



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: MARCH 25, 2021

CONTINUED FROM: MARCH 18, 2021

Date: March 18, 2021
Record No.: **2018-001088CUA**
Project Address: 4211 26th STREET
Zoning: RH-1 (Residential-House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6562/037
Project Sponsor: Feifei Feng
165 11th Street
San Francisco, CA 94103
Property Owner: Rui Zhao and Haidong Chi
San Francisco, CA 94131
Staff Contact: Gabriela Pantoja – (628) 652-7380
Gabriela.Pantoja@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU) for a total of two dwelling units. The residential building will be approximately 4,920 square feet in area, contain two Class 1 bicycle parking spaces, two off-street parking spaces, 382 square feet of private usable open space, and 1,188 square feet of common usable open space. The proposed Accessory Dwelling Unit will be located on the second level of the subject building and occupy approximately 800 square feet in area.

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 for the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story over basement, single-family residence with an Accessory Dwelling Unit pursuant to Planning Code Section 207(c)(6).

Issues and Other Considerations

- **Public Comment & Outreach.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted and complete a Pre-Application Meeting on December 3, 2017. Six members of the public attended the Pre-Application Meeting. To date, the Department has received two correspondence in opposition of the Project. Members of the public expressing opposition state the Project's inability to be compatible with the scale and size of the immediate neighborhood as reasons for their opposition. To date, the Department has received two correspondence in support of the Project. Members of the public expressing support state the Project's ability to provide a compatible residential building to the immediate neighborhood and two larger dwelling units as reasons for their support.
- **Tenant History:** Based on the San Francisco Rent Board's available records, there is no known evidence of any evictions at the subject property. A buyout was recorded in 2016 with the Rent Board. See Exhibit F for Eviction History Documentation. According to the Project Sponsors, the existing single-family residence and Unauthorized Dwelling Unit (UDU) are currently vacant.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 Categorical Exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maximize the use of an underdeveloped lot and will provide one additional legal dwelling unit to the City's housing stock. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct a residential building that is compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F– Eviction History Documentation
Exhibit G– Project Sponsor Documents



PLANNING COMMISSION DRAFT MOTION

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RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION OF AN EXISTING TWO-STORY, SINGLE FAMILY RESIDENCE WITH UNAUTHORIZED DWELLING UNIT (UDU) AND THE CONSTRUCTION OF A THREE-STORY OVER BASEMENT, SINGLE-FAMILY RESIDENCE WITH AN ACCESSORY DWELLING UNIT (ADU) FOR A TOTAL OF TWO DWELLING UNITS, TWO CLASS 1 BICYCLE PARKING SPACES, AND TWO OFF-STREET PARKING SPACES, LOCATED AT 4211 26TH STREET, LOT 037 IN ASSESSOR'S BLOCK 6562, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 18, 2018, Feifei Feng (hereinafter "Project Sponsor") filed Conditional Use Authorization Application No. 2018-001088CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story, single-family residence with an Accessory Dwelling Unit (ADU) for a total of two dwelling units (hereinafter "Project") at 4211 26th Street, Block 6562 Lot 037 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 Categorical Exemption.

On March 18, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-001088CUA, and continued the item to March 25, 2021.

On March 25, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-001088CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-001088CUA 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 authorizes the Conditional Use Authorization as requested in Application No. 2018-001088CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The proposal is for the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU) for a total of two dwelling units. The residential building will be approximately 4,920 square feet in area, contain two Class 1 bicycle parking spaces, two off-street parking spaces, 382 square feet of private usable open space, and 1,188 square feet of common usable open space. The proposed Accessory Dwelling Unit will be located on the second level of the subject building and occupy approximately 800 square feet in area.
3. **Site Description and Present Use.** The approximately 2,902 square foot, upsloping lot is located on the south side of 26th Street, between Castro and Diamond Streets; Lot 037 of Assessor's Block 6562. The property is developed with a two-story, single family residence with an Unauthorized Dwelling Unit (UDU) which measures 41 feet 7 inches in depth and 25 feet 5 inches in width. The approximately 1,570 square-foot residential building is located at the rear of the subject property and occupies 36 percent of the property's total lot area. The subject building, constructed in 1913, is not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building is vacant.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Noe Valley neighborhood, adjacent to the Twin Peaks and Diamond Heights neighborhoods. The RH-1 (Residential-House, One-Family) is located to the west of the subject property. The RH-2 (Residential-House, Two-Family) is located to the north, east, and south of the subject property. The immediate neighborhood includes two-to-three story residential developments specifically single-family dwelling units. Directly to the north, west, and east of the subject property are single-family dwelling units.
5. **Public Outreach and Comments.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted and complete a Pre-Application Meeting on December 3, 2017. Six members of the public attended the Pre-Application Meeting. To date, the Department has received two correspondence in opposition of the Project. Members of the public expressing opposition state the Project's inability to be compatible with the scale and size of the immediate neighborhood as reasons for their opposition. To date, the Department has received two correspondence in support of the Project. Members of the public expressing support state the Project's ability to provide a compatible residential building to the immediate neighborhood and two larger dwelling units as reasons for their support.
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. **Residential Demolition.** Pursuant to Planning Code Section 317(c)(1), any application for a permit that

would result in the removal of one or more Residential Units or Unauthorized Units is required to obtain Conditional Use Authorization. "Removal" shall mean, with reference to a Residential or Unauthorized Unit, its Conversion, Demolition, or Merger. Section 317(g)(6) establishes the criteria which the Planning Commission shall consider in the review of applications for Residential Demolition.

The Project will demolish an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU), and therefore requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Sections 303 and 317. The additional criteria specified in Sections 317(g)(6) and 317(g)(7) have been incorporated as findings of this motion. See Item No. 8, "Residential Demolition Findings" and Item No. 9, "Removal of Unauthorized Dwelling Unit Findings."

- B. **Dwelling Unit Density.** Pursuant to Planning Code Sections 207 and 209.1 properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot area or conditionally permitted to contain one dwelling unit per 3,000 square feet of lot area with no more than three units per lot.

The Project will construct a three-story over basement, single-family dwelling unit with an Accessory Dwelling Unit pursuant to Planning Code Section 207(c)(6), and therefore complies with this requirement.

- C. **Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet.

The Project complies with this requirement. The subject property is required to maintain a rear yard equal to 28 feet 6 inches. The proposed residential building will not encroach into the subject property's required rear yard.

- D. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

All proposed dwelling units will contain a room measuring at minimum 120 square feet in area with required windows facing onto 26th Street or a conforming rear yard.

- E. **Usable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private usable open space or at minimum 400 square feet of common usable open space.

The Project will comply with this requirement. The proposed Accessory Dwelling Unit will contain access to at minimum 400 square feet of common usable open space, and the proposed single-family dwelling unit will contain access to at minimum 382 square feet of private useable open space.

- F. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required.

However, 1.5 off-street parking spaces are principally permitted per dwelling unit.

The Project will comply with this requirement. The subject building will contain a maximum of two off-street parking spaces, each dwelling unit will have access to one off-street parking space

- G. **Residential Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

The subject building will contain a maximum of two Class 1 bicycle parking spaces, each dwelling unit will have access to one bicycle parking space. Therefore, the Project complies with this requirement.

- H. **Accessory Dwelling Unit.** Pursuant to Planning Code Section 207(c)(6), an Accessory Dwelling Unit (ADU) may be constructed in an existing and proposed single-family on the same lot if the ADU meets the requirements of subsection (c)(6)(B) including not requiring a complete or partial waiver of the bicycle parking, rear yard, exposure, and/or open space standards of the Planning Code.

The Project will comply with this requirement. The proposed Accessory Dwelling Unit will be constructed within a proposed single-family and meet all applicable Planning Code requirements without the need for a complete or partial waiver from the bicycle parking, rear yard, exposure, and usable open space requirements.

- I. **Building Height.** Pursuant to Planning Code Section 260 and 261, the subject property is limited to a building height of 35 feet in height except that the permitted building height shall be increased to 40 feet, where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof.

The Project will comply with this requirement. The proposed residential building will measure no more than 40 feet in height, the average ground elevation at the rear property line of the subject property is more than 20 feet than the front property line.

- J. **Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project will construct two new dwelling units and therefore is subject to the Child Care Fee. The fee will be paid for prior to the issuance of the first construction document.

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 will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underdeveloped property and will provide one additional legal dwelling unit to the City's housing stock. Furthermore, the Project will provide a use compatible with the RH-1 Zoning District and construct a building that is compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest-sized single-family dwelling unit, under 40 feet in height, similar to the proposed residential buildings in the listed Project.

- 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 Project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The proposed demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and construction of a new three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU) will be compatible to the development pattern, density, and height of the immediate neighborhood. The proposed new residential building will have features similar to that of other residential buildings within the immediate 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;

The Project is not expected impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located approximately less than a block from the 24-bus line and four blocks from the J-MUNI line. The Project will remove one on-street parking space from the immediate neighborhood but will provide two off-street parking spaces and two Class 1 bicycle parking spaces, one for each respective dwelling unit.

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

The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.

- (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 will provide adequate usable open space, landscaping, and bicycle parking spaces for each dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.

- 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 and is consistent with objectives and policies of the General Plan as detailed below.

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

The Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling units will be consistent with the characteristics of the listed Zoning District.

- 8. Residential Demolition Findings.** Planning Code Section 317(g)(6) establishes criteria for the Planning Commission to consider when reviewing applications for the demolition of a residential unit. On balance, the project complies with said criteria in that:

- A. Whether the property is free of a history of serious, continuing Code violations;

Based on a review of the Department of Building Inspection's and Planning Department's databases, the subject property has no history of serious continuing Code violations.

- B. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Based on the information available to the Department, the existing subject residential building was maintained in decent, safe, and sanitary conditions.

- C. Whether the property is an "historical resource" under CEQA;

The subject building and property are not identified as a historical resource. Pursuant to CEQA, a Historic Resource Evaluation (HRE) was prepared to evaluate the existing subject building, constructed in 1913, whether they would meet CEQA section 15064.5 criteria for listing on the California Register or in an adopted local historic register. The subject building and property were determined to not be eligible for listing in the California Register under any criteria, individually or as part of a historic district.

- D. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Given the Historical Resource Evaluation (HRE), the demolition of the subject building will not create significant impacts to a historical resource.

- E. Whether the project converts rental housing to other forms of tenure or occupancy;

The Project will not convert rental housing to other forms of tenure or occupancy.

- F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing single-family residence is not a deed-restricted, tax-credit funded affordable housing. The subject building was constructed in 1913 as a single-family residence. Although the Planning Department does not have the authority to make a determination on the applicability of the Rent Ordinance to a subject property, it is the Planning Department's position to assume that single-family homes are not subject to rent regulations, but other provisions of the Residential Rent Stabilization and Arbitration Ordinance (Rent Ordinance) may apply.

- G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project will demolish an existing single-family residence with an Unauthorized Dwelling Unit (UDU), the Project will enhance and reinforce the existing cultural and economic diversity of the immediate neighborhood by providing an additional legal dwelling unit. In particular, the proposed residential building will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood.

- H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Project will conserve the existing neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and construct a three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU) within a neighborhood characterized by residential uses.

- I. Whether the project protects the relative affordability of existing housing;

The Project will demolish an aged, existing, legal single-family dwelling residence with an Unauthorized Dwelling Unit (UDU) which are generally considered more affordable than new dwelling units, and therefore the Project will not preserve the relative affordability of existing housing. However, the Project will provide one additional legal dwelling unit in the form of an Accessory Dwelling Unit (ADU) pursuant to Planning Code Section 207(c)(6).

- J. Whether the project increases the number of permanently affordable units as governed by Section [415](#);

The Project is not subject to Planning Code Section 415, as the Project will construct less than ten dwelling units.

- K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project will develop an underdeveloped property within close proximity to public transportation and provide one additional legal dwelling unit to the City's housing stock.

- L. Whether the project increases the number of family-sized units on-site;

The Project will provide one additional family-sized dwelling unit to the City's housing stock.

- M. Whether the project creates new supportive housing;

The Project will not create supportive housing.

- N. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project will construct a three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU) for a total of two legal dwelling units that will be compatible with the development pattern, density, and height of the immediate neighborhood. The proposed new residential building will have features similar to that of other residential buildings within the immediate neighborhood.

- O. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site legal dwelling units at the subject property from one to two dwelling units, for a net gain of one legal dwelling unit.

- P. Whether the project increases the number of on-site bedrooms;

The Project will increase the number of on-site bedrooms at the subject property from three to five bedrooms, for a net gain of two bedrooms.

- Q. Whether or not the replacement project would maximize density on the subject lot;

The Project will maximize the density of the subject property by providing a single-family residence with an Accessory Dwelling Unit (ADU). The subject property measures approximately 2,902 square feet in area and is located within the RH-1 Zoning District which permits one residential unit per lot. Therefore, the subject property is principally permitted one dwelling unit and Accessory Dwelling Units pursuant to Planning Code Sections 207(c)(4) and 207(c)(6).

- R. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The subject building was constructed in 1913 as a single-family residence. Although the Planning Department does not have the authority to make a determination on the applicability of the Rent Ordinance to a subject property, it is the Planning Department's position to assume that single-family homes are not subject to rent regulations, but other provisions of the Residential Rent Stabilization and Arbitration Ordinance (Rent Ordinance) may apply. Nonetheless, the Project will demolish a two-story, three-bedroom, approximately 1,570 square foot single-family residence with an Unauthorized Dwelling Unit (UDU) and construct a three-story over basement, single-family residence with an Accessory Dwelling Unit for a total of two dwelling units, five bedrooms, and approximately 4,920 square feet.

9. Removal of Unauthorized Dwelling Unit Findings. Planning Code Section 317(g)(7) establishes criteria for

the Planning Commission to consider when reviewing applications for the removal of an unauthorized dwelling unit. On balance, the project complies with said criteria in that:

- A. 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;

The Project Sponsor provided a cost estimate by a licensed contractor, Henry Wang of C K Construction, for the legalization of the Unauthorized Dwelling Unit (UDU). The contractor estimated a construction cost of approximately \$123,900 dollars to bring the Unauthorized Dwelling Unit into compliance with the Building Code and other applicable Codes. This figure is a little less than twice as much as the average cost to legalize Unauthorized Dwelling Units which is approximately \$65,000 dollars. An additional \$151,018 dollars was estimated for additional work to the subject Unauthorized Dwelling Unit and property.

- 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;

An appraisal report was submitted by the Project Sponsor that determined the property value of the subject property as a two-story, single family residence and as a two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) for a total of two dwelling units. The report was composed on January 25, 2020 by Bryant Reed, a California licensed property appraiser, of Bryant Reed Appraisals. The report indicates a depreciation of \$850,000 dollars of the subject property with the Unauthorized Dwelling Unit (UDU) for a total of two dwelling units. Therefore, the cost to legalize the Unauthorized Dwelling Unit (UDU) will be greater than the gained property value.

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

Currently, there are no City funds available to assist the property owner with the cost of legalization of the existing Unauthorized Dwelling Unit.

10. 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 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, childcare, and neighborhood services, when developing new housing units.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project will demolish an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and construct a new three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU) within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing one additional legal dwelling unit while simultaneously enhancing and preserving the immediate neighborhood's character. Furthermore, the proposed single-family residence will be developed to meet the needs and necessities of families. The Project will also provide a use compatible the RH-1 Zoning District and neighborhood in that the proposed residential building will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest sized single-family dwelling units under 40 feet in height, similar to the proposed residential building in the listed Project.

11. 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 will not remove or displace existing neighborhood serving retail uses nor will it impact employment and ownership opportunities of such businesses. The Project site does not contain a neighborhood serving retail use and is currently occupied by a single-family residence with an Unauthorized Dwelling Unit (UDU). Nonetheless, the Project will introduce new patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and construct a three-story over basement, single-family residence with an Accessory Dwelling Unit for a total of two new dwelling units. The proposed single-family residence will be family friendly dwelling unit with three or more bedrooms and located in close proximity to amenities (i.e. usable open space, laundry, bicycle parking).

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

The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed. Rather, the Project will provide one net dwelling unit to the City's housing stock.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public

transportation. The subject property is located approximately less than a block from the 24-bus line and four blocks from the J-MUNI line. The Project will remove one on-street parking space from the immediate neighborhood but will provide two off-street parking spaces and two Class 1 bicycle parking spaces, one for each respective dwelling unit.

- 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 sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The subject building is an existing two-story, residential building with an Unauthorized Dwelling Unit (UDU) and the proposed Project will construct a three-story over basement, residential building with a total of two dwelling units.

- 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 Building Code. This proposal will not impact the subject property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-001088CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 8, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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 March 25, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 25, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of an existing two-story, single family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story over basement, single family residence with an Accessory Dwelling Unit located at 4211 26th Street, Lot 037 of Assessor's Block 6562 pursuant to Planning Code Sections 303 and 317 within the RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 8, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2018-001088CUA and subject to conditions of approval reviewed and approved by the Commission on March 25, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 18, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

- 8. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than two Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 10. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 11. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

Monitoring - After Entitlement

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

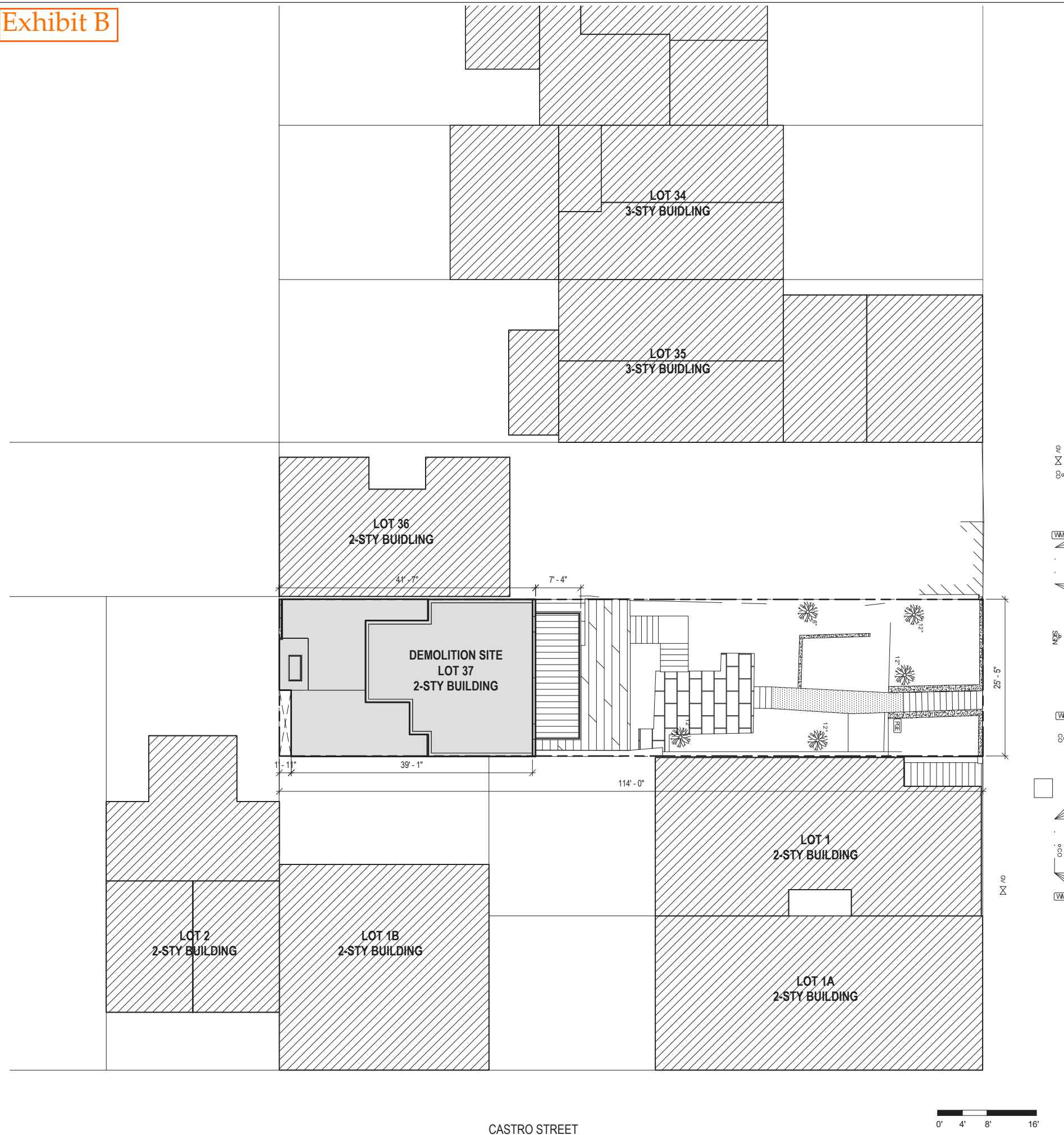
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

- 14. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Exhibit B



PROJECT DATA	
PROJECT SITE	4211 26TH STREET, SAN FRANCISCO, CA
CROSS STREET	CASTRO STREET
NEIGHBORHOOD	NOE VALLEY
BLOCK/LOT	6562/037
PARCEL SIZE	2901 SQ FT
ZONING DISTRICT	RH-1
HEIGHT DISTRICT	40X
PRESERVATION	B - UNKNOWN
REAR YARD	25% REQUIRED
	EXISTING
USE	SINGLE FAMILY
OCCUPANCY	R3
NO. OF UNIT	1 + ADU (unauthorized)
CONSTRUCTION	TYPE V-B
HEIGHT	25'
NO. OF STORIES	2 STORIES
1ST FLOOR (GROSS)	1000 SQ FT
2ND FLOOR (GROSS)	570 SQ FT
BASEMENT (GROSS)	0
PARKING	0
BICYCLE PARKING	0
REAR YARD	0
OPEN SPACE	1303 SQ FT

PROJECT:

4211 26TH ST

SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

OWNER:

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

AGENT:

ISO IDEAS, INC.
165 11TH STREET,
SAN FRANCISCO, CA
T: 415.766.7908 E: INFO@ISOIDEAS.COM

[illegible]

SHEET TITLE:

EXISTING SITE PLAN

SET:	DEMOLITION SET
DATE:	4.1.2020
DRAWN:	© ISO IDEAS, INC. 2020

SHEET NO:

