sponsor stated that the cost to legalize the unauthorized unit is \$180,000. A licensed property appraiser determined that the value of the property with the unauthorized dwelling unit removed would be \$1,520,000. The appraiser also determined that the value of the property with the unauthorized dwelling unit legalized would be \$2,170,000. With legalization of the unit increasing the value of the property by approximately \$650,000 and costing \$180,000, it is financially feasible to legalize the unauthorized unit.

4. If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.

The property owner has stated, but not demonstrated to the Planning Department, that the cost of legalization would be a financial hardship.

B. Residential Merger. Planning Code Section 317(g)(2) sets forth criteria for the Planning Commission to consider when reviewing applications for Residential Conversion.

1. Whether removal of the unit would eliminate only owner occupied housing, and if so, for how long the unit proposed to be removed has been owner occupied.

The unit is not owner occupied. It is tenant occupied.

2. Whether removal of the unit and the merger with another is intended for owner occupancy.

The merger of unauthorized dwelling unit with the existing second floor dwelling unit is not intended for owner occupancy.

3. Whether removal of the unit will remove an affordable housing unit as defined in Section 401 of the Planning Code or housing subject to the Residential Rent Stabilization and Arbitration Ordinance.

The unauthorized dwelling unit proposed for removal is subject to the Residential Rent Stabilization and Arbitration Ordinance.

4. If removal of the unit removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Residential Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed.

Equivalent replacement housing is not provided for the unauthorized dwelling unit proposed for removal.

5. How recently the unit being removed was occupied by a tenant or tenants.

The Project Sponsor stated that the current tenancy began in 2017. The tenants state they have occupied the dwelling unit since 2011.

6. Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units.

The merged unit is proposed to have five bedrooms. The unauthorized dwelling unit on the third floor and the second floor dwelling unit currently have five bedrooms total.

7. Whether removal of the unit is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Removal of the unit is not necessary to correct design or functional deficiencies.

8. The appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an unauthorized unit.

The merger involves an unauthorized unit.

- 7. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 Project proposes to remove an occupied residential unit that is subject to the Rent Stabilization

and Arbitration Ordinance. The elimination of this unit of housing is neither necessary nor desirable when considering the City's current housing and affordability crisis.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project would not alter the exterior building envelope, and would therefore have no effect on the proposed site, structures in the vicinity, or neighborhood.

- (2) 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;

Removal of the dwelling unit will have no effect on accessibility and traffic patterns for persons and vehicles. One dwelling unit does not have a significant on such traffic. Off-street parking and loading are not required for the project.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed project will not result in any noxious or offensive emissions such as noise, glare, dust, and odor.

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

The proposed project does not require any additional treatments to landscaping, screening, open spaces, parking and 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 Project complies with all relevant requirements and standards of the Planning Code, but is not consistent with the objectives and policies of the General Plan.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The project is not located within a Neighborhood Commercial District.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

OBJECTIVE 3:

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

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

The proposed removal of a residential dwelling unit via merger will not retain existing housing units, nor will it protect the affordability of the existing housing stock. The removal of the subject unauthorized unit would result in a net decrease of one unit to the City's overall housing stock. While legalization of the unit would require that certain scopes of work be performed in order to comply with all relevant City codes, the pathway to legalization is feasible. Required improvements would help ensure long term habitation and safety. Conversely, the proposed project would result in the elimination of a rental unit.

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 complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any neighborhood-serving retail uses.

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

The proposed project would eliminate one existing housing unit that is subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

The Project does not currently possess any existing affordable housing, though the existing unit proposed for removal does have tenant protections under the Residential Rent Stabilization and Arbitration Ordinance.

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

The Project would not increase commuter traffic, and have no effect on MUNI transit service or overburden our streets or neighborhood parking.

- 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, and will not affect industrial or service sector uses or related employment opportunities.

- 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. However, the denial of the Conditional Use Authorization, and subsequent legalization of the existing housing unit, would also result in greater preparedness to protect against injury in that the unit would be required to comply with all relevant City codes, including structural requirements.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will have no impact on existing parks and open spaces.

- 10.** The Project is not consistent with and would not 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 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 Authorization Application No. 2017-009840CUA**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 24, 2020.

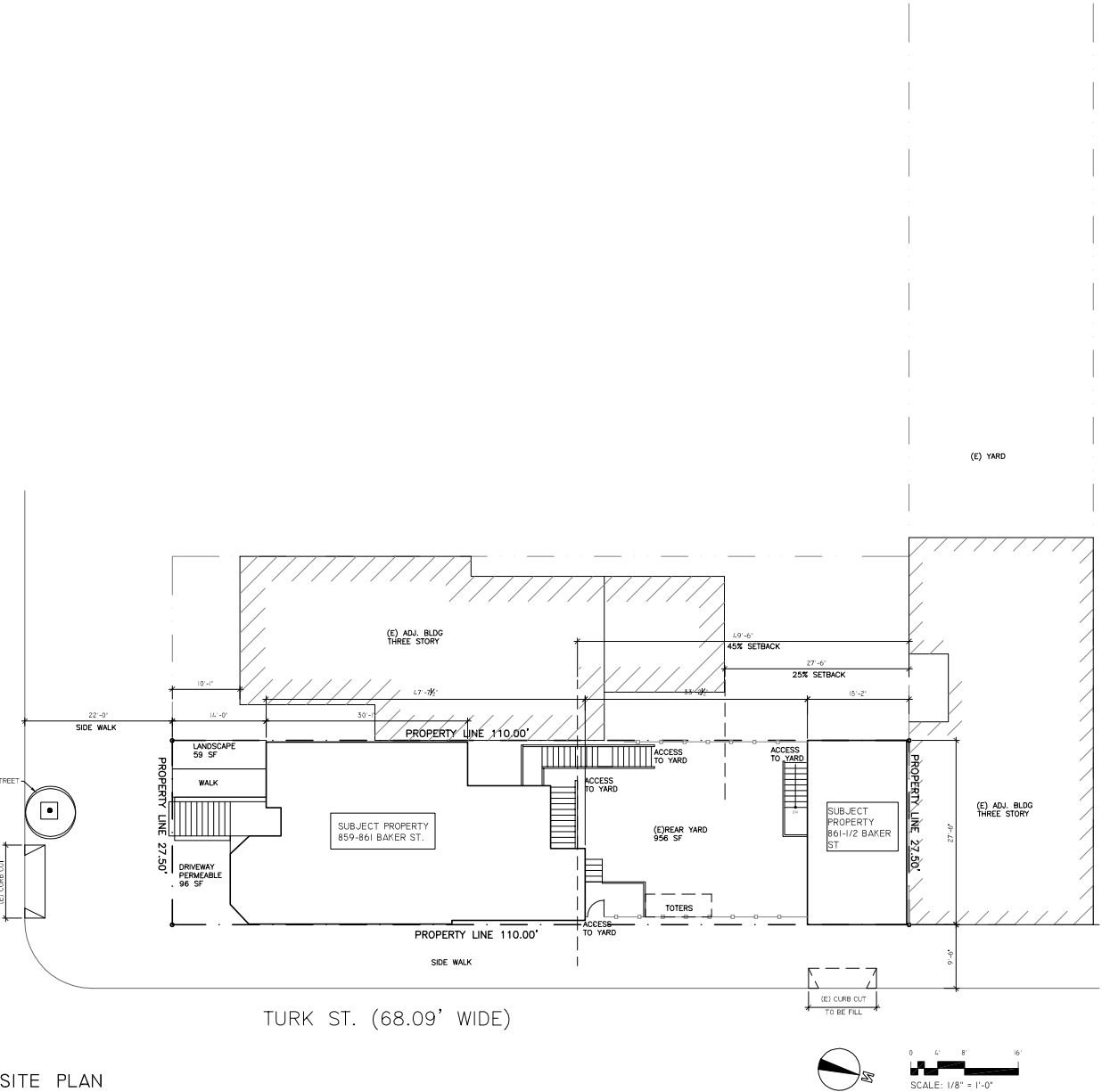
Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 24, 2020



TURK ST. (68.09' WIDE)

SITE PLAN

A1.0

GENERAL NOTES

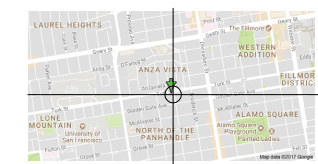
- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN COMPLIANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
CODES USED:
2016 SAN FRANCISCO BUILDING CODE
2016 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE
2016 CALIFORNIA FIRE CODE(CFC)
2016 CALIFORNIA ENERGY CODE(CEC)-2016/ S.F. AMENDMENTS
2016 CALIFORNIA GREENBUILDING CODE W/ S.F. AMENDMENTS
- ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
- ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED IN PLANS SHALL BE BROUGHT TO THE ATTENTION OF RAUP. ANY DISCREPANCY NOT REPORTED TO RAUP WILL ABSOLVE RAUP FROM ANY LIABILITY.
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
- DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS OR DETAILS SHALL TAKE PRECEDENCE OVER SCALES SHOWN. ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.
- THIS IS A STANDARD PERMIT SET DRAWINGS, FINISHES, SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS.
- PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT
- PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR.
- DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
- THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS
- "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.
- CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE MATERIAL EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
- STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT, 24" BOX MIN. SOIL SHALL BE BELOW-GRADE ENOUGH TO BE COMPATIBLE WITH MULTITRUNK TREES, FREE FROM OVERLY-COMPACTED AND GENERALLY CONDUCTIVE TO TREE DEVELOPMENT
- PROPERTY LINE IS FOR REFERENCE ONLY, SHALL VERIFY BY LIC. SURVEYOR

PROPERTY DATA	SCOPE OF WORK
<ul style="list-style-type: none"> OWNER: CHU KAM PING ADDRESS: 859-861 BAKER ST SAN FRANCISCO, CA 94115 BLOCK/LOT: 1151.001 ZONING: RH-3 YEAR BUILT: 1906 OCCUPANCY GROUP: R3-U CONSTRUCTION TYPE: V-8 NUMBER OF UNITS: 2 LOT AREA: 3,026 SF EXISTING FLOOR AREA: 1,535 SF EXISTING PARKING SPACE: 1 SPACE PROPOSED BICYCLE PARKING SPACE: 3 SPACE PROPOSED OPEN SPACE: 856 SF REQUIRED OPEN SPACE: 303 SF PROPOSED UNIT: 3 REQUIRED FROM SETBACK AREA: 275 SF PLANTER AREA, 20%: 59 SF=568F (20%) PERMEABLE AREA, 50%: 155 SF=1168F (50%) 	<p>REMODEL INCLUDING DEMOLITION AND CONSTRUCTION COMPLY TO NOV: 2003.432.04, 2017.661.55 & 2017.675.71 & 2017.866.91</p> <p>-REMOVE NOT PERMIT KITCHEN FROM THIRD FLOOR @ 861 BAKER ST.</p> <p>-ADD NEW UNIT AT THE REAR BUILDING</p>

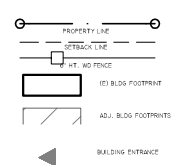
SHEET INDEX

- A1.0 SITE PLAN NOTES
- A1.1 NOTES
- A2.0 EXISTING FLOOR PLANS
- A2.1 EXISTING FLR PLANS
- A2.1 EXISTING FLR PLANS
- A3.0 ELEVATIONS

LOCATION MAP (NTS)



LEGEND



PROJECT:
RESIDENTIAL REMODEL

FOR
CHU KAM PING

XIE ASSOCIATES, INC
1475 Broadway, Suite 100
San Francisco, CA 94103
Tel: 415 863-0307
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Email: xie@xieassociates.com

859-861 BAKER ST
SAN FRANCISCO, CALIFORNIA

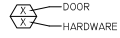


SITE PLAN & NOTES

A1.0

DOOR SCHEDULE

1	2'-10" X 6'-8" HOLLOW WD. PANEL DR.
2	3'-0" X 6'-8" 60 MINUTES FIRE RATED DOOR, SELF-CLOSER AND LATCHING
3	3'-0" X 6'-8" 90 MINUTES FIRE RATED DOOR, SELF-CLOSER AND LATCHING
4	5'-0 1/4" X 6'-8" GLASS SLIDING DOOR, TEMPERED GLASS
5	3'-0" X 6'-8" GLASS DOOR, TEMPERED GLASS
6	2'-10" X 6'-8" LOUVER DOOR WITH 100 SQUARE INCH OPENING, MIN.
E	EXISTING DOORS
F	3'-0" X 6'-8" 45 MINUTES FIRE RATED DOOR, SELF-CLOSER AND LATCHING



DOOR HARDWARE

GROUP 1	1 PRIVACY LOCKSET WITH APPROVED LEVERS 3 HINGES 4 X 4 1 DOOR STOP
GROUP 2	1 KEY ENTRY LOCKSET WITH APPROVED LEVERS 3 HINGES 4 X 4 1 DOOR STOP, ALUM THRESHOLD
GROUP 3	1 PASSAGE LOCKSET WITH APPROVED LEVERS
E	EXISTING DOOR TO REMAIN

KITCHEN ELECTRICAL NOTES

1. PROVIDE A MIN. TWO-20AMP SMALL BRANCH CIRCUITS TO SERVE COUNTERTOP OUTLETS IN KITCHEN
2. ALL KITCHEN LIGHT FIXTURES SHALL BE HIGH EFFICACY
3. SPECIFY RECEPTACLE OUTLETS AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", LOCATED SO THAT NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24" FROM A RECEPTACLE PER CA (CEC) ART. 210-52(C)
4. SPECIFY AT LEAST ON RECEPTACLE OUTLET AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND SHORT DIMENSION OF 12" OR GREATER PER CEC ART. 210-52(C)(2.5)
5. SPECIFY ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED

WALL MOUNTED WATER TANK NOTE

PROVIDE WALL MOUNTED WATER HEATER. PROVIDE 1 INCH INSULATION ON FIRST 3 FOOT LENGTH OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOLLOWING THE MIN. REQUIREMENT BELOW:

1. A 120 V ELECTRICAL RECEPTACLE THAT IS WITHIN 3' FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS
2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE B/W THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
3. A CONDENSATE DRAIN THAT IS NO MORE THAN 2' HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE
4. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 20,000 BTU/HR

ELECTRICAL NOTES

1. THERE IS NO KNOWN TLE WIRING IS PRESENT IN THE PROJECT
2. ALL WIRING SHALL BE COPPER
3. ALL NEW ELECTRICAL OUTLETS SHALL BE TAPPER RESISTANT RECEPTABLES
4. ALL NEW ELECTRICAL OUTLET, LIGHTING, HARD WIRE SMOKE DETECTOR SHALL BE AFCI PROTECTED IN ALL ROOMS, EXCEPT LAUNDRY ROOM, KITCHEN, BATHROOM, GARAGE AND STORAGE
5. GFCI TAPPER RESISTANT AT ALL RECEPTABLES IN GARAGE
6. GARAGE, LAUNDRY ROOM AND UTILITY ROOM SHALL BE HIGH EFFICACY (LED OR FLUORESCENT) AND CONTROL BY SENSOR VACTRY
6. METER AND PANEL SHALL BE SCREENED FROM PUBLIC VIEW BY AN ENCLOSURE UNLESS ALREADY COMPLY
7. MAIN SERVICE DISCONNECTING MEANS AND METER SHALL BE LOCATED TO A READILY ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING
8. GFCI PROTECTION SHALL BE PROVIDE FOR ALL RECEPTACLE OUTLETS INSTALLED IN THE GARAGE, TYP
9. SPECIFY ALL RECESSED LIGHTING FIXTURE INSTALLED IN INSULATED CEILING SHALL BE INSULATION COVER AND AIR TIGHT RATED AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE GYP BOARD WITH GASKET OR CALULCONE 150X132 AND FIRE RATED
10. ALL 120-VOLT, IS-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAPPER-RESISTANCE RECEPTABLES PER CEC 406.11
11. PROVIDE A SEPARATE SWITCH FOR THE BATHROOM FAN

MECHANICAL AND PLUMBING NOTES

1. ALL HEAT DUCTS SHALL WRAP WITH R-6 INSULATION WHEN EXPOSED TO UNCONDITIONED SPACES
2. ALL DUCT WORKS NEED TO BE 26 GAUGE MIN. IN GARAGE AND WRAP WITH R-6 INSULATION MIN. AND 26 GAUGE
3. REROUTE HEAT DUCTING TO (E) WALL MOUNTED REGISTER
4. PLASTIC PLUMBING PIPE SHALL BE NOT USED FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM
5. ALL JOINTS, PENETRATION AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCE OF AIR LEAKAGE SHALL BE CALK, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION
6. DUCTS AND PLUMB SHALL BE SEALED WITH PASTIC GLE AND PASTIC PLUS PESH TAPE
7. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CHC CHAPTER 7
8. DOMESTIC WASTE WOOD VENTS SHALL MEET THE REQUIREMENT OF CHC 502.2 AND COMPLY WITH CHC TABLE 503.7
9. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CHC 506.1
10. MAINTAIN RETED SEPARATION BETWEEN DWELLING UNITS PER CHC 420.05. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CHC 716.6 & 717.6.

