



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Hearing Date: March 5, 2020

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Record No.: **2019-000013CUAVAR**
Project Address: **552- 554 Hill Street**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3622/065
Project Sponsor: Sarah Hoffman
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org
Recommendation: **Disapproval**

PROJECT DESCRIPTION

The proposed scope of work is to abate an outstanding Planning Enforcement case relating to the project sponsor exceeding the scope of work of a series of permits issued on the property, most of which were associated with the installation of an elevator, which resulted in a merger of two dwelling units.

The project sponsor requires a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317, to legalize the scope of work that includes;

- A dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554) with the 2,432 square foot, three-bedroom, two and a half- bath dwelling unit (#552). The proposed Project would legalize the merger of two legal dwelling units as required by Section 317(g)(2).
- The unauthorized interior reconfiguration that resulted in the creation of one 3,054 square foot, five bedroom three and a half-bath two story dwelling unit (#554).
- The relocation of one dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage. The unpermitted relocated unit no longer has access to the rear yard common open space and does not face onto a qualifying open area meeting minimum exposure dimensions. A variance is being sought from the open space requirement (Planning Code Section 135) and exposure requirement (Planning Code Section 140). The Zoning Administrator will consider the variance request following the Planning Commission's consideration of the request for Conditional Use Authorization.
- An unauthorized building and deck expansion at the third floor constructed in a required setback without permit. A variance is being sought from the rear yard requirement (Planning Code Section 134) to legalize the rear building and deck expansion at the third floor.

- The unauthorized building expansion at the second floor.

The project proposes to make the following modifications to the current as-built building based on comments provided by RDAT and Preservation Staff:

- Remove unpermitted roof deck and spiral stairs to roof.
- Remove unpermitted decorative railing at façade.

BACKGROUND

Below is a summary of the permit, complaint and enforcement history of the subject property.

A summary of all planning approved and over-the-counter permits is as follows, notations describing planning involvement and work associated with these permits are in parenthesis:

- 2003.12.31.3258 - 2/5/2016 Compete- Install Elevator In (E) Lightwell & Interior Modifications (Plans on file with DBI, Approved by Planning, No dwelling unit modification proposed)
- 2004.02.11.6132 – Expired - Addendum to app #200402116132/change in conditions/nee to pour new 6' section of foundation & stem (Associated with Elevator Permit 2003.12.31.3258, No Planning Approval, No dwelling unit modification proposed)
- 2004.03.01.7431 – Issued - Addendum to app #200402116132/change in conditions/nee to pour new 6' section of foundation & stem (Associated with Elevator Permit 2003.12.31.3258, No Planning Approval, No dwelling unit modification proposed)
- 2004.05.05.3052- 2/5/2016 Complete Rev.To Appl#200312313258 Lower Roof Over New Elevator,Provide 1 Hr. Parapet Wall (Associated with Elevator Permit 2003.12.31.3258, No Planning Approval, No dwelling unit modification proposed)
- 2005.03.28.8499 – 2/5/2016 Complete -- Renew 200312313258 & 200405053052 For Remainder Of Work. (Associated with Elevator Permit 2003.12.31.3258, No Planning Approval, No dwelling unit modification proposed)
- 2005.05.31.3771 - Issued - Install 3 heaters (elec) in basement unit. Revision to pa 200405053052 (Never Finalized, No Plans on file, No Planning Approval)
- 2006.02.28.5570 - 9/7/2017 Complete- Renew pa# 2004/03/01/7431, pa# 2004/02/11/6132 /7 pa# 2003/12/31/3258 for final inspection. (Associated with Elevator Permit 2003.12.31.3258, No Planning Approval, No dwelling unit modification proposed)

On February 14, 2018 an anonymous complaint was filed stating the property was listed for sale as a single-family residence. On February 28, 2018, the Planning Department sent a Notice of Complaint to inform the owner about the complaint. No action was taken. The Planning Department found the property in violation of the Planning Code Section 317. On March 28, 2018, the Planning Department sent the owner a Notice of Enforcement, informing of the violation and the abatement process. On June 7, 2018, a Notice of Violation

was issued for the Planning code Violations. On June 15, 2018 an Appeal of the notice of violation was filed by the project sponsor. On April 17, 2019 the Board of Appeals moved to continue the hearing to allow the project sponsor to pursue a Conditional Use Authorization to legalize dwelling unit merger. Planning staff discovered building and deck expansions during Conditional Use Application review.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must disapprove the Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of a dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554) with the 2432 square foot, three-bedroom, two and a half- bath dwelling unit (#552) to create one 3,054 square foot, five -bedroom three and a half-bath dwelling unit (#554) and relocate one dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment** To date, the Department has not received any correspondence related to the Project.
- **Conditional Use Authorization** – The Project requires a Conditional Use Authorization to legalize a residential merger. In addition to the Conditional Use Authorization findings, the Commission must consider separate criteria outlined in Section 317(g)(2).
- **Residential Merger** – Per Planning Code Section 317, a residential merger is defined as “...the combining of two or more legal Residential Units, resulting in a decrease in the number of Residential Units within a building, or the enlargement of one or more existing units while substantially reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced.” The proposed Project would legalize the merger of two legal dwelling units. For this project, a unit was reduced beyond the 25% threshold, therefore requiring a Conditional Use Authorization per Section 317(g)(2).
- **Planning Commission Policy: Removal of Residential Flats** – It a Commission policy to require Mandatory Discretionary Reviews for projects that propose the removal of a ‘Residential Flat’ when the proposal is under the 317 dwelling unit removal threshold. ‘Residential Flats’ are a common San Francisco housing typology, in which a single dwelling unit, generally occupying an entire story of a building, has exposure onto open areas at the front and rear of its property. This type of unit configuration satisfies a number of housing needs, particularly for middle-income families. Because the production of market-rate housing is frequently not accessible to moderate-income families, making between 80-120 percent of area median income, Residential Flats are a housing typology that should be conserved. The purpose of this policy is to require Planning Commission review when such housing is lost. For this project, the lower unit has occupied the 1st and 2nd floors with exposure onto the street and rear yard, the relocated unit 552 is located behind the garage, with exposure only on the noncomplying rear yard.