D0.0

4211 26TH ST
SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

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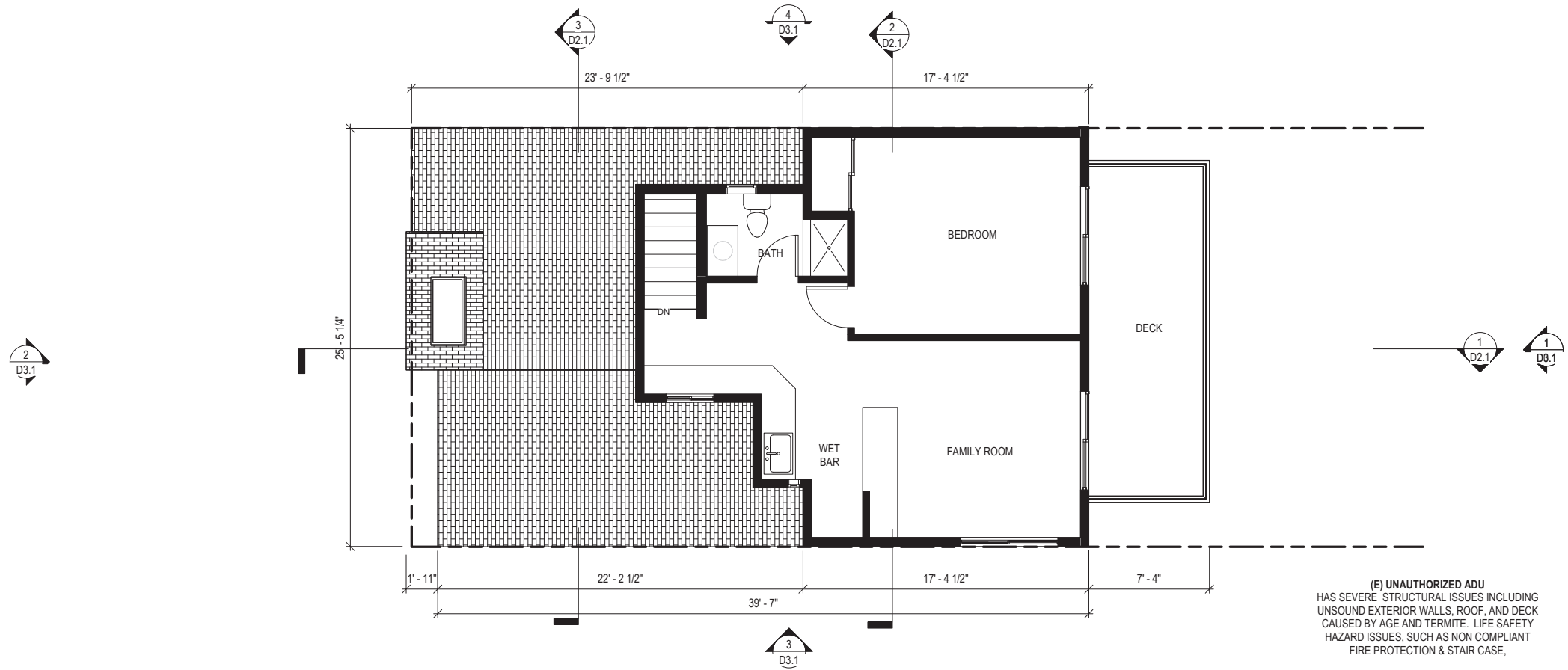
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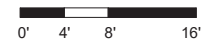
EXISTING FLOOR PLANS

SET:	DEMOLITION SET
DATE:	4.1.2020
DRAWN:	© ISO IDEAS, INC. 2020

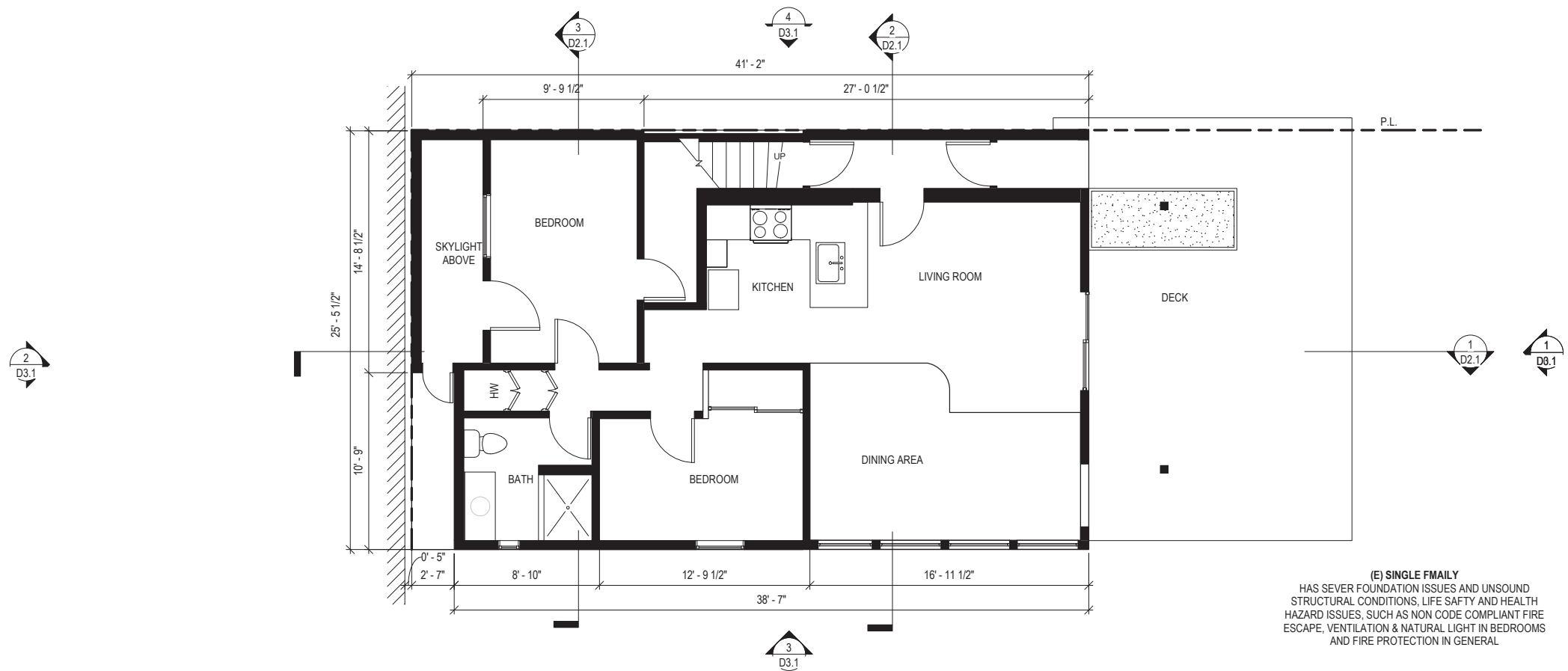
D1.1



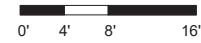
(E) UNAUTHORIZED ADU
HAS SEVERE STRUCTURAL ISSUES INCLUDING
UN SOUND EXTERIOR WALLS, ROOF, AND DECK
CAUSED BY AGE AND TERMITE. LIFE SAFETY
HAZARD ISSUES, SUCH AS NON COMPLIANT
FIRE PROTECTION & STAIR CASE,



2

$$1/4'' = 1'-0''$$


(E) SINGLE FMAILY
HAS SEVER FOUNDATION ISSUES AND UNSOUND
STRUCTURAL CONDITIONS, LIFE SAFTY AND HEALTH
HAZARD ISSUES, SUCH AS NON CODE COMPLIANT FIRE
ESCAPE, VENTILATION & NATURAL LIGHT IN BEDROOMS
AND FIRE PROTECTION IN GENERAL



1

$$1/4" = 1'-0"$$

4211 26TH ST
SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

SHEET TITLE:	
EXISTING SECTION	
SET:	DEMOLITION SET
DATE:	4.1.2020
DRAWN:	© ISO IDEAS, INC. 2020
SHEET NO:	

D2.1



Section 3
1/4" = 1'-0"

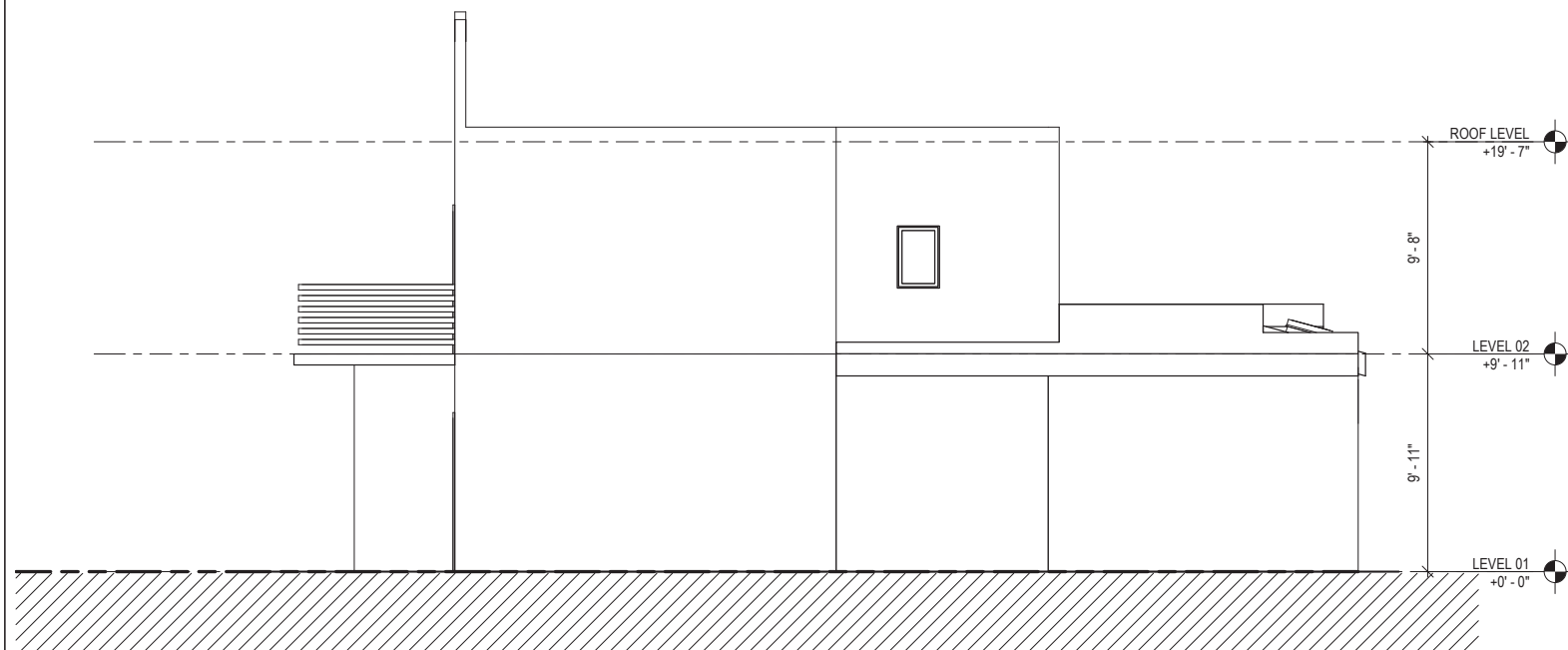


Section 2
1/4" = 1'-0"



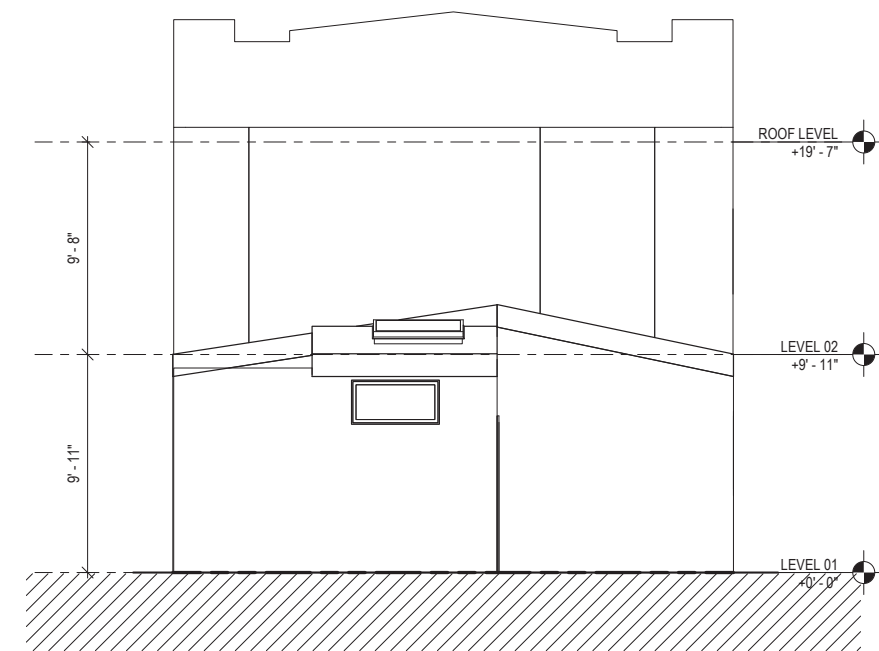
Section 1 3/16" = 1'-0"	1
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Original drawing is 36 x 24. Do not scale contents of this drawing.



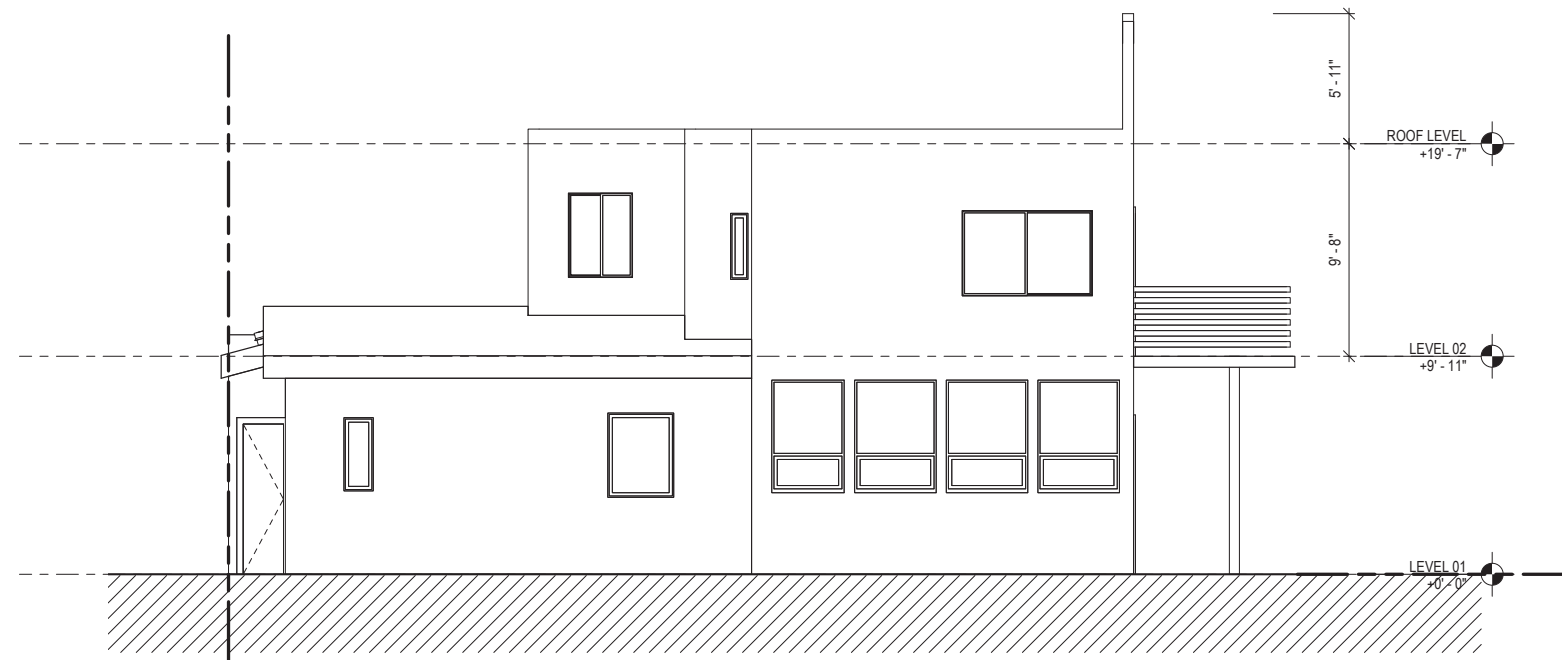
Elevation West
1/4" = 1'-0"

4



Elevation South
1/4" = 1'-0"

2



Elevation East
1/4" = 1'-0"

3



Elevation North
1/4" = 1'-0"

1

PROJECT:

4211 26TH ST

SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

OWNER:

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

AGENT:

ISO IDEAS, INC.
165 11TH STREET,
SAN FRANCISCO, CA
T: 415.766.7908 E: INFO@ISOIDEAS.COM

[illegible]

SHEET TITLE:

EXISTING ELEVATIONS

SET:	DEMOLITION SET
DATE:	4.1.2020
DRAWN:	© ISO IDEAS, INC. 2020

SHEET NO:

D3.1

	AIR CONDITIONING	LAT	LATERAL
AD	AREA DRAIN	LAV	LAVATORY
ADA	AMERICANS WITH DISABILITIES ACT	LB	POUND
ADDL	ADDITIONAL	LF	LINEAR FOOT
ADJ	ADJUSTABLE	LL	LIVE LOAD
AFF	ABOVE FINISH FLOOR	LLH	LONG LEG HORIZONTAL
ALT	ALTERNATE	LLV	LONG LEG VERTICAL
ALUM	ALUMINUM	LP	LOW POINT
APPROX	APPROXIMATE	LT	LIGHT
ARCH	ARCHITECTURAL	LV	LOW VOLTAGE
AV	AUDIO VISUAL	M	METER
B/	BOTTOM OF (SEE OTHER WORD)	MAINT	MAINTENANCE
BLDG	BUILDING	MAX	MAXIMUM
CAB	CABINET	MCC	MOTOR CONTROL CENTER
COP	CATCH BASIN	MOD	MEDIUM DENSITY FIBERBOARD
CJ	CAST-IN-PLACE	MDO	MEDIUM DENSITY OVERLAY
CL	CONTROL JOINT / CONSTRUCTION JOINT	MECH	MECHANICAL
CL	CENTER LINE	MEP	MECHANICAL ELECTRICAL PLUMBING
CLG	CEILING	MER	MECHANICAL EQUIPMENT ROOM
CLR	CLEAR	MEZZ	MEZZANINE
CM	CENTIMETER	MFR	MANUFACTURER
CMB	CEMENT BOARD	MH	MANHOLE
CMU	CONCRETE MASONRY UNIT	MIN	MINIMUM
CO	CLEANOUT	MISC	MISCELLANEOUS
COL	COLUMN	MM	MILLIMETER
CONC	CONCRETE	MTD	MOUNTED
CONT	CONTINUOUS	MTL	METAL
COORD	COORDINATE	N	NEWTON
CS	CONCRETE SEALER	N/A	NOT APPLICABLE
CTR	CENTER	NC	NOISE CRITERIA
DEG	DEGREE	NIC	NOT IN CONTRACT
DEMO	DEMOLITION	NO	NUMBER
DEPT	DEPARTMENT	NOM	NOMINAL
DET	DETAIL	NPS	NOMINAL PIPE SIZE
DIA	DIAMETER	NRC	NOISE REDUCTION COEFFICIENT
DIFF	DIFFUSER	NTS	NOT TO SCALE
DIM	DIMENSION	OA	OUTSIDE AIR
DL	DEAD LOAD	OC	ON CENTER
DN	DOWN	OCEW	ON CENTER EACH WAY
DR	DOOR	OD	OUTSIDE DIAMETER/DIMENSION
DRN	DRAIN	OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
DW	DISHWASHER		
DWG	DRAWING	OFI	OWNER FURNISHED, OWNER INSTALLED
EA	EACH	OH	OVER HEAD
EFS	EXTERIOR FINISH SYSTEM	OPNG	OPENING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	OPP	OPPOSITE
EL	ELEVATION	OPP HD	OPPOSITE HAND
ELEC	ELECTRICAL	OXY	OXYGEN
EMERG	EMERGENCY	PAF	POWER-ACTUATED FASTENER
ENCL	ENCLOSURE	PBD	PARTICLEBOARD
EP	ELECTRICAL PANELBOARD	PD	PERIMETER DRAIN
EQ	EQUAL	PERF	PERFORATED
EQUIP	EQUIPMENT	PL	PLATE
EWIC	ELECTRICAL WATER COOLER	PLBG	PLUMBING
EXH	EXHAUST	PLF	POUNDS PER LINEAR FOOT
EXIST	EXISTING	PR	PAIR
EXP	EXPANSION	PREFAB	PREFABRICATED
EXT	EXTERIOR	PSF	POUNDS PER SQUARE FOOT
FI	FACE OF (SEE OTHER WORD)	PSI	POUNDS PER SQUARE INCH
FA	FIRE ALARM	PTD	PAINTED
FD	FLOOR DRAIN	PTN	PARTITION
FDC	FIRE DEPARTMENT CONNECTION	QTY	QUANTITY
FDN	FOUNDATION	R	RADIUS
FE	FIRE EXTINGUISHER	RA	RETURN AIR
FEC	FIRE EXTINGUISHER CABINET	RCP	REFLECTED CEILING PLAN
FEQ	FOOF EQUIPMENT	RD	ROOF DRAIN
FF	FINISH FLOOR	RCPT	RECEPTACLE
FF&E	FURNITURE, FIXTURES & EQUIPMENT	REF	REFERENCE
FHC	FIRE HOSE CABINET	REFR	REFRIGERATOR
FIN	FINISH	REINF	REINFORCED / REINFORCING
FL	FLOOR	REQ	REQUIRE / REQUIRED
FLUOR	FLUORESCENT	REV	REVISION / REVISED
FO	FINISHED OPENING	RM	ROOM
FRTW	FIRE RETARDANT TREATED WOOD	RO	ROUGH OPENING
FS	FIRE STOPPING	SA	SUPPLY AIR
FT	FEET/FOOT	SAFB	SOUND ATTENUATING FIRE BLANKET/BATT
FTG	FOOTING	SAN	SANITARY
FURN	FURNITURE	SCHED	SCHEDULE
GA	GAUGE / GAGE	SD	STORM DRAIN
GALV	GALVANIZED	SECT	SECTION
GC	GENERAL CONTRACTOR, GENERAL CONTRACT	SF	SQUARE FEET/FOOT
		SHR	SHOWER
GFRC	GLASS FIBER REINFORCED CONCRETE	SHT	SHEET
GFRG	GLASS FIBER REINFORCED GYPSUM	SIM	SIMILAR
GFRP	GLASS FIBER REINFORCED PLASTIC	SM	SQUARE METER
GR	GRADE	SMS	SHEET METAL SCREW
GWB	GYPSUM WALLBOARD	SPEC	SPECIFICATION
HB	HOSE BIBB	SPKR	SPEAKER
HC	HANDICAPPED	SQ	SQUARE
HM	HOLLOW METAL	SST	STAINLESS STEEL
HO	HOLD-OPEN	STD	STANDARD
HORIZ	HORIZONTAL	STL	STEEL
HP	HIGH POINT	STMS	SELF-TAP SHEET METAL SCREW
HR	HOOR	STRL	STRUCTURAL
HRC	HOSE REEL CABINET	SUSP	SUSPENDED
HSS	HOLLOW STRUCTURAL SECTION	SYMM	SYMMETRICAL
HT	HEIGHT	T&G	TONGUE AND GROOVE
HVAC	HEATING, VENTILATING, AIR CONDITIONING	TI	TOP OF (SEE OTHER WORD)
HW	HOT WATER	TEMP	TEMPERATURE
ICB	INTERGRAL COVE BASE	TGR	TOGGLE ROLT
ICC	INTERNATIONAL CODE COUNCIL	THK	THICKNESS
ID	INSIDE DIAMETER / DIMENSION	TV	TELEVISION
IN	INCH	THP	TYPICAL
INFO	INFORMATION	UL	UNDERWRITERS LABORATORY
INT	INTERIOR	UON	UNLESS OTHERWISE NOTED
INV	INVERT	VERT	VERTICAL
JC	JANITOR'S CLOSET	VEST	VESTIBULE
JST	JOIST	VF	VERIFY IN FIELD
JT	JOINT	WI	WITH
K	KIP (1000 LB)	W/O	WITHOUT
KG	KILOGRAM	WC	WATER CLOSET
KIT	KITCHEN	WP	WORK POINT
LAB	LABORATORY		