GENERAL DEMO NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW INTENT OF DEMOLITION OF INTERIOR ELEMENTS AS INDICATED EXCEPT FOR THOSE ELEMENTS SHOWN TO REMAIN, INCLUDING BUT NOT LIMITED TO STRUCTURAL ELEMENTS, FLOOR BEAMS, COLUMNS, SHEAR WALL & STAIRS. SEE STRUCTURAL DWGS.
2. DEMO SHOWN IS FOR "SOFT" DEMO ONLY. GC WILL NEED TO PROVIDE ADDITIONAL DEMO ASSOCIATED W/ FINAL CONSTRUCTION AS IT RELATES TO WINDOWS, DOORS, STAIRS, ELECTRICAL, A MECHANICAL EQUIPMENT. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES W/ ANY ISSUES AS THEY RELATE TO THESE DEMO PLANS.
3. REMOVE ALL ABANDONED WALL & FLOOR OUTLETS, MECHANICAL DUCTS & SIFFT, POWER STRIPS.
4. REMOVE ALL ABANDONED UTILITY RISERS EXPOSED DURING DEMO.
5. COORDINATE W/ OWNER
6. PATCH & REPAIR ALL DEMO SCARS
7. REMOVE (E) WALL COVERING TO EXPOSE STUDS ON WALLS AS REQUIRED TO RECEIVE NEW WORK FOR PLUMBING, ELECTRICAL, INSULATION AND STRUCTURAL. REFER TO CONSTRUCTION DRAWINGS
8. REMOVE ALL WATER DAMAGED (E) WALL PLASTER, TYP
9. EXISTING STRUCTURAL COLUMN AND BEAM TO REMAIN, AND PROTECT DURING CONSTRUCTION TYP
10. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE (E) STRUCTURE. PROTECT (E) FOUNDATIONS & SUPPORTING STRUCTURAL MEMBERS. PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.

GENERAL NOTES CONTIN.

1. ALL THE WEATHER EXPOSED BOLTS OR NAILS SHALL BE GALVANIZED
2. ALL EXPOSED WOOD MEMBERS SHALL BE RED WOOD OR PRESURE TREATED
3. PROVIDE ALL LIVING SPACE SHALL HAVE 4'-0" MIN. CLR CEILING HEIGHT AND EVEN & FLAT FLOOR SURFACE
4. SHEETROCK FINISH: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND SHALL BE IMMEDIATELY WIRED WITH JOINT TAPE LEAVING A THIN COAT OF JOINT COMPOUND OVER ALL JOINTS AND INTERIOR ANGLES. TWO SEPARATE COATS OF JOINT COMPOUND SHALL BE APPLIED OVER ALL JOINTS AND ONE SEPARATE COAT OF JOINTS COMPOUND SHALL BE APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIN COAT OF JOINT COMPOUND TROWEL APPLIED, OR A PASTERAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLIED TO THE ENTIRE SURFACE. THE SURFACE SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. PREPARED SURFACE SHALL BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINISH PAINT
5. THE CONTRACTOR SHALL PROVIDE BACKING PLATES FOR ALL CASEWORK, COUNTERS, FIXTURES, AND SPECIAL EQUIPMENT (I.D.). VERIFY FINISHING HEIGHTS OF BACKING PLATES W/ MANUFACTURER SPECIFICATIONS PRIOR TO INSTALLATION.
7. ALL WORK ARE NEW U.O.N. OR SHOWN TO BE EXISTING.
8. ALL OPENINGS, VOIDS, AND PARTIALLY DEMOLISHED WALLS RESULTING FROM THE CONTRACTORS WORK SHALL BE PATCHED AND SEALED TO MAINTAIN FIRE RATINGS IN WALLS, FLOOR, AND CEILINGS.
9. REFER TO BUILDING ELEVATION FOR WINDOW HEIGHT
10. WINDOW OPENING WIDTHS AND HEIGHTS SHOWN HERE CORRESPOND WITH NOMINAL OPENING WIDTHS SHOWN ON FLOOR PLAN. REVIEW WINDOW JAMB DETAILS TO DETERMINE ROUGH OPENINGS. MEASURE AS-BUILT OPENINGS PRIOR TO FABRICATION OF UNITS
11. GLAZING GREATER THAN 9' 0" SQ. FT. IN AREA W/ BOTTOM EDGE LESS THAN 18" ABOVE FINISH FLOOR & HORIZONTALLY WITHIN 50" OF A WALKING SURFACE SHALL BE SAFETY GLAZED (TEMPERED GLASS)
13. ALL DIMENSIONS ARE FROM FINISH-FACE TO FACE-U.O.N.
14. WHERE INDICATED ON PLANS, ALIGN NEW WALLS WITH THE FACE OF EXISTING WALLS AND FURRING FOR A FLUSH CONDITION
15. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL AS SHOWN OR SHALL BE LOCATED 4" FROM JAMB
17. PROVIDE "BOSTIK" HYDROFLOT ULTRASET WATERPROOFING MEMBRANE, TROWEL APPLICATION WITH TWO STEP PROCESS "ST STEP" AS A CONTINUOUS WATERPROOF MEMBRANE AND "SD STEP" AS A SETTING ADHESIVE FOR CERAMIC TILE AT TOILET ROOMS AND SHEET VINYL IN LAUNDRY ROOM
22. INSTALL ALL MATERIAL PER MANUFACTURERS SPEC.
23. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, IS-AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE SPEC-FALT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 20.1(2)
24. ALL 120-VOLT, IS-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAPPER-RESISTANCE RECEPTABLES PER CEC 406.11
25. WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN EXTERIOR WALLS THE WALL SHALL BE CONSTRUCTED WITH THE FOLLOWING REVISIONS: 1. 2x6 STUDS ON PAR PLATE 2. ONLY LAYER OF R-9 INSULATION FITTED BETWEEN THE STUDS WHERE FINISH OCCURS
26. PROVIDE A SEPARATE SWITCH FOR THE BATHROOM FAN
27. ALIGN NEW FLOOR WITH (E) FLOOR, TYP
28. ALL HEAT DUCTS SHALL WRAP WITH R-6 INSULATION WHEN EXPOSED TO UNCONDITIONED SPACES
29. PROVIDE CARBON MONOXIDE ALARMS @ EACH FLOOR, PROVIDE BATTERY OPERATED SMOKE DETECTORS, INSIDE EACH BEDROOM AND HALL LEADING TO THE SLEEPING BEDROOMS
30. PROVIDE SMOKE DETECTOR ALARMS. PROVIDE HARDWIRED SMOKE DETECTORS TO HAVE BATTERY BACKUP INSIDE EACH BEDROOM AND HALL LEADING TO THE SLEEPING BEDROOMS. HARDWIRED & INTERCONNECTED
31. PROVIDE A (S) CLR. ON EACH SIDE HEADRUE FROM CENTER LINE OF WATER CLOSET AND A FIN. 24" CLR. IN FRONT OF THE WC. SEE 43.0(1)

LEDGEND

	EXISTING WALL TO REMAIN		SMOKE DETECTOR, AC
	EXISTING WALL TO BE DEMO		BUILDING STD. WALL MOUNTED DUPLEX ELEC. OUTLETS MTD. 14" AFF, OR 4" ABOVE CTR
	(E) WALL W/ R-6 INSULATION		LIGHT SWITCH AT 44\"/>
	INTERIOR WALL - SEE 43.0		THREE WAY W/ R WATER PROOF OCS; OCCUPANT SENSOR
	INTERIOR WALL - HWR RATED		OUTLET W/ GROUND FAULT INTERRUPTER
	EXTERIOR WALL - HWR RATED		DATA/TELE OUTLET, 16" AFF
	EXISTING DOOR TO REMAIN		HIGH EFFICACY CEILING RECESSED LIGHT FIXTURE
	NEW W/ PANEL DOOR TO BE INSTALLED		WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE W/ MOTION SENSOR
	EXISTING WINDOW TO REMAIN		CEILING MOUNTED HIGH EFFICACY LIGHT FIXTURE
	KEY NOTES		CEILING MOUNTED EXHAUST FAN; ENERGY STAR COMPLIANT CONTROLLED BY AN ACCESSIBLE HUMIDISTAT CAPABLE OF ADJUSTMENT B/W A RELATIVE HUMIDITY RANGE BETWEEN 50 AND 80%(RH@54-56)
	DOOR SCHEDULE		CEILING SUSPENDED HIGH EFFICACY LIGHT FIXTURE
	ALIGN		SUPPLY FAN, 30 CFM, INTERCONNECT WITH EXHAUST FAN
			CARBON MONOXIDE ALARMS
			FLOOR OUTLET AND PHONE OUTLET

ABBREVIATIONS

AB	ANCHOR BOLT	MFR	MANUFACTURER
BM	BEAM	MAX	MAXIMUM
BN	BLOCK NAILING	MIN	MINIMUM
BLK	BLOCK OR BLOCKING	MFL	MEVAL
CBG	CALIFORNIA BUILDING	N	NEW
	CODE	NIS	NOT TO SCALE
CLG	CEILING	OR	OUTSIDE FACE
OC	CENTER TO CENTER	OP	OPPOSITE HAND
	ON CENTER	PL	PROPERTY LINE
COL	COLUMN	PSI	POUNDS PER SQ INCH
COMP	CONCRETE	PSF	POUNDS PER SQ FOOT
CONT	CONTINUOUS	PTDF	PRESSURE TREATED
Ø	DIAMETER	FR	DOUGLAS FIR
DF	DOUGLAS FIR	PT	PRESSURE TREATED
(E)	EXISTING	R	REMOVE
EN	EDGE NAILING	REL	RELUCATE
EXT	EXTERIOR	SSD	SEE STRUCTURAL
FN	FIELD NAILING	SBO	SUPPLIED BY OWNER
FPH	FINISH	SW	SHEAR WALL SCHEDULE
FLR	FLOOR	SHG	SHEATHING
FCC	FACE OF CONCRETE	SHI	SHEET
FOS	FACE OF STUD	SHT	SHEET
FTG	FOOTING	SPCS	SPECIFICATIONS
QTP	QTY	S/D	STANDARD
GLB	GLUED PRES-SURE	STL	STEEL
	LAMINATED BEAM	TBD	TO BE DETERMINED
HP	HEAVY FR	THD	THREAD
HOR	HANGER	TOBM	TOP OF BEAM, ETC
HDR	HEADER	T & G	TONGUE & GROOVE
HORIZ	HORIZONTAL	T & B	TOP & BOTTOM
HD	HOLD DOWN	TYP	TYPICAL
HS	HIGH EFFICACY	UBC	UNIFORM BUILDING CODE
ICBO	INTERNATIONAL	UND	UNLESS NOTED OTHERWISE
	CONF. OF BLDG.	UNCL	UNLESS OTHERWISE NOTED
INT	INTERIOR	VERT	VERTICAL
W	WITH		
INT	INTERIOR	W	WITH
JST	JOIST	WVF	WELDED WIRE FABRIC
LS	LAG SCREW		
MB	MACHINE BOLT		

PROJECT:

RESIDENTIAL REMODEL

FOR CHU KAM PING

XIE ENGINEERING, INC.

Registered Design & Planning

901 CRENSHAW NEW MARKET

SAN FRANCISCO, CA 94114

TEL: (415) 855-5047

PH: (415) 856-9192

Email: xie@xieengineering.com

859-861 BAKER ST SAN FRANCISCO, CALIFORNIA

DATE: 07/18/2018

CHECK BY:

DATE: 07/18/2018

PROJECT NO: C-32963

DATE: 07/15/2018

PROJECT: RESIDENTIAL REMODEL

DRAWN BY: XG

CHECK BY:

DATE: 07/18/2018

CHECK BY:

DATE: 07/18/2018

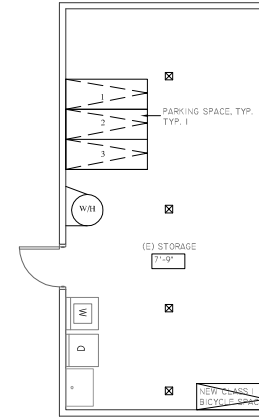
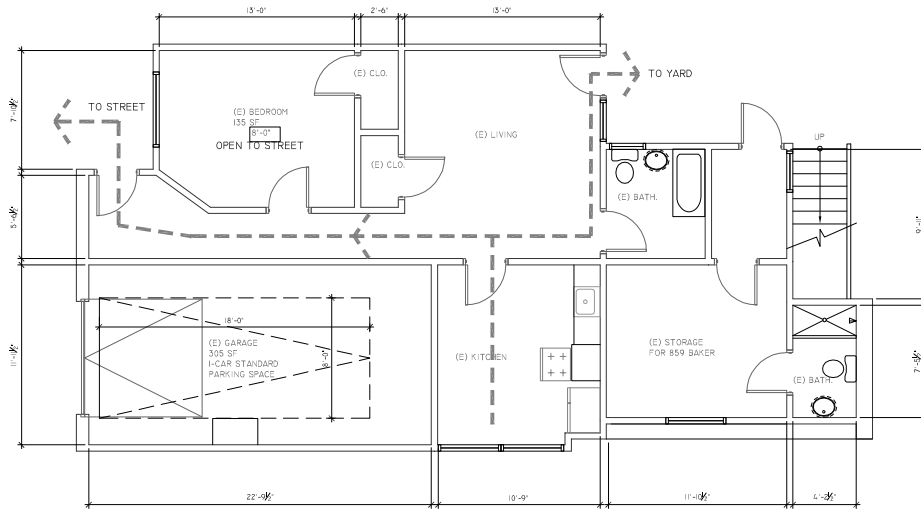
CHECK BY:

DATE: 07/18/2018



NOTES

A1.1



WORK NOTES

◇ REMOVE DOOR/WINDOW AND PATCH WALL AS NECESSARY.

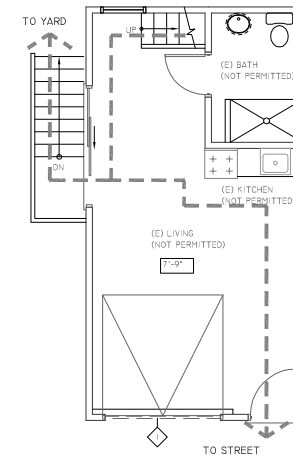
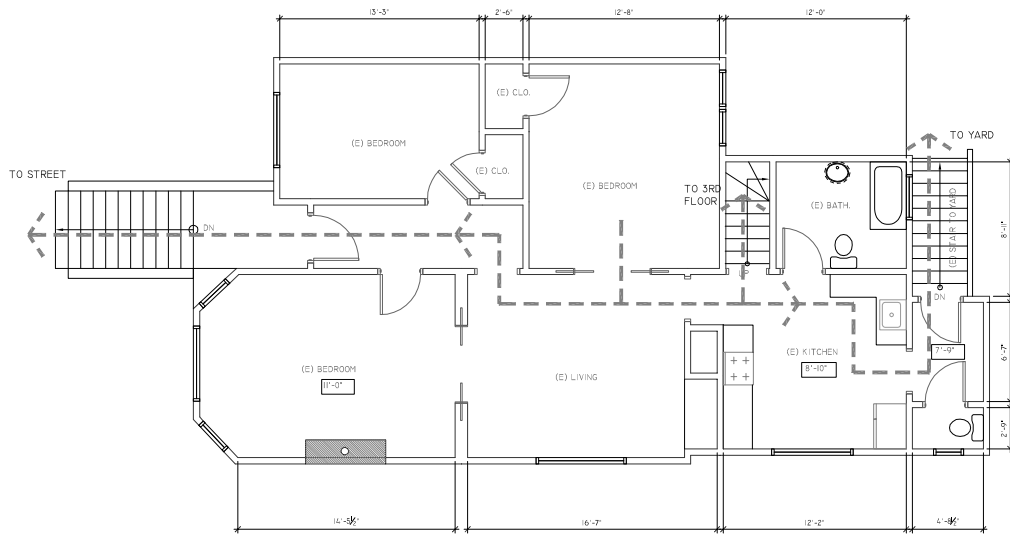
PROJECT:
RESIDENTIAL REMODEL
FOR
CHU KAM PING

XIE ASSOCIATES, INC.
Architectural Design & Planning
1000 SERRANO WAY #5412
SAN FRANCISCO, CA 94116
TEL: 415 6830047
FAX: 415 6830042
WWW.XIEASSOCIATES.COM