- **San Francisco Rent Board** – Per consultation with the San Francisco Rent Board, no evictions have been recorded to date on the subject property.
- **Department Recommendation** – The Department recommends disapproval of the requested Conditional Use Authorization. The Project would be required to restore the units to the previously permitted locations.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department does not find that the Project is on balance or consistent with the Objectives and Policies of the General Plan. The Project would merge two residential flats that are not demonstrably unaffordable and result in one merged unit that is unaffordable to a larger percentage of the population than the two individual units considered separately. The merger is not necessary to create family housing. Although the Project seeks to legalize the relocation of the removed residential flat, the relocated unit is substandard, as that it requires variances from both the open space and exposure requirements.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with 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 – Dwelling Unit Merger Application
Exhibit H – Appraisals
Exhibit I - Project Sponsor Brief_Responses



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Planning Commission Draft

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Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Property Owner: Robert T Roddick Revocable Trust
554 Hill Street
San Francisco, CA 94114
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org

ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1, 303, AND 317 OF THE PLANNING CODE TO ALLOW THE LEGALIZATION OF A DWELLING UNIT MERGER OF TWO RESIDENTIAL FLATS AND UNAUTHORIZED REMOVAL AND RELOCATION OF ONE DWELLING UNIT TO BASEMENT LEVEL AT 552-554 HILL STREET IN ASSESSOR'S BLOCK 3622, LOT 065 WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 8, 2019, Sarah Hoffman (hereinafter "Project Sponsor") filed Application No. 2019-000013CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to legalize the merger of two residential flats and the unauthorized removal and relocation (hereinafter "Project") at 552-554 Hill Street in Assessor's Block 3622, Lot 065 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2019-000013CUAVAR is located at 1650 Mission Street, Suite 400, San Francisco, California.

On March 5, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-000013CUAVAR and adopted a motion to disapprove Conditional Use Authorization for Application No. 2019-000013CUAVAR.

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

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

MOVED, that the Commission hereby disapproves the Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of a dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554) with the 2432 square foot, three-bedroom, two and a half- bath dwelling unit (#552) to create one 3,054 square foot, five - bedroom three and a half-bath dwelling unit (#554) and relocate one unauthorized dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District under case No.2019-000013CUAVAR, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project sponsor seeks Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317, Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of a dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554) with the 2432 square foot, three-bedroom, two and a half- bath dwelling unit (#552) . The Project sponsor also seeks to legalize the interior reconfiguration that resulted in the creation of one 3,054 square foot, five bedroom three and a half-bath dwelling unit (#554) and relocation of one dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage. A variance is being sought from the rear yard requirement (Planning Code Section 134) to legalize an unauthorized building expansion at the third floor, decks and stairs constructed in a required setback without permit. The removed and relocated unit no longer has access to the rear yard common open space and does not face onto a qualifying open area meeting minimum exposure dimensions. A variance is being sought from the open space requirement (Planning Code Section 135) and exposure requirement (Planning Code Section 140). The Zoning Administrator will consider the variance request following the Planning Commission's consideration of the request for Conditional Use Authorization.
3. **Site Description and Present Use.** The project site is located on the north side of Hill Street, between Castro and Noe Streets, Assessor's Block 3622 and Lot 065. The project site currently contains a 2-story over basement residential building likely constructed with two residential flats circa 1904. The Report of Residential Building Record indicates that the legal authorized occupancy and use is a two-unit dwelling. The 2,850 square foot subject lot measures 25 feet wide by 114 feet deep.

Between 2003 through 2006, the project sponsor sought multiple building permit applications (BPA# 200405053052, 200312313258, 200503288499, 200505313771, & 200602285570) to install an

elevator to access the third-floor unit (#554) from the garage. Between 2003 through 2006 the permitted scope of work was exceeded to include a residential flat merger, the removal of a the kitchen from the third floor, the relocation of the removed dwelling unit to the ground floor behind the garage, the expansion of the building at the second and third floor, the addition of spiral stairs to the roof, and the addition of decorative railing at the façade.

The large unit has the appearance of a two-family dwelling from the street with two entry doors at the second floor. The relocated unit on the ground floor unit has direct access to the street from a gate and side yard. As noted by the Project Sponsor, the main unit is owner-occupied, and the studio is currently vacant.

On February 14, 2018 an anonymous complaint was filed stating the property was listed for sale as a single-family residence. On February 28, 2018, the Planning Department sent a Notice of Complaint to inform the owner about the complaint. No action was taken. The Planning department found the property in violation of the Planning Code. On March 28, 2018, the Planning Department sent the owner a Notice of Enforcement, informing of the violation and the abatement process. On June 7, 2018, a Notice of Violation was issued for the Planning code Violations. On June 15, 2018 an Appeal of the notice of violation was filed by the project sponsor. On April 17, 2019 the Board of Appeals moved to continue the hearing to allow the project sponsor to pursue a Conditional Use Authorization to legalize dwelling unit merger.

4. **Surrounding Properties and Neighborhood.** The subject property is located within Noe Valley and District 8. Parcels within the immediate vicinity consist of residential single-, two-, three and some four-family dwellings of varied design and construction dates.
5. **Public Outreach and Comments.** To date, the Department has not received any correspondence related to the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard Requirement.** Planning Code Section 134 requires the subject property maintain a rear yard equivalent to 39 feet 10 inches.

The existing building, per plans on file with the building department, is legal nonconforming with a multi-level rear building extension, deck, and stairs that encroached into the rear yard; the building and second floor deck were expanded without permit. The proposal seeks to legalize the rear expansions that are set back 28 feet 6 inches from the rear property line. Therefore, the project requires a variance from the rear yard requirement.

- B. **Residential Usable Open Space.** Planning Code Section requires a minimum of 100 square feet of usable private or 133 square feet of common open space per dwelling unit.