VIEW TITLE

TITLE

1/4" =

VIEW NUMBER

VIEW SCALE

GRAPHIC

CALL

N

TRUE

PROPERTY LINE

SCOPE OF NEW WORK

EXISTING

ALIGN

INDICATES FINISHED SURFACES SHALL ALIGN

SHEET REFERENCE SYMBOL

VIEW NUMBER

SHEET

CATEGORY

DISCIPLIN

BUILDING / WALL SECTION REFERENCES

REFER TO THIS SHEET

3 A701

BUILDING SECTION

4 A702

WALL SECTION

ELEVATION REFERENCES

REFER TO THIS SHEET

1 A501

EXTERIOR ELEVATION

4 A801

INTERIOR ELEVATION

DETAIL REFERENCES

REFER TO THIS SHEET

11 A301

DETAIL

2 A941

DETAIL SECTION

ROOM NAME / NUMBER

ROOM

ROOM IDENTIFICATION

101

ROOM NUMBER

PARTITION TYPE, DOOR, AND MISC

DOOR NUMBER

PARTITION TYPE

FINISH TAG

101B

101A

1A3A

P11

DOOR NUMBER / OPENING IDENTIFIER

SHEET

5

REVISED AREA

REVISION CLOUD

10

REVISION NUMBER

DIMENSION LINES

5'-4"

FL

45.00"

R 3'-10"

MATCHLINE SEE: MATCHLINE SEE:

ELEVATION

FL EL

0'-0"

ELEVATION DATUM

DP

DIMENSION

+12"

INDICATES +/- FROM REF ELEVATION

WELD

LENGTH & SPACING

WELD THROAT

WELDNODE

WELD TYPE: BELOW LINE = ARROW SIDE

WELD ALL

SHEET #	SHEET NAME
A000	COVER SHEET
A001	PROJECT DATA
A002a	STREET VIEWS
A003a	EXISTING SITE PLAN
A003b	PROPOSED SITE PLAN
A101	PLAN - LEVEL 1
A102	PLAN - LEVEL 2
A103	PLAN - LEVEL 3
A104	PLAN - LEVEL 4
A105	PLAN - ROOF
A201	SECTION
A202	SECTION
A203	SECTION
A204	SECTION
A301	ELEVATION - NORTH
A302	ELEVATION - SOUTH
A303	ELEVATION - EAST
A304	ELEVATION - WEST

DEMOLISH EXISTING UNSOUND BUILDING SITTING AT THE REAR SIDE OF THE LOT INCLUDING AN UNAUTHORIZED DWELLING UNIT AND CONSTRUCT A NEW SINGLE FAMILY BUILDING WITH AN ACCESSORY DWELLING UNIT AT THE FRONT OF THE LOT. THE PROPOSED BUILDING WILL BE 3 STORIES OF SINGLE FAMILY RESIDENTIAL WITH A NEW FULLY COMPLIANT ADU ABOVE GARAGE. THE PROJECT WILL REMAIN LESS THAN 40' TALL ABOVE GRADE. THE HEIGHT OF STREET FRONTAGE WILL BE LESS THAN 30'. THE PROJECT PROPOSES 2 PARKING AND 2 CLASS I BICYCLE STORAGE SPACE.

PROJECT SITE	4211 26TH STREET, SAN FRANCISCO, CA
CROSS STREET	CASTRO STREET
NEIGHBORHOOD	NOE VALLEY
BLOCK/LOT	6562/037
PARCEL SIZE	2901 SQ FT
ZONING DISTRICT	RH-1
HEIGHT DISTRICT	40X
PRESERVATION	C - NOT HISTORICAL
REAR YARD	25% REQUIRED

	EXISTING	PROPOSED
USE	SINGLE FAMILY	SINGLE FAMILY
OCCUPANCY	R3	R3 OVER U1
NO. OF UNIT	1 + ADU (unauthorized)	1 + ADU
CONSTRUCTION	TYPE V-B	TYPE V-B
HEIGHT	25'	39'6" ABOVE GRADE (30' ON STREET)
NO. OF STORIES	2 STORIES	3 STORIES OVER BASEMENT
MAIN RESIDENCE (GROSS)	1000 SQ FT	3060 SQ FT
UDU / ADU (GROSS)	570 SQ FT	800 SQ FT
BASEMENT (GROSS)	0	1060 SQ FT
PARKING	0	2
BICYCLE PARKING	0	2 X CLASS I
REAR YARD	0	40%
OPEN SPACE	1303 SQ FT	1,497 SQ FT

An aerial photograph of a dense urban neighborhood in Chicago, likely the Loop. The image shows a mix of residential and commercial buildings, streets, and trees. A large, multi-story building with a red roof is prominent in the upper left. The streets are paved and show some traffic. The overall scene is a typical urban landscape with a mix of building types and greenery.

A000

PLANNING CODE	
PROJECT SITE	4211 26TH STREET, SAN FRANCISCO, CA
CROSS STREET	CASTRO STREET
BLOCK/LOT	6562/037
PROJECT DESCRIPTION	DEMOLISH EXISTING UNSOUND BUILDING SITTING AT THE REAR SIDE OF THE LOT AND CONSTRUCT A NEW SINGLE FAMILY BUILDING WITH AN ACCESSORY DWELLING UNIT AT THE FRONT OF THE LOT. THE PROPOSED BUILDING WILL BE 3 STORIES ABOVE NATURAL GRADE.
CODE USED	2016 SF MUNICIPLE CODE, 2016 CALIF BLDG CODE, 2016 CALIF MECH CODE 2016 CALIF PLMBG CODE, 2016 CALIF ELECTR CODE, 2016 CALIF ENERGY CODE 2016 CALIF FIRE CODE, 2016 HOUSING CODE, 2016 NFPA 72 (FIRE ALARMS) 2016 NFPA 13 / 13R (SPRINKLERS), CALIFORNIA GOVERNMENT CODE
ZONING	RH-1-RESIDENTIAL-HOUSE, SINGLE FAMILY
EXISTING SITE CONDITION	SUBJECT PROPERTY IS COMPRISED OF A SINGLE LOT WITH MEASUREMENTS OF 114' X 25'-5 1/2". THE LOT CONTAINS AN EXISTING 2 STORY, RESIDENTIAL BUILDING AT THE REAR YARD. NO GARAGE NOR CURB CUT. THE EXISTING BUILDING HAS BEEN FOUND TO BE UNKNOWN HISTORIC RESOURCE. THE EXISTING BUILDING IS OF WOOD CONSTRUCTION WITH A DILAPIDATED BRICK FOUNDATION. WOOD STRUCTURE HAS BEEN COMPROMISED BY TERMITE ISSUE.
OCCUPANCY	R-3 RESIDENTIAL
ACCESSIBILITY	PER CBC, THE OCCUPANCY R3 IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS.
NUMBER OF STORIES	3 STORIES ABOVE GRADE PLANE .
HEIGHT	PER SEC 261 NO PORTION OF A DWELLING IN RH-1 DISTRICT SHALL EXCEED A HEIGHT OF 35 FEET. PER SEC 261(C)(1) THE HEIGHT LIMIT SHALL BE 30 FEET AT THE FRONT LOT LINE, OR WHERE THE LOT IS SUBJECT TO A LEGISLATIVE SETBACK LINE OR REQUIRED FRONT SETBACK, THEN AT SUCH SETBACK SHALL INCREASE AT AN ANGLE OF 45 DEGREES FROM THE HORIZONTAL TOWARDS THE REAR OF THE LOT UNTIL THE HEIGHT LIMIT OF 40 FEET IS REACHED. PER SEC 260(B) EXCEPTIONS, THE FOLLOWING SHALL BE EXEMPT FROM HEIGHT LIMITATIONS AND SHALL APPLY TO THIS PROJECT: 260(2)(A)RAILINGS, PARAPETS WITH A MAXIMUM HEIGHT OF FOUR FEET. 260(2)(D) UNENCLOSED SEATING AREAS LIMITED TO TABLES, CHAIRS AND BENCHES, AND RELATED WINDSCREENS, LATTICES AND SUNSHADES WITH A MAXIMUM HEIGHT OF 10 FEET. THE PROPOSED PROJECT IS LESS THAN 30 FEET AS MEASURED AT THE FRONT ON 26TH STREET AND STEPS UP TO 35' ABOVE GRADE PLAN AT A SETBACK DISTANCE OF 15'. THE PROJECT STEPS BACK DOWN TO 30' AT THE REAR OF THE PROJECT TO MATCH THE ADJACENT BUILDINGS. THE BUILDING STEPS DOWN 10 FEET FOR EVERY FLOOR THEREAFTER UNTIL THE 25% REAR YARD IS MET.
BULK	THERE ARE NO BULK LIMITATIONS.
LOT SIZE / AREA	2901 SQ FT
SETBACKS	FRONT: REQUIRED: 0FT AT FLOORS 1-3. 15FT AFTER 30FT OF ALLOWED HEIGHT. PROVIDED: 0FT AT FLOORS 1-2. 2-5FT AT FLOOR 3, 15-20 FT AT UPPER LEVELS. SIDE: REQUIRED 0FT. PROVIDED: 5FT SETBACK MATCHING DOWNHILL NEIGHBORING LENGTH. REAR: PER SEC 134 OF THE SF PLANNING CODE, THE MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE LOT ON WHICH THE BUILDING IS SITUATED. A REAR YARD OF 45' 6" IS PROVIDED.
OPEN SPACE	REQUIRED: PER TABLE 135A OF THE SF PLANNING CODE, 125 SF SHALL BE PROVIDED FOR EACH DWELLING UNIT IF ALL PRIVATE. PROVIDED: A SHARED REAR YARD 941 SF WITH NO DIMENSION LESS THAN 10'. THE PROJECT ALSO HAVE OUTDOOR TERRACES WITH A COMBINED TOTAL OF 556 SF, NO DIMENSIONS IS LESS 6'. 1,497 SF TOTAL.
VEHICLE PARKING	PARKING REQUIRED: PER SF PLANNING CODE TABLE 151, A MINIMUM OF ONE SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT. PARKING PROVIDED: TWO PARKING SPACES ARE PROVIDED.
BICYCLE PARKING	BICYCLE PARKING REQUIRED: PER TABLE 155.2.10, ONE CLASS 1 SPACE IS REQUIRED FOR EACH DWELLING UNIT BICYCLE PARKING PROVIDED: 2 CLASS ONE BICYCLE PARKING SPACES.
EXTERIOR MATERIALS	WHITE STACCO, COMPOSITE PANEL SIDING, WOOD FRAMED WINDOWS, GLASS RAILINGS.
BIRD SAFETY	ALL GLAZING OVER 24 SF OF UNBROKEN SURFACE SHALL BE TREATED PER THE SAN FRANCISCO STANDARDS FOR BIRD SAFETY. THIS PROJECT PROPOSES TO USE 'ORNILUX' GLASS OR SIMILAR TREATED GLASS SURFACE.

BUILDING CODE																																																								
CONSTRUCTION TYPE	TYPE V-B																																																							
SPRINKLER	THIS IS A NFPA 13 FULLY SPRINKLERED BUILDING PER SECTION 903.3.1.1.																																																							
ALLOWABLE AREA	PER TABLE 503 FOR OCCUPANCY TYPE R-3/TYPE V-B THE ALLOWABLE AREA SHALL BE UNLIMITED.																																																							
ALLOWABLE HEIGHT	PER TABLE 503 FOR OCCUPANCY TYPE R-3/TYPE V-B THE ALLOWABLE HEIGHT SHALL BE 50 FEET. PER 504.2 AN INCREASE OF 20 FOR SPRINKLER= 70 FEET. PROJECT PROPOSES 40 FEET.																																																							
ALLOWABLE STORIES	PER TABLE 503 FOR OCCUPANCY TYPE R-3/TYPE V-B THE ALLOWABLE NUMBER OF STORIES SHALL BE 3. PER 504.2 AN INCREASE OF ONE STORY FOR SPRINKLER= 4 STORIES. PROJECT PROPOSES 3 STORIES.																																																							
PROPOSED AREA (GROSS)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Level</th> <th style="width: 80%;">Area</th> </tr> </thead> <tbody> <tr> <td colspan="2">RESIDENTIAL(GROSS)</td> </tr> <tr> <td>LEVEL 2</td> <td>1490 SF</td> </tr> <tr> <td>LEVEL 3</td> <td>1360 SF</td> </tr> <tr> <td>LEVEL 4</td> <td>1010 SF</td> </tr> <tr> <td>TOTAL</td> <td>3860 SF</td> </tr> <tr> <td colspan="2">BASEMENT SERVICE (GROSS)</td> </tr> <tr> <td>LEVEL 1</td> <td>1060 SF</td> </tr> </tbody> </table>		Level	Area	RESIDENTIAL(GROSS)		LEVEL 2	1490 SF	LEVEL 3	1360 SF	LEVEL 4	1010 SF	TOTAL	3860 SF	BASEMENT SERVICE (GROSS)		LEVEL 1	1060 SF	PROPOSED AREA (NET)		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Level</th> <th style="width: 20%;">Residential</th> <th style="width: 20%;">Service & Circulation</th> <th style="width: 20%;">Parking</th> <th style="width: 20%;">Total</th> </tr> </thead> <tbody> <tr> <td>LEVEL 1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>LEVEL 2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>LEVEL 3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PENTHOUSE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">TOTAL</td> </tr> <tr> <td>BASEMENT</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Level	Residential	Service & Circulation	Parking	Total	LEVEL 1					LEVEL 2					LEVEL 3					PENTHOUSE					TOTAL					BASEMENT				
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FIRE RATING	FIRE RESISTANCE RATING PER CBC TABLE 601 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">BUILDING ELEMENTS</th> <th style="width: 30%;">TYPE V-B</th> </tr> </thead> <tbody> <tr> <td>STRUCTURAL FRAME</td> <td>0HR</td> </tr> <tr> <td>EXTERIOR BEARING WALLS</td> <td>0HR</td> </tr> <tr> <td>INTERIOR BEARING WALLS</td> <td>0HR</td> </tr> <tr> <td>INTERIOR NON BEARING WALLS</td> <td>0HR</td> </tr> <tr> <td>FLOOR CONSTRUCTION</td> <td>0HR</td> </tr> <tr> <td>ROOF CONSTRUCTION</td> <td>0HR</td> </tr> </tbody> </table>					BUILDING ELEMENTS	TYPE V-B	STRUCTURAL FRAME	0HR	EXTERIOR BEARING WALLS	0HR	INTERIOR BEARING WALLS	0HR	INTERIOR NON BEARING WALLS	0HR	FLOOR CONSTRUCTION	0HR	ROOF CONSTRUCTION	0HR																																					
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FIRE RATING - EXTERIOR WALL	PER TABLE 602 FOR OCCUPANCY TYPE R-3/TYPE V-B THE EXTERIOR WALLS ON LOT LINE SHALL BE 1HR. PER TABLE 602 EXCEPTION H, ALL WALLS GREATER THAN 5' FROM PROPERTY LINE NEED NOT BE FIRE RATED.																																																							
OPENING PROTECTION	PER SECTION 705.8.1, THE SIZE OF OPENINGS IN NON-FIRE RATED EXTERIOR WALLS CAN BE UNLIMITED.																																																							
EXIT ENCLOSURE	PER CBC SEC 1022 EXCEPTION 3. THE STAIR SERVING THE UPPER UNIT NEED NOT BE ENCLOSED SINCE IT SERVES ONLY ONE DWELLING UNIT																																																							
SHAFT ENCLOSURE	PER CBC SEC 708 EXCEPTION 1. THE STAIR SHAFT SERVICING THE UPPER UNIT NEED NOT BE CLASSIFIED AS A 2 HR SHAFT ENCLOSURE SINCE IT IS CONTAINED WITHIN A SINGLE DWELLING UNIT AND IS 4 STORIES OR LESS.																																																							
NUMBER OF EXITS	PER SECTION 1021.2, THIS ONLY APPLIES IF THE AREAS SERVED BY ONE EXIT DO NOT EXCEED THE LIMITATIONS OF TABLE 1021.2. THE EXIT ACCESS TRAVEL DISTANCE, AS MEASURED PER SECTION 1016, FROM THE MOST REMOTE POINT ON THE 4TH FLOOR, EXCEEDS THE MAXIMUM ALLOWABLE TRAVEL DISTANCE PER TABLE 1021.2. AS SUCH A SECOND MEANS OF EGRESS FROM UNIT #2 SHALL BE REQUIRED.																																																							
EMERGENCY ESCAPE	AS PER CBC SECTION 1029 AN EMERGENCY ESCAPE SHALL BE PROVIDED AT ALL BEDROOMS BELOW LEVEL 4.																																																							
STANDPIPE	PER CBC SECTION 905.3 EXCEPTION: STANDPIPE SYSTEM IS NOT REQUIRED IN GROUP R-3 OCCUPANCIES																																																							
GROUP R LIGHT AND VENTILATION	LIGHT: ALL HABITABLE ROOMS (EXCEPT BATHROOMS AS PER CBC 1205.2) HAVE NATURAL LIGHT GREATER THAN 1/10 OF THE FLOOR AREA. VENTILATION: MECHANICAL VENTILATION PROVIDED AT BATHROOMS PER CMC. ALL OTHER SPACES NATURAL VENTILATION PER CMC 1203.4.																																																							

A001

4211 26TH ST
SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

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165 11TH STREET,
SAN FRANCISCO, CA
T: 415.766.7908 E: INFO@ISOIDEAS.COM

SHEET TITLE:

STREET VIEWS

SHEET NO:

A002a







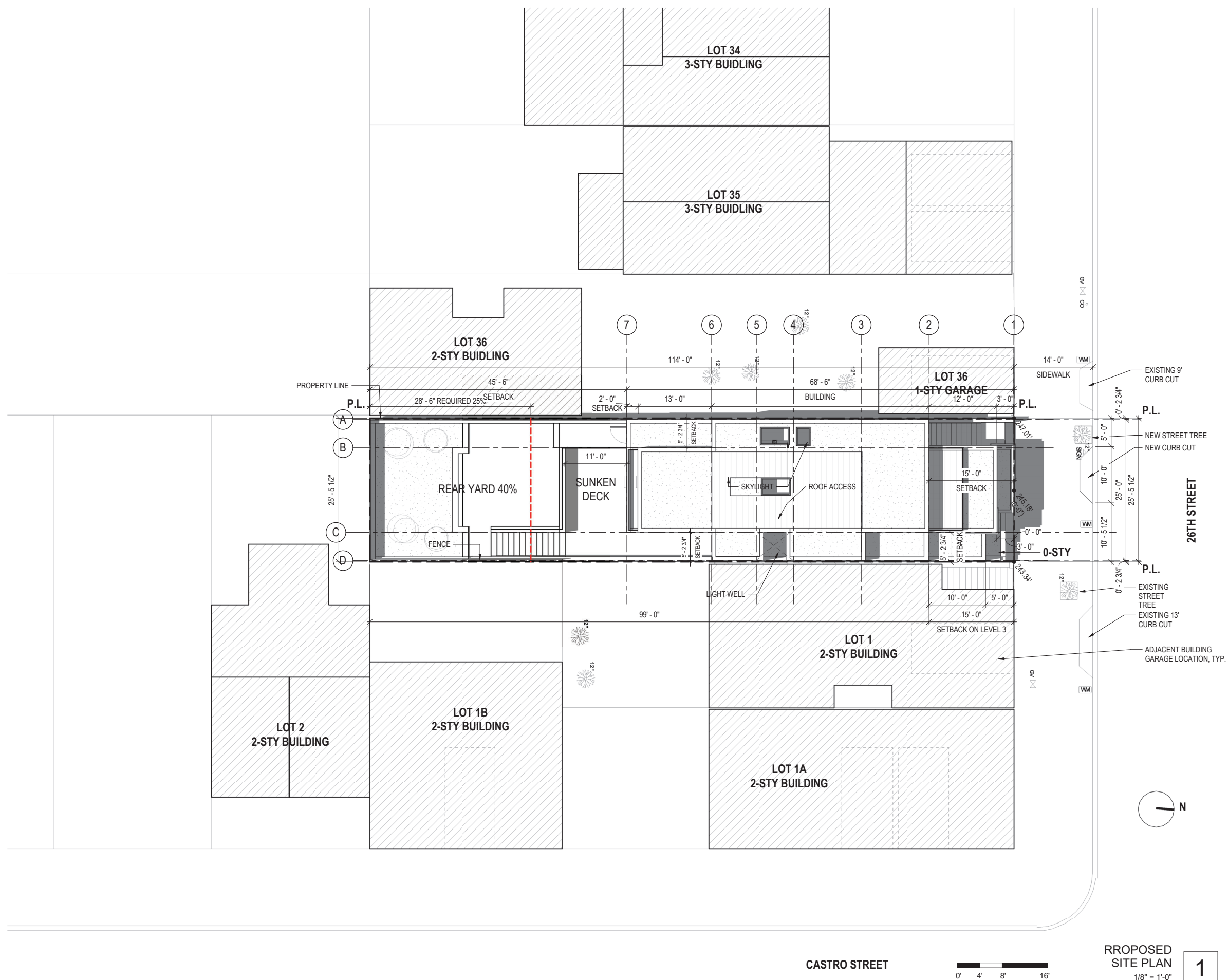


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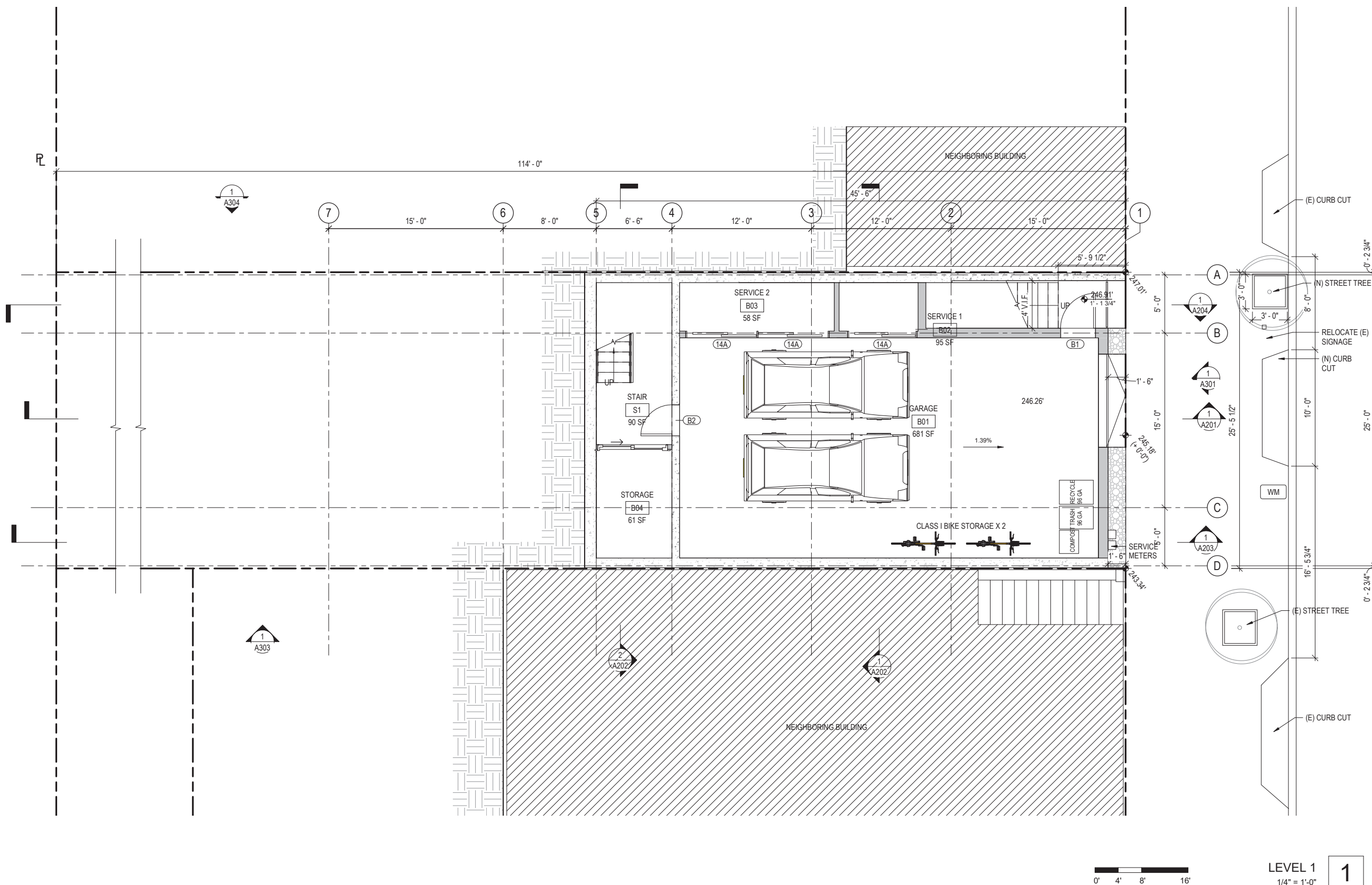
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SITE PERMIT SUBMISSION		12.26.20
R1	REVISION 1 (SITE PERMIT)	1.15.20
R4	REVISION 4 (SITE PERMIT)	11.6.20
R6	REVISION 6 (SITE PERMIT)	3.8.20

SET:	SITE PERMIT
DATE:	03.08.2021
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A003b



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A101

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BLOCK/LOT
6562/037

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

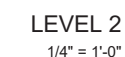
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SHEET TITLE:

PLAN - LEVEL 2

SHEET NO:

A102



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CA 94131
BLOCK/LOT
6562/037

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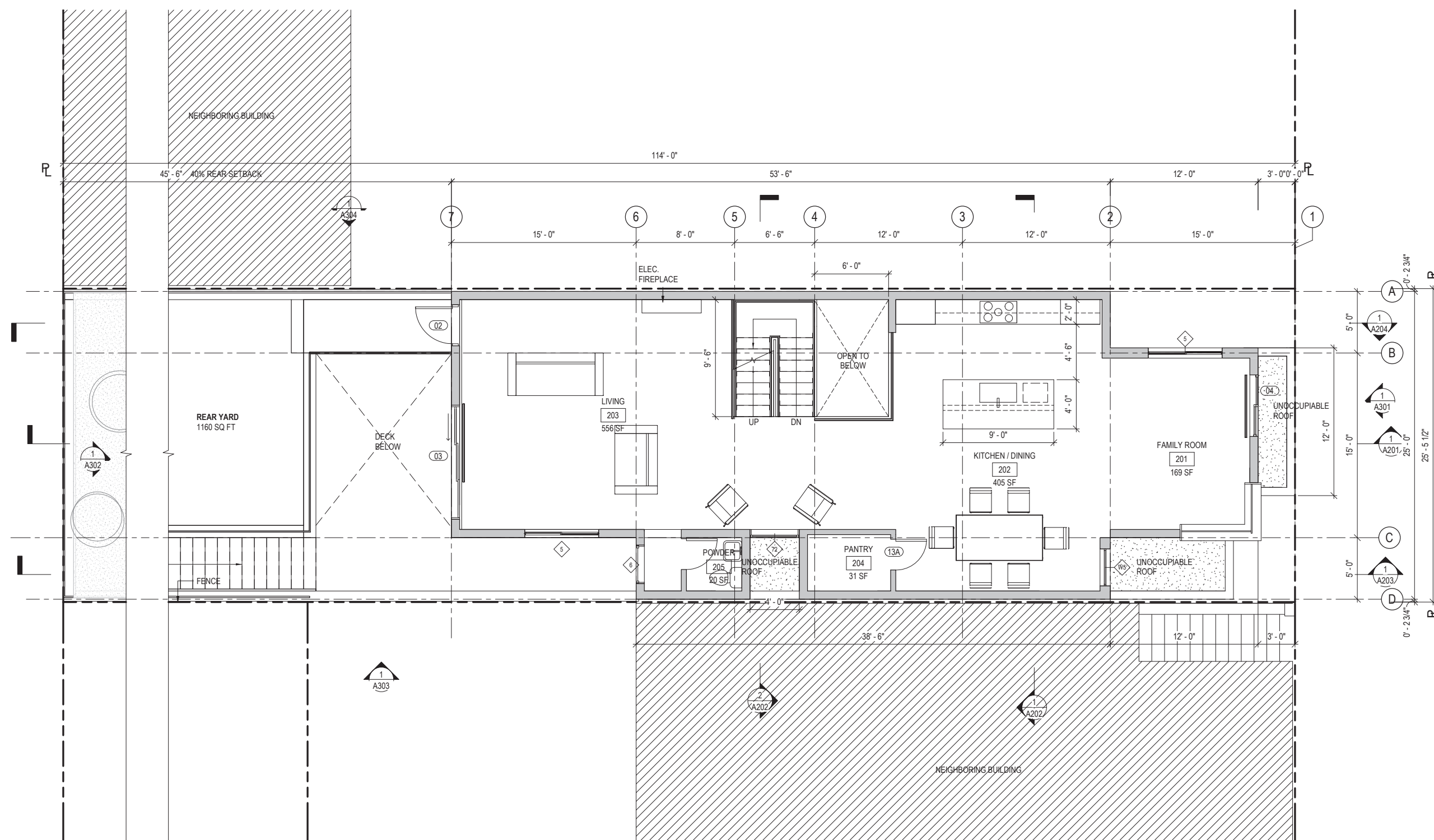
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SHEET TITLE:

PLAN - LEVEL 3

SHEET NO:

A103



0' 4' 8'

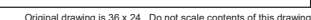
LEVEL 3
1/4" = 1'-0"

1

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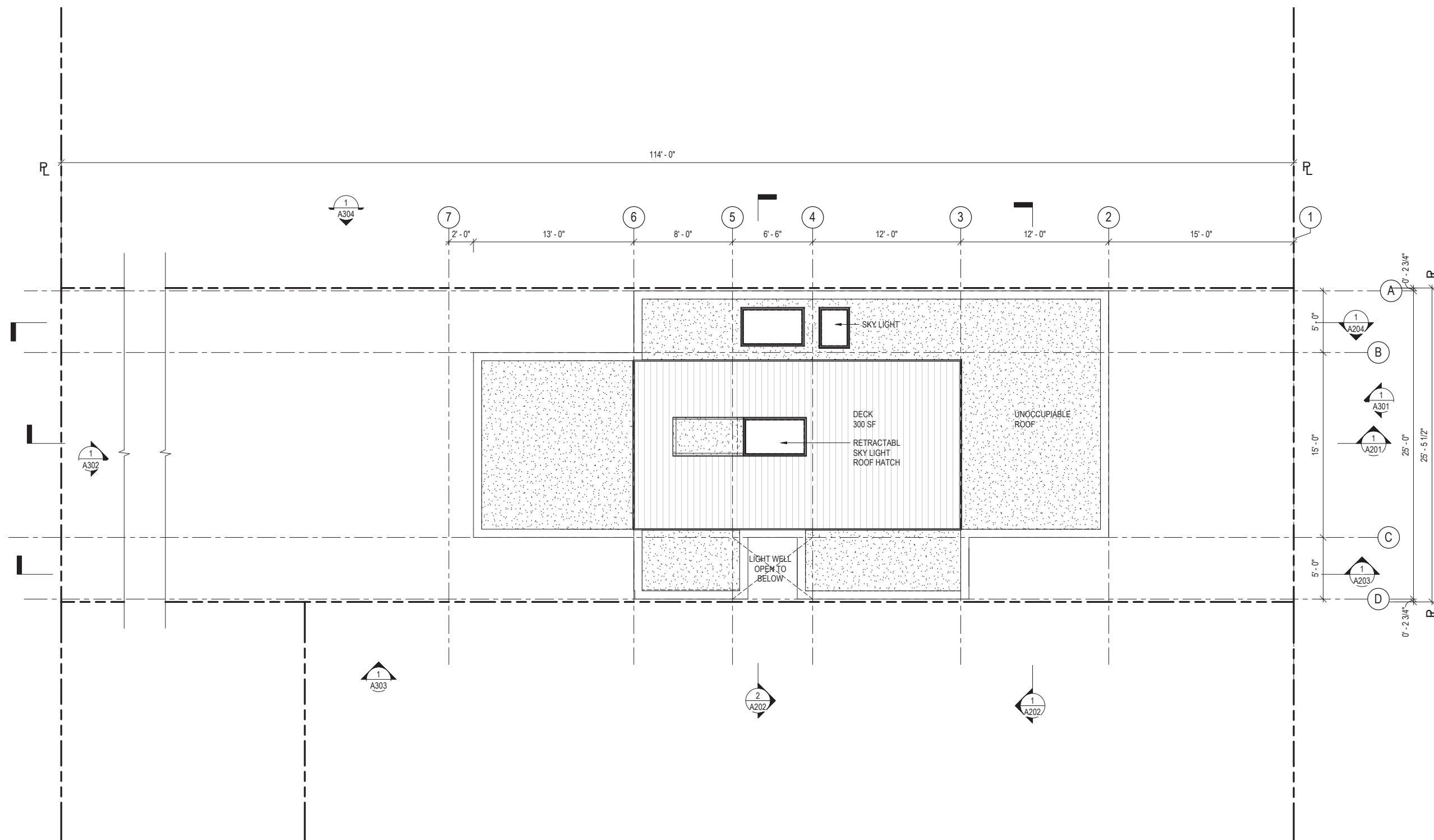
A104



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ISSUE RECORD		Date
SITE PERMIT SUBMISSION		12.26.20
R1	REVISION 1 (SITE PERMIT)	1.15.20
R2	REVISION 2 (SITE PERMIT)	5.10.20
R4	REVISION 4 (SITE PERMIT)	11.6.20
R6	REVISION 6 (SITE PERMIT)	3.8.20

A105



A horizontal number line with tick marks at 0, 4, 8, and 16. The segment between 4 and 8 is shaded gray.

ROOF
1/4" = 1'-0"

•

SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

Rui Zhao
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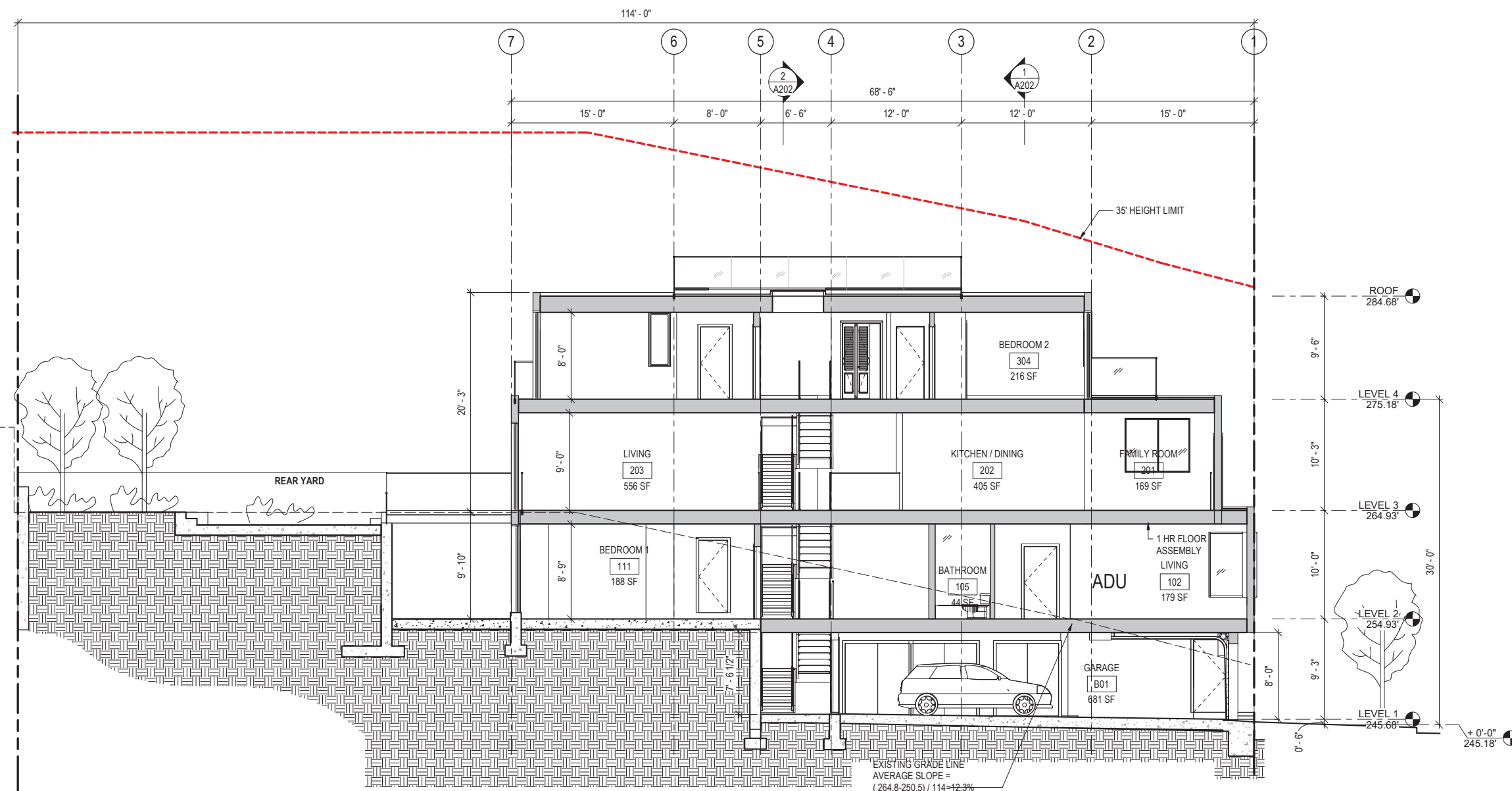
SHEET TITLE:

SECTION

SET:	SITE PERMIT
DATE:	03.08.2021
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SHEET NO:

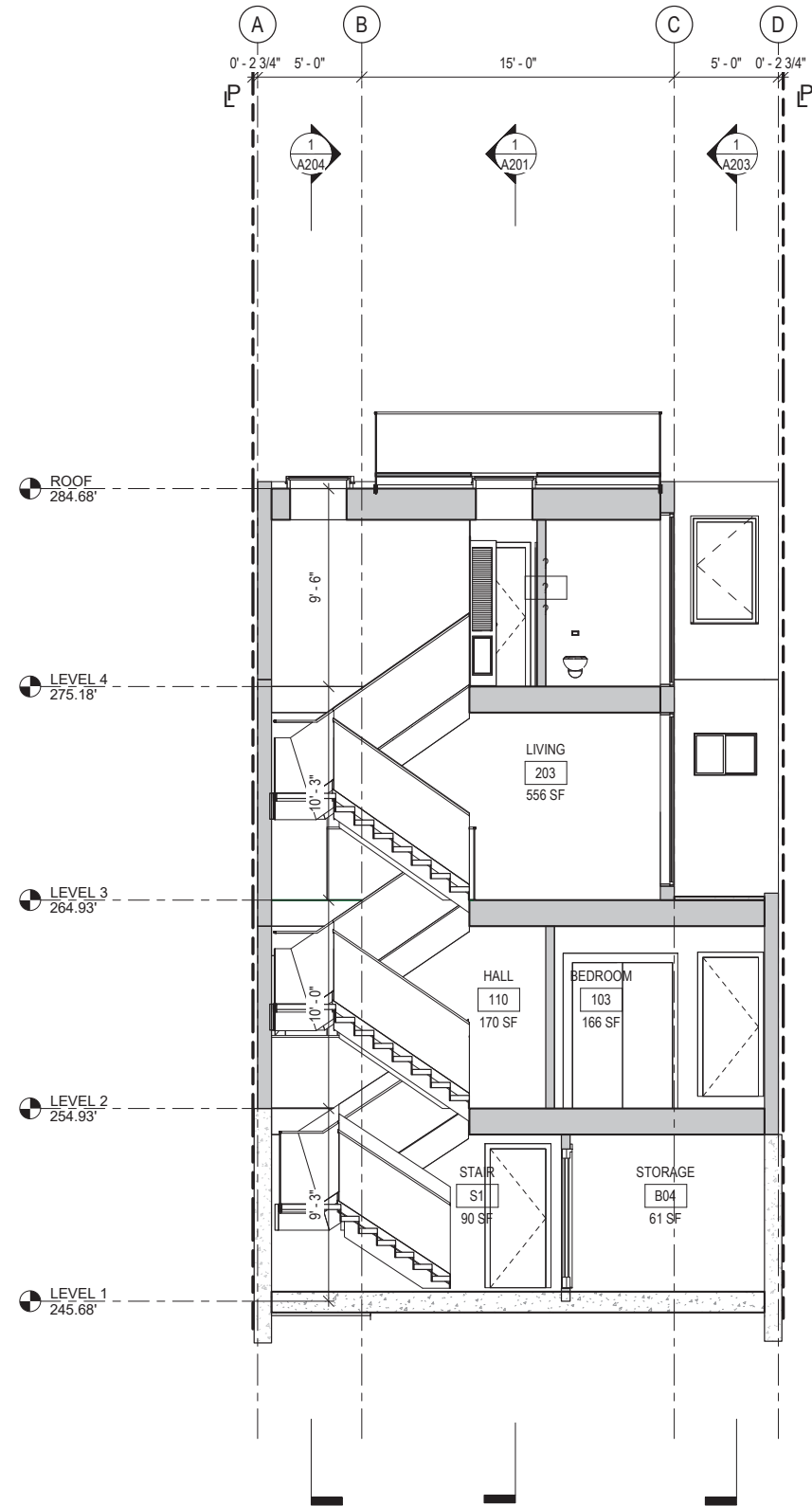
A201



NOTE: THE AVERAGE SLOPE OF PROPOSED BUILDING IS 16.71 FT/ 73.5 FT = 22.73%

LONGITUDINAL
SECTION 1
3/16" = 1'-0"

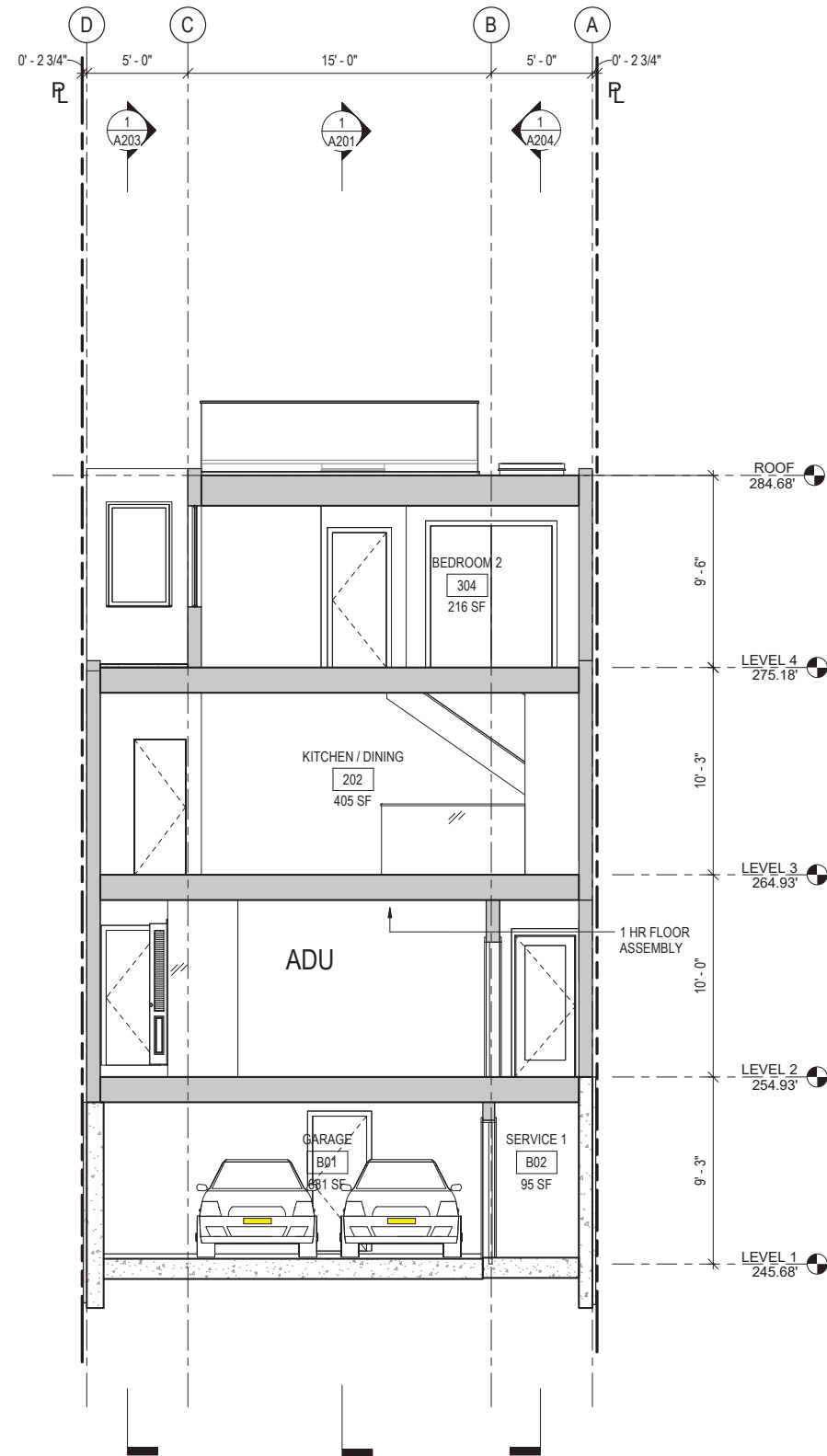
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0' 4' 8' 16'