**859-861 BAKER ST
SAN FRANCISCO,
CALIFORNIA**

1-EXISTING 1ST FLOOR PLAN (859 BAKER ST, NO WORK FOR REFERENCE ONLY)
SCALE: 1/4"=1'-0"

2-EXISTING 1ST FLOOR PLAN (REAR BUILDING, NO WORK FOR REFERENCE ONLY)



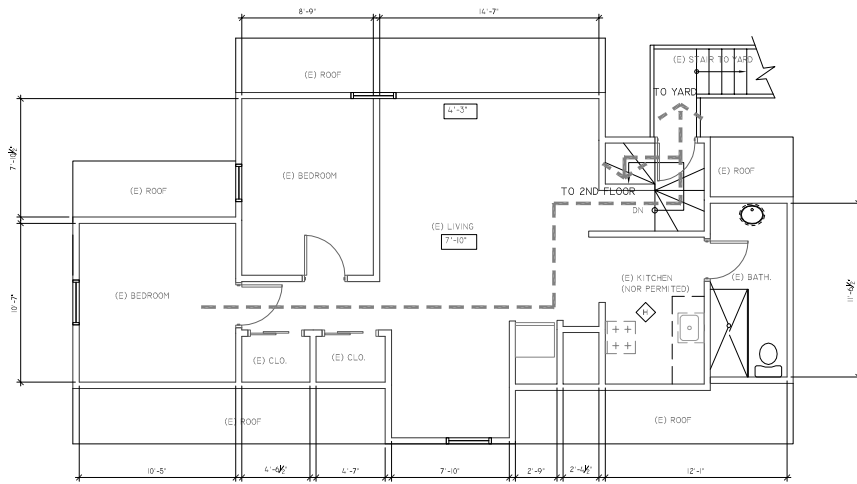
3-EXISTING 2ND FLOOR PLAN (861 BAKER ST, NO WORK FOR REFERENCE ONLY)
SCALE: 1/4"=1'-0"

4-EXISTING 2ND FLOOR PLAN (REAR BUILDING W/ NOT PERMITTED UNIT)

DRAWING BY
DSE/ELC
DATE: 04/03/18
XIE ASSOCIATES, INC.
No. C-93863
07/31/2019
STATE OF CALIFORNIA
LICENSED ARCHITECT
XIE KANG
07/31/2019

FLOOR PLANS

A2.0

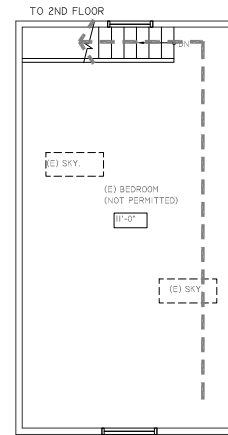


1-EXISTING 3RD FLOOR PLAN(861 BAKER ST)

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



PATH OF TRAVEL



2-EXISTING 3RD FLOOR PLAN
(REAR BUILDING W/NOT PERMITTED UNIT)

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

DEMO WORK NOTES

- ⬡ PREPARE WALL, FLOOR, AND CEILING TO RECEIVE NEW WORK
- ⬡ REMOVE WALL FOR NEW OPENING, SEE PROPOSED PLAN FOR EXTEND OF WORK
- ⬡ DEMOLISH (E) WALL AND DOOR AS SHOWN DASHED. PROVIDE TEMPORARY BRACING AS NEED FOR BEARING WALLS. VIF
- ⬡ REMOVE EXISTING FIREPLACE AND ASSOCIATE DUCT WORKS
- ⬡ DEMOLISH FIXTURES, CABINETS, AND COUNTER /OR OTHER ITEMS SHOWN DASHED, AND CAP OFF ASSOCIATED UTILITY LINES AS REQUIRED

PROJECT:

**RESIDENTIAL
REMODEL**

FOR

CHU KAM PING

XIE ASSOCIATES, INC
1070 S. GARDEN STREET #1070
SAN FRANCISCO, CA 94134
Tel: 415 435-2047
Fax: 415 435-2042
Email: info@xieassociates.com

**859-861
BAKER ST
SAN FRANCISCO,
CALIFORNIA**

OWNER BY: XG

DESIGNER:

DATE: 04/03/18

PROJECT NO: 18-0001

PROJECT ADDRESS: 859-861 BAKER ST, SAN FRANCISCO, CA 94134

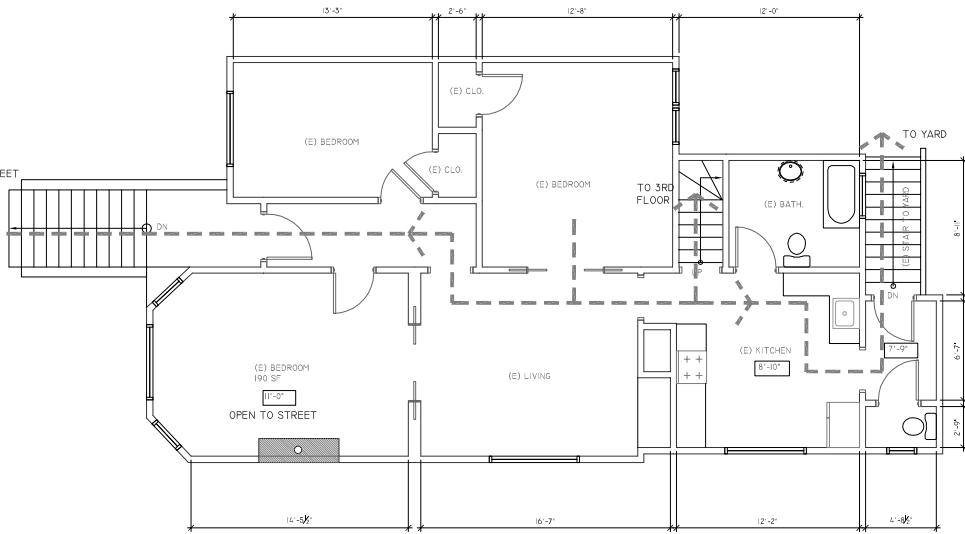
PROJECT TYPE: RESIDENTIAL

PROJECT STATUS: PERMITTED

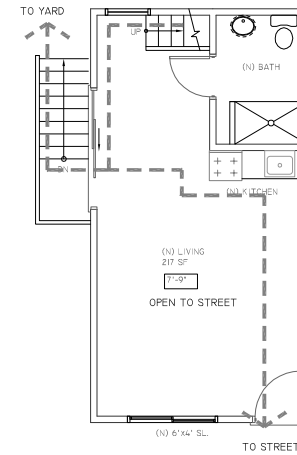


FLOOR PLANS

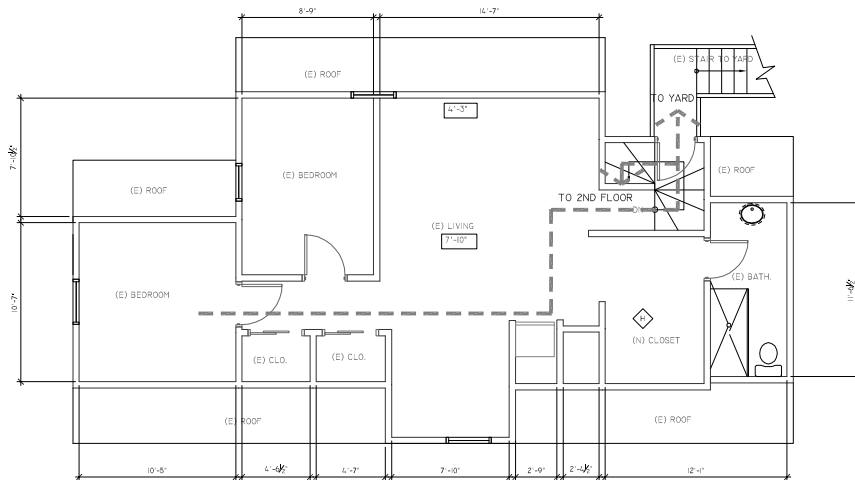
A2.1



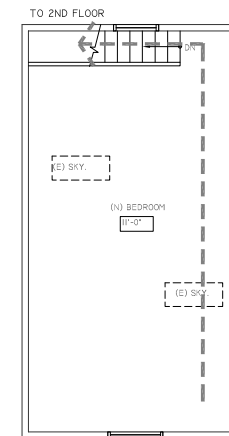
1-EXISTING 2ND FLOOR PLAN (861 BAKER ST, NO WORK)
SCALE: 1/4"=1'-0"



2-PROPOSED 2ND FLOOR PLAN
(REAR BUILDING W/NEW UNIT)
SCALE: 1/4"=1'-0"



3-PROPOSED 3RD FLOOR PLAN (861 BAKER ST)
SCALE: 1/4"=1'-0"



4-PROPOSED 2ND FLOOR PLAN
(REAR BUILDING W/NEW UNIT)
SCALE: 1/4"=1'-0"

PROJECT:
**RESIDENTIAL
REMODEL**

FOR
CHU KAM PING

XIE ASSOCIATES, INC
Architectural Design & Planning
801 CRENSHAW WAY #5412
SAN FRANCISCO, CA 94124
TEL: (415) 868-2967
FAX: (415) 868-4542
EMAIL: XIE@xiearchitects.com

**859-861
BAKER ST
SAN FRANCISCO,
CALIFORNIA**



FLOOR PLANS

A2.2

PROJECT:

**RESIDENTIAL
REMODEL**

FOR

CHU KAM PING

XIE ASSOCIATES, INC
Professional Design & Rendering
200 CROSSBENT WAY #1012
SAN FRANCISCO, CA 94134
TEL: 415 863-2647
FAX: 415 866-6242
EMAIL: xie@xieassociates.com

**859-861
BAKER ST
SAN FRANCISCO,
CALIFORNIA**

GENERAL NOTES

I. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.

II. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.

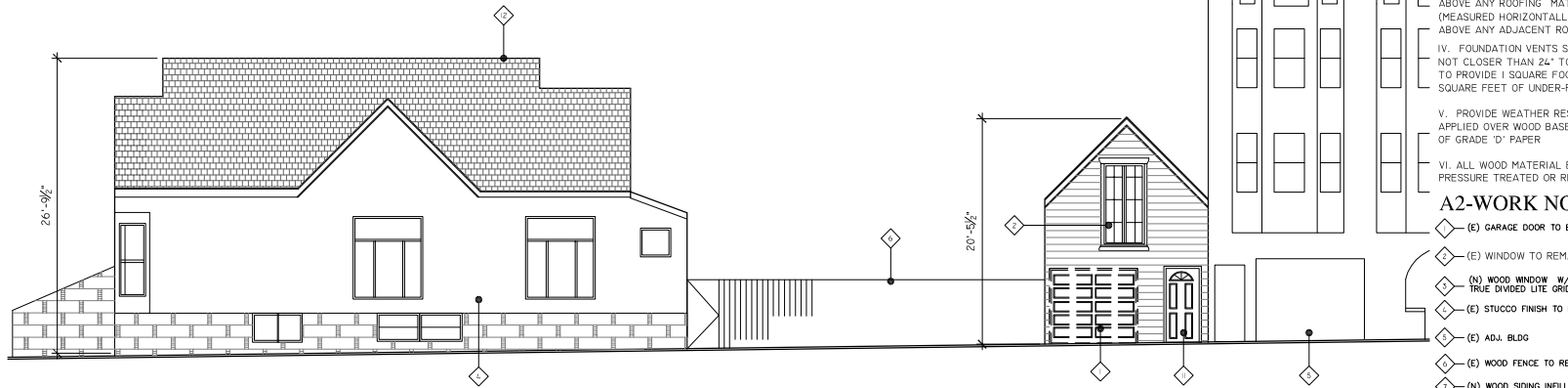
IV. FOUNDATION VENTS SHALL BE 14" X 6" AND PLACED NOT CLOSER THAN 24" TO CORNERS AND OPPOSITE WALLS TO PROVIDE 1 SQUARE FOOT OF VENT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA.

V. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER

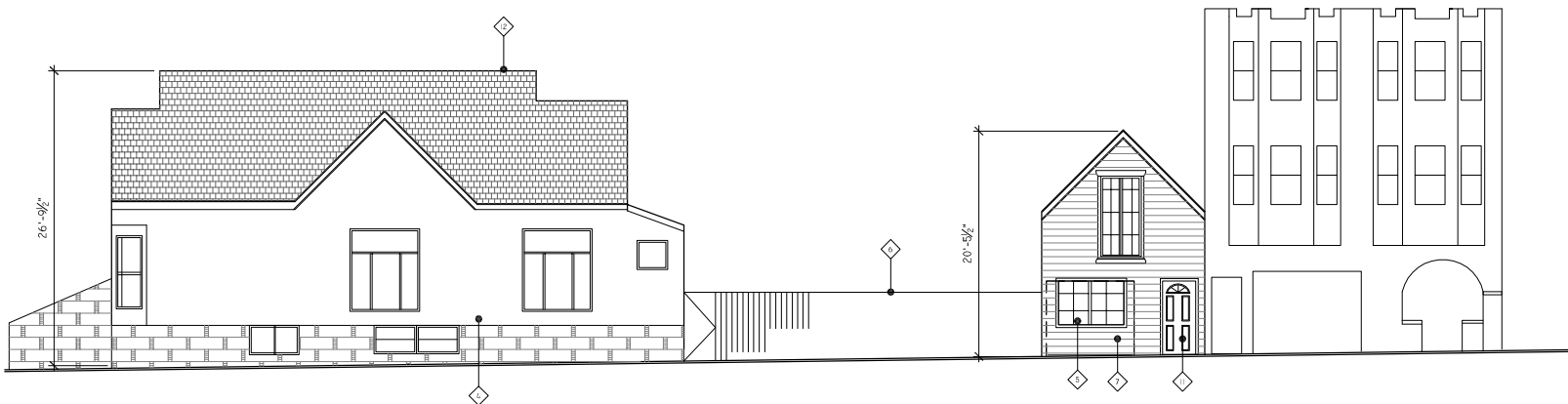
VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD

A2-WORK NOTES

- ◇ (E) GARAGE DOOR TO BE REMOVED & INFILL
- ◇ (E) WINDOW TO REMAIN
- ◇ (N) WOOD WINDOW W/ SIMULATED TRUE DIVIDED LITE GRIDS AND WOOD TRIM
- ◇ (E) STUCCO FINISH TO REMAIN, TYP
- ◇ (E) ADJ. BLDG
- ◇ (E) WOOD FENCE TO REMAIN
- ◇ (N) WOOD SIDING INFILL OPENING TO MATCH (E)
- ◇ (E) DOOR TO REMAIN
- ◇ (E) MAIN UNIT TO REMAIN, NO EXTERIOR WORK



1-NORTH(FRONT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



2-NORTH(FRONT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"