The project has a rear yard and third floor deck, approximately 947 square feet in size, provided as private open space. The relocated dwelling unit does not have access to the rear yard. Therefore, the proposed

legalization of a two-unit building does not comply with this requirement. The project requires a variance from the open space requirement.

- C. **Dwelling Unit Exposure.** Planning Code Section 140 requires new dwelling units face onto a public street, public alley at least 20-feet in width, side yard at least 25-feet in width or code-complying rear yard.

The Project proposes a dwelling unit merger where the main unit fronts a public street and the relocated second unit faces a nonconforming rear yard behind the garage at basement level. The relocated second dwelling unit does not meet the minimum requirements for exposure. Therefore, the project requires a variance from the exposure requirement.

- D. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit.

As part of the dwelling unit merger, the off-street parking count will not be affected, and no additional parking is required. The subject building provides one off-street parking space and would maintain it's legally conforming status.

- E. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit in the RH-2 Zoning District.

The subject building provides no off-street bicycle parking space and would maintain it's legally nonconforming status.

- F. **Dwelling Unit Density.** In the RH-2 Zoning District, pursuant to Planning Code Section 209.1, three dwelling units are principally permitted per lot.

The Project would legalize the merger of two existing dwelling units within the building and relocate the removed dwelling unit to basement level of the subject site to maintain two dwelling units where a maximum of two units is allowed.

- G. **Residential Merger – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to merge Residential Units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

The project sponsor proposes to legalize a dwelling unit merger and relocation of the removed dwelling unit to basement level.

As the project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8 "Additional Findings pursuant to Section 317" below.

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 does not propose any changes to the aforementioned land use; the merged unit will remain as a residential use. Under the subject building permit, the Project would not result in any exterior alterations to the existing building and would not increase the size or intensity of the existing residential uses.

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

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

The proposed project seeks to legalize a rear building and deck expansion. The project also proposes to remove elements constructed without permit.

- (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 does not trigger any additional off-street parking requirement and would not increase the volume of vehicle traffic to the area.

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

The existing residential use would remain.

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

All existing landscaping, open space, and lighting would remain.

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

The proposed project does not comply with all aspects of the Planning Code. The proposed project is requesting a variance from the Zoning Administrator to address the requirements for rear yard, open

space, and exposure. While the Project complies with all relevant requirements and standards of the Planning Code and is not 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 Use District.

The proposed Project is consistent with the stated purpose of the RH-2 Districts.

8. **Residential Merger – Section 317(g)(2).** This Section also establishes the criteria below for the Planning Commission to consider when reviewing applications to merge residential units under Section 317(g)(2). On balance, the Project does not comply with said criteria in that:

- A. Whether the removal of the units would eliminate only owner occupied housing, and if so, for how long the units proposed to be removed have been owner occupied;

At a date unknown the second and third floors of the building were merged into one unit. Legalization of the residential flat merger would eliminate only owner-occupied housing as both second and third floors are currently occupied by the Project Sponsor. Staff was able to determine that the Project Sponsor rented out the lower relocated unit. According to the project sponsor, the lower unit is currently vacant.

- B. Whether removal of the units and the merger with another is intended for owner occupancy;

The merged 3,054 square foot dwelling unit proposed for legalization is currently owner-occupied and the 815 square foot unit behind the garage is vacant. As per the late Mayor Lee's December 18, 2013 Executive Directive, all housing, including owner occupied, should be preserved when possible.

- C. That the removal of the unit will remove an affordable housing unit as defined in Section 401 of this Code or housing subject to the Residential Rent Stabilization and Arbitration Ordinance;

Per the Residential Building Record Report (3R) the original use is unknown, and the authorized use is two family. It is the Planning Department's position to assume that every unit is subject to the Residential Rent Stabilization and Arbitration Ordinance unless we receive information from an appropriate agency or body to the contrary.

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

The project sponsor seeks to maintain the two dwelling units onsite through the relocation of a residential flat to basement level behind the garage. Although Planning Staff does not have the authority to make the final determination, it is assumed that the units that were merged and relocated units are subject to the Residential Rent Stabilization and Arbitration Ordinance. If so, the unit relocated from the third floor to the ground floor would also be subject to the Residential Rent Stabilization and Arbitration Ordinance. The relocated unit will be smaller in size and maintain the same number of bedrooms, as labeled in the provided plan set. The relocated unit requires an open space and exposure variance to be legalized.

- E. How recently the unit being removed was occupied by a tenant or tenants;

This information is unknown because the actual date of the residential flat merger is unknown. Staff was able to determine that the Project Sponsor has rented out the unauthorized ground floor unit. The Residential Rent Stabilization and Arbitration Board has provided evidence of a Buyout agreement finalized February 1, 2016. According to the project sponsor, the lower unit is currently vacant.

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

According to the as-built plans provided, the merged unit has five bedrooms and the relocated unit has two bedrooms whereas the former layout had one two bedrooms residential flat and a three-bedroom unit with multiple living spaces labeled parlor, sitting room, and dining room.

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

The proposed Project is not required to correct design or functional deficiencies with the existing building.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 3:

Protect the affordability of the existing housing stock, especially rental units.

OBJECTIVE 4:

Foster a housing stock that meets the needs of all residents across lifecycles.

The Project would legalize the merger of two residential flats and would create a larger five-bedroom residential unit and a substandard two-bedroom dwelling unit without compliance to open space and exposure requirements.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

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

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

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

The Project legalizes the merger of two dwelling units into two dwelling units and therefore does not result in any net new housing. The current owners of the subject building would continue to own and occupy the merged unit and therefore, the cultural and economic diversity of the neighborhood will not be affected. The neighborhood has a defined architectural character, which will be preserved since unpermitted façade alterations are proposed for removal.

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

The Project does not comply because it would legalize the merger of two residential flats to create a larger unit that would be less affordable than the legally permitted unit location, thus reducing the City's supply of affordable housing. The relocated unit is substandard to the legally permitted unit location, as it requires an open space and exposure variance to be legalized.

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

The Project is not expected to create additional traffic or parking demand as there is no increase in number of units.