CROSS
SECTION 2
1/4" = 1'-0"

2



0' 4' 8' 16'

CROSS
SECTION 1
1/4" = 1'-0"

1

PROJECT:

4211 26TH ST

SAN FRANCISCO
CA 94131
BLOCK/LOT
6562/037

OWNER:

Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

DESIGNER:

ISO IDEAS, INC.
165 11TH STREET, CA
SAN FRANCISCO, CA
T: 415.766.7908 E: INFO@ISOIDEAS.COM

ISSUE RECORD

Date

SITE PERMIT SUBMISSION	12.26.2017
R1 REVISION 1 (SITE PERMIT)	1.15.2019
R4 REVISION 4 (SITE PERMIT)	11.6.2019

SHEET TITLE:

SECTION

SET: SITE PERMIT

DATE: 03.08.2021

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SHEET NO:

A202

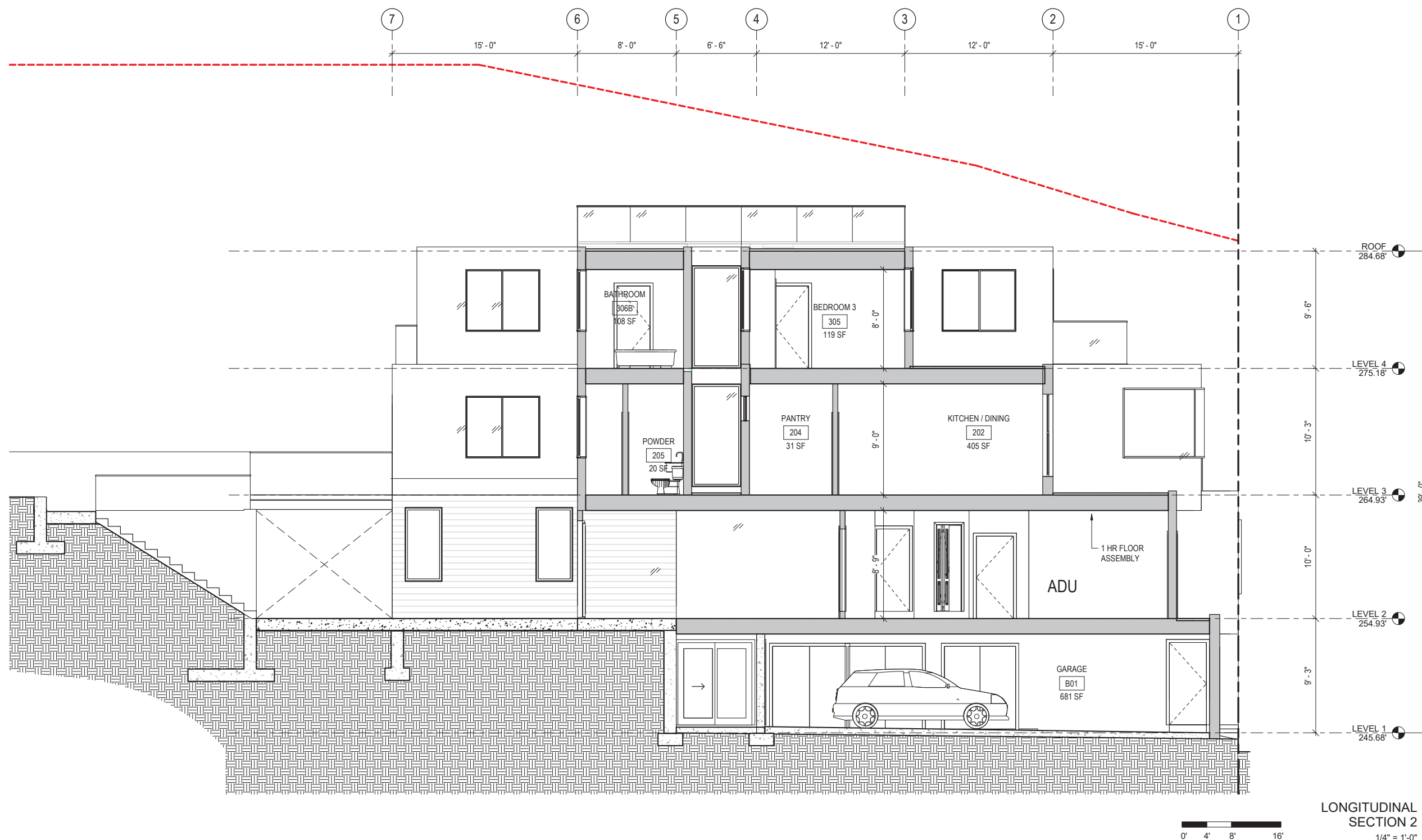
4211 26TH ST

OWNER:
Rui Zhao
46 WILDER ST
SAN FRANCISCO, CA 94131

ISSUE RECORD		Date
SITE PERMIT SUBMISSION		12.26.20
R1	REVISION 1 (SITE PERMIT)	1.15.20
R4	REVISION 4 (SITE PERMIT)	11.6.20
R6	REVISION 6 (SITE PERMIT)	3.8.20

SECTION

A203



LONGITUDINAL
SECTION 2
1/4" = 1'-0"

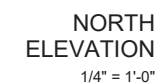
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A204

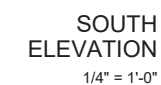


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A301



A302

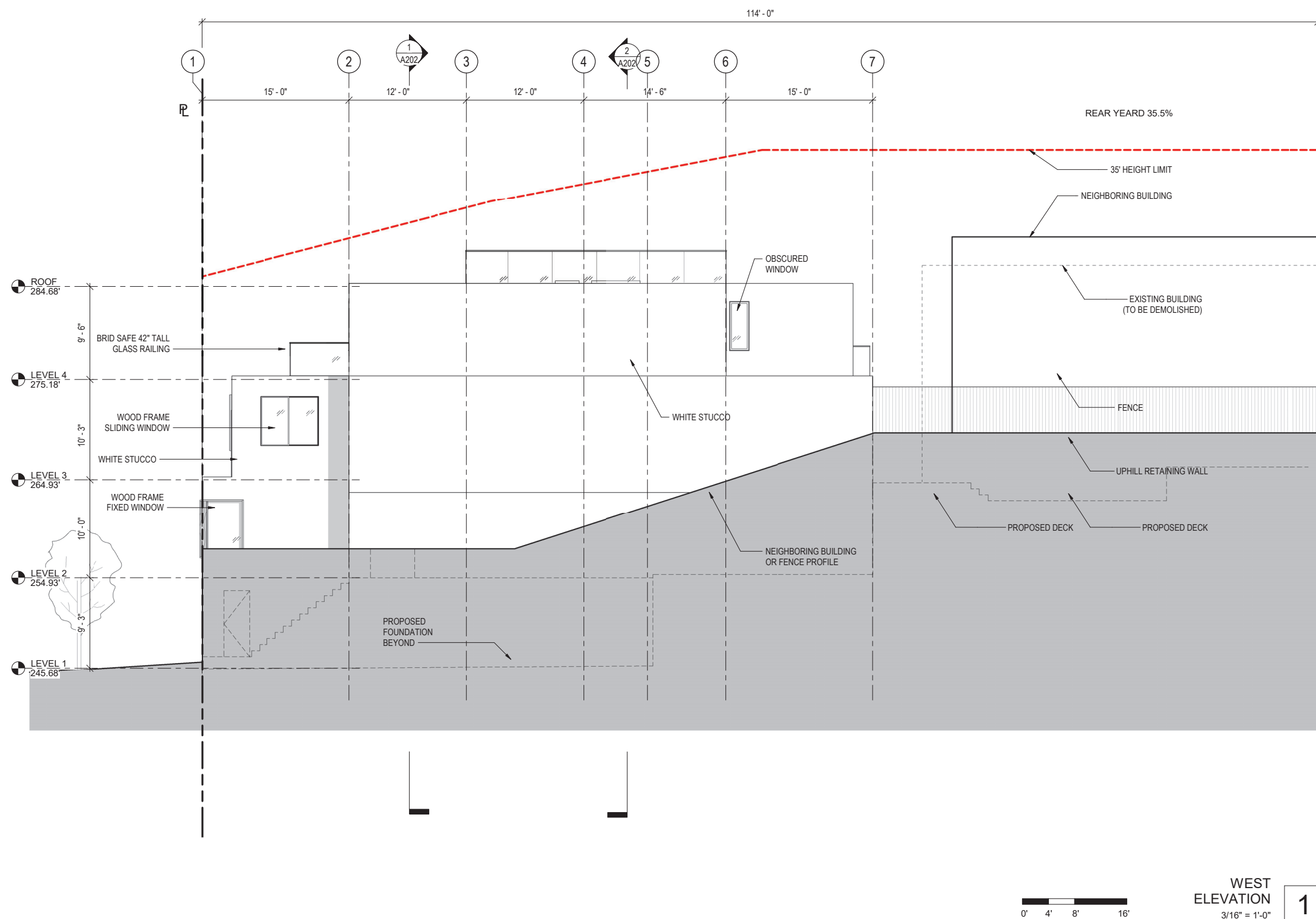


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A303



A304





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4211 26TH ST		6562037
Case No.		Permit No.
2018-001088ENV		201801098231
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. TO DEMOLISH 2 STORY, SINGLE FAMILY BUILDING and TO ERECT 3 STORIES, 1 BASEMENT, TYPE V-B, 2 UNITS RESIDENTIAL BUILDING.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

Archeological review complete 3/5/2018-- no effects

Project will incorporate recommendations outlined in Geotechnical Investigation 4211 26th Street, Romig Engineering, April 2018

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Reclassify to Category C as per PTR form signed on 6/11/18.	
Preservation Planner Signature: Michelle A Taylor	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Michelle A Taylor 06/11/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
4211 26TH ST		6562/037
Case No.	Previous Building Permit No.	New Building Permit No.
2018-001088PRJ	201801098231	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/31/2018
----------------------------------------	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	4211 26th Street	
Block/Lot:	Cross Streets:	
6562/037	Castro and Diamond Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-001088ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/26/2017
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Historic Resource Evaluation, Part 1 prepared by VerPlanck Historic Preservation Consulting (dated May 9, 2018). Proposed project: Demolish an existing aged and structurally unsound building sitting at the rear side of the lot & construct a new type V building (single family with accessory dwelling unit) at the front of the lot. The proposed building will have 3 levels (<35') above grade plane or over a garage with 2 parking spaces & 2 class I bicycle spaces.	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor


Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to Planning Department records and the Historic Resource Evaluation Part I prepared by VerPlanck Historic Preservation Consulting, 4211 26th Street is a single family residence in the Noe Valley neighborhood. The building was constructed in 1908 as a two room, one story cottage by original building owner Karl Kallenbach, a cabinetmaker by trade. In 1909, Kallenbach applied for an application to add three rooms to the building, likely with the construction of a second story. Today, the subject building is a two-story building in a modest, vernacular style. The building is clad in a mix of wood and asbestos shingles that features a flat roof behind a Mission Revival style shaped parapet. The building is located at the rear of steeply graded lot and is not easily visible from any public right of way. At street level is a concrete retaining wall, along with a set of concrete stairs that provide access to a terraced yard and a large wood porch that fronts the property. The ground floor, with direct access from the front porch, features a vinyl sliding glass door, a single vinyl frame window, and a recessed entry with access to the second floor. The upper floor features two sliding glass doors that open onto a wood deck which spans almost the full length of the front elevation. According to the permit history, the subject building has undergone several exterior alterations including, construction of a three room addition to existing two room cottage (1909); application of asbestos shingles to rear, upper level (1953); installation of new front door, application of wood shingles to front of house (1964); construction of second story deck (date unknown); installation of new front door and new vinyl windows (post-1994).

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a simple design that has undergone several alterations since construction. Additionally, the building is not associated with a master builder or architect; therefore, it is not eligible under Criterion 3. The subject building is not significant under Criterion 4, since the significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

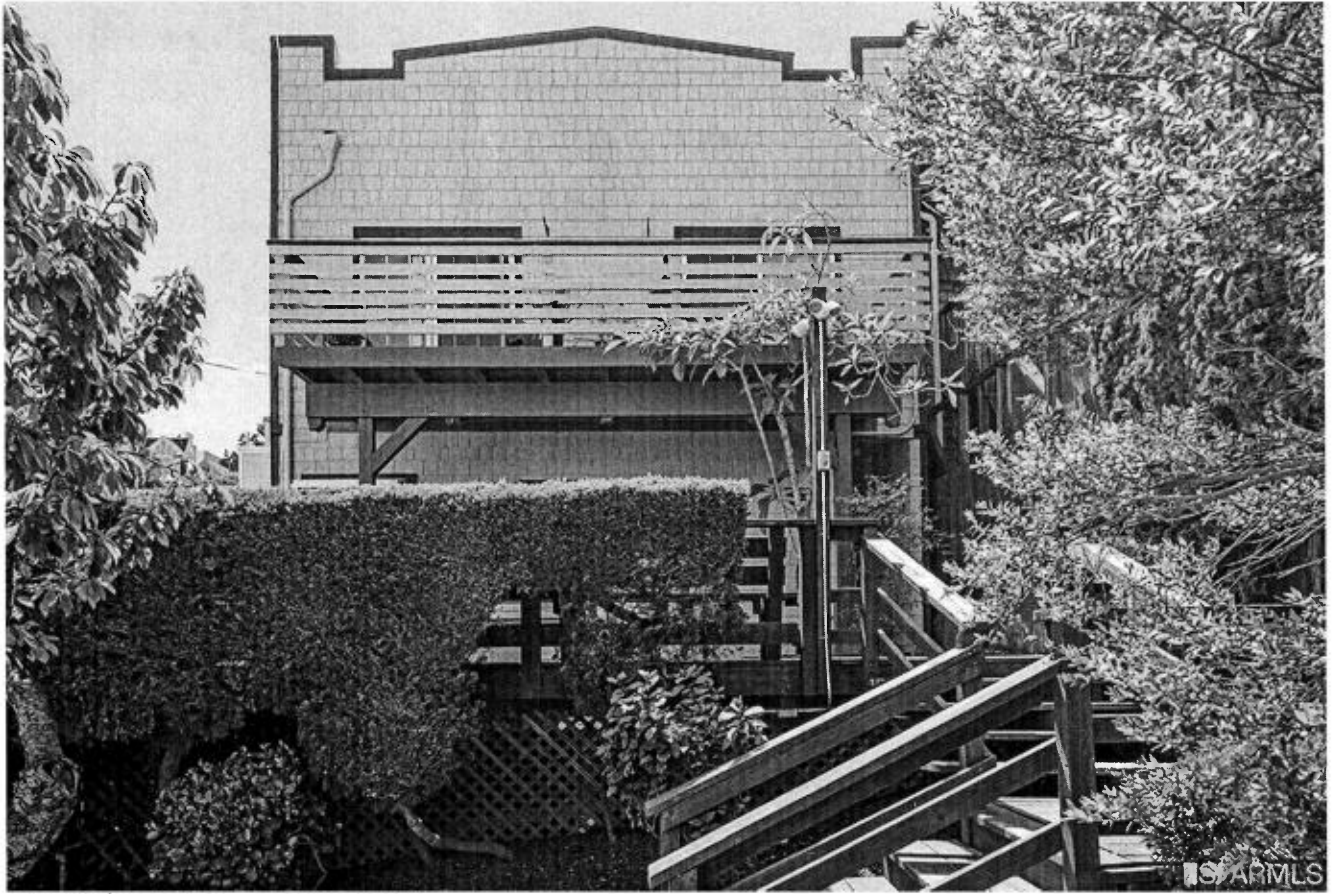
(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6/11/18

4211 26th Street, San Francisco
Preservation Team Review Form, Comments

(continued)

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in a potential historic district. The building stock on this portion of 26th Street near the subject property includes a range of residential building styles and types constructed from the Victorian era up to 1947. The steep grade of the subject block further adds to the mixed character of the subject block face which features a number of retaining walls and detached garages at street level. Furthermore, the subject property is not associated with buildings in the California Register Eligible Clipper Street Historic District (see HRER for Case 2011.1354E dated 4/19/2013) , located on Clipper Street between Diamond and Castro Streets and including the street frontages along Diamond Street between Clipper and 26th Streets. Although this block face includes buildings constructed between 1880 and 1914, including the subject building, 4211 26th Street and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district and appear to lack potential for inclusion within a potential historic district or extension of the nearby eligible district.



4211 26th Street (Image: SFARMLS)