DRAWN BY: 10
 CHECK BY:
 DATE: 04/03/18
 XIE XING GUAN
 No. C-32863
 07/21/2019
 GENERAL CONTRACTOR
 STATE OF CALIFORNIA

ELEVATIONS

A3.0



Land Use Information

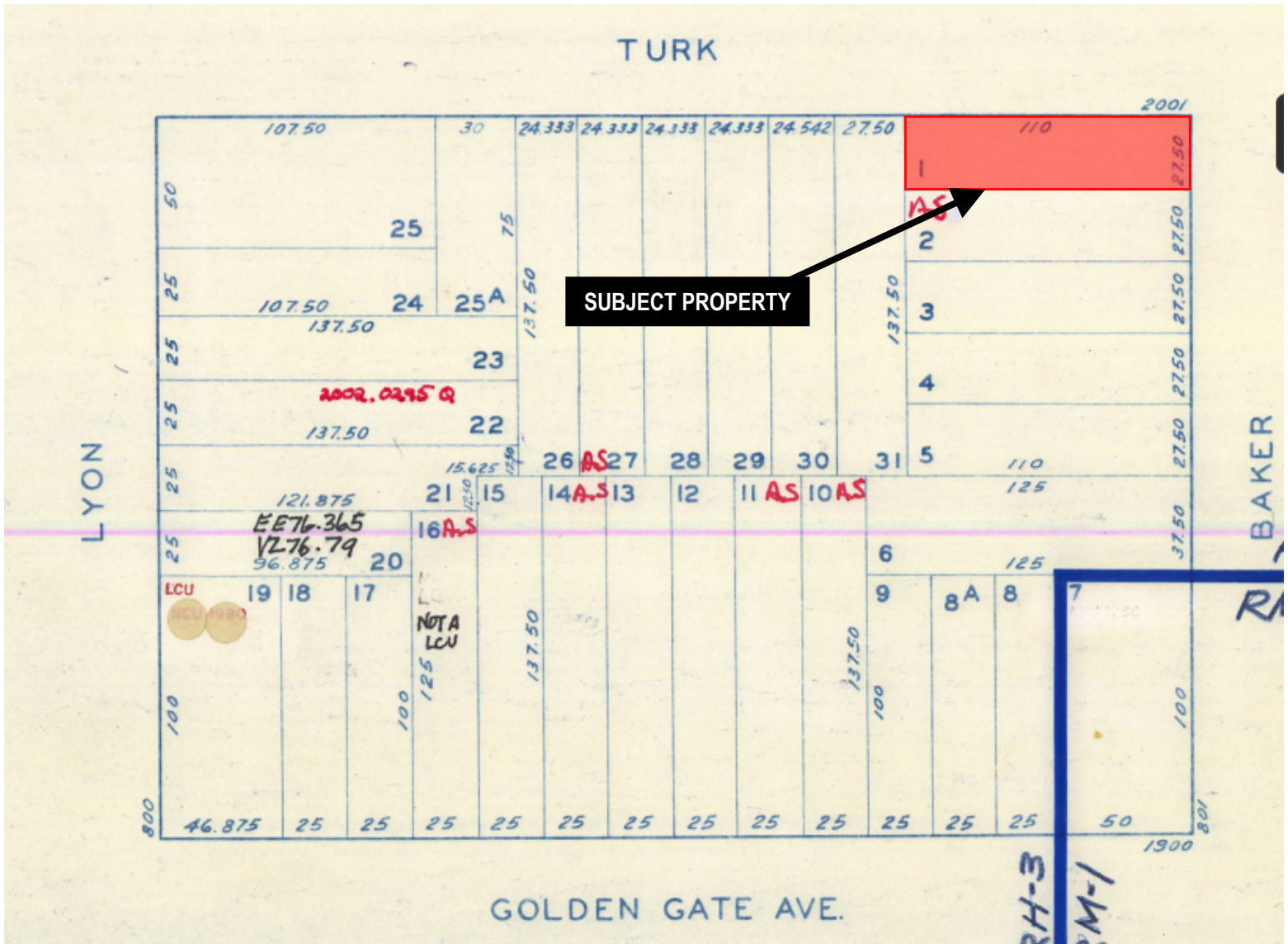
PROJECT ADDRESS: 861 BAKER ST
RECORD NO.: 2017-009840CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	305	305	0
Residential GSF	2878	3641	763
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	956	956	0
Public Open Space	0	0	0
TOTAL GSF	3183	3946	763
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	2	1	3
Dwelling Units - Total	2	1	3
Hotel Rooms	0	0	0
Number of Buildings	2	0	2
Number of Stories	3	0	3
Parking Spaces	1	0	1
Loading Spaces	0	0	0
Bicycle Spaces	0	3	3
Car Share Spaces	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	2	1
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	1	1	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

All figures reflect legal usage of the property. Unauthorized units are not included in existing square footage and unit counts.

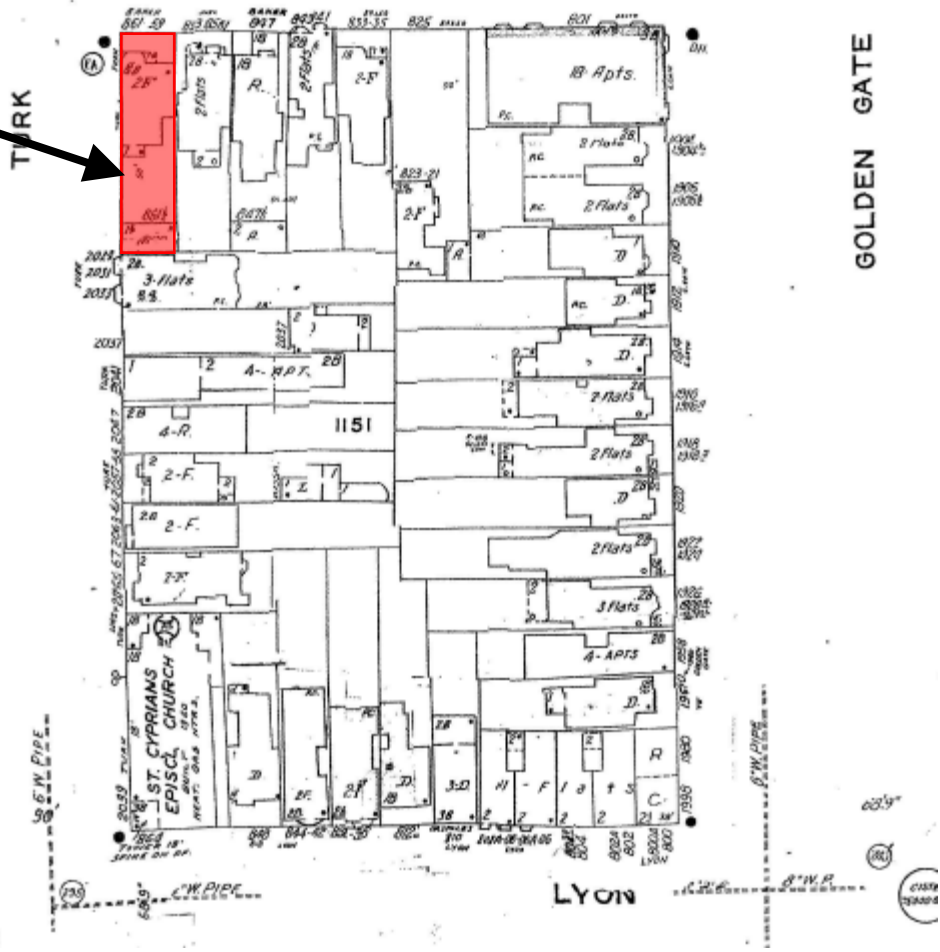
Parcel Map



Conditional Use Authorization
 Case Number 2017-009840CUA
 September 24, 2020
 EXHIBIT D

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
Case Number 2017-009840CUA
September 24, 2020
EXHIBIT D

Aerial Photo – View 1

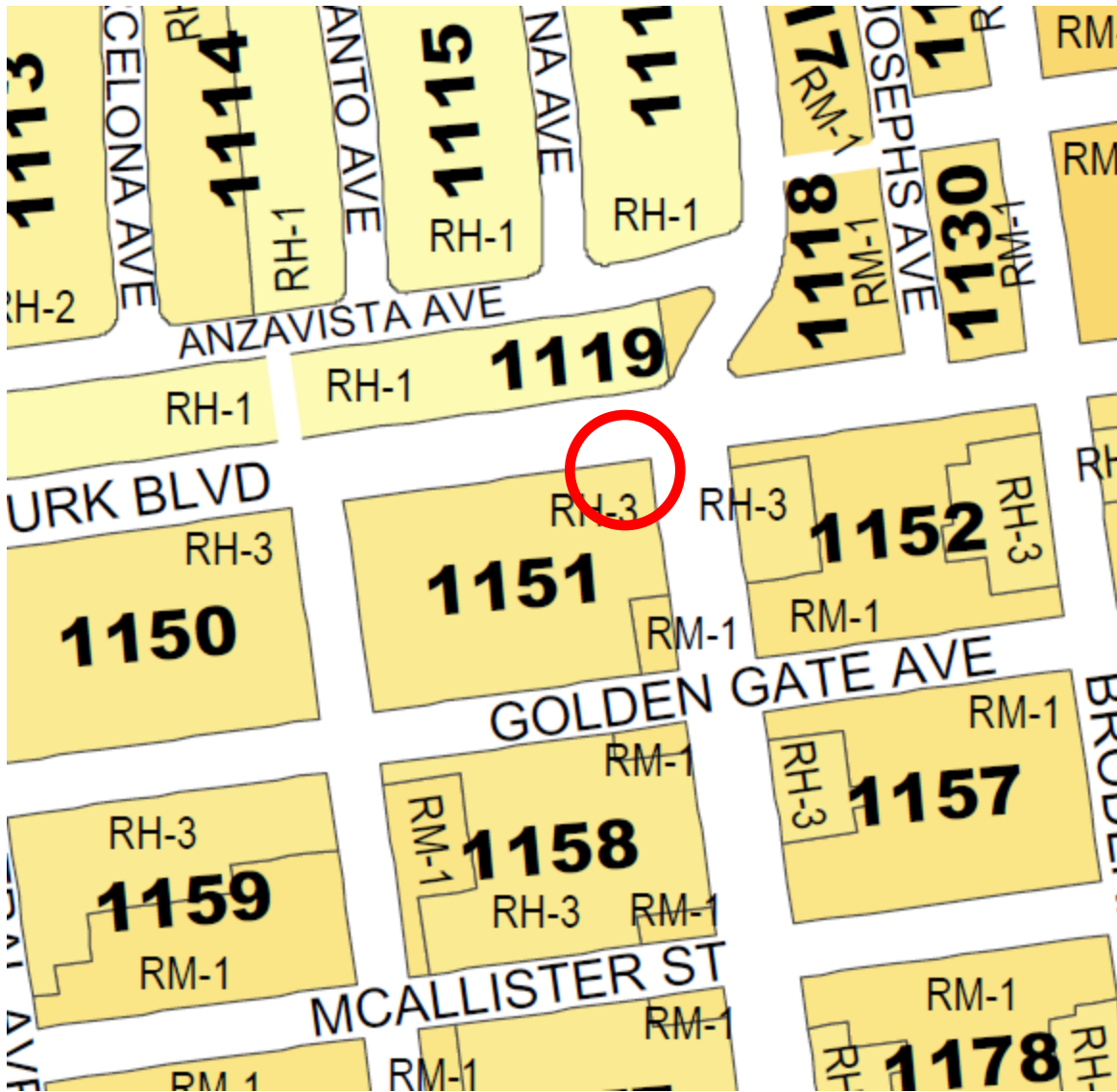


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-009840CUA
September 24, 2020
EXHIBIT D

Zoning Map



Conditional Use Authorization
Case Number 2017-009840CUA
September 24, 2020
EXHIBIT D

Site Photo (Baker Street)



Conditional Use Authorization
Case Number 2017-009840CUA
September 24, 2020
EXHIBIT D

Site Photo (Turk Street)



Conditional Use Authorization
Case Number 2017-009840CUA
September 24, 2020
EXHIBIT D



CONDITIONAL USE AUTHORIZATION APPLICATION

APPLICATION SUBMITTAL REQUIREMENTS

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding applications for the authorization of Conditional Use.

Please read the [Conditional Use Authorization Informational Packet](#) and the instructions in this application carefully before the application form is completed.

WHAT TO SUBMIT:

- One (1) complete application signed by owner or agent.
- One hard copy set of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Once your project is assigned, your planner may request a full-size (24"x36") set of plans. Please see the Department's Plan Submittal Guidelines http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan_Submittal_Guidelines-042315.pdf for more information.
- A Letter of Authorization for Agent from the owner giving you permission to communicate with the planning department on their behalf.
- A digital copy (CD or USB drive), containing the application, project drawings, letter of authorization, etc.
- Current or historic photograph(s) of the subject property.
- Payment via Check, Money Order or debit/credit for the required intake fee amount. (See [Fee Schedule and/or Calculator](#)).

For questions, you can stop by, call, or email the Planning Information Center (PIC), where planners are available to assist you.

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Phone: 415.558.6377

Email: pic@sfgov.org

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

HOW TO SUBMIT:

To file your Conditional Use Authorization application, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance) for:

- Projects subject to 311 or 312 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.



CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: Chu Kam Ping

Address: 861 Baker St Email Address: _____
San Francisco, Ca 94115

Telephone: 415-307-3536

Applicant Information (if applicable)

Name: Xie Guan Same as above

Company/Organization: Xie Associates, Inc

Address: 26 Farview Ct Email Address: bill@xiearchdesign.com
San Francisco, Ca 94134

Telephone: 415-652-3047

Please Select Billing Contact:

- Owner Applicant Other (see below for details)

Name: Chu Kam Ping Email: _____ Phone: 415-307-3536

Please Select Primary Project Contact:

- Owner Applicant Billing

Property Information

Project Address: 861 Baker St Block/Lot(s): 1151/001

Plan Area: _____

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. See Attachment

Remove existing illegal kitchen at the third floor. The existing kitchen was already removed as directed by the city Housing Department due to Violation #2017-86691. Convert the existing detached garage to ADU.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other

Estimated Construction Cost:

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s):

PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (Square footage area)	Proposed (Square footage area)
Parking GSF	305	305
Residential GSF	2878	3641
Retail/Commercial	0	0
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	0	0
Useable Open Space	956	956
Public Open Space	0	0

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	2	3
Hotel Rooms	0	0
Dwelling Units - Market Rate	0	0
Building Number	2	2
Stories Number	3	3
Parking Spaces	1	1
Loading Spaces	0	0
Bicycle Spaces	0	1
Car Share Spaces	0	0
Public Art	0	0
Other		

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	1	2
Two Bedroom Units	0	0
Three Bedroom (or +) Units	1	1
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0
Accessory Dwelling Units* *For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	1	1

ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

Remove existing not permitted kitchen at the third floor per planning code section 317

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The third floor does not qualify as a unit, the not permitted kitchen is already removed as directed by the City Housing Authority due to violation #2017-86691. Converting the third floor to a unit will change the use of the building, the building would consider as apartment, and will be under harsh restriction by the City of Fire Department including fire sprinkler for the entire building and 2nd mean of egress which is not feasible. The change will not cause negative impact to the neighbors

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
- (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
- (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
- (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

- (a) not related, proposed work does not change building footprint
- (b) Not related, project is not a public building
- (c) Not related
- (d) Not Related

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

No, the proposed work is very reasonable. The third floor does not qualify as a unit, the not permitted kitchen is already removed as directed by the City Housing Authority due to violation #2017-86691. Converting the third floor to a unit will change the use of the building, the building would consider as apartment, and will be under harsh restriction by the City of Fire Department including fire sprinkler for the entire building and 2nd mean of egress which is not feasible. The change will not cause negative impact to the neighbors

PRIORITY GENERAL PLAN POLICIES FINDINGS

PLANNING CODE SECTION 101

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

It is not related. Remove a illegal kitchen and adding an ADU has no impact to the retail

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

The project will add a new unit to the city housing number, no changes to building envelop

3. That the City's supply of affordable housing be preserved and enhanced;

The project will add new unit to the housing .

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

New bicycle parking space are provided

Please respond to each policy; if it's not applicable explain why:

5. 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;

Not related, remove not permitted kitchen and adding new unit

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

The new project is comply the latest building code

7. That landmarks and historic buildings be preserved; and

Not related, the building is not a historical building, most of the work are interior work

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

Not related, work will not block the sunlight, air and view

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 317, the Planning Commission shall hear and make determinations regarding the loss of dwelling units including the loss of unauthorized dwelling units, with some codified exceptions.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

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WHAT IS A DWELLING UNIT REMOVAL APPLICATION?

The Dwelling Unit Removal application is intended for any requests involving the removal of existing housing. This application is designed to determine if the proposed dwelling unit removal is desirable, utilizing the review criteria set forth in Planning Code Section 317. The Dwelling Unit Removal application will be processed as a Conditional Use Authorization. The Code provides for some administrative exceptions where Planning staff may approve an application to remove dwelling units without a public hearing, but only if the project meets certain specific requirements. For more information, please refer to Planning Code Section 317, or consult a planner at the Planning Information Center.

WHEN IS A DWELLING UNIT REMOVAL APPLICATION NECESSARY?

The Planning Commission requires Conditional Use hearings for all projects that would result in the removal of existing housing units, whether by demolition, merger with other dwellings, or by conversion to non-residential uses. This application is also required when an alteration is considered tantamount to demolition.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission will not approve an application for a Residential Merger if any tenant has been evicted where the tenant was served with an eviction notice after December 10, 2013 and:

- pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) if the eviction notice was served within 10 years prior to filing this application for a merger; or
- pursuant to Administrative Code Section 37.9(a)(8) if the eviction notice was served within 5 years prior to filing this application for a merger.

Please consult a planner at the Planning Information Center (PIC) for additional information regarding these applications.

HOW DOES THE PROCESS WORK?

If the proposed project results in the loss or removal of one (1) or more residential dwelling units a Conditional Use Authorization application is required.

Housing Crisis Act of 2019

Pursuant to state law, additional conditions shall be applied to dwelling unit removal projects through January 1, 2025, including requirements for replacement units and relocation benefits.

In order to implement these conditions, this application now requires additional information from all applicants related to the occupancy history of existing occupied or vacant rental units. If the applicant affirms that such information is unknown, replacement unit requirements may still apply.

For more information, please see [Planning Director's Bulletin No. 7](#) , available at sfplanning.org.