- 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 legalizes the merger and relocation of residential units; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The Project will conform to the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building has not been evaluated as an individual or contributing historic resource. A decorative railing has been erected without permit on the publicly visible exterior of the building. The proposal includes the removal the non-historic rooftop railing.

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

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

11. 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.
12. 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 **DISAPPROVES Conditional Use Application No. 2019-000013CUAVAR** pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of a dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554) with the 2,432 square foot, three-bedroom, two and a half- bath dwelling unit (#552) to create one 3,054 square foot, five -bedroom three and a half-bath dwelling unit (#554) and relocate one dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.

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 5, 2020

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 5, 2020

552-554 HILL STREET
SAN FRANCISCO, CA

PROJECT INFORMATION		PROJECT DIRECTORY	JOB DESCRIPTION	DRAWING INDEX
ADDRESS:	552-554 HILL ST. SAN FRANCISCO, CA	CONTACT:	TO SHOW WORK DONE UNDER PERVIOUS PERMIT PLUS RELOCATION OF KITCHEN/TWO UNIT LOCATION FROM 552 HILL ST (1ST & 2ND FLOOR) AND 554 HILL ST (3RD FLOOR) TO 552 HILL ST (1ST FLOOR) AND 554 HILL ST (2ND & 3RD FLOOR) PLUS DCP REQUIRE LEGALIZATION WORK. LEGALIZATION WORK: 1) REMOVE SPIRAL STAIRS FROM 3RD FLOOR TO ROOF. 2) REMOVE ROOF DECK. 3) REMOVE FRONT PARAPET. 4) LEGALIZE PORCH INFILL. 5) LEGALIZE EXTENSION AT 2ND AND 3RD FLOOR REAR. VARIANCE: #2 OPEN SPACE, #3 EXPOSURE, #1 INFILL AT REAR YARD.	ARCHITECTURAL A1.0 COVER SHEET A2.0 EXISTING SITE PLAN A2.0.1 AS-BUILT SITE PLAN A2.0.2 PROPOSED SITE PLAN A2.1 EXISTING, AS-BUILT, AND PROPOSED FIRST FLOOR PLANS A2.2 EXISTING, AS-BUILT, AND PROPOSED SECOND FLOOR PLANS A2.3 EXISTING, AS-BUILT, AND PROPOSED THIRD FLOOR PLANS A2.4 EXISTING, AS-BUILT, AND PROPOSED ROOF PLANS A3.1 EXISTING FRONT (SOUTH) AND SIDE (WEST) ELEVATIONS A3.1.0 AS-BUILT FRONT (SOUTH) AND SIDE (WEST) ELEVATIONS A3.2 PROPOSED FRONT (SOUTH) AND SIDE (WEST) ELEVATIONS A3.3 EXISTING REAR (NORTH) AND SIDE (EAST) ELEVATIONS A3.3.0 AS-BUILT REAR (NORTH) AND SIDE (EAST) ELEVATIONS A3.4 PROPOSED REAR (NORTH) AND SIDE (EAST) ELEVATIONS A3.5 EXISTING AND AS-BUILT SECTIONS A3.6 PROPOSED SECTION
BLOCK/LOT:	3622/065	PATRICK BUSCOVICH & ASSOCIATES STRUCTURAL ENGINEERS & ARCHITECT 235 MONTGOMERY STREET SUITE 1140 SAN FRANCISCO, CA 94104 CONTACT: MR. PAT BUSCOVICH TEL: 415.760.0636		
ZONING DISTRICT:	RH2			
LOT SIZE:	2849 SQ. FT.			
SFBC OCCUPANCY CLASS:	R-3			
CONSTRUCTION TYPE:	5B			
NUMBER OF STORIES:	3			
		FIRE SAFETY NOTES	APPLICABLE CODES	INFORMATION ON PLAN
		<ul style="list-style-type: none">ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTIONALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTIONALL PENETRATIONS TO BE REPAIREDMUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEM DURING CONSTRUCTION	2016 CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2016 INTERNATIONAL BUILDING CODE (IBC) 2016 PLUMBING CODE (CPC) BASED ON ON THE 2016 UNIFORM PLUMBING CODE (UPC) 2016 CALIFORNIA MECHANICAL CODE (CMC) BASED ON THE 2016 UNIFORM MECHANICAL CODE (UMC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) BASED ON THE 2016 NATIONAL ELECTRICAL CODE (NEC) 2016 CALIFORNIA FIRE CODE (CFC) BASED ON THE 2016 INTERNATIONAL FIRE CODE (IFC) 2016 CALIFORNIA ENERGY CODE ALL PERMIT APPLICATION MUST COMPLY WITH THE PROVISIONS OF THE ABOVE CODES AND THE APPLICABLE CITY CODE AMENDMENTS	EXISTING: PRIOR TO BPA NO. 200312313258 AS-BUILT: INCLUDING WORK BEYOND SCOPE OF BPA NO. 200312313258 PROPOSED: TODAY'S WORK PLUS DCP REQUIRED WORK.

SQ. FOOTAGE TABLE

FLOOR	EXISTING SQ. AREA (FT²)	UNPERMITTED SQ. AREA (FT²)	PERMITTED SQ. AREA (FT²)	PROPOSED SQ. AREA (FT²)	REMARKS/COMMENTS
FIRST FLOOR	1007.7 SQ. FT.	–	815.0 SQ. FT.	815.0 SQ. FT.	
HALLWAY (1ST FLR)	INCLUDED IN 1ST FLR.	–	121.0 SQ. FT.	121.0 SQ. FT.	
SECOND FLOOR	1403.3 SQ. FT.	21.2 SQ. FT.	1424.5 SQ. FT.	1424.5 SQ. FT.	
THIRD FLOOR	1472.9 SQ. FT.	36.5 SQ. FT.	1509.4 SQ. FT.	1509.4 SQ. FT.	
TOTAL AREA (FT²)	3883.9 SQ. FT.	57.7 SQ. FT.	3869.9 SQ. FT.	3869.9 SQ. FT.	