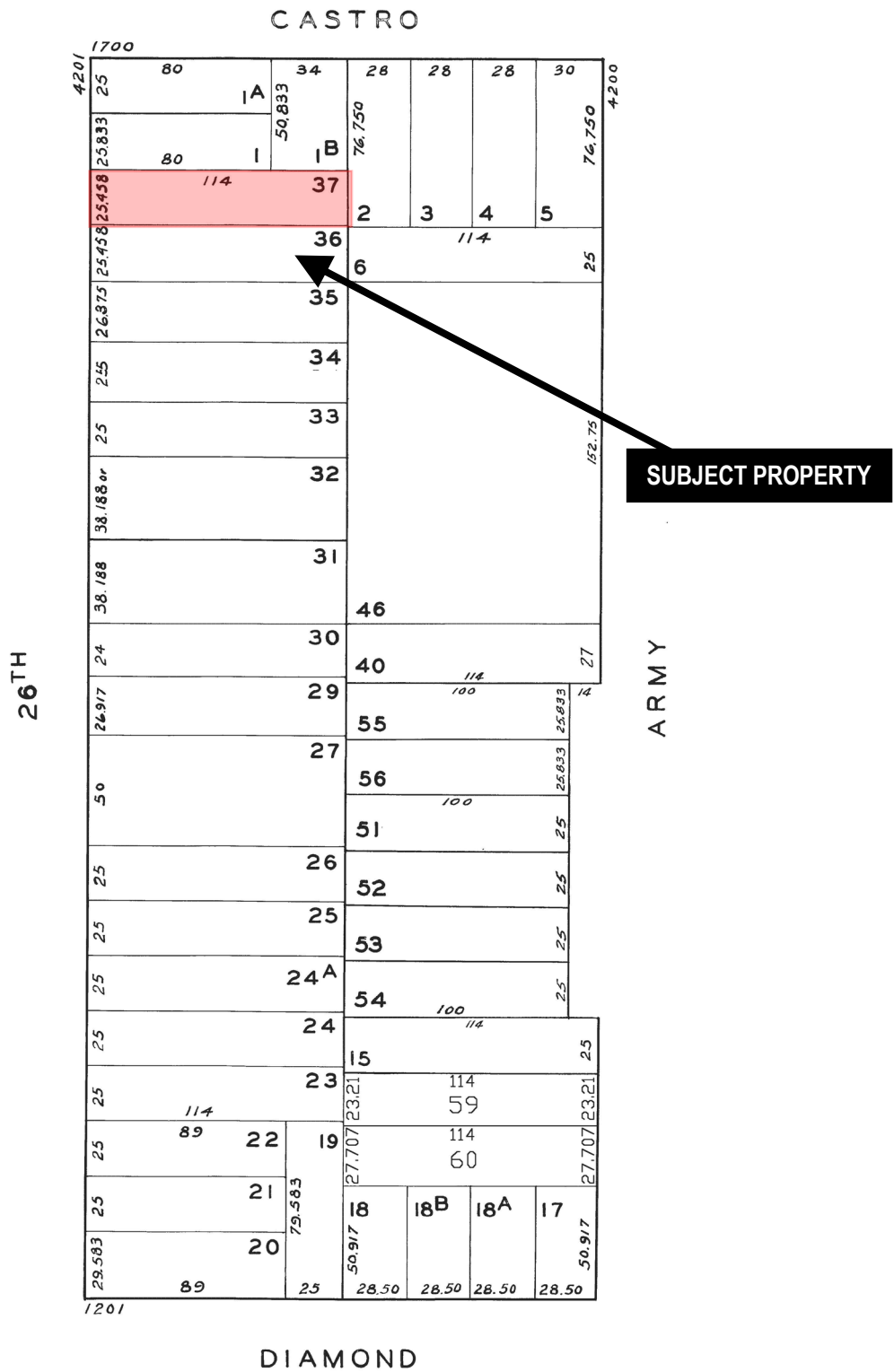
LAND USE INFORMATION

PROJECT ADDRESS: 4211 26TH STREET

RECORD NO.: 2018-001088CUA

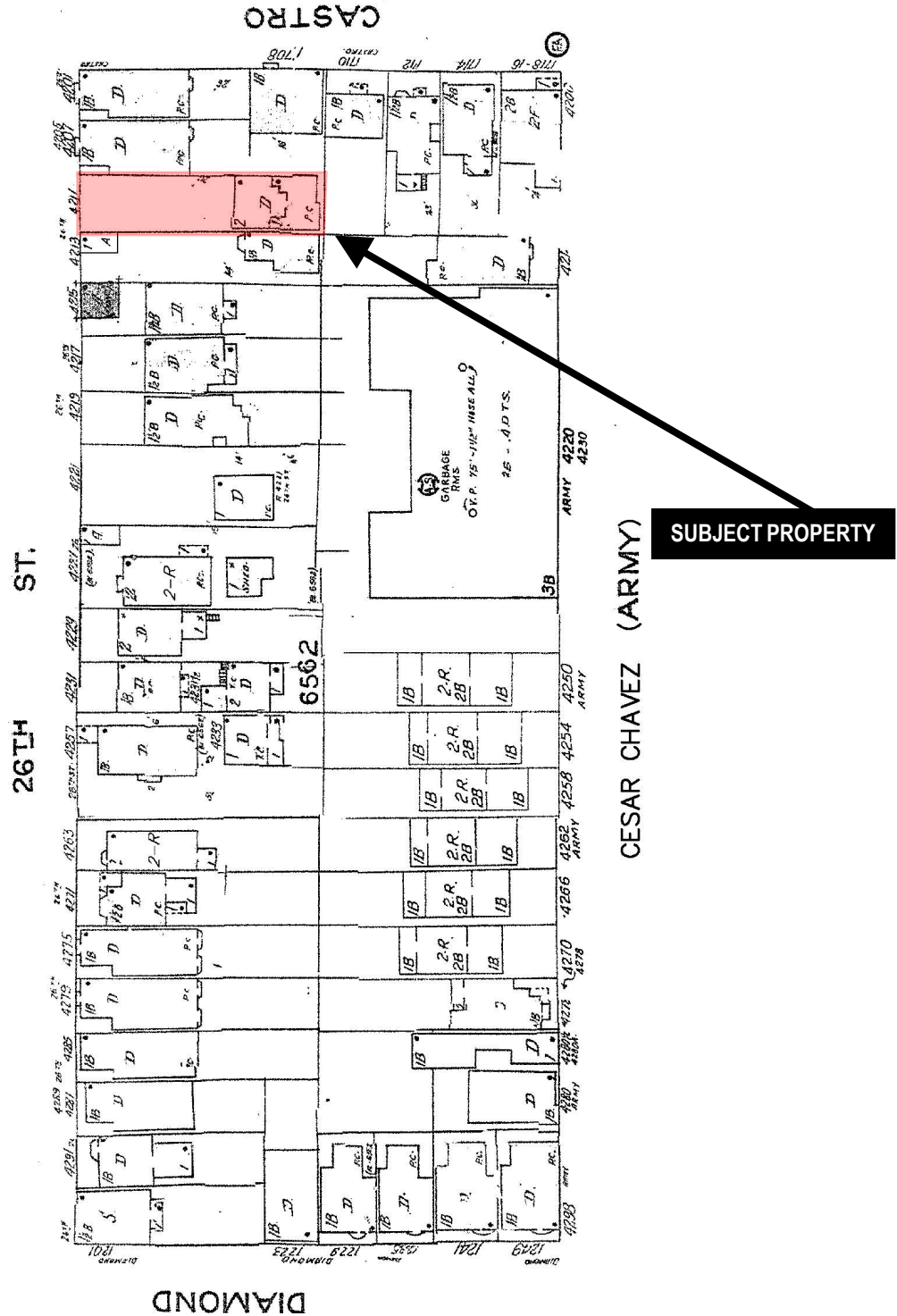
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	679	679
Residential GSF	1,570	4,241	2,671
Usable Open Space	549	1,570	1,021
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Total	2	2	0
Number of Buildings	1	1	0
Number of Stories	2	3	1
Parking Spaces	0	2	2
Bicycle Spaces	0	2	2
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	0	-1
Two Bedroom Units	1	0	-1
Three Bedroom (or +) Units	0	1	1
One Bedroom Accessory Dwelling Units	0	1	1

Parcel Map



Conditional Use Authorization
Case File No. 2018-001088CUA
4211 26th Street

Sanborn Map*

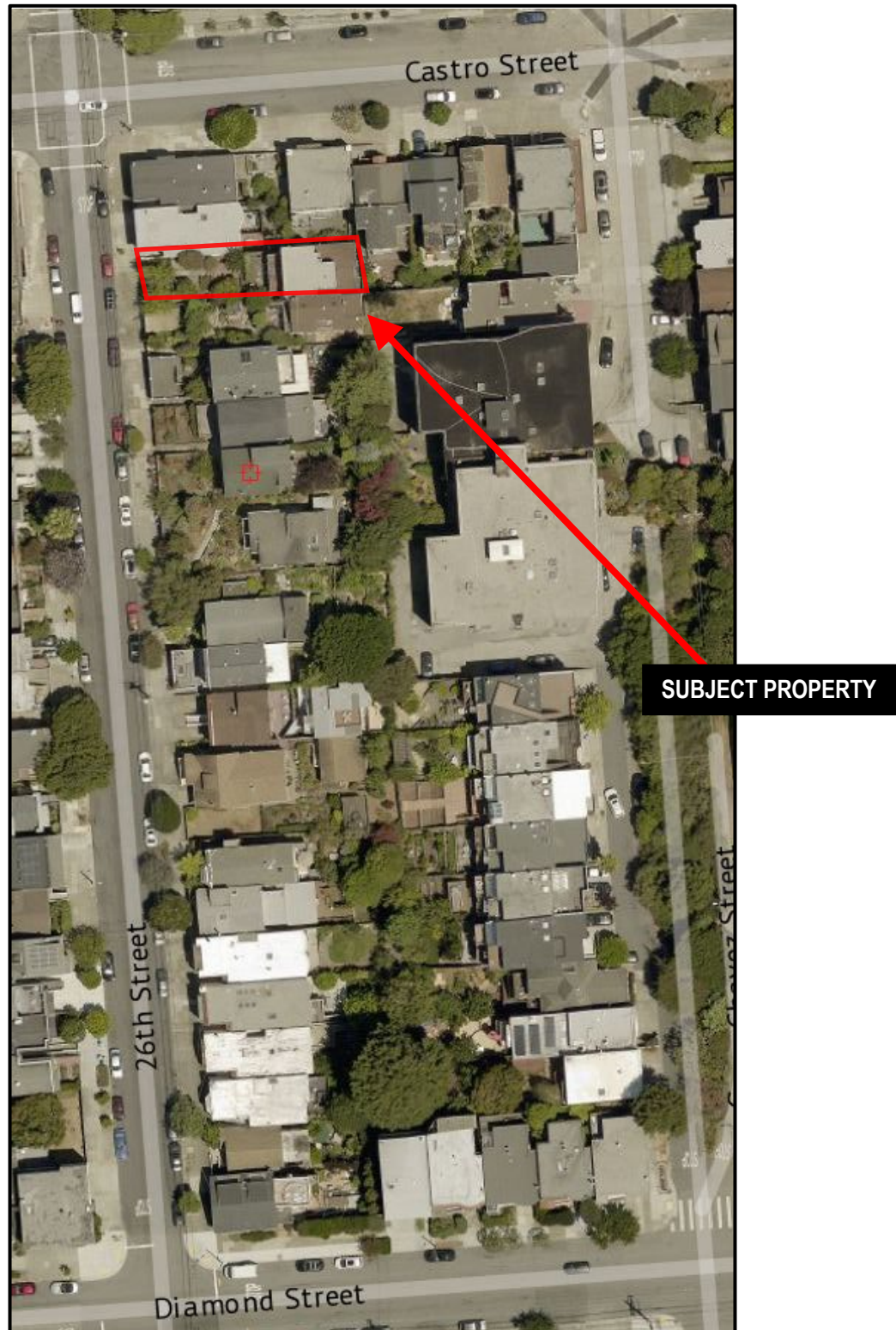


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



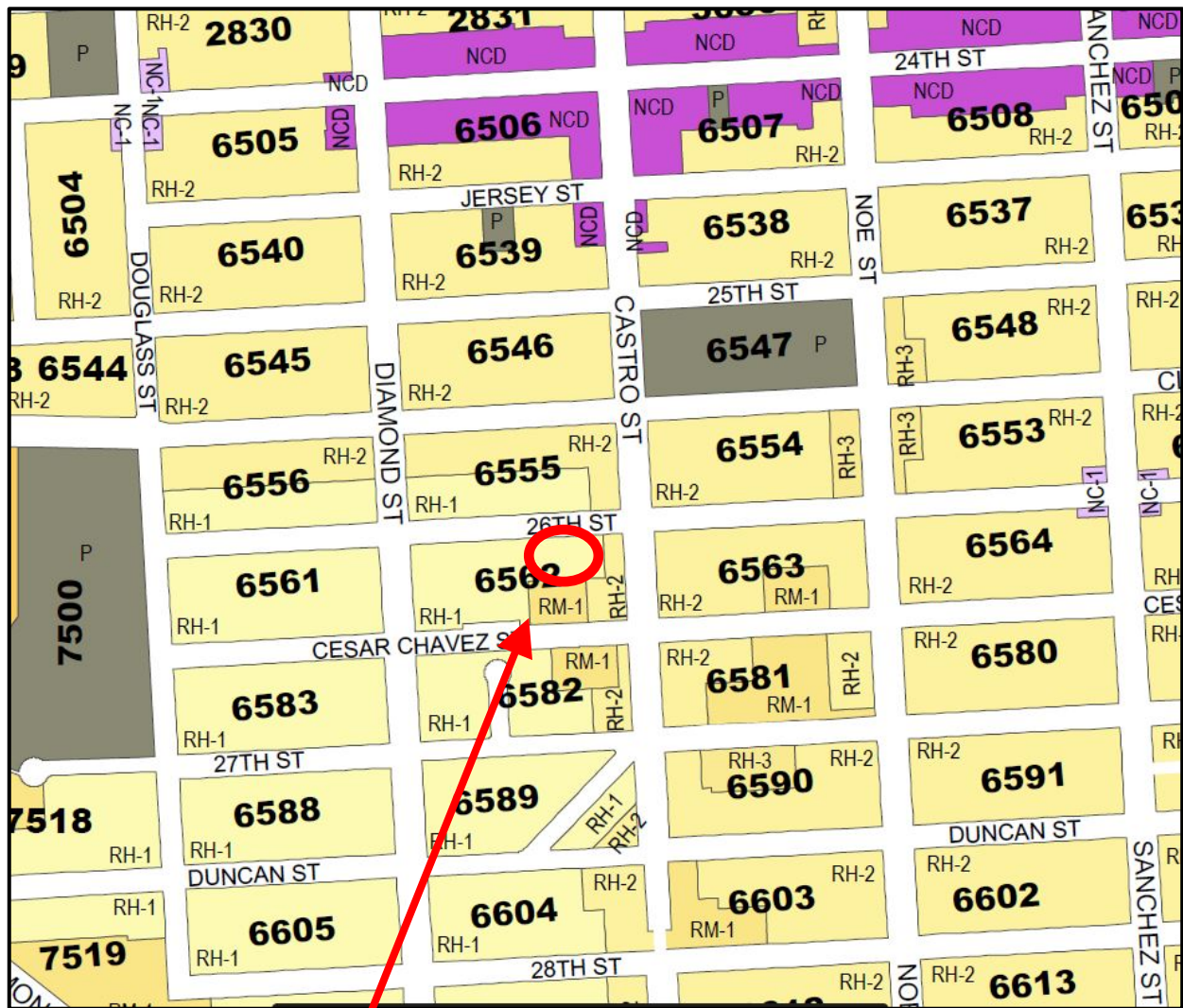
Conditional Use Authorization
Case File No. 2018-001088CUA
4211 26th Street

Aerial Photo



Conditional Use Authorization
Case File No. 2018-001088CUA
4211 26th Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case File No. 2018-001088CUA
4211 26th Street

Site Photo- Street view



Conditional Use Authorization
Case File No. 2018-001088CUA
4211 26th Street

Site Photo- Building view



Conditional Use Authorization
Case File No. 2018-001088CUA
4211 26th Street



Exhibit F

SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date) March 1, 2018

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 4211 26th Street
Assessor's Block/Lot: 6562/037
BPA # / Case #: 2018.0109.8232

Project Type:

- ☒ Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
☐ Other _____

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,
Gabriela
Pantoja
Planner

Digitally signed by
Gabriela Pantoja
Date: 2018.03.01
16:38:03 -08'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request for Planning Department Records Search

Re: 4211 26th St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based upon the street addresses provided.

☐ No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

☒ Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and may not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated: 3-2-18

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

Eviction Notices

Case No.	Property Address	File Date	Zip	Reason
B162276	4211 26th Street #Upper Unit	07/05/16	94131	

Property Address



4211 Number	26th Street Name	Street Suffix	Upper Unit#
4211 26th Street Building		1 # of Units	94131 Zip
Complex			1913 Yr Built

B162276

Buyout ID

7/5/16

Date Filed

Declaration re Service
of Disclosure FormFiled ☒

7/5/16

Date Filed

Buyout Agreement -
Entire TenancyFiled ☒

\$6,000

Total Amount of Buyout Agreement

Date Filed

Buyout Agreement -
Parking / Storage OnlyFiled ☐

Buyout Amount for Parking/Storage

Buyout Agreement: Tenant Information

Tenant Senior / Disabled / Catastrophically Ill Note

1 No

1 # of Tenants in Buyout Agreement

Players

Related Files

Documents

Actions

Name (First, MI, Last)

Primary Phone

Other Phone

Role

Strt #

Unit #

Active

Haidong Chi

Landlord

4211

Upper

☒ Yes ☐ No☐ Yes ☐ No



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Action Log

***Buyout # B162276
4211 26th Street***

Date	Action	By
7/ 5/16	Declaration re Service of Disclosure Form filed	Candy Cheung
7/ 5/16	Buyout Agreement filed	Candy Cheung
8/ 4/16	L did not provide L's address either in the Declaration nor in the Agreement (re where T could mail 45-day cancellation). The address on file with the Recorder's office remains that of former owners (Reilly Family Trust) - it appears ownership changed in June 2016 and address has not yet been updated in City records. Therefore, address for L has been left blank in FM.	Cathy Helton
9/20/16	Updated L address found on Recorder's website @ subject bldg. Added address to FM this date.	Cathy Helton

Voluntary Move Out Agreement.

RECEIVED
2016 JUL -5 PM 4:50
SF RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

This AGREEMENT is made and executed by and between owner Harday Chi (hereinafter referred to as "OWNER"), and Tenant [REDACTED] (hereinafter collectively referred to as "TENANT") concerning the upper unit located at 4211 26th St, San Francisco, California, 94131 (hereinafter referred to as the "premises"). NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AND SHALL MUTUALLY WAIVE AND RELEASE ALL CLAIMS AGAINST EACH OTHER HERETO AS FOLLOWS:

1. **VACATING THE PREMISES:** Tenant has agreed to vacate the premises and is signing this agreement to that end. Tenant agrees to vacate the premises on or before July 31, 2016 (hereinafter referred to as the "Move Out Date" and leave the premises in a clean with reasonable wear condition, with no one else or any sublet left at the premises.

2. **PAYMENT TO TENANT:** Subject to and contingent upon Tenant surrendering the Premises as described above, Owner agree to provide Tenant a compensation with a total of \$6,000 with payment as follows: Upon receipt of Tenant's signature and initials on this Agreement, Owner shall make one half of this payment to Tenant \$3,000 in the form of a check. Owner shall deliver the second half payment check to the Tenant \$3,000 in exchange for returning keys to the Owner upon Tenant's timely vacating. If Tenant fail to vacate under this Agreement, he agrees he must return the first half payment to the Owner and is not entitled to the second half payment.

3. **DEPOSIT:** The Parties agree that Owner shall return Tenant's security deposit as required by law. \$3,150

NOTICE IS HEREBY GIVEN that pursuant to California Civil Code, Section 1950.5(f), you have a right to demand an initial inspection of your premises as follows: "Within a reasonable time after notification of either party's intention to terminate the tenancy, or before the end of the lease term, the landlord shall notify the tenant in writing of his or her option to request an initial inspection and of his or her right to be present at the inspection. At a reasonable time, but no earlier than two weeks before the termination or the end of lease date, the landlord, or an agent of the landlord, shall, upon the request of the tenant, make an initial inspection of the premises prior to any final inspection the landlord makes after the tenant has vacated the premises. The purpose of the initial inspection shall be to allow the tenant an opportunity to remedy identified deficiencies, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid

deductions from the security. If a tenant chooses not to request an initial inspection, the duties of the landlord under this subdivision are discharged. If an inspection is requested, the parties shall attempt to schedule the inspection at a mutually acceptable date and time. The landlord shall give at least 48 hours prior written notice of the date and time of the inspection if either a mutual time is agreed upon, or if a mutually agreed time cannot be scheduled but the tenant still wishes an inspection. The tenant and landlord may agree to forgo the 48-hour prior written notice by both signing a written waiver. The landlord shall proceed with the inspection whether the tenant is present or not, unless the tenant previously withdrew his or her request for the inspection."

YOU ARE FURTHER NOTIFIED that "State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out."

4. **Non-Assignment:** The Parties represent and warrant that they have not sold, assigned, transferred, encumbered, conveyed or otherwise disposed of the claims that are released in this Agreement. Tenants agree not to assign this Agreement nor attempt to assign or sublet any right of occupancy or the whole or any portion of the Premises to any person.

5. **Personal Property and Utilities:** Tenant agrees to remove, upon vacating the Premises, all personal property and other things from the Premises, and not commit waste, or any damage to the Premises (beyond normal wear and tear); and as to the personal property and things left at the Premises, Tenant agrees that all of such property and things have a value of less than \$700, and Tenant specifically waives any statutory requirement that Owners store such property and things, or notify Tenants of any right to reclaim such property and things, and Owners may dispose of such property and things as Owners see fit. However, Tenant shall be liable for any costs of removal of any property and things left behind. Tenant agrees to pay any outstanding utility bills for the Premises through the date Tenant vacates, except for those utilities that are the Owners' responsibility under Tenant's rental agreement.

6. **Tenant's Waiver and Release:** Upon Owners' performance of their obligations under this Agreement, Tenant releases and forever discharges Owners and their predecessors, employees, agents, property manager, including, attorneys, parent, subsidiaries and affiliated entities, members, managers, contractors, officers, successors, assigns, heirs and personal representatives, partners, trustees, co-trustees, and co-owners

from any and all claims, liens, demands, causes of action, obligations, defenses, damages, expenses and liabilities of any kind whatsoever, whether at this time suspected, known or unknown, that Tenant has had in the past or now has against Owners relating to her tenancy at the Premises.

7. **Owners' Waiver and Release:** Upon Tenant's performance of her obligations under this Agreement, Owners release and forever discharge Tenant and her successors, assigns, heirs and personal representatives, partners, trustees, co-trustees, from any and all claims, liens, demands, causes of action, obligations, defenses, damages, expenses and liabilities related to the Premises, whether at this time suspected, known or unknown, that Owners have had in the past or now have against her. That release notwithstanding, Owners shall reserve the right to bring an appropriate action or proceeding against Tenants for any malicious damage or waste at the Premises.

8. **Section 1542 Waiver:** *The parties understand that if any facts concerning the claims released by this Agreement should be found hereafter to be other than or different from the facts now believed to be true, the parties expressly accept and assume the risk of such possible difference in facts and agree that the releases given herein will remain effective. Therefore, the parties waive any rights or benefits provided by § 1542 of the Civil Code, which reads as follows:*

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

The releases in this Agreement shall be binding upon and inure to the benefit of the Parties' successors, assigns, heirs and personal representatives.

9. **Indemnification for Other Occupants' Claims:** Tenant agrees to indemnify and hold harmless Owners from and against any and all claims regarding the Premises, including without limitation all claims for court costs and attorneys' fees, asserted against Owners, individually or collectively, by any person or entity who contends to have any form of bona fide tenancy or possessory interest in any portion of the Premises, or any other claim for damages or other injury related thereto, that was acquired at any time prior to the transfer of possession thereof to Owners described herein. Tenant shall not permit any other person to reside upon or occupy the Premises, and the violation of which obligation shall be deemed a material breach of this Agreement.

10. **Enforcement:** In the event either party fails to perform any of their obligations under this Agreement, then the non-defaulting party may file suit to enforce the terms of this Agreement in addition to any other remedies available under this Agreement or at law. In the event of a lawsuit for a cause of action for breach of contract based on this Agreement, the prevailing party on that cause of action shall be entitled to recover reasonable attorney fees and costs of suit.

11. **Execution:** The Parties may execute this Agreement and the attached exhibit in two or more counterparts; each counterpart shall be deemed a binding agreement, as if a single original instrument, as against any party who has signed it; signatures transmitted by facsimile or e-mail shall be deemed original signatures.

12. **Entire Agreement:** The Parties represent and warrant that no promise, inducement or agreement not expressed herein has been made in connection with this Agreement and that this Agreement constitutes the entire agreement between the Parties. It is expressly understood and agreed that this Agreement may not be amended, altered, modified or otherwise changed in any respect whatsoever, except by a writing duly executed by each party to this Agreement and expressly stating that it is an amendment to this Agreement. Definitions are to be used only for purposes of interpreting this Agreement. Before signing this Agreement, Tenants had an opportunity to seek the advice of an attorney, and have entered into this Agreement freely and voluntarily. The language in all parts of this Agreement shall in all cases be construed as a whole and in accordance with its fair meaning and not construed for or against any party simply because one party was the drafter thereof.

13. **Time is of Essence:** Time is of the essence with respect to provisions contained in this Agreement.

14. **Buyout Disclosure:**

You, the tenant, have a right not to enter into a buyout agreement.

You, the tenant, may choose to consult with an attorney and/or a tenants' rights organization before signing this agreement. You can find a list of tenants' rights organizations on the rent board's website – www.sfrb.org.

The rent board has created a publically available, searchable database that may include information about other buyout agreements in your neighborhood. You can search this database at the rent board's office at 25 Van Ness avenue, suite 320.

Under section 1396(e)(4) of San Francisco's subdivision code, a property owner may not convert a building into a condominium where: (a) a senior, disabled, or catastrophically ill tenant has vacated a unit under a buyout agreement after October 31, 2014, or (b) two or more tenants who are not senior, disabled, or catastrophically ill have vacated units under buyout agreements, if the agreements were entered after October 31, 2014 and within the ten years prior to the condominium conversion application. A 'senior' is a person who is 60 years or older and has been residing in the unit for ten years or more at the time of buyout agreement; a 'disabled' tenant is a person who is disabled under the Americans With Disabilities act (title 42 united states code section 12102) and has been residing in the unit for ten years or more at the time of buyout agreement; and a 'catastrophically ill' tenant is a person who is disabled under the Americans with disabilities act (title 42 united states code section 12102) and who is suffering from a life threatening illness and has been residing in the unit for five years or more at the time of buyout agreement.

 do you believe that you are senior, disabled, or catastrophically ill as those terms are defined above?

Yes _____ No X I don't know _____ I prefer not say _____.