Fees

Please refer to the [Planning Department Fee Schedule](#) or at the Planning Information Center (PIC) located at 1660 Mission Street, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 861 Baker St

Block/Lot(s): 1151/001

Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	0	0
Rental Units:	3	2	1
Total Units:	3	2	1
Units subject to Rent Control:	0	0	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	0	0
Rental Bedrooms:	0	0	0
Total Bedrooms:	0	0	0
Bedrooms subject to Rent Control:	0	0	0

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL INFORMATION
EXISTING	861A	2	803	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL <input type="checkbox"/> VACANT*	<input type="checkbox"/> Ellis Act eviction in past 10 years <input type="checkbox"/> Rent Control in past 5 years <input type="checkbox"/> Below-Market Rate in past 5 years
	If vacant, indicate the most recent year occupied:				N/A
	Indicate the number of persons in the household, or most recent household in occupancy:				2
	Indicate the approximate income of the current or most recent household in occupancy:				<input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Unknown
PROPOSED					

RESIDENTIAL MERGER (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(c), any application that would result in the removal of one or more residential units or unauthorized units is required to obtain a Conditional Use Authorization. In addition to filing a Conditional Use Authorization application, this Dwelling Unit Removal application, along with responses to the specific conditional use criteria listed below, as described in Planning Code Section 317(g)(2), must be submitted to the Planning Department.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission shall not approve an application for residential merger if any tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within 10 years prior to filing the application for merger. Additionally, the Planning Commission shall not approve an application for residential merger if any tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within five (5) years prior to filing the application for merger.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWELLING UNIT MERGER CRITERIA:		YES	NO
1	Does the removal of the unit(s) eliminate only owner-occupied housing? If yes, for how long was the unit(s) proposed for removal owner-occupied? _____ months or years (check one)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Is the removal of the unit(s) and the merger with another intended for owner occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Will the removal of the unit(s) remove an affordable housing unit as defined in Section 401 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance? If yes, will replacement housing be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	If the unit(s) proposed for removal was occupied by a tenant or tenants, please specify the date of when it was last occupied: _____ 2017-present _____		
5	Will the number of bedrooms provided in the merged unit be equal to or greater than the number of bedrooms in the separate units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	If the merger does not involve an unauthorized unit, what is the appraised value of the least expensive unit to be merged? _____ Please see appraisal report _____ Please include an attachment of the appraisal dated within six months of filing this application.		

RESIDENTIAL CONVERSION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(g) (3), the conversion of residential dwelling units to a non-residential use is required to obtain a Conditional Use Authorization.

In reviewing proposals for the conversion of residential dwelling units to other forms of occupancy, the Planning Commission will review the criteria below.

Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria:

DWELLING UNIT CONVERSION CRITERIA:		YES	NO
1	<p>Will the conversion of the unit(s) eliminate only owner occupied housing?</p> <p>If yes, for how long was the unit(s) proposed for removal owner-occupied?</p> <p>_____ months or years (check one)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	<p>Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	<p>Is the property located in a district where Residential Uses are not permitted?</p> <p>If yes, will the Residential Conversion bring the building closer into conformance with the uses permitted in the zoning district?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	<p>Will the conversion of the unit(s) be detrimental to the City's housing stock?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	<p>Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	<p>Will the Residential Conversion remove Affordable Housing, or unit(s) subject to the Rent Stabilization and Arbitration Ordinance?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DWELLING UNIT DEMOLITION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), residential demolition is subject to a Conditional Use Authorization or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal dated within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Dwelling Unit Removal: Current Numerical Values" and the "Zoning Controls on Dwelling Unit Removal Implementation" documents..

The Planning Commission will consider the following criteria in the review of residential demolitions Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria, as described in Planning Code Section 317(g)(5):

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal dated within the past six months is required with the application or if administrative approval (as outlined above) is being sought.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESIDENTIAL DEMOLITION

(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Does the Project maximize density on the subject lot?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	If the building is not subject to Rent Stabilization and Arbitration Ordinance or affordable housing, will the Project replace all of the exiting units with new dwelling units of similar size and with the same number of bedrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REMOVAL OF UNAUTHORIZED UNIT(S) (SUPPLEMENTAL INFORMATION)

The Planning Commission will consider the following criteria in the review of applications for removal of unauthorized units, pursuant to Planning Code Section 317 (g)(6). Please fill out answers to the criteria below:

DWELLING UNIT REMOVAL OF UNAUTHORIZED UNIT(S) CRITERIA:		YES	NO
1	<p>Is it financially feasible to legalize the unauthorized unit(s)?</p> <p>If no, please provide the cost to legalize the unauthorized unit(s) <u>\$180,000.00</u></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	<p>What is the appraised value of the building with the unauthorized unit(s)?</p> <p><u>\$1,520,000.00</u></p> <p>Please include an attachment of the appraisal dated within six months of filing this application.</p>		
3	<p>What is the appraised value of the building with the unit(s) legalized?</p> <p><u>\$2,170,000</u></p> <p>Please include an attachment of the appraisal dated within six months of filing this application.</p>		

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Xie Guan

Signature

Xie Guan

Name (Printed)

Xie Guan

Date

Architect

415-652-3047

bill@xiearchdesign.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

APPRAISAL OF

**659-61 BAKER STREET
AS 3 UNITS INCLUDING 1 ILLEGAL UNIT AND AS 4 LEGAL UNITS
SAN FRANCISCO, CALIFORNIA 94115**

PREPARED FOR:

**KAM PING CHU
661 BAKER STREET
SAN FRANCISCO, CALIFORNIA 94115**

AS OF

JULY 1, 2019

PREPARED BY

**KAREN ANN SIMONS & ASSOCIATES
2701 VAN NESS AVENUE, NO. 310
SAN FRANCISCO, CA 94109**

KAREN ANN SIMONS & ASSOCIATES
Real Estate Appraisal and Consultation

Karen Ann Simons, MAI

August 7, 2019

Mr. Kam Ping Chu
661 Baker Street
San Francisco, CA 94115

Re: 659-661 Baker Street
San Francisco

Dear Mr. Chu:

At your request and authorization, Karen Ann Simons & Associates has completed an appraisal of the market value of the property located at 659-661 Baker Street Avenue, San Francisco. The report is a complete appraisal presented in a summary format. The purpose of the appraisal is to estimate the market value of the fee simple interest. The report is to be used by the client to work with the city for the addition of legal units.

During the investigation we inspected the subject property and its surrounding environment. The Sales Comparison Approach was used to estimate the market value of the fee simple interest in the property as of July 1, 2019.

Based on our investigation and analysis it is our opinion that the market value of the fee simple interests in the subject property, exclusive of existing financing and subject to the attached Limiting Conditions, is:

2 legal units, 1 illegal unit

ONE MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS
(\$1,520,000)

4 legal units

TWO MILLION ONE HUNDRED SEVENTY THOUSAND DOLLARS
(\$2,170,000)

The report which follows contains a summary of the data, reasoning, and assumptions used to formulate the value estimate. This report has been made in conformity with and is subject to the requirements of USPAP and the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute.

Very truly yours,

KAREN ANN SIMONS & ASSOCIATES


Karen Ann Simons, MAI

2701 Van Ness Avenue, Ste. 310, San Francisco, CA 94109
Tel. (415) 788-6100, Email: kasimons@sbcglobal.net

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RE: 859-861 Baker St. NOPDR 1

From: Dito, Matthew (CPC) (matthew.dito@sfgov.org)

To: kasimons@sbcglobal.net

Date: Monday, June 17, 2019, 09:59 AM PDT

Here is the Code section related to the appraisals. My notes are in red.

B. Whether it is financially feasible to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

We would need two appraisals here. The first will include the two legal units in the main building and the unauthorized unit in the rear building. It should not include the third floor unauthorized unit in the main building. The second appraisal should be of the building as-is, with all four dwelling units (two legal and two unauthorized). I've attached the latest plans submitted for your reference.

Hope that makes sense.

Matt

Matt Dito, Planner
Northwest Team, Current Planning Division

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9164 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Karen Simons <kasimons@sbcglobal.net>
Sent: Monday, June 17, 2019 9:48 AM
To: Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: 859-861 Baker St. NOPDR 1

PROJECT:
**RESIDENTIAL
 REMODEL**
 FOR
CHU KAM RING
 868-861
 BAKER ST
 SAN FRANCISCO,
 CALIFORNIA

ME ASSOCIATES, INC.
 100 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CA 94111
 TEL: 415.774.8888
 WWW.MEASSOCIATES.COM



SITE PLAN
 & NOTES
A1.0

GENERAL NOTES

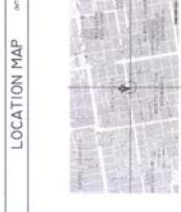
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

SCOPE OF WORK

REMODEL, INCLUDING DEMOLITION AND CONSTRUCTION, TO COMPLY WITH THE 2003 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PROPERTY DATA

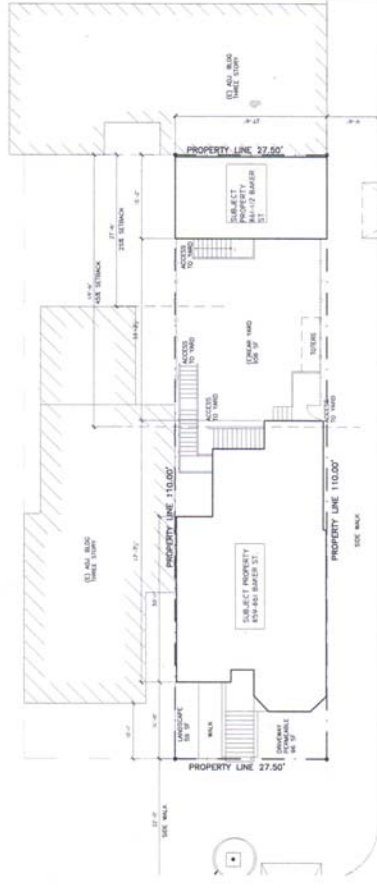
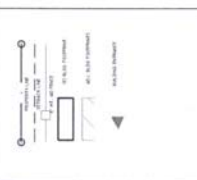
OWNER	CHU KAM RING
ADDRESS	868-861 BAKER ST, SAN FRANCISCO, CA 94111
PERMITS	2003 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES
CONTRACTOR	ME ASSOCIATES, INC.
DATE	01/15/2018
PROJECT NO.	18-001
SCALE	AS SHOWN
DESIGNED BY	ME ASSOCIATES, INC.
CHECKED BY	ME ASSOCIATES, INC.
DATE	01/15/2018



SHEET INDEX

A1.0	SITE PLAN & NOTES
A1.1	FOUNDATION PLAN
A1.2	FLOOR PLAN
A1.3	SECTION PLAN
A1.4	ELEVATION

LEGEND



TURK ST. (68.09' WIDE)



E PLAN

A1.0

PROJECT
RESIDENTIAL
REMODEL

FOR
CHU KAM PING

BY ASSOCIATES, INC.
1000 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102
TEL: 415.774.1100
WWW.ASOCIATES.COM

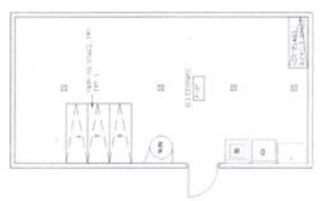
859 BAKER ST.
SAN FRANCISCO,
CALIFORNIA



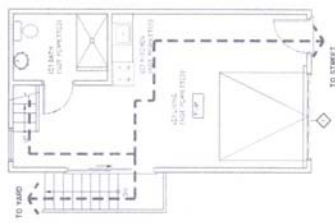
FLOOR PLANS

A2.0

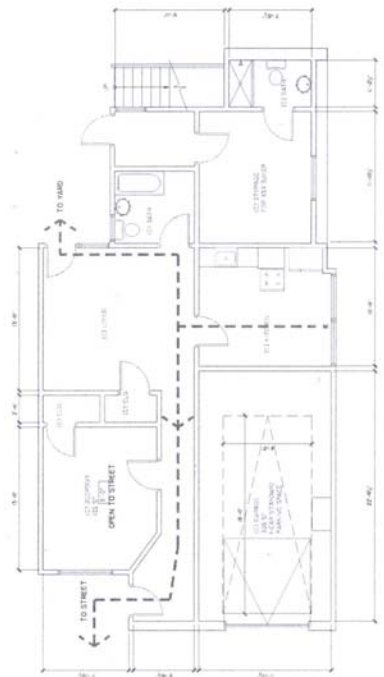
WORK NOTES
REVIEW DIMENSIONS AND MATCH
LINES AS NECESSARY



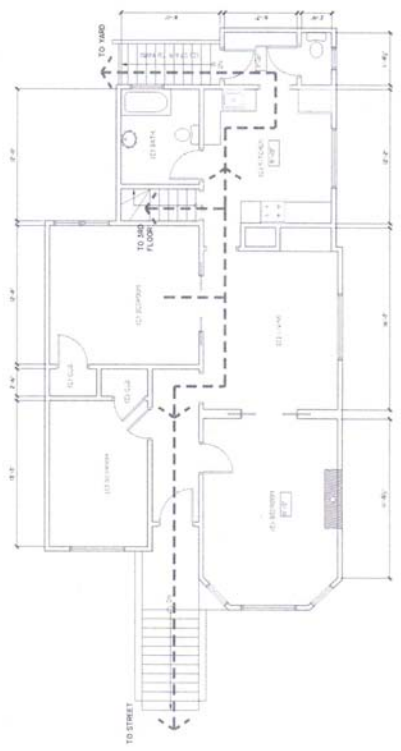
2-EXISTING 1ST FLOOR PLAN (REAR BUILDING,
NO WORK FOR REFERENCE ONLY)



4-EXISTING 2ND FLOOR PLAN (REAR BUILDING
W/ NOT PERMITTED UNIT)



EXISTING 1ST FLOOR PLAN (859 BAKER ST., NO WORK FOR REFERENCE ONLY)



EXISTING 2ND FLOOR PLAN (861 BAKER ST., NO WORK FOR REFERENCE ONLY)



PROJECT:
**RESIDENTIAL
 RENOVEL**

FOR
CHU KAM PING

BY: ASSOCIATES, INC.
 1000 CALIFORNIA STREET
 SUITE 1000
 SAN FRANCISCO, CA 94108
 TEL: 415.774.1000
 FAX: 415.774.1001

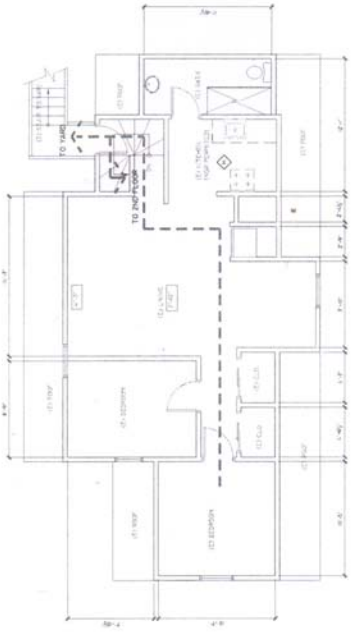
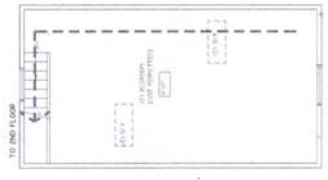
850-861
 BAKER ST
 SAN FRANCISCO,
 CALIFORNIA



FLOOR PLANS

A2.1

- DEMO WORK NOTES**
- ◇ REMOVE WALL, FLOOR, AND CEILING TO RECEIVE
 DEMO WALL FOR NEW OPENING. SEE PROPOSED
 PLAN FOR EXTENT OF WORK.
 - ◇ DEMOLISH (D) WALL AND DOOR AS
 SHOWN. SEE DEMO PLAN FOR EXISTING BUILDING
 AS NEEDED FOR BEARING WALLS, VP
 AS REQUIRED.
 - ◇ REMOVE EXISTING PREFRAB AND ASSOCIATE DUCT WORKS
 - ◇ REMOVE EXISTING CABINETS, AND
 COUNTERTOPS AND OTHER ITEMS SHOWN. DEMOS
 AS SHOWN AND ASSOCIATED UTILITY LINES
 AS REQUIRED.