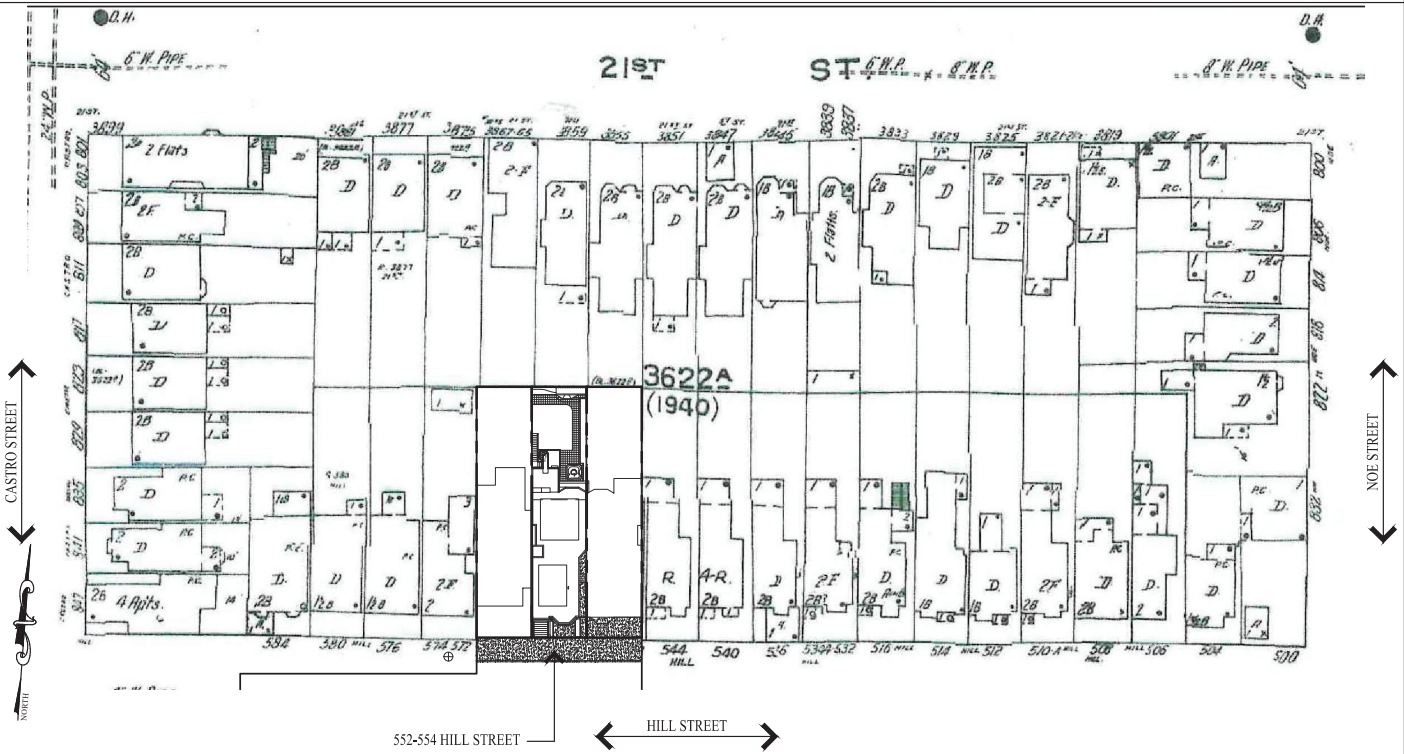
EXISTING UNIT 552	EXISTING SQ. AREA (FT²)	REMARKS/COMMENTS
FIRST FLOOR	1007.7 SQ. FT.	
HALLWAY (1ST FLR)	INCLUDED IN 1ST FLR.	
SECOND FLOOR	1424.5 SQ. FT.	
TOTAL AREA (FT²)	2432.2 SQ. FT.	

PROPOSED UNIT 552	EXISTING SQ. AREA (FT²)	REMARKS/COMMENTS
FIRST FLOOR	815.0 SQ. FT.	
HALLWAY (UNIT 554)	–	
SECOND FLOOR	–	
TOTAL AREA (FT²)	815.0 SQ. FT.	

EXISTING UNIT 554	EXISTING SQ. AREA (FT²)	REMARKS/COMMENTS
FIRST FLOOR	–	
HALLWAY (1ST FLR)	–	
SECOND FLOOR	–	
THIRD FLOOR	1509.4 SQ. FT.	
TOTAL AREA (FT²)	1509.4 SQ. FT.	

PROPOSED UNIT 554	EXISTING SQ. AREA (FT²)	REMARKS/COMMENTS
FIRST FLOOR	–	
HALLWAY	121.0 SQ. FT.	
SECOND FLOOR	1424.5 SQ. FT.	
THIRD FLOOR	1509.4 SQ. FT.	
TOTAL AREA (FT²)	3054.9 SQ. FT.	