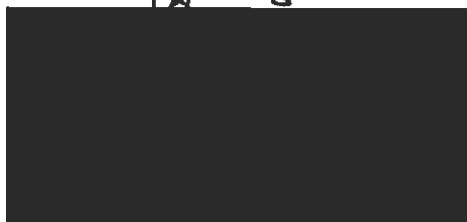
You, the tenant, may cancel this agreement at any time before the 45th day after all parties have signed this agreement. To cancel this agreement, mail or deliver a signed and dated notice stating that you, the tenant, are cancelling this agreement, or words of similar effect.

Landlord



7/2/16

Tenant



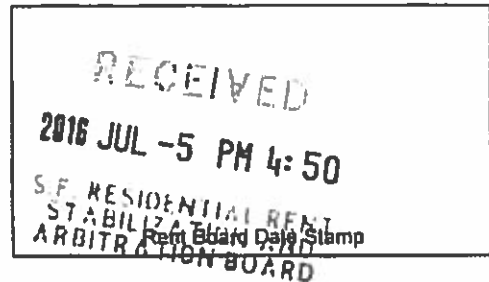
7/2/16



San Francisco Residential Rent Stabilization and Arbitration Board

INSTRUCTIONS

- (1) The landlord must provide all of the requested information and file this Declaration at the Rent Board prior to commencing Buyout Negotiations with the tenant.
- (2) Only one rental unit may be included on each Declaration form, but more than one tenant in the unit can be listed on the same form.



Declaration of Landlord Regarding Service of Pre-Buyout Negotiations Disclosure Form

- (1) The address of the rental unit that may be the subject of Buyout Negotiations:

4211 26th St. upper unit San Francisco CA 94131
Tenant's Address: Street Number Street Name Unit Number City State Zip Code

- (2) The landlord's name, business address, business email address and business telephone number:

Haidong Chi
Landlord's Name

Business Address: Street Number Street Name Unit Number City State Zip Code

Business Phone Number Business Email Address

- (3) The name of each tenant with whom the landlord intends to enter into Buyout Negotiations at the above address:

[Redacted] [Redacted]
First Name (Tenant) Middle Initial Last Name

[Redacted] [Redacted] [Redacted]
First Name (Tenant) Middle Initial Last Name

[Redacted] [Redacted] [Redacted]
First Name (Tenant) Middle Initial Last Name

DECLARATION OF LANDLORD

I declare under penalty of perjury under the laws of the State of California that the landlord provided each tenant listed above with the Pre-Buyout Negotiations Disclosure Form required by Ordinance Section 37.9E(d) prior to commencing Buyout Negotiations.

Haidong Chi
Print Landlord's Name Here

[Signature]
Landlord's Signature

7/2/16
Date

INVOICE

APPRAISAL OF REAL PROPERTY



LOCATED AT

4211 26th St
San Francisco, CA 94131
Map B1 00014

FOR

Rui Zhao
4211 26th St
San Francisco, CA 94131

OPINION OF VALUE

2,300,000

AS OF

01/25/2020

BY

Bryant Reed
Bryant Reed Appraisals
2506 98th Ave
Oakland, CA 94605-4704
510-715-0392
bryantreed@sbcglobal.net

Uniform Residential Appraisal Report

File # NL4098BR

SALES COMPARISON APPROACH

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,475,000 to \$ 1,795,000 .														
There are 38 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,350,000 to \$ 3,250,000 .														
FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 4211 26th St San Francisco, CA 94131			462 Elizabeth St San Francisco, CA 94114			3757 21st St San Francisco, CA 94114			414 27th St San Francisco, CA 94131					
Proximity to Subject						0.36 miles NE			0.59 miles N			0.24 miles E		
Sale Price			\$			\$ 2,150,000			\$ 2,300,000			\$ 2,415,000		
Sale Price/Gross Liv. Area			\$ sq.ft.			\$ 1536.81 sq.ft.			\$ 1451.10 sq.ft.			\$ 1463.64 sq.ft.		
Data Source(s)						SFARMLS#488282;DOM 13			SFARMLS#487088;DOM 12			SFARMLS#487585;DOM 14		
Verification Source(s)						DOC#K83800400			DOC#K81400618			DOC#K583000409		
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment		
Sales or Financing Concessions						ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0		
Date of Sale/Time						s10/19;c08/19			s08/19;c07/19			s09/19;c08/19		
Location			N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site			2901 sf			2907 sf			2,848 sf			2848 sf		
View			B;Wtr;CtySky			N;Res; +75,000			B;Wtr;CtySky			N;Res; +75,000		
Design (Style)			DT2;Traditional			AT2;Traditional 0			AT2;Traditional 0			AT2;Traditional 0		
Quality of Construction			Q4			Q4			Q4			Q4		
Actual Age			107			95 0			112 0			119 0		
Condition			C3			C4 +100,000			C3			C3 -75,000		
Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count			7 3 2.0			6 3 1.0 +10,000			8 2 2.0 0			6 3 2.0 0		
Gross Living Area			1,647 sq.ft.			1,399 sq.ft. +37,000			1,585 sq.ft. 0			1,650 sq.ft. 0		
Basement & Finished Rooms Below Grade			Osf			Osf			Osf			500sf0sfwu -10,000		
Functional Utility			Average			Average			Average			Average		
Heating/Cooling			FWA/None			FWA/None			FWA/None			FWA/Central -5,000		
Energy Efficient Items			None			None			None			None		
Garage/Carport			None			1gbi -15,000			None			1gbi -15,000		
Porch/Patio/Deck			Porch/Patio			Porch/Patio			Porch/Patio			Porch/Patio		
Net Adjustment (Total)						☒ + ☐ - \$ 207,000			☐ + ☐ - \$ 0			☐ + ☒ - \$ -30,000		
Adjusted Sale Price of Comparables						Net Adj. 9.6 % Gross Adj. 11.0 % \$ 2,357,000			Net Adj. 0.0 % Gross Adj. 0.0 % \$ 2,300,000			Net Adj. 1.2 % Gross Adj. 7.5 % \$ 2,385,000		
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain														
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.														
Data Source(s) Parcel Quest														
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.														
Data Source(s) Parcel Quest														
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
ITEM			SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer														
Price of Prior Sale/Transfer														
Data Source(s)			Parcel Quest			Parcel Quest			Parcel Quest			Parcel Quest		
Effective Date of Data Source(s)			01/29/2020			01/29/2020			01/29/2020			01/29/2020		
Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT HAS NOT BEEN SOLD IN THE PRIOR 36 MONTHS.														
THE COMPARABLE SALES HAVE NOT BEEN SOLD IN THE PRIOR 12 MONTHS.														
Summary of Sales Comparison Approach THE SUBJECT HAS BEEN COMPARED TO SALES FROM WITHIN THE SUBJECT'S IMMEDIATE AREA. ADJUSTMENTS HAVE BEEN MADE TO THE COMPARABLE SALE FOR DIFFERENCES IN FEATURES THAT MOST SIGNIFICANTLY AFFECT VALUE. THE ADJUSTMENTS ARE BASED UPON INTERVIEWS WITH SALES AGENTS IN THE AREA AND HISTORIC SALES DATA. THE ACTIVE LISTINGS MARKET HAS ALSO BEEN ANALYZE AND FACTORED FOR CONSIDERATION. DUE TO THE STABILITY IN SALE PRICES , ADJUSTMENTS TO THE COMPARABLE SALES , REGARDING CHANGES IN MARKET CONDITION, HAVE BEEN AVOIDED. SALE 2 WAS WEIGHTED MOST HEAVILY IN THE FINAL ESTIMATION OF VALUE. THIS SALE BEST REPRESENTS THE SUBJECT'S PRIMARY FEATURES.														
Indicated Value by Sales Comparison Approach \$ 2,300,000														
Indicated Value by: Sales Comparison Approach \$ 2,300,000 Cost Approach (if developed) \$ Income Approach (if developed) \$														
THE MOST WEIGHT IS PLACED ON THE SALES COMPARISON APPROACH BECAUSE IT HAS THE MOST IMPACT IN SINGLE FAMILY TRANSACTIONS. THE INCOME APPROACH WAS NOT USED DUE TO THE LACK OF RECENT RENTAL SALES. THE COST APPROACH HAS NOT BEEN WEIGHTED IN THE FINAL ESTIMATION.														
This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: SEE ADDENDUM														
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,300,000 , as of 01/25/2020 , which is the date of inspection and the effective date of this appraisal.														

RECONCILIATION

Uniform Residential Appraisal Report

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COMPARABLE SALE SELECTION:
THE SEARCH FOR COMPARABLE SALES INCLUDES ALL SALES FROM WITHIN THE SUBJECT'S NEIGHBORHOOD OR MARKET AREA AS DEFINED ON PAGE 1, THAT ARE WITHIN 25% OF THE SUBJECT'S GROSS LIVING AREA. WHEN A LOW NUMBER OF SALES WITHIN THE NEIGHBORHOOD ARE AVAILABLE, THE SEARCH IS EXPANDED TO THE MARKET AREA.

SALES COMPARISON COMMENTS:
GROSS LIVING AREA HAS BEEN IDENTIFIED AS THE MOST INSTRUCTIVE VARIABLE RELATIVE TO THE SUBJECT'S VALUE. DUE TO THE CORRELATION BETWEEN GROSS LIVING AREAS AND BEDROOM COUNTS, THE APPRAISER HAS AVOIDED ADJUSTMENTS FOR BEDROOMS.

CMA CRITERIA:
THE COMPARABLE SALES SEARCH CRITERIA INCLUDES ALL SALES OVER THE PRIOR 6 MONTHS THAT ARE WITHIN THE NEIGHBORHOOD BOUNDARIES, DEFINED ON PAGE 1 AND THAT ARE WITHIN 25% OF THE SUBJECT'S GLA.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$		
Source of cost data	DWELLING	Sq.Ft. @ \$	_____ = \$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	_____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			_____ = \$
R	Garage/Carport	Sq.Ft. @ \$	_____ = \$
	Total Estimate of Cost-New		_____ = \$
	Less Physical	Functional	External
	Depreciation		_____ = \$()
	Depreciated Cost of Improvements		_____ = \$
	"As-is" Value of Site Improvements		_____ = \$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH	_____ = \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, 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 each acting in what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # NL4098BR

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 

Name Bryant Reed

Company Name Bryant Reed Appraisals

Company Address 2506 98th Ave
Oakland, CA 94605-4704

Telephone Number 510-715-0392

Email Address bryantreed@sbcglobal.net

Date of Signature and Report 01/29/2020

Effective Date of Appraisal 01/25/2020

State Certification # AR037374

or State License # _____

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 05/31/2021

ADDRESS OF PROPERTY APPRAISED

4211 26th St
San Francisco, CA 94131

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,300,000

LENDER/CLIENT

Name No AMC

Company Name Rui Zhao

Company Address 4211 26th St, San Francisco, CA 94131

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
Date of Inspection _____
- ☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Subject Photo Page

Borrower/Client	N/A					
Property Address	4211 26th St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94131
Lender	Rui Zhao					



Subject Front

4211 26th St
Sales Price
Gross Living Area 1,647
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View B;Wtr;CtySky
Site 2901 sf
Quality Q4
Age 107



Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	N/A					
Property Address	4211 26th St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94131
Lender	Rui Zhao					



Subject Street

4211 26th St
Sales Price
Gross Living Area 1,647
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View B;Wtr;CtySky
Site 2901 sf
Quality Q4
Age 107



View



View

Subject Interior Photo Page						
Borrower/Client	N/A					
Property Address	4211 26th St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94131
Lender	Rui Zhao					



Living

4211 26th St
Sales Price
Gross Living Area 1,647
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View B;Wtr;CtySky
Site 2901 sf
Quality Q4
Age 107



Dining



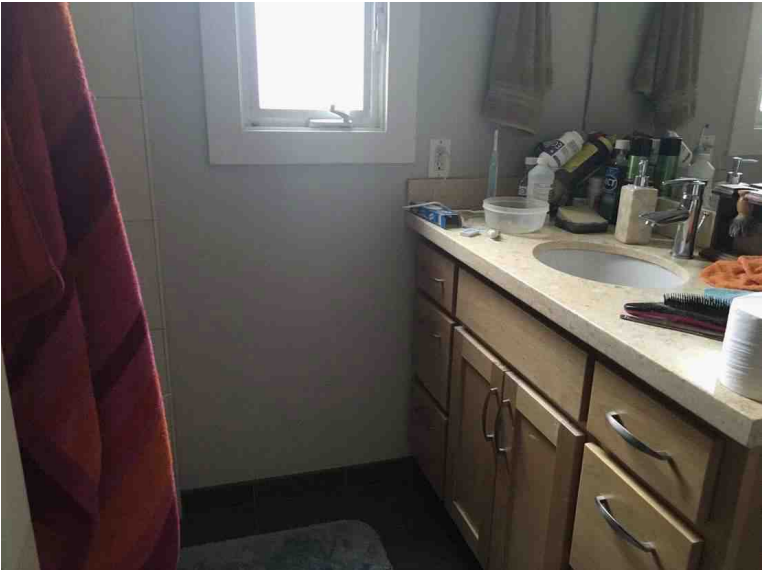
Kitchen

Subject Interior Photo Page					
Borrower/Client	N/A				
Property Address	4211 26th St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Lender	Rui Zhao				



Bedroom

4211 26th St
Sales Price
Gross Living Area 1,647
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View B;Wtr;CtySky
Site 2901 sf
Quality Q4
Age 107



Bath



Bedroom

Subject Interior Photo Page					
Borrower/Client	N/A				
Property Address	4211 26th St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Lender	Rui Zhao				



Living

4211 26th St
Sales Price
Gross Living Area 1,647
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View B;Wtr;CtySky
Site 2901 sf
Quality Q4
Age 107



Wetbar



Bedroom

Subject Interior Photo Page					
Borrower/Client	N/A				
Property Address	4211 26th St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Lender	Rui Zhao				

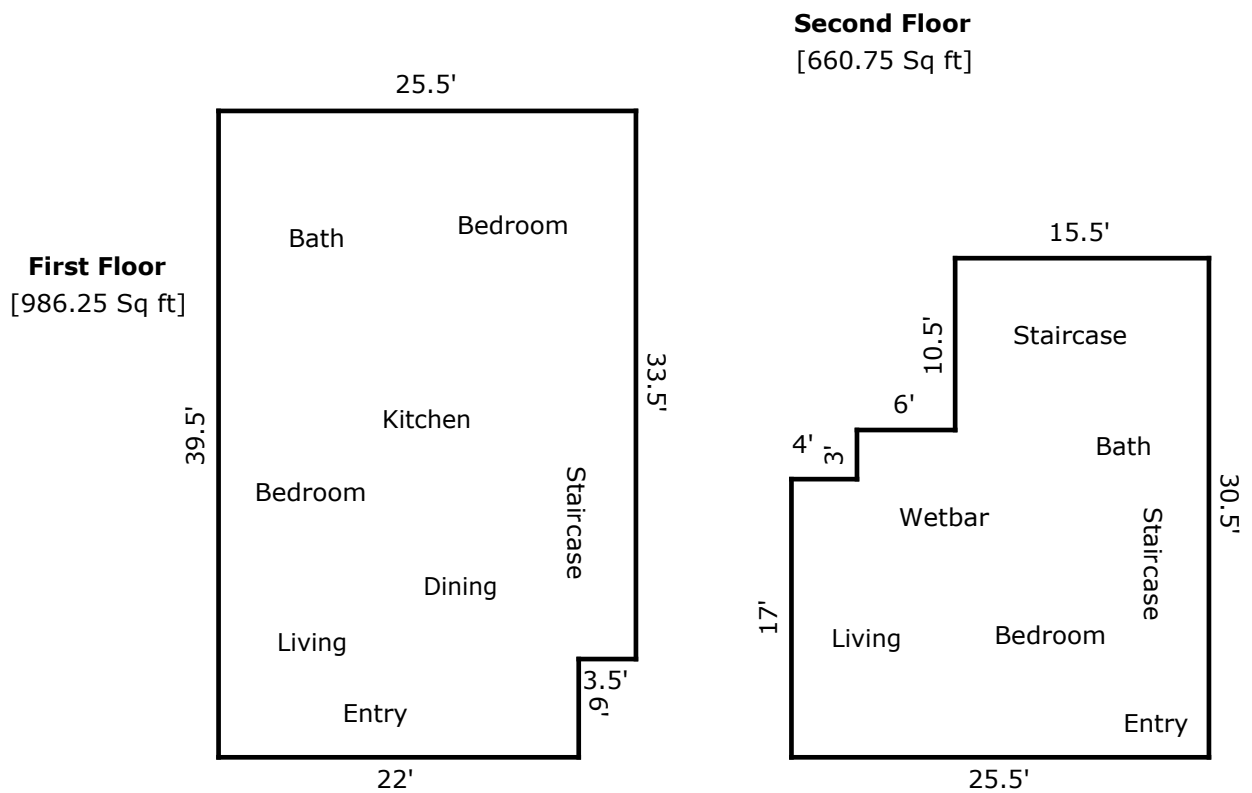


Bath

4211 26th St	
Sales Price	
Gross Living Area	1,647
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	2901 sf
Quality	Q4
Age	107

Building Sketch

Borrower/Client	N/A						
Property Address	4211 26th St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94131
Lender	Rui Zhao						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	986.25 Sq ft	$25.5 \times 33.5 = 854.25$ $6 \times 22 = 132$	
Second Floor	660.75 Sq ft	$15.5 \times 10.5 = 162.75$ $20 \times 21.5 = 430$ $4 \times 17 = 68$	
Total Living Area (Rounded):		1647 Sq ft	

Supplemental Addendum						File No. NL4098BR			
Borrower/Client	N/A								
Property Address	4211 26th St								
City	San Francisco		County	San Francisco		State	CA	Zip Code	94131
Lender	Rui Zhao								

CONDITIONS OF APPRAISAL

THIS IS AN APPRAISAL REPORT THAT HAS BEEN COMPLETED BASE UPON A HYPOTHETICAL CONDITION. THE SUBJECT IS A SINGLE FAMILY HOME WITH A NON PERMITTED MODIFICATION TO THE UPPER LEVEL. THE UPPER LEVEL HAS BEEN MODIFIED TO BE UDU (UNATHORIZED DWELLING UNIT). THE SUBJECT HAS BEEN APPRAISED AS IF THERE WAS NO UDU AND WITH BOTH LEVELS ADDED AS PART OF THE GROSS LIVING AREA. SALES 1 THROUGH 3 REPRESENT THE SUBJECT'S VALUE BASED UPON THE HYPOTHICAL CONDITION.

THIS APPRAISAL IS INTENDED FOR USE OF RUI ZHAO IN A MARKET VALUATION ONLY. THIS APPRAISAL IS NOT INTENDED FOR ANY OTHER USE.

HIGHEST AND BEST USE:

THE EXISTING USE SUPPORTS THE FOUR FUNCTIONS OF THE HIGHEST AND BEST USE BOTH AS VACANT AND AS IMPROVED. THE CURRENT USE IS PHYSICALLY POSSIBLE, LEGALLY PERMISSIBLE, FINANCIALLY FEASIBLE AND IS THE MOST PRODUCTIVE USE OF THE SITE. ANY CHANGE NOW OR IN THE FORESEEABLE FUTURE IS UNLIKELY.

COMPARABLE SALE SELECTION:

THE SEARCH FOR COMPARABLE SALES INCLUDES ALL SALES FROM WITHIN THE SUBJECT'S NEIGHBORHOOD OR MARKET AREA AS DEFINED ON PAGE 1, THAT ARE WITHIN 25% OF THE SUBJECT'S GROSS LIVING AREA. WHEN ONLY A LOW NUMBER OF SALES WITHIN THE NEIGHBORHOOD ARE AVAILABLE, THE SEARCH IS EXPANDED TO THE MARKET AREA.

FEMA PLAT MAP:

SAN FRANCISCO DOES NOT PARTICIPATE WITH FEMA. NO FLOOD DATA IS AVAILABLE.

INFORMATION REGARDING THE DESCRIPTIONS OF THE COMPARABLE SALES DERIVED FROM THE MLS ARE CONSIDERED TO BE MORE RELIABLE THAN THE COUNTY TAX RECORD. INFORMATION REGARDING THE ACTUAL SALE PRICES AND CLOSE OF ESCROW DATES HAS BEEN VERIFIED USING THE NDCDATA SOURCE FOR THE COUNTY TAX RECORDS. THE COUNTY TAX RECORDS ARE DEEMED TO BE THE MOST RELIABLE SOURCE OF INFORMATION REGARDING THE CLOSING DATES AND ACTUAL SALE PRICES.

SALE 2 IS REPORTED IN THE COUNTY TAX RECORD AS HAVING 1073 SF WITH 2 BEDROOMS AND 1 BATHROOM. THE MLS REPORTS SALE 2 AS HAVING 1585 SF WITH 2 BEDROOMS AND 2 BATHROOMS.

VIEW ADJUSTMENTS:

THE APPRAISER HAS ADJUSTED FOR VIEW CONTRIBUTIONS: THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS. VIEWS IN THE AREA TYPICALLY CONTRIBUTE BETWEEN 5%-15% OF TOTAL VALUES. VIEW ADJUSTMENTS CAN VARY BASED UPON OBSTRUCTIONS AND DIFFERENCE IN THE QUALITY OF THE VIEWS. THE FINAL ESTIMATION AND ADJUSTMENTS ARE BASED UPON THE APPRAISER'S REVIEW OF THE VIEW PHOTOS PROVIDED BY THE LISTING AGENTS AND THE APPRAISER'S EXTERIOR INSPECTION. THE ADJUSTMENTS FACTOR THE QUALITY OF THE VIEWS AND THE DOLLAR AMOUNTS THAT ARE ATTRIBUTED SPECIFICALLY TO THE VIEWS.

SALE 1 & 3 HAVE NEUTRAL RESIDENTIAL VIEWS. THESE SALES HAVE BEEN ADJUSTED FOR THEIR INFERIOR VIEWS.

BASEMENT DATA:

BASEMENT INFORMATION PROVIDED FOR COMPARABLE PROPERTIES MAY REPRESENT AN APPROXIMATION WHEN ACTUAL ROOM LIST AND SIZE INFORMATION IS NOT AVAILABLE IN THE NORMAL COURSE OF BUSINESS.

GLA ADJUSTMENTS:

THE SUBJECT'S GLA HAS BEEN BRACKETED BY THE COMPARABLE SALES. THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

CAR STORAGE:

ADJUSTMENTS HAVE BEEN MADE FOR DIFFERECEES IN THE GARAGES. THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

BATHROOM ADJUSTMENTS:

ADJUSTMENTS HAVE BEEN MADE FOR DIFFERENCES IN BATHROOM COUNT. THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

AGE ADJUSTMENTS:

NO AGE ADJUSTMENTS HAVE BEEN MADE TO THE COMPARABLE SALE DUE TO THEIR SIMILAR MARKET APPEAL. THE DIFFERENCES IN AGE ARE NOT GREAT ENOUGH TO AFFECT THE MARKET ABILITY OF THESE HOMES. IN THIS REGARD, CONDITION IS CONSIDERED A MORE SIGNIFICANT VARIABLE RELATIVE TO VALUE.