1-EXISTING 3RD FLOOR PLAN(861 BAKER ST)
 DATE: 10/1/10



2-EXISTING 3RD FLOOR PLAN
 (REAR BUILDING W/NOT PERMITTED UNIT)
 DATE: 10/1/10

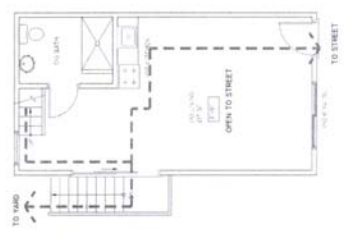
PROJECT:
RESIDENTIAL
REMODEL
FOR
CHU LAM PING
A/E ASSOCIATES, INC.
1000 S. GARDEN ST. SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214.521.1111
WWW.AEASSOCIATES.COM

859-861
BAKER ST.
SAN ANTONIO,
CALIFORNIA

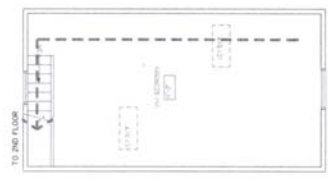


FLOOR PLANS

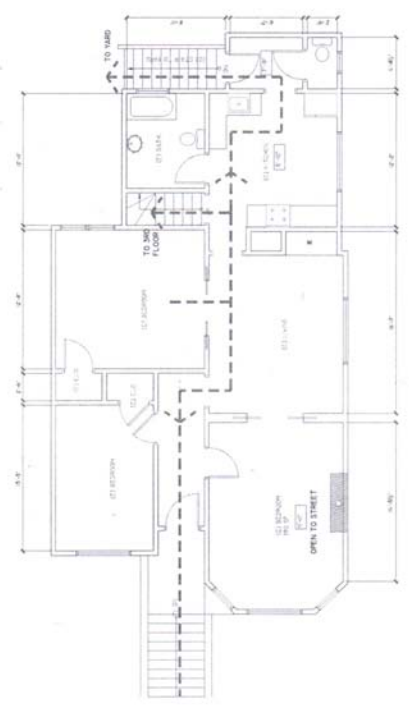
A2.2



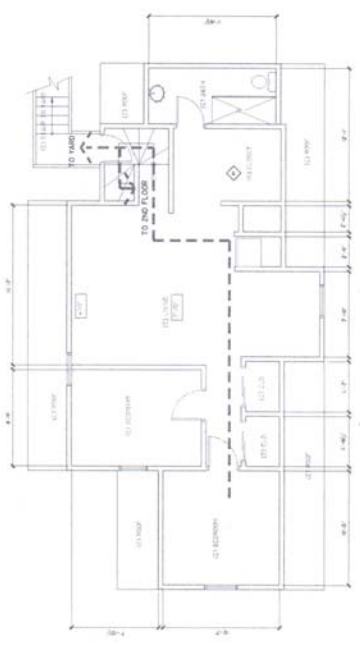
2-PROPOSED 2ND FLOOR PLAN
(REAR BUILDING W/NEW UNIT)
SCALE 1/8"=1'-0"



4-PROPOSED 2ND FLOOR PLAN
(REAR BUILDING W/NEW UNIT)
SCALE 1/8"=1'-0"



1-EXISTING 2ND FLOOR PLAN (861 BAKER ST. NO WORK)
SCALE 1/8"=1'-0"



3-PROPOSED 3RD FLOOR PLAN (861 BAKER ST)
SCALE 1/8"=1'-0"



PROJECT:
RESIDENTIAL
REMODEL

FOR

CHU KAM PING

MR. ASSOCIATES, INC.
ARCHITECTS
1000 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102
TEL: 415.774.1111
WWW.MRASSOCIATES.COM

889-881
1000 MARKET STREET, SUITE 100
SAN FRANCISCO,
CALIFORNIA

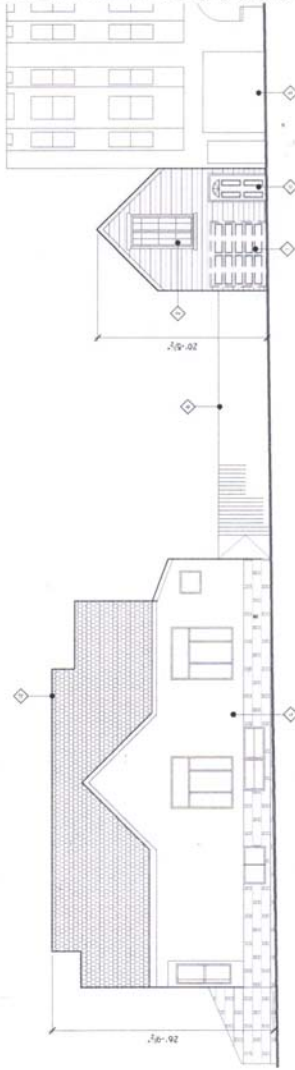


ELEVATIONS

A3.0

GENERAL NOTES
1. ALL SLOPE SHALL BE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' AT SOIL AND A MIN. OF 3' AT CONCRETE.
2. TOP OF PREPARE CONCRETE TO EXISTING 2 FEET MIN.
3. ALL ROOFING SHALL BE INSTALLED TO EXISTING ROOFING ABOVE ADJACENT ROOFING MATERIAL. ROOFING SHALL BE INSTALLED TO EXISTING ROOFING MATERIAL. ROOFING SHALL NOT BE CLOSER THAN 1" TO CORNERS AND OPPOSITE WALLS TO PROVIDE 1 SQUARE FOOT OF VENT FOR EACH SQ. FOOT OF ROOFING AREA.
4. ALL ROOFING SHALL BE INSTALLED TO EXISTING ROOFING MATERIAL. ALL ROOFING SHALL BE INSTALLED TO EXISTING ROOFING MATERIAL. ALL ROOFING SHALL BE INSTALLED TO EXISTING ROOFING MATERIAL.
5. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESURE TREATED OR RED WOOD.

A2-WORK NOTES
1. (E) GRADE DOOR TO BE REMOVED & REPLACED WITH WOOD DOOR.
2. (E) WOOD DOOR AT HALLWAYS.
3. (E) STUCCO FINISH TO REMAIN, TYPE TO BE DETERMINED.
4. (E) ALL BUILT UP ROOFING TO REMAIN.
5. (E) WOOD STUCCO TO REMAIN.
6. (E) WOOD STUCCO SHALL OPENING TO MATCH (E) STUCCO TO REMAIN.
7. (E) WOOD STUCCO TO REMAIN.
8. (E) WOOD STUCCO TO REMAIN.



NORTH(FRONT) ELEVATION: EXISTING
SCALE 3/16"=1'-0"



2-NORTH(FRONT) ELEVATION: PROPOSED
SCALE 3/16"=1'-0"

SUBJECT AND NEIGHBORHOOD PHOTOGRAPHS



Subject Property from Baker Street



Subject Property from Turk Street



View southerly on Baker St.



View westerly on Turk Street



View northerly on Baker Street



View easterly on Turk Street



Building at rear (west end) of lot. While the garage door is there, there is no garage inside.



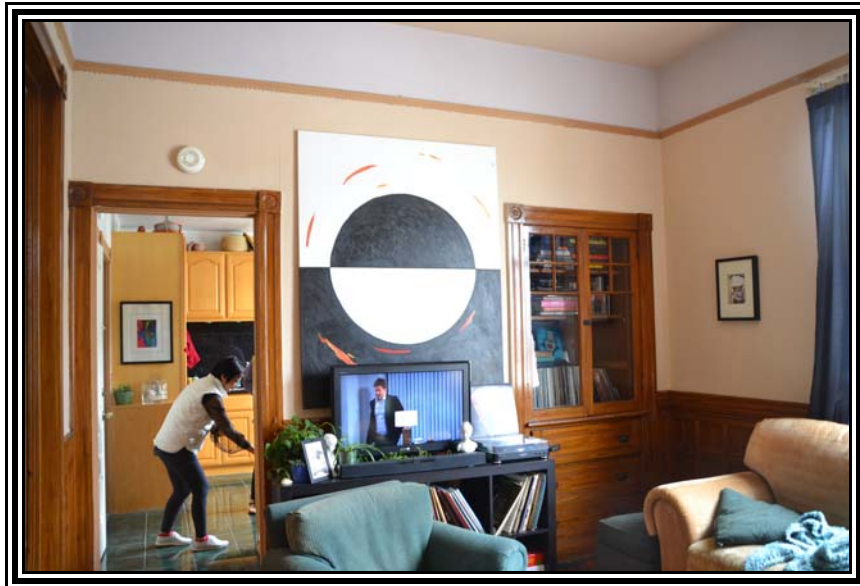
Improvements to south of Subject along Baker



Improvements across Baker from Subject



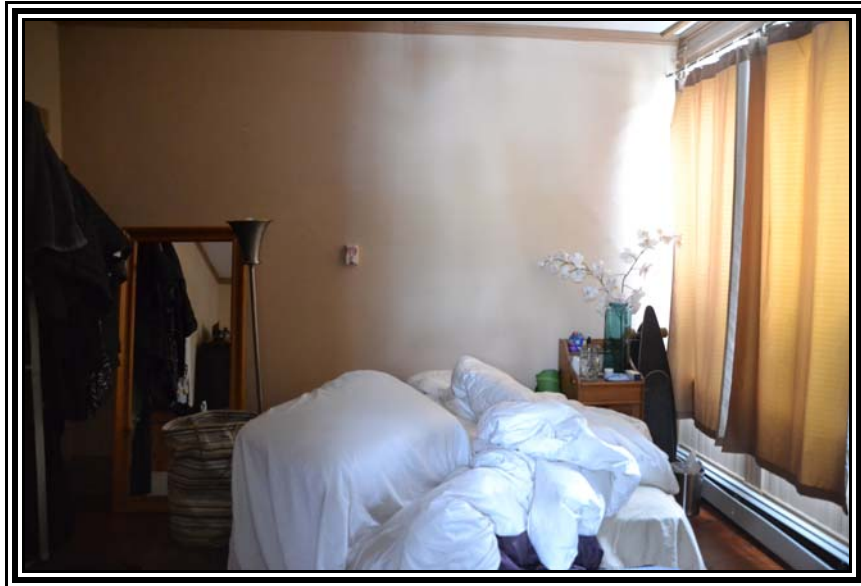
Central yard area between 2 subject buildings



Living room in larger unit



Kitchen area in larger unit



Bedroom area in larger unit

STATEMENT OF LIMITING CONDITIONS

1. Date and definitions of value, together with other definitions and assumptions on which our analysis are based, are set forth in appropriate sections of this report. These are to be considered part of these limiting conditions as if included here in their entirety.
2. The conclusions stated herein, including values which are expressed in terms of the U.S. Dollar, apply only as of the date of value and are based on prevailing physical and economic conditions and available information at that time. No representation is made as to the effect of subsequent events.
3. Title to the property is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
4. All facts and data set forth in this report are true and accurate to the best of the appraiser's knowledge and belief. The appraisal is based upon the assumption that data which is of public record or which has been secured through interviews with owners, agents or other informed persons is true and correct. The appraisers reserve the right to make appropriate revisions in the event of discovery of additional or more accurate data.
5. The appraiser reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
6. The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
7. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
8. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.
9. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
10. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as

asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

12. Since earthquakes are not uncommon in the area, no responsibility is assumed due to their possible effect on individual properties, unless detailed geologic reports are made available.
13. This appraisal covers only the real property described herein. Unless specifically stated to the contrary, it does not include consideration of mineral rights or related right of entry, nor personal property or the removal thereof. Values reported herein are not intended to be valid in any other context, nor are any conclusions as to unit values applicable to any other property or utilization than that specifically identified herein.
14. By reason of this assignment, testimony or attendance in court or at any government or other hearing with reference to the property is not required without prior arrangements having been made relative to such additional employment.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this part are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Disclosure of the contents of this report is governed by the By-Laws and Regulations of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards. Neither all nor any part of the contents of this report (especially the conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the American Institute of Real Estate Appraisers or the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication, without prior written consent and approval of the authors.

EXECUTIVE SUMMARY

Property: 659-661 Baker Street, 2 legal units and 1 illegal unit

Building Area: 1,535 square feet, as is

Land Area: 3,025 square feet

Assessor's Block and Lot: Block 1151 Lot 001

Zoning: RH3

Flood Zone: There are no Flood Hazard Zones in San Francisco.

Seismic Area: San Francisco is an active earthquake region, but the subject is not in an Earthquake Special Studies Zone.

Toxic Risk: This appraisal assumes there are no toxic considerations that need correction.

Highest & Best Use: Expanded to 4 units

Date of Value: July 1, 2019

Estimated Value:

Sales Comparison Approach: \$ 1,520,000

As approved and developed for 4 legal units:

Square Feet: 2,349

Estimated Value:

Sales Comparison Approach: \$ 2,170,000

INTRODUCTION

Identification

The subject of this appraisal comprises a 3-unit building at 559-661 Baker Street, San Francisco. The property contains 2 legal units and 1 illegal unit, 1,535 square feet, and one-car parking.

Purpose of the Appraisal

The purpose of the appraisal is to reach an opinion of market value as is and as completed with an additional legal unit.

Use of the Appraisal

The appraisal is to be used by the client to assist in obtaining approval for an additional unit.

Property Rights Appraised

The property rights appraised are those of the fee simple interest.

Dates of Inspection, Value, Report

The property was inspected on June 17, 2019. The date of the value estimate is July 1, 2019. The date of the report is August 7, 2019.

Scope of the Appraisal

The market value of the subject property was estimated by the Sales Comparison Approach, and Income approach to value. We reviewed County Records and talked with real estate brokers, appraisers, buyers, and sellers to find comparable data. All comparable sales were confirmed with principals or participating agents when possible and all comparable sales were inspected.

Ownership and Property History

Title to the property, as of the date of value, was vested in the name of the Kam Ping Chu Revocable Trust. The property had not transferred title in the past four years.

Statement of Competency

Karen Ann Simons & Associates has extensive experience appraising small residential properties and no steps to competency were considered necessary.

DEFINITIONS

Market Value

"Market value" means the most probable price which a property should bring in a competitive an open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

Fee Simple Estate is defined by the Appraisal Institute as: absolute ownership unencumbered by any other interest or estate; subject only to the limitations of imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

¹ Office of the Comptroller of the Currency under 12 CFR, part 34, Subpart C-Appraisals, 34.42 Definitions [f].)

LEGAL DATA

Ownership of Record: Kam Ping Chu Revocable Trust

Assessor's Block and Lot: Block and Lot: 1151-001

Legal Description: No title report has been provided. The Legal Description is provided in the copy of the Deed included in the Addendum.

Easements: We are unaware of any easement which might have a negative impact on value.

Assessments & Taxes: 2018/19 Assessed Value:

Land:	\$386,187
Improvements:	<u>257,458</u>
Total:	\$643,645

2018/19 taxes: \$ 12,520

Taxes were current as of the date of value.

Zoning RH3

SEC. 206. DESCRIPTION AND PURPOSE OF RESIDENTIAL DISTRICTS.

The following statements of description and purpose outline the main functions of the R (Residential) Districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. These districts are established for purposes of implementing the Residence element and other elements of the Master Plan, according to the objectives, principles and policies stated therein. Among these purposes are the following:

- (a) Preservation, improvement and maintenance of the existing housing stock through protection of neighborhood environments and encouragement of sound ownership practices and rehabilitation efforts;
- (b) Recognition and protection of the architectural characteristics and densities of existing residential areas;
- © Maximizing of housing choice by assuring the availability of quality owner and rental housing of various kinds, suitable for a whole range of household types, lifestyles and economic levels;
- (d) Encouragement of residential development that will meet outstanding community needs, provide adequate indoor and outdoor spaces for its occupants, and relate well to the character and scale of existing neighborhoods and structures; and
- (e) Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable nonresidential activities that are compatible with housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas.

Additional purposes for South of Market R and Mixed Use Districts are listed in Article 8, Sections 813 through 818 of this Code. (Amended by Ord. 443-78, App. 10/6/78; Ord. 115-90, App. 4/6/90)

SEC. 206.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

These districts are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. The RH Districts are composed of five separate classes of districts, as follows:

RH-1(D) Districts: One-Family (Detached Dwellings). These districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. In some cases private covenants have controlled the nature of development and helped to maintain the street areas.

RH-1 Districts: One-Family. These districts are occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. In most cases the single-family character of these districts has been maintained for a considerable time.

RH-1(S) Districts: One-Family with Minor Second Unit. These districts are similar in character to RH-1 Districts, except that a small second dwelling unit has been installed in many structures, usually by conversion of a ground-story space formerly part of the main unit or devoted to storage. The second unit remains subordinate to the owner's unit, and may house one or two persons related to the owner or be rented to others. Despite these conversions, the structures retain the appearance of single-family dwellings.

RH-2 Districts: Two-Family. These districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

RH-3 Districts: Three-Family. These districts have many similarities to RH-2 Districts, but structures with three units are common in addition to one-family and two-family houses. The predominant form is large

flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in these areas than in RH-2 Districts. (Added by Ord. 443-78, App. 10/6/78)

REGIONAL AND CITY ANALYSIS

The City and County of San Francisco is a peninsula containing 47 square miles and bordered on the west by the Pacific Ocean, on the north by the straits of the Golden Gate joining the Pacific Ocean and San Francisco Bay, on the east by San Francisco Bay and on the south by San Mateo County. It encompasses 29,890 square miles and represents 2.3% of the State's population.

Transportation

Public transportation in San Francisco is provided by MUNI (San Francisco Municipal Railway), buses, cable cars, street cars and shopper shuttles. Almost any area is easily accessible by public transportation. Commuter transportation is provided by Bay Area Rapid Transit (BART), trains and buses from the South Bay, and ferries connecting with Sausalito, Larkspur, Tiburon (Marin County) and Vallejo (Solano County). San Francisco International Airport is approximately 10 miles south of the City in San Mateo County. The airport is a major national and international transportation hub.

Population

In 1990, the San Francisco/Oakland SMSA (San Francisco, Alameda, Marin, San Mateo, and Contra Costa) population was 4.124 million persons. January 2007 population, calculated by the Department of Finance Population Research Unit, State of California, was 4.3668 million, a 0.337 percent compound annual growth rate. The growth rate was higher between 1980 and 1990, at 2.4% compounded annually. Current growth is primarily in the East Bay--Contra Costa County and southern and eastern areas of Alameda County.

Because of San Francisco's geographical boundaries, there has been little land available for new development, except by displacement of older improvements. Population has fluctuated little over the past 35 years, although the current population is the highest, and reflects both new residential projects along the waterfront and south of Market and infill locations throughout the city, as well as some increased population density in existing units.

San Francisco is the fourth largest city in California, after Los Angeles, San Diego, and San Jose.

The following table shows the growth patterns for San Francisco:

SAN FRANCISCO POPULATION		
Year	Population	Compound Annual % Change
1960	740,300	
1970	715,600	(0.34)
1980	642,900	(1.07)
1990	724,000	1.20
2000	781,900	0.77
2019	883,869	0.65

Population began to increase in the 1990s, but slowed after the dot.com bust. During the past 20 years, however, it has begun to increase. The rates are below the state average, but San Francisco is primarily built out, although the past 30 years indicate the highest rate of growth in the 59-year history shown. It is unclear how the current housing shortage will affect population, but it would appear to lower growth, which might account for the lower growth rate over the past 19 years.

Employment

The San Francisco area is oriented towards the service industries, with tourism and financial services the dominating sectors. San Francisco is a major tourist attraction, and historically it is estimated that tourism generates over 60,000 jobs, with hotels, restaurants, and tourist retail.

The unemployment rate in the San Francisco MSA, which includes San Francisco, San Mateo, and Marin Counties, was 2.2 percent in June 2019, compared to 2.3% for San Francisco and 2.5% in San Mateo County. These data are difficult to compare with previous years because of part time work. Nonetheless, the rates are low.

For the SMA, all industries increased by 40,100 jobs over the previous year. Professional and Business Services increased 13,900 jobs, Information by 6,300 jobs, Leisure & Hospitality by 5,400 jobs, and Construction by 5,200 jobs. Private Educational and Health Services was up 5,100 jobs, and Financial Activities by 4,100 jobs. Manufacturing declined by 500 jobs.

San Francisco has adequate infrastructure, exceptional natural and cultural resources, a temperate climate, an excellent and improving transportation system, and outstanding institutions of higher education and research dedicated, among other things, to maintaining a leadership role in medicine, biotechnology and information services. These valuable assets have traditionally endured the general business cycles, and can be expected to provide the bases of economic growth.

Furthermore, San Francisco's position as one of the most visited destinations to tourists from around the world is of continuing interest to the local government, which seeks to balance the needs of industry with preserving the city's natural, cultural and historic attractions for the benefit of tourists and local residents alike. These factors combine to ensure long term stability for property values in San Francisco.

NEIGHBORHOOD DESCRIPTION

The subject is located in the Anza Vista District of San Francisco, a small district bound by Turk Street on the south, and the North Panhandle, Presidio on the west and Lone Mountain District, Geary Blvd. On the north and Lower Pacific Heights, plus a small section of Jordan Park/Laurel Heights, and Divisadero and the Western Addition on the east. The surrounding districts are all desirable areas. Typically, improvements are low density, and primarily residential, including single family residences, duplexes, and small apartments along the side streets. There are some offices, commercial, neighborhood services, apartments, and apartments with ground floor commercial along Geary Blvd. as well as a small shopping center at the SWC of Geary and Masonic, and additionally along Divisadero. Bus service is available along Geary Blvd. and Divisadero.

The immediate subject neighborhood is residential, with homes and small apartments.

BUILDING DESCRIPTION

The subject comprises two separate buildings separated by land and paved area. One building is at the SWC of Baker and Turk Streets, and the second building is to the west facing Turk Street. There are 11 rooms, 4 bedrooms, and 3 bathrooms. There is a garage for one car, accessed from the driveway at the immediate corner of Baker and Turk. Currently there are two legal units and one illegal uit.

Type:	Two story wood frame building with attached garage and rear yard and paved area. There also is a rear deck off the upper level. The improvements is of average quality for the area (good), and in average to good condition.
Year Built:	1900 per city records (1900 is sometimes a catch-all year for buildings constructed around that time, but for which the exact date is not known.)
Remaining Economic Life:	The subject, as is, is estimated to have a remaining economic life of 45 years, assuming on-going maintenance.
Building Area:	1,535 square feet
Foundation and Floor:	The foundation is concrete. The floors in the upper levels are covered with wood, vinyl tile and some ceramic tile in bathrooms.
Exterior:	The exterior is wood and stucco with stone facing along the front of the building.
Roof:	The roof was reported to be in good condition.
Interior:	<p>The living areas features a vinyl and wood finished floors, wood and stucco walls, windows to the rear patio and gardens, vinyl tile floors, and wood finished walls. Much of the wood work is attractive.</p> <p>The kitchens features tile floors and counters, stoves, refrigerators, sinks, and wood cupboards.</p>
Fenestration:	The windows are double hung.
Heat:	Central heating
Lighting:	Primarily incandescent lighting.
Plumbing:	Bathrooms have tubs and shows, sinks, and toilets.
Comments:	The subject improvements are of average quality for the area and in average to good condition. The 4 th unit will, of course, be basically new.

The rear yard area is dirt and concrete paving leading to the rear building.

The rear building is wood frame, with two stories, no parking at this time, and contains one illegal unit and additional space upstairs.

SITE DESCRIPTION

Location:	The site is located on the southwesterly line of Baker Street (north/south) and Turk Blvd. (east/west). It is generally rectangular in shape with 27.5 feet of frontage on Baker Street and 110 feet along Turk Blvd. The total area is 3,025 square feet
Street Improvements:	All streets have curbs, gutters, sidewalks, and street lighting.
Utilities:	All normal urban utilities are available.
Topography:	The site is slightly upsloping along Baker Street, but is on grade with existing streets.
Soils:	No soils report was available. It has been assumed that the soils are capable of supporting improvements consistent with the neighborhood.
Toxics:	We are unaware of any toxic contamination on the sites. This appraisal assumes that there is no toxic contamination or cleanup work required.
Flood Zones:	There are no flood zones in San Francisco.
Earthquake Zone:	The subject properties are not in an Alquist-Priola Special Studies Zone. The San Francisco Bay Area is, however, an earthquake prone region.
Easements:	We are unaware of any easements on the subject properties which would have a negative affect on value.

lot 21 into lots 34 to 36 for 2005 roll
 lot 18A into lots 37 & 38 for 2009 roll
 Lot 16 into lots 39 to 41 for 2015 roll

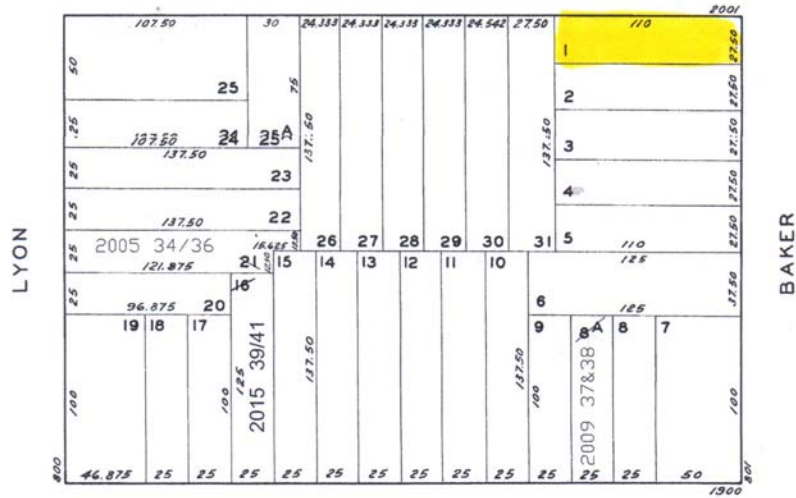
1151
 W A BLK 590

Revised 2005
 Revised 2009
 REVISED 2015



812 LYON ST.
 A CONDOMINIUM
 LOT UNIT % COMM. AREA
 34 A 42.48
 35 B 34.89
 36 C 22.63

TURK

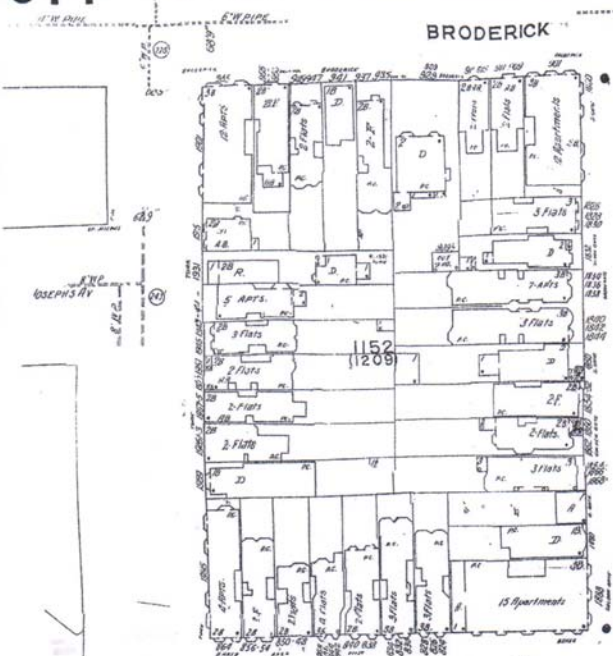


GOLDEN GATE AVE.

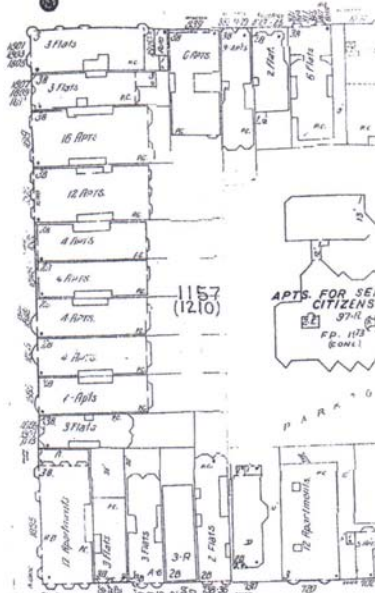
377

USE ONLY FOR HISTORICAL CONTEXT

BRODERICK



AV. 68' wide



376

BAKER

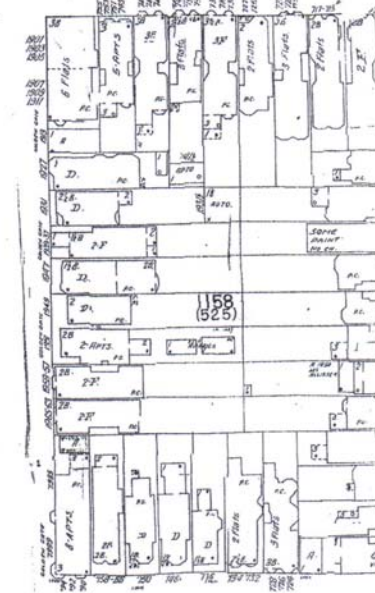
100' wide



TURK



GOLDEN GATE



HIGHEST AND BEST USE

Highest and Best Use is defined as:

"That reasonable and probable use that will supply the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, highest and best use is:

The use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value."

Highest and Best use is determined by:

Investigation of the neighborhood area, and regulations imposed by the planning code.

The subject properties is consistent with its Rh-3 zoning and is a legal, conforming use under the zoning.

The improvements contribute to site value and thus represent a reasonable highest and best use of the site as vacant. As improved, it represents the highest and best use of the property.

VALUATION METHODOLOGY

The value of the real property is estimated through one or more of three approaches to value. The three approaches are the Cost Approach, the Income Approach, and the Sales Comparison Approach. The Cost Approach is not relevant for single family homes, nor is the Income Approach. The Sales Comparison Approach is the most relevant approach to apply to small residential properties.

The Sales Comparison Approach incorporates an analysis of sales of similar properties, with adjustments for differences in location, quality, size, tenancy, age, and other characteristics. This approach is based on the principle of substitution, which states that a buyer would not pay more for one property than for another that was equally desirable.

SALES COMPARISON APPROACH

The following pages summarize the comparable data and the adjustments made to the data to compare with the subject.

Comparable No. 1 is located at 107-111 Steiner Street, near Duboce, in Hayes Valley. This is a larger 3-unit building with 3 4-bd, 2 ba units, and 2 parking spaces. The building is 6,600 square feet and the lot is 2,738 square feet. The improvements were constructed in 1905. Units include washers and dryers. The units have high ceilings, period detailing, ornate wainscoting, 6 fireplaces, ceiling medallions, covered ceilings, box beams, plate rails, dentil molding, and a vacant owner's unit. Units each have 2 new water heaters and upgraded appliances. Each unit has a storage area in the basement.

The property was listed for \$3,850,000 on June 6, 2019, and went under contract on June 18 for \$4,350,000, which equals \$659.09 per square foot.

We have adjusted this sale downward for time, square footage, room count, superior condition, and quality, as well as the additional parking space and land area. We did not make an adjustment for location, since while the building is not on a corner nor is it freestanding, it is in a slightly superior location. The adjusted price is \$1,527,000.

Comparable No. 2, 2951 Bush Street, near Presidio Street, in lower Pacific Heights, is an unusual looking 3-unit Victorian with 3 levels. The improvements were constructed in 1900, and are 2,350 square feet sited on a 3,001 square foot lot. They are freestanding.

The property features a peaked roof, stairway to the mid-level, open area on the side for parking up to 4 cars, 10.5- ceilings, undeveloped attic with a 13' peaked ceiling, marble bathroom with jetted tub, walk-out deck, garden and stone patio, and 2 1-bd, 1-ba units on the lower level. Unit 1 is the upper floor flat, and has a washer/dryer and 2 bedrooms. It would be suitable for an owner's unit with two rentals below.

The building was listed for \$1,998,000 on March 28, 2019, and sold with a pending date of April 10, 2019, for \$1,900,000. We have adjusted the sale for time, slightly for location in Lower Pacific Heights, square footage, room count, superior condition, lot size, parking, and vacancy, since buyers then can control occupancy and achieve current rental rates. Our adjusted price is \$1,592,000.

Comparable No. 3 is 794-796 Hayes Street, a larger 3-unit building near Webster. It is a handsome building with 3 4-bd flats plus an additional 1-bd basement unit which is unwarranted. There is a 2-car garage. The building features high ceilings, original detailing, and shops and restaurants in the immediate neighborhood. The rear yard features concrete patio areas and attractive plantings and there are laundry facilities in the common area.

The exterior is attractive with some modified bay windows and a tree in front.

The property was listed for \$1,850,000 on March 15, 2018, and sold for \$2,800,000 on July 11, 2018. We adjusted this sale for location, square footage, room count, superior condition, including a small amount (2.5%) for rear garden and patios, lot size, and parking. The adjusted price is \$1,552,000.

Qualitative & Quantitative Adjustments Factors.

A complete adjustment grid is provided on the next page. Each sale is adjusted for Property Rights Transferred, Financing Terms, Conditions of Sale, Date of Sale, Buyer Motivation, Location, Room Size, Investment Size, and Physical Condition/Functional Utility. The financing terms for all of the sales were reported to be equivalent to all cash and no adjustments are warranted. There were no known unusual Conditions of Sale. The other adjustments are discussed as follows:

Date of Sale: The sales occurred between July 2018 and June 2019. Prices were increasing during 2018 and flattened during December and started declining in 2019. We adjusted Comparable No. 2 downward very slightly and Nos. 1 and 3 not at all because of recent date and older date (which including increasing months and declining months).

APPRAISAL WORKSHEET

Subject Address/DOV:	859-861 Baker St.
Sq. Ft./Yr Blt:	1,535 8/3/2
Room Count:	+ 3/1/1 illegal
Lot Size/Parking:	3,025 1 plus driveway

Summary of Comparables:

	Comparable #1		Comparable #2		Comparable #1	
Location:	107-111 Steiner St.		2951 Bush St.		794-796 Hayes St.	
Yr. Blt./Rm. Count:	1905 21/8/6		1900 10/4/3		1885 18/12/3	
Square Feet:	6,600		2,350		4,406 + illegal	
Sq. Ft. Lot:	2738		3,001		2,700 2/1 bsmt	
Pending Date:	06/18/19		04/10/19		07/11/18 unit	
Sales Price:	\$4,350,000		\$1,900,000		\$2,800,000	
Adjustments:	%	\$	%	\$	%	\$
Time:	0.8%	32,625	-0.65%	(12,350)	-0.2%	(4,620)
Adjusted Price:	\$4,382,625		\$1,887,650		\$2,795,380	
Location:		0	-1.0%	(19,000)	-7.5%	(210,000)
Sq. Ft. Variance:		(759,750)		(122,250)		(430,650)
Room Count:	-12.5	(312,500)	-0.7	(17,500)	-9.9	(247,500)
Condition:	-20.0%	(876,525)	-5.0%	(94,383)	-12.5%	(349,423)
Quality:	-20.0%	(876,525)		0		0
Lot Size:	287	7,175	24	600	325	8,125
Garage Parking:	2	(50,000)	3 - 4 cars outside, say 3		2	(50,000)
Tenancy:			3 vacant	(94,383)		
Adjusted Price:	\$1,514,500		\$1,540,735		\$1,515,933	

Correlated Value for Subject: **\$1,523,723 Rounded: \$1,524,000**

Price Per Sq. Ft. Application:

Sq. Ft. Variance:	5065	815	2871
Price Indicated Above:	1,514,500	1,540,735	1,515,933
Less Size Adjust.:	759,750	122,250	430,650
Price before Size Adj.:	2,274,250	1,662,985	1,946,583
Price Per Sq. Ft.:	344.58	707.65	441.80
Adjustment for Size:	202.6%	32.6%	114.8%
Adjusted Price Per Sq. Ft.:	1042.71	938.35	949.17

Selected Price Per Square Foot: **\$976.74**

\$/SF x Subject Square Feet: \$1,499,299 Rounded: \$1,499,000

- Footnote 1: Size adjustment is based on \$150 per square foot.
 Footnote 2: Rooms adjusted based on \$25,000 per room, \$10,000 for bath, \$5,000 for half-bath.
 Footnote 3: Size adjustment in price per sq. ft. analysis is based on 4% per 100 sf varia (closest correlation)

The range in prices is \$1,515,000 to \$1,541,000, a spread of 1.7%, with a central tendency of \$1,524,000.

The price per square foot allocation results in a range between \$938 and \$1,043, a spread of 11.2%, with an indicated value of \$1,499,000. This is less than 2% lower than the indication by direct comparison, but the approach is weakened because the comparables do not bracket the subject in size. We thus put more weight on the former approach and concluded to \$1,520,000.

Location: The subject property enjoys an average location, but Comparable No. 2 was adjusted downward very slightly and No. 3 by 10% because of the fashionable and trendy neighborhood.

Size: The size adjustment is based on \$150 per square foot.

Quality/Condition: This adjustment considers the overall appeal of the property, the construction type, landscaping, etc. The subject is of average quality in the area and in average to good condition. We adjusted Comparable No. 1 downward substantially because of its very superior quality and condition, No. 2 downward slightly, and No. 3 downward mid-range.

Lot Size: The lot size variance was adjusted at a minimal \$25 per square foot.

Garage/Parking: Tandem spaces were adjusted at \$50,000.

The spread in prices before adjustments is \$1,950,000 to \$2,600,000, a spread of 0.6%. After adjustments the range is \$2,157,000 to \$2,169,000, now only a spread of 0.6%. The reduction in the spread supports the adjustment process. The average, which is appropriate when giving the comparables equal weight, is \$2,162,000.

Conclusion:

The spread in prices before adjustments is \$1,900,000 to \$4,350,000, a spread of XXX1.7%. After adjustments the range is \$1,515,000 to \$1,541,000, now only a spread of 1.7%. The reduction in the spread supports the adjustment process. The average, which is appropriate when giving the comparables equal weight, is \$1,524,000.

The Price Per Square Foot analysis, in which the size adjustment is reversed, indicates a range between \$938 and \$1,042, a spread of 11.2% and a value indication of \$1,499,000, less than 1% lower than the indication by the Direct Sales Comparison Approach. This approach is weakened because we could not find comparables that bracketed the size of the subject.

The two approaches are similar and we have concluded to a value of \$1,520,000,

**ONE MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS
(\$1,520,000)**

Subject Property with 4 legal units:

Part of this assignment is to appraise the property with the existing illegal unit and the proposed unit approved, or as a 4-legal unit property. Following is the writeup for this analysis.

Comparable No. 1 is located at 630 Octavia Street, near Duboce, in Hayes Valley. This is a 4-unit building with 4 1-bd, 1 ba units, sited on a 5,775 square foot lot. The improvements were constructed in 1962 and there are 3 parking spaces, 2 being tandem. Atypically, the building has a pool, which is not in use. It is very difficult to prove that a pool increases the value of a property in San Francisco because of the upkeep and liabilities. The building is of rather plain construction, with a flat roof and little architectural interest, although there is an attractive tree in front.

The property was listed for \$2,250,000 on December 5, 2018, and went under contract on January 25, 2019, for \$2,300,000, which equals \$894.94 per square foot.

We have adjusted this sale downward for time, square footage, upward for room count, and interior condition (overlapping with quality), as well as the additional parking space and land area. We did not make an adjustment for location, since while the building is not on a corner nor is it partially freestanding. The adjusted price is \$2,169,000.

Comparable No. 2, 245 Scott Street, near Page Street, in Hayes Valley, is a 4-unit building with 2 one-room offices on the ground floor, a 1-bd unit and 2-bed unit on both the middle floor and top floor. The improvements were constructed in 1905, and are 4,060 square feet sited on a 2,496 square foot lot.

It features an arched roof, bay windows on the upper floor, parking for 2 cars, and is in average condition. The listing indicated 3,500 square feet excluding the basement, but the property profile indicates 4,060 square feet. The building is Edwardian in style and has redwood siding. There are laundry appliances in the common area. Three units were vacant at the time of sale.

The property was listed for \$2,600,000 on November 27, 2018, and received an immediate offer, going into contract on November 28, for the asking price. We have adjusted the sale for time, slightly for location in Lower Pacific Heights, square footage, room count, superior condition, lot size, parking, and vacancy, since buyers then can control occupancy and achieve current rental rates. Our adjusted price is \$2,157,000.

Comparable No. 3 is 1523 Golden Gate Avenue, a 4-unit building comprising 2,165 square feet and sited on a 3,438 square foot parcel. The building is free-standing, with long steps leading to

the front door and a 1-car garage with room for 1 car in the driveway. It was constructed in 1890. It was referred to as Edwardian in the Sales Data, but 1890 would have been Victorian. There is a rear garden with landscaping, and a patio and deck, and a formal entry. There are laundry facilities in the common area.

The property was listed for \$1,950,000 on May 8, 2019, and sold for the listing price with a pending date of May 26. The price paid equals \$900.69 per square foot.

Qualitative & Quantitative Adjustments Factors.

A complete adjustment grid is provided on the next page. Each sale is adjusted for Property Rights Transferred, Financing Terms, Conditions of Sale, Date of Sale, Buyer Motivation, Location, Room Size, Investment Size, and Physical Condition/Functional Utility. The financing terms for all of the sales were reported to be equivalent to all cash and no adjustments are warranted. There were no known unusual Conditions of Sale. The other adjustments are discussed as follows:

Date of Sale: The sales occurred between November 2018 and May 2019. Prices were increasing during 2018 and flattened during December and started declining in 2019. We adjusted Comparables No. 1 and 2 downward very slightly and No. 3 not at all.

Location: The subject property enjoys an average location, but only Golden Gate was adjusted slightly upward. We did not adjust the other two comparables.

Size: The size adjustment is based on \$150 per square foot.

Quality/Condition: This adjustment considers the overall appeal of the property, the construction type, landscaping, etc. The subject is of average quality in the area and in average to good condition. We adjusted Comparable No. 3 upward slightly.

Lot Size: The lot size variance was adjusted at a minimal \$25 per square foot.

Garage/Parking: Tandem spaces were adjusted at \$50,000.

APPRAISAL WORKSHEET

Subject Address/DOV: 859-861 Baker St.
Sq. Ft./Yr Blt: 2,349 1900
Room Count: 14/5/4
Lot Size/Parking: 3,025 1 + 1 in drwy

Note: This spreadsheet includes the existing illegal unit and the proposed unit as approved and completed.

Summary of Comparables:

	Comparable #1		Comparable #2		Comparable #3	
Location:	630 Octavia St.		245 Scott St.		1523 Golden Gate Ave.	
Yr. Blt./Rm. Count:	1962 12/11/4		1905 10/4/4		1890 11/4/4	
Square Feet:	2,570		4,060 + 2 offices		2,165	
Sq. Ft. Lot:	5770		2,495 on grd. fl		3,438	
Pending Date:	01/25/19		11/28/18		05/26/19	
Sales Price:	\$2,300,000		\$2,600,000		\$1,950,000	
Adjustments:	%	\$	%	\$	%	\$
Time:	-1.3%	(28,750)	-1.3%	(32,500)	0.0%	0
Adjusted Price:	\$2,271,250		\$2,567,500		\$1,950,000	
Location:	0		0		2.5%	48,750
Sq. Ft. Variance:	(33,150)		(256,650)		27,600	
Room Count:	2	50,000	2	50,000	3	75,000
Condition:	0		0		3.5%	68,250
Quality:	0		0		0	
Lot Size:	(2,745)	(68,625)	530	13,250	(413)	(10,325)
Garage Parking:	3 inc. 2 T	(50,000)	2	(50,000)	1 + 1 in dr.	0
Tenancy:	2 vacant	(76,087)	3 vacant	(128,375)		
Adjusted Price:	\$2,169,475		\$2,195,725		\$2,159,275	

Correlated Value for Subject: **\$2,174,825 Rounded: \$2,175,000**

Price Per Sq. Ft. Application:

Sq. Ft. Variance:	221	1711	-184
Price Indicated Above:	2,169,475	2,195,725	2,159,275
Less Size Adjust.:	33,150	256,650	(27,600)
Price before Size Adj.:	2,202,625	2,452,375	2,131,675
Price Per Sq. Ft.:	857.05	604.03	984.61
Adjustment for Size:	6.6%	51.3%	-5.5%
Adjusted Price Per Sq. Ft.:	913.88	914.08	930.26

Selected Price Per Square Foot: **\$919.41**

\$/SF x Subject Square Feet: **\$2,159,683 Rounded: \$2,160,000**

- Footnote 1: Size adjustment is based on \$150 per square foot.
 Footnote 2: Rooms adjusted based on \$25,000 per room, \$10,000 for bath, \$5,000 for half-bath.
 Footnote 3: Size adjustment in price per sq. ft. analysis is based on 3% per 100 sf varia *closest correlation)

The range in prices is \$2,159,000 to \$2,195,000 a spread of 0.6%, with a central tendency of \$2,175,000.

The price per square foot allocation results in a range between \$914 and \$930, a spread of 1.8%, with an indicated value of \$2,160,000. This is less than 1% lower than the indication by direct comparison, and we have concluded to \$2,170,000

Conclusion:

The spread in prices before adjustments is \$1,950,000 to \$2,600,000, a spread of 0.6%. After adjustments the range is \$2,159,000 to \$2,196,000, now only a spread of 0.6%. The reduction in the spread supports the adjustment process. The average, which is appropriate when giving the comparables equal weight, is \$2,175,000.

The Price Per Square Foot analysis, in which the size adjustment is reversed, indicates a range between \$914 and \$930, a spread of 0.6% and a value indication of \$2,160,000, less than 1% lower than the indication by the Direct Sales Comparison Approach.

The two approaches are similar and we have concluded to a value of \$2,170,000,

**TWO MILLION ONE HUNDRED SEVENTY THOUSAND DOLLARS
(\$2,170,000)**

ADDENDA

SALES COMPARABLES 3-UNITS



Comparable No. 1: 107-111 Steiner Street



Comparable No. 2: 2951 Bush Street



Comparable No. 3: 794-796 Hayes Street

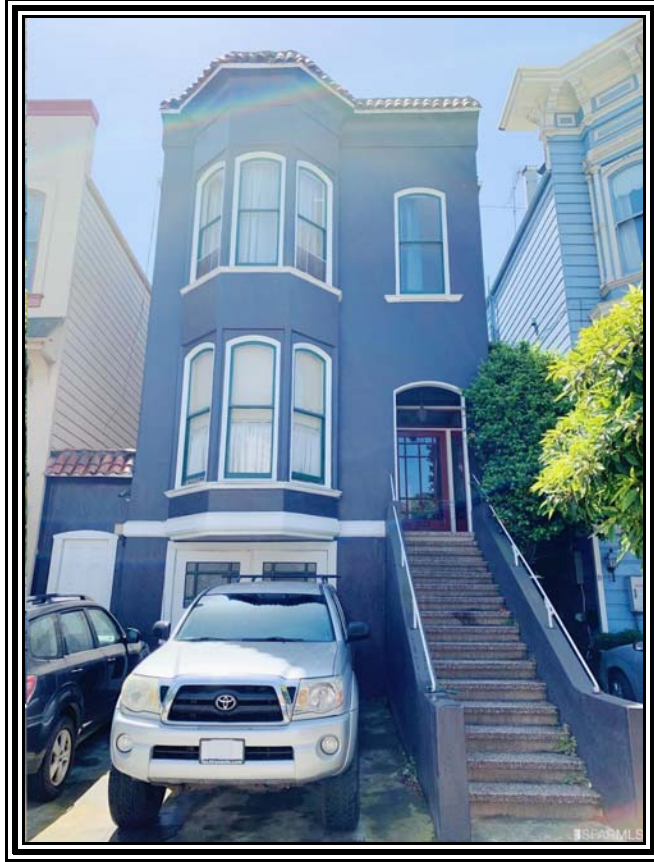
SALES COMPARABLES 4-UNITS



Comparable No. 1: 630 Octavia Street



Comparable No. 2: 245 Scott Street

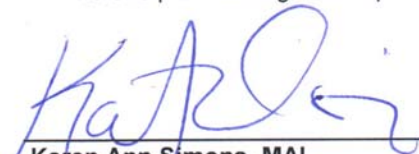


Comparable No. 3: 1523 Golden Gate Avenue

CERTIFICATION

I certify to the best of my knowledge and belief, ...

- * the statements of fact contained in this appraisal report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent up developing or reporting predetermined results.
- Karen Ann Simons & Associates has not appraised the property that is the subject of this appraisal in the past three years.
- Karen Ann Simons & Associates' compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice as set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I, Karen Ann Simons, have completed the requirements under the continuing education program of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person(s) signing this report.


Karen Ann Simons, MAI

Date: 8/7/ 2019

QUALIFICATIONS OF KAREN ANN SIMONS, MAI

Experience

Karen Ann Simons & Associates, San Francisco, CA (1994). Provide appraisal and consultation services for commercial improved and vacant real estate products.

Hamilton/Simons & Associates, Inc., San Francisco, CA (1989-1993). **President.** Supervised staff and provided appraisal and consultation services for a variety of improved and vacant real estate products.

Landauer Associates, Inc., Los Angeles, CA (1984-1988)
Senior Vice President/Director of Appraisal Services. Responsible for staff of 11 professionals. Provided valuation, marketing and financial feasibility services for a variety of improved and vacant real estate products throughout the United States.

American Savings and Loan Association, Stockton, CA and Los Angeles, CA (1983-84)
Vice President/Commercial Appraisal Manager. Responsible for all commercial appraisal offices and assignments outside of California and work generated by FCA/American Mortgage Corporation, the commercial lending division. Duties included establishing appraisal offices in Atlanta, New York and Chicago; establishing national fee panel; supervising and training staff; and reviewing major assignments.

Coldwell Banker, San Francisco (1975-1983)
Assistant Vice President. Provided consultation services and appraised properties throughout the Western United States for the purpose of purchase, sale, division of interest, inheritance tax, mortgage loan, and allocation of book value.

Professional Associations and Memberships

MAI: Appraisal Institute Designated Member since 1981
Member: San Francisco Association of Realtors, California Association of Realtors, National Association of Realtors
Member: California Probate Referees' Association

Certification

Currently certified in the Appraisal Institute's program of continuing education for its designated members. (MAIs who meet the minimum standards of this program are awarded periodic educational certification.)

Certified General Appraiser in State of California through April 20, 2021. Appraiser No. AG007057.

Qualified as Expert Witness in Federal Court.

California Probate Referee in the County of San Francisco

Education

BA, San Francisco State University

Secondary Credentials (Lifetime), San Francisco State University

Various Appraisal Institute courses; various real estate courses required for brokerage license, College of Marin