SANBORN MAP



REV.	DATE	DESCRIPTION
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◀		
◀		
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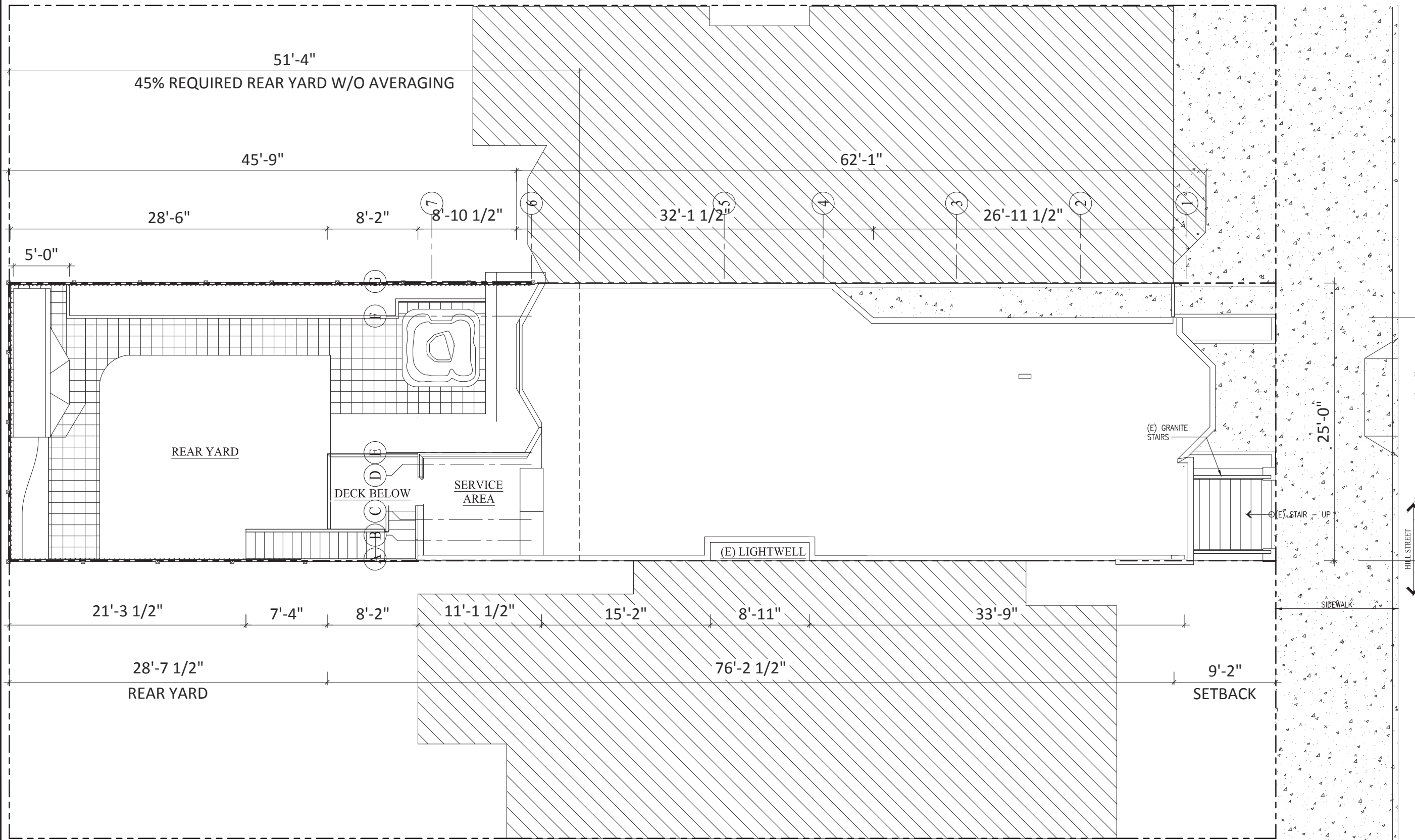


552-554 HILL STREET
SAN FRANCISCO, CA.

COVER SHEET

DRAWN
DA
DESIGNED/CHECKED
PB
DATE
SCALE
AS NOTED
JOB NO.
18.115
SHEET

A1.0
OF SHEETS



REV.	DATE	DESCRIPTION

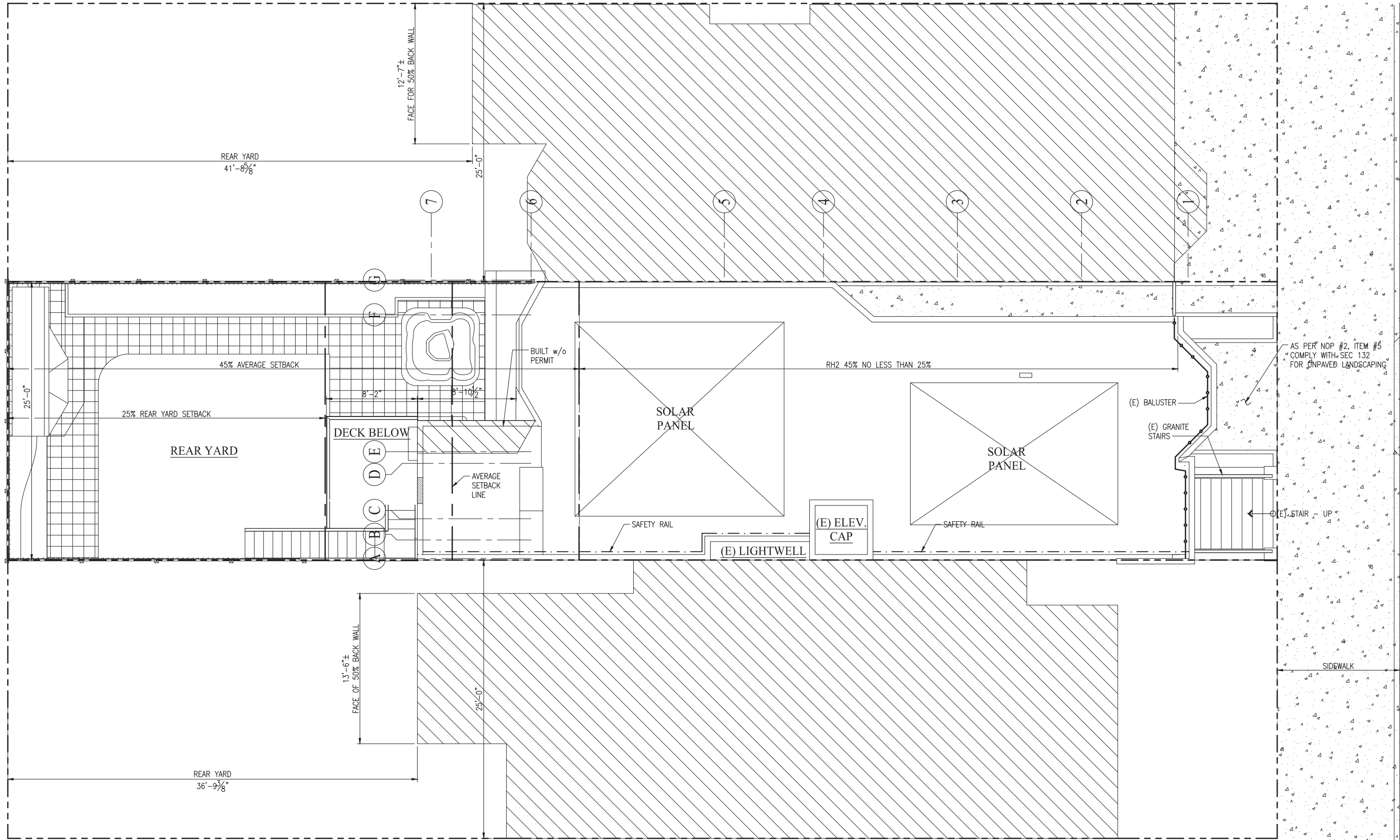
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552-554 HILL STREET
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EXISTING SITE PLAN

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET



1 AS-BUILT SITE PLAN(INCLUDING WORK BEYOND
SCOPE OF BPA NO. 200312313258) 1/8"=1'-0"

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

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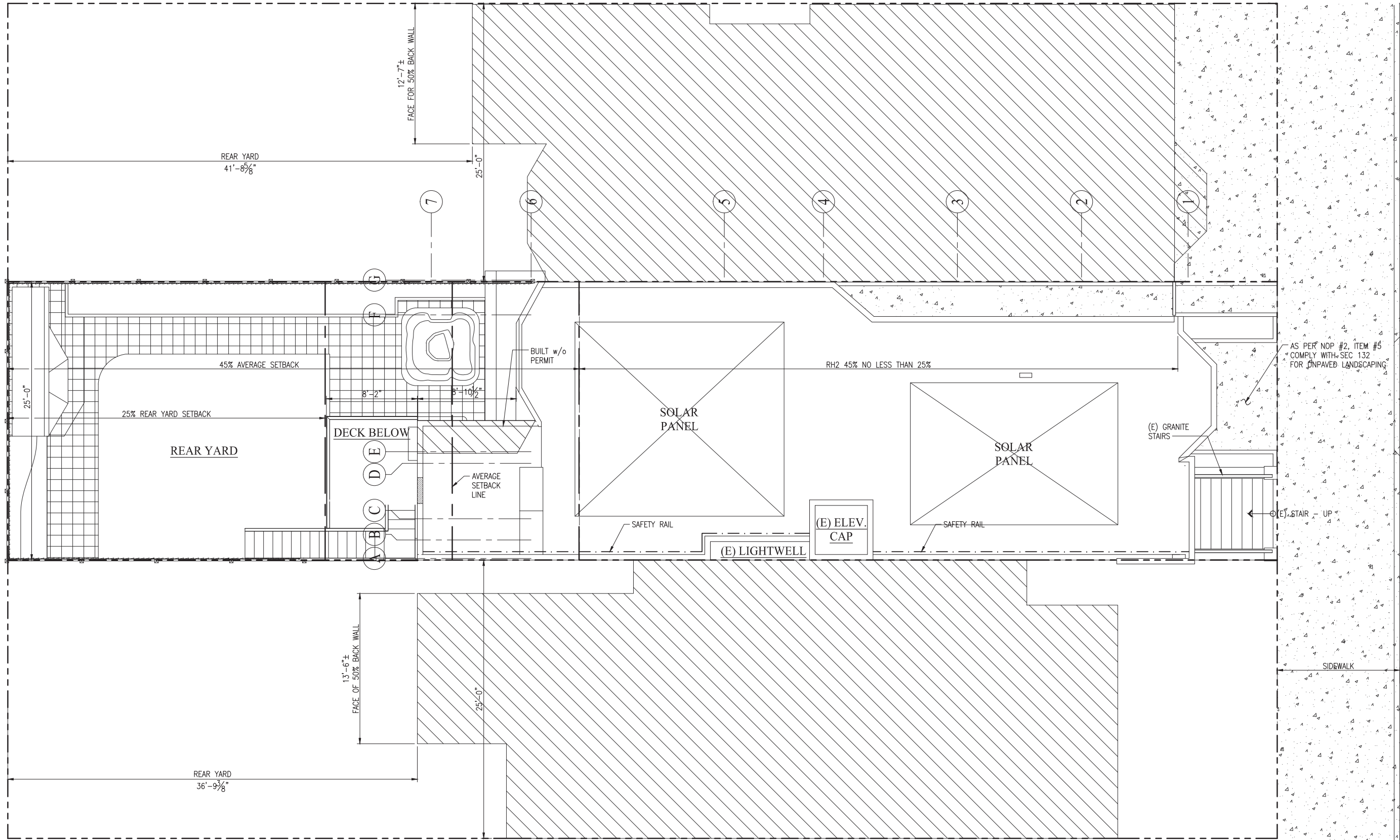


552-554 HILL STREET
SAN FRANCISCO, CA.

AS-BUILT SITE PLAN

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET

A2.0.1
OF SHEETS



1 PROPOSED SITE PLAN 1/8"=1'-0"

REV.	DATE	DESCRIPTION
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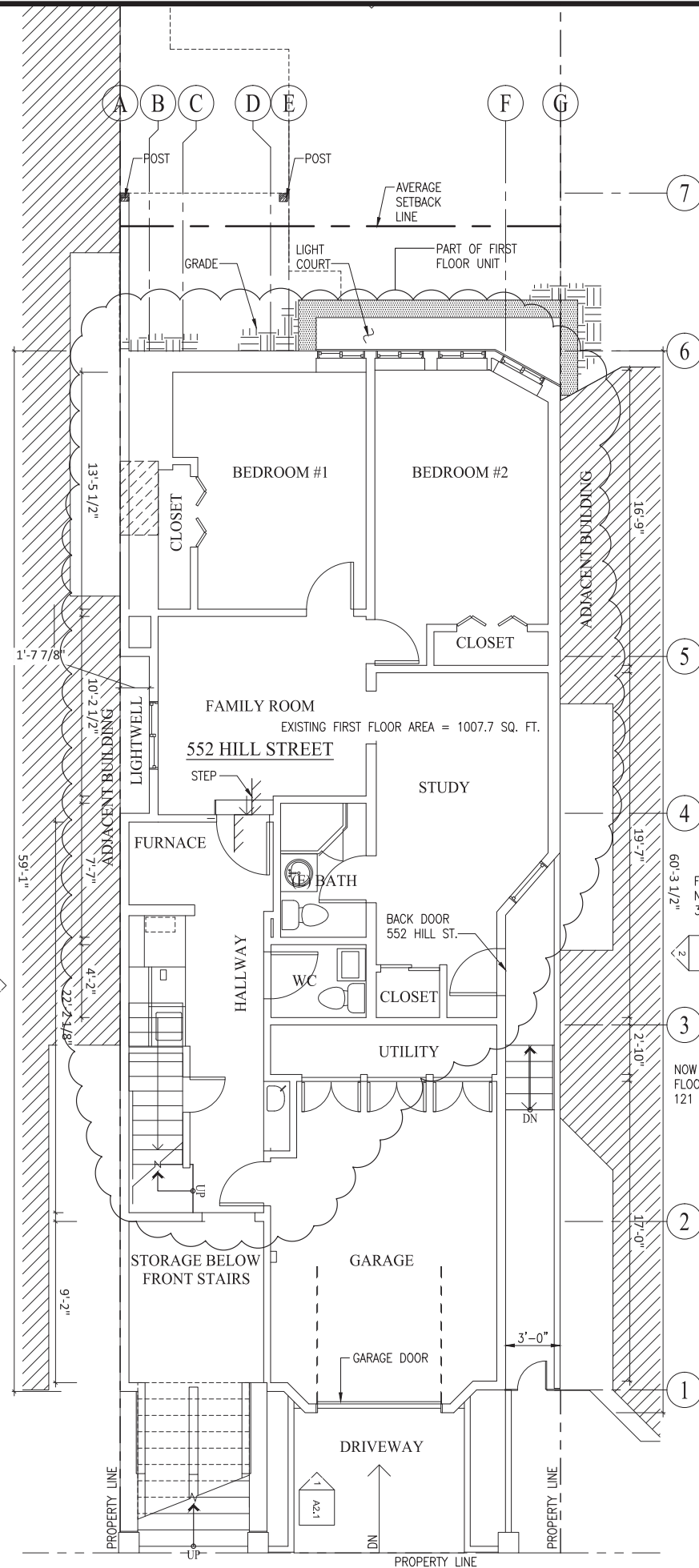
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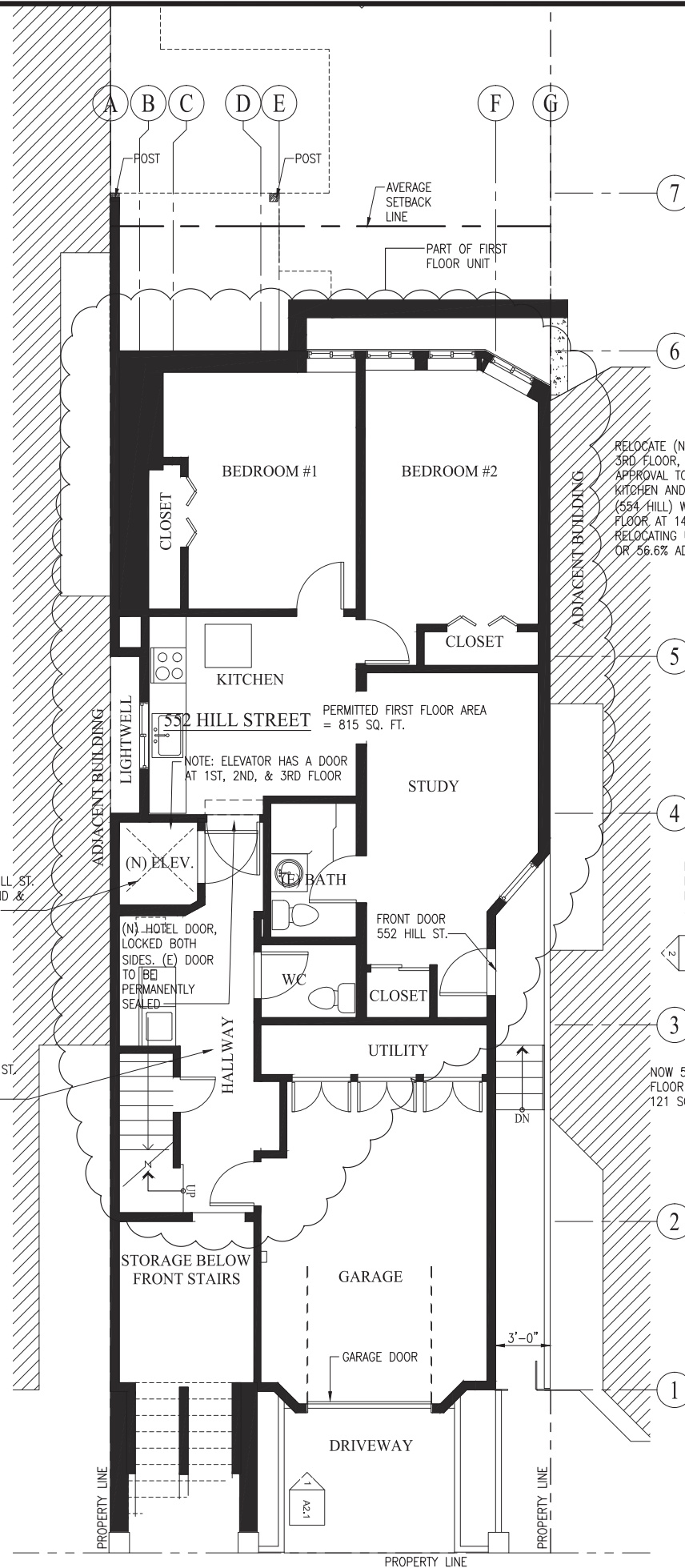
552-554 HILL STREET
SAN FRANCISCO, CA.

PROPOSED SITE PLAN