BEDROOM ADJUSTMENTS:

GROSS LIVING AREAS AND BEDROOM COUNTS ARE CORRELATED VARIABLES. GROSS LIVING AREAS IS THE MOST SIGNIFICANT VARIABLE RELATIVE TO VALUE. BEDROOM COUNT ADJUSTMENTS HAVE BEEN AVOIDED FOR THIS REASON.

CONDITION ADJUSTMENTS:

ADJUSTMENTS FOR CONDITION ARE BASED UPON THE INFORMATION PROVIDED BY THE LISTING AGENTS. COMMENTS MADE IN THE DESCRIPTION OF THE IMPROVEMENTS AND THE PHOTOS POSTED ON THE MLS HAVE BEEN USED TO DETERMINE THE CONDITION OF THE COMPARABLE SALES. THE ADJUSMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

SALE 1 LACKS UDPATING AND HAS AN INFERIOR LEVEL OF OVERALL APPEAL.

Supplemental Addendum

File No. NL4098BR

Borrower/Client	N/A					
Property Address	4211 26th St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94131
Lender	Rui Zhao					

SALE 3 HAS BEEN ADJUSTED FOR ITS RECENT REMODELING AND LOWEL LEVEL OF DEFERRED MAINTENANCE.

THE SUBJECT'S VALUE IS LOWER THAN THE PREDOMINANT VALUE DUE TO THE SUBJECT'S BELOW AVERAGE GLA.

ADDITIONAL SCOPE

AT THE CLIENT’S REQUEST A SECOND OPINION OF VALUE HAS BEEN ESTIMATED. THE SECOND OPINON ESTIMATED THE SUBJECT'S VALUE WITH THE LOWER LEVEL BEING A SINGLE FAMILY HOME AND THE UPPER LEVEL AS A UDU (UNAUTHORIZED DWELLING UNIT). THE SUBJECT'S LOWEL LEVEL CONSISTS OF A 986 SF HOME HAVING 1 BEDROOM AND 1 BATHROOM. THE APPRAISER HAS UTILIZED MARKET DATA SERVICES SUCH AS REALIST, MLS, NDC DATA, OR ANY OTHER INFORMATIONAL SOURCES TO PROVIDE THE BEST MOST UP TO DATE INFORMATION AS POSSIBLE BASED ON THE APPRAISAL ASSIGNMENT/INSPECTION. SEARCH PARAMETERS UTILIZED WERE: ONE MILE OF THE SUBJECT PROPERTY, WITHIN THE PRIOR SIX MONTH PERIOD OR EXPANDED TO 12 MONTHS WITH MARKET TIME ADJUSTED VALUES AS REQUIRED BY THE RESULTS OF MARKET DATA RESEARCH OVER THE PRIOR YEAR. ALL CHARACTERISTICS OF THE SUBJECT PROPERTY AND COMPARABLE SALES INCLUDING; CONDITION, QUALITY, STYLE, LOCATION WERE WEIGHTED WITHIN THE FINAL RECONCILIATION OF BOTH ESTIMATED VALUES. MOST COMPARABLES WITHIN THE REPORT ARE SIMILAR TO THE SUBJECT PROPERTY’S PHYSICAL CHARACTERISTICS WITH SOME VARIANCES BASED AVAILABLE OF QUALITY SALES OVER THE PRIOR TWELVE MONTH PERIOD. THE MOST RECENT SIMILAR PROPERTIES WERE UTILIZED IN DETERMINATION OF BOTH VALUES IN ORDER TO PROVIDE CREDIBLE RECONCILED VALUES OF THE SUBJECT PROPERTY AS OF THE EFFECTIVE DATE OF THIS REPORT.

“**AS IS**”: THE SUBJECT IS CURRENTLY A SINGLE FAMILY HOME WITH AN UDU. THE SCOPE OF WORK INCLUDE A VISUAL INSPECTION OF THE SUBJECT PROPERTY. ALL INFORMATION PROVIDED IS BASED ON THE APPRAISAL INSPECTION, MARKET DATA SERVICES (SUCH AS REALIST, MLS, NDC DATA, OR ANY OTHER INFORMATIONAL SOURCES) THE APPRAISER HAS DEEMED APPROPRIATE IN ORDER TO PROVIDE A CREDIBLE REPORT OR AS SPECIFIED IN THE ENGAGEMENT EMAIL. THE APPRAISER HAS REVIEWED THIS INFORMATION AND PROVIDED CONDITION AND QUALITY DETERMINATIONS BASED ON THE UAD DEFINITIONS PROVIDED WITHIN THIS REPORT: Q1 TO Q6 AND C1 TO C6. "AS REPAIRED": AT THE CLIENT REQUEST FURTHER RESEARCH AS DETERMINED AN AS REPAIRED VALUE AND COMPLETED UNDER THE EXTRAORDINARY ASSUMPTION THAT THE SUBJECT PROPERTY HAS BEEN UPDATED AND OR REMODELED. THIS ASSUMPTION INCLUDES THAT THE SUBJECT PROPERTY HAS BEEN COMPLETELY REMODELED IN A WORKMANLIKE MANNER TO THE STANDARDS AS REQUIRED WITHIN THE BUILDING CODES AND PERMITS OF THE CERTAIN COUNTY AND/OR AREA NEIGHBORHOOD ZONING AND USE CODES. UPDATED CONDITION AND QUALITY DETERMINATIONS HAVE BEEN MADE IN THE FINAL RECONCILIATION OF THE AFTER REPAIRED VALUE.

File No. NL4098BR

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address	4211 26th St	City	San Francisco	State	CA	ZIP Code	94131
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Borrower	N/A
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Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	23	10	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.83	3.33	1.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	4	4	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.0	1.2	1.2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	2,225,000	2,382,500	2,000,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	12	13	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,995,000	2,195,000	2,071,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	14	13	41	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	114.70	119.13	103.63	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **SELLER CONCESSIONS TYPICALLY RANGE FROM 1% TO 3% OF THE CLOSING PRICE FOR BUYERS CLOSING FEES. THESE CONCESSIONS ARE TYPICAL FOR SALES IN THE AREA.**

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

IT IS ESTIMATED THAT REO SALES MAKE UP LESS THAN 15% OF ALL ACTIVE LISTINGS AND RECENTLY CLOSED SALES.

Cite data sources for above information. MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

HOME PRICES IN THE SUBJECT'S MARKET AREA HAVE BEEN RELATIVELY STABLE OVER THE PRIOR 12 MONTHS. CHANGES IN THE MEDIAN SALE PRICE ARE NOT LARGE ENOUGH TO SUGGEST A TREND.

If the subject is a unit in a condominium or cooperative project, complete the following:


Project Name:

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature



Signature

Appraiser Name Bryant Reed

Supervisory Appraiser Name

Company Name Bryant Reed Appraisals

Company Name

Company Address 2506 98th Ave, Oakland, CA 94605-4704

Company Address

State License/Certification # AR037374 State CA

State License/Certification #	State
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Email Address bryantreed@sbcglobal.net

Email Address

Comparable Photo Page

Borrower/Client	N/A					
Property Address	4211 26th St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94131
Lender	Rui Zhao					



Comparable 1

462 Elizabeth St	
Prox. to Subject	0.36 miles NE
Sale Price	2,150,000
Gross Living Area	1,399
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	2907 sf
Quality	Q4
Age	95



Comparable 2

3757 21st St	
Prox. to Subject	0.59 miles N
Sale Price	2,300,000
Gross Living Area	1,585
Total Rooms	8
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	2,848 sf
Quality	Q4
Age	112



Comparable 3

414 27th St	
Prox. to Subject	0.24 miles E
Sale Price	2,415,000
Gross Living Area	1,650
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	2848 sf
Quality	Q4
Age	119

USPAP ADDENDUM

File No. NL4098BR

Borrower	N/A		
Property Address	4211 26th St		
City	San Francisco	County	San Francisco
		State	CA
		Zip Code	94131
Lender	Rui Zhao		

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 14 Days

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this 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.

- Unless otherwise indicated, 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 the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment 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 Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Bryant Reed

Date Signed: 01/29/2020

State Certification #: AR037374

or State License #:

State: CA

Expiration Date of Certification or License: 05/31/2021

Effective Date of Appraisal: 01/25/2020

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

File # NL4098BR

ANALYSIS / COMMENTS

Supplemental Addendum

File No. NL4098BR

Borrower/Client	N/A					
Property Address	4211 26th St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94131
Lender	Rui Zhao					

SALES COMPARISON COMMENTS: (AS-IS)

SUMMARY OF SALES COMPARISON:

AS AN ASSIGNMENT REQUIREMENT OF THE CLIENT, THE APPRAISER HAS DEVELOPED AN OPINION OF VALUE BASED UPON THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY HOME WITH A UDU. THE OPINION IS DEVELOPED BASED UPON INSTRUCTIONS WHICH HAS BEEN PROVIDED BY THE CLIENT.

COMPARABLE SALES 4 THROUGH 6 REPRESENT SUBJECT'S AS-IS CONDITION. THE SUBJECT'S AS-IS VALUE IS ESTIMATED AT \$1,450,000

INFORMATION REGARDING THE DESCRIPTIONS OF THE COMPARABLE SALES DERIVED FROM THE MLS ARE CONSIDERED TO BE MORE RELIABLE THAN THE COUNTY TAX RECORD. INFORMATION REGARDING THE ACTUAL SALE PRICES AND CLOSE OF ESCROW DATES HAS BEEN VERIFIED USING THE NDCDATA SOURCE FOR THE COUNTY TAX RECORDS. THE COUNTY TAX RECORDS ARE DEEMED TO BE THE MOST RELIABLE SOURCE OF INFORMATION REGARDING THE CLOSING DATES AND ACTUAL SALE PRICES.

SALE 4 IS REPORTED IN THE COUNTY TAX RECORD AS HAVING 1372 SF WITH 2 BEDROOMS AND 2 BATHROOMS. THE MLS REPORTS SALE 4 AS HAVING 1204 SF WITH 2 BEDROOMS AND 1 BATHROOM.

CONDITION ADJUSTMENTS:

ADJUSTMENTS FOR CONDITION ARE BASED UPON THE INFORMATION PROVIDED BY THE LISTING AGENTS. COMMENTS MADE IN THE DESCRIPTION OF THE IMPROVEMENTS AND THE PHOTOS POSTED ON THE MLS HAVE BEEN USED TO DETERMINE THE CONDITION OF THE COMPARABLE SALES. THE ADJUSMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

SALES 5 & 6 HAVE NOT BEEN RECENTLY UPDATED. THESE SALES HAVE BEEN ADJUSTED FOR THEIR INFERIOR LEVEL OF APPEAL.

GLA ADJUSTMENTS:

THE SUBJECT'S GLA HAS BEEN BRACKETED BY THE COMPARABLE SALES. THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

LOT ADJUSTMENTS:

THE APPRAISER HAS BRACKETED THE SUBJECT'S LOT SIZE. THE ADJUSTMENTS FOR LOTS ARE BASED UPON HISTORIC DATA AND THE APPRAISER'S PAIRED SALES ANALYSIS.

CAR STORAGE:

ADJUSTMENTS HAVE BEEN MADE FOR DIFFERECEES IN THE GARAGES. THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

BATHROOM ADJUSTMENTS:

ADJUSTMENTS HAVE BEEN MADE FOR DIFFERENCES IN BATHROOM COUNT. THE ADJUSTMENTS ARE BASED UPON THE APPRAISER'S PAIRED SALES ANALYSIS.

BASEMENT DATA:

BASEMENT INFORMATION PROVIDED FOR COMPARABLE PROPERTIES MAY REPRESENT AN APPROXIMATION WHEN ACTUAL ROOM LIST AND SIZE INFORMATION IS NOT AVAILABLE IN THE NORMAL COURSE OF BUSINESS.

AGE ADJUSTMENTS:

NO AGE ADJUSTMENTS HAVE BEEN MADE TO THE COMPARABLE SALE DUE TO THEIR SIMILAR MARKET APPEAL. THE DIFFERENCES IN AGE ARE NOT GREAT ENOUGH TO AFFECT THE MARKET ABILITY OF THESE HOMES. IN THIS REGARD, CONDITION IS CONSIDERED A MORE SIGNIFICANT VARIABLE RELATIVE TO VALUE.

BEDROOM ADJUSTMENTS:

GROSS LIVING AREAS AND BEDROOM COUNTS ARE CORRELATED VARIABLES. GROSS LIVING AREAS IS THE MOST SIGNIFICANT VARIABLE RELATIVE TO VALUE. BEDROOM COUNT ADJUSTMENTS HAVE BEEN AVOIDED FOR THIS REASON.

PREDOMINANT VALUES:

THE SUBJECT'S VALUE IS LOWER THAN THE PREDOMINANT VALUE DUE TO THE SUBJECT'S BELOW AVERAGE GLA.

Comparable Photo Page					
Borrower/Client	N/A				
Property Address	4211 26th St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Lender	Rui Zhao				



Comparable 4

520 28th St	
Prox. to Subject	0.19 miles S
Sale Price	1,350,000
Gross Living Area	1,204
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	B;Wtr;CtySky
Site	2850 sf
Quality	Q4
Age	103



Comparable 5

900 Douglass St	
Prox. to Subject	0.26 miles NW
Sale Price	1,410,000
Gross Living Area	775
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	B;Wtr;CtySky
Site	1624 sf
Quality	Q4
Age	69



Comparable 6

3607 Market St	
Prox. to Subject	0.67 miles NW
Sale Price	1,500,000
Gross Living Area	2,353
Total Rooms	10
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;
View	B;Wtr;CtySky
Site	2722 sf
Quality	Q4
Age	91

E & O Insurance



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company


Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP3668741-19** Renewal of: **RAP3668741-18**
Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

- Item 1. **Named Insured:** **Bryant Reed**
- Item 2. **Address:** **2506 98th Ave.**
City, State, Zip Code: **Oakland, CA 94605**
- Item 3. **Policy Period:** From **03/27/2019** To **03/27/2020**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)
- Item 4. **Limits of Liability:**
- A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**
 - B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**
 - C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate
 - D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate
- Item 5. **Deductible (Inclusive of Claim Expenses):**
- A. \$ **500** Each **Claim**
 - B. \$ **1,000** Aggregate
- Item 6. **Premium:** \$ **850.00**
- Item 7. **Retroactive Date (if applicable):** **03/27/2009**
- Item 8. **Forms, Notices and Endorsements attached:**
D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

A handwritten signature in dark ink, appearing to read "Robert A. Magnuson", is written over a horizontal line.
Authorized Representative

Appraisers License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Bryant J. Reed

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 037374

Effective Date: June 1, 2019
Date Expires: May 31, 2021

3047337

Jim Martin
Jim Martin, Bureau Chief, BREA

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Plat Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

6562

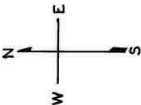
LOTS MERGED

LOTS INTO LOT
28 " 27 '1954'
lot16 into lots59&60 for 1998 roll

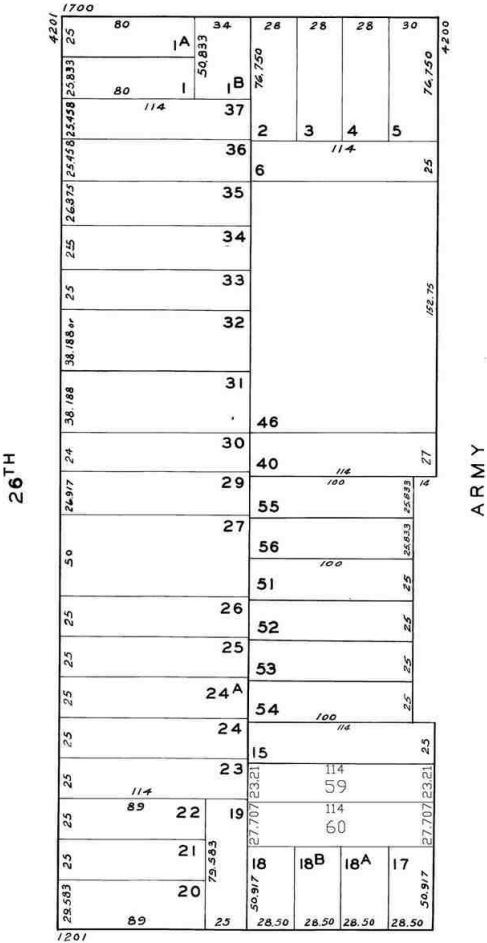
HORNER'S ADDN. BLK. 180

REVISED		'59
"		'68
"		'69
"		'70
"		'71
"		'72
"		'73
"		'74
"		'75
"		'76
"		'77
"		'78
"		'79
"		'80

Revised 1998

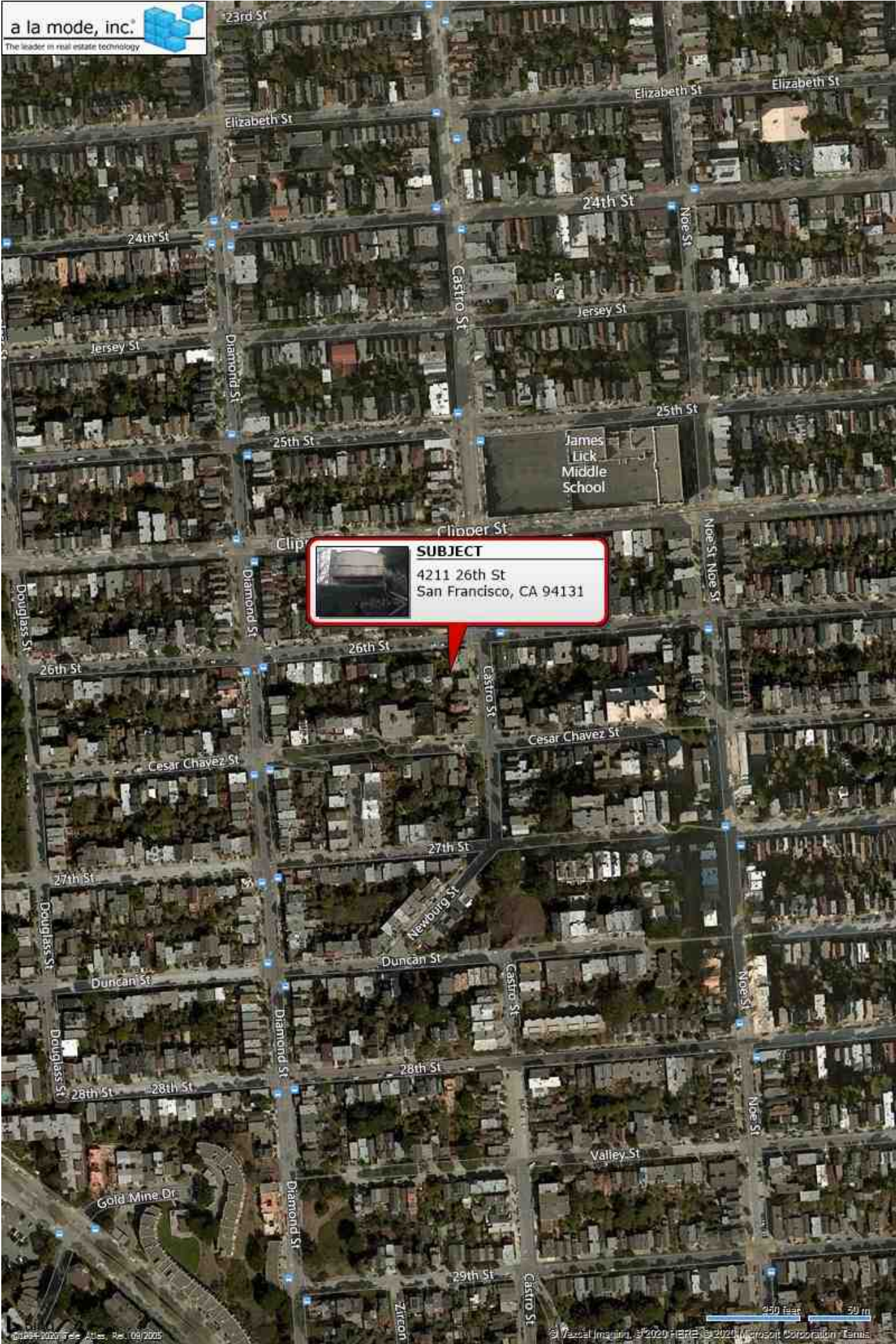


CASTRO



Location Map

Borrower/Client	N/A				
Property Address	4211 26th St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Lender	Rui Zhao				



Location Map

Borrower/Client	N/A				
Property Address	4211 26th St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Lender	Rui Zhao				



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
Glfcse	Golf Course	Location
Glfwv	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

[illegible]

C K Construction.	
License no. 1012190	
Contact Henry Wang	
Cell: 415 816 7682	
4211 26th ADU Remodel Quote	
Date. 1.27.2020	
Item	Price
Demolition, disposal, slab removal, shoring, labor	\$18,000
Structural shear wall framing and hardware, Beams, hold downs, bolts, post brackets, joist hangers, labor and material	\$23,000
Plumbing, underground, vents, water heater, bathroom fixtures install, drains, water supply lines, gas line, washer dryer relocation, labor and material	\$15,000
Electrical, rewiring, garage, bath, closet, bedroom, entry, outlets, ceiling LED, outlets to code, smoke detectors, Labor	\$10,000
HVAC, new duct work, labor and material	\$14,000
Dry wall, soffit, insulation, sound proofing, taping, finishing, labor and material	\$12,000
Tile work basic 12x12 tiles, labor	\$4,000
Doors (3), casings, trims, labor	\$3,000
Windows (6), casings, trims and, labor	\$6,000
Paintings Labor	\$2,500
Baseboards Labor & Material	\$1,000
Hardware Labor	\$900
Closet simple plywood and rod, Labor & Material	\$1,500
Chimney removal	\$4,000
Kitchen cabinets	\$22,000
Kitchen counter & backspalsh	\$3,000
Kitchen fixtures	\$6,000
Bathroom fixtures	\$4,000
Bathroom tile material	\$4,000
Bathroom wired radiant floor	\$2,500
Flooring labor and mateiral	\$8,625
Existing stair, opening, ceiling, wall modification, wall railing labor, painting	\$14,500
Exterior deck strcutrue and columns	\$20,000
Redwood decking finish	\$42,000
Contingency	
Electrical wholehouse panel & meter upgrade	\$4,000
Strcutral changes	\$2,000
Small windows along stair well	\$1,200
Furout low walls to cover footings	\$1,200
Total	\$249,925
Contingency	
10%	\$24,993
Total w Contingency	\$274,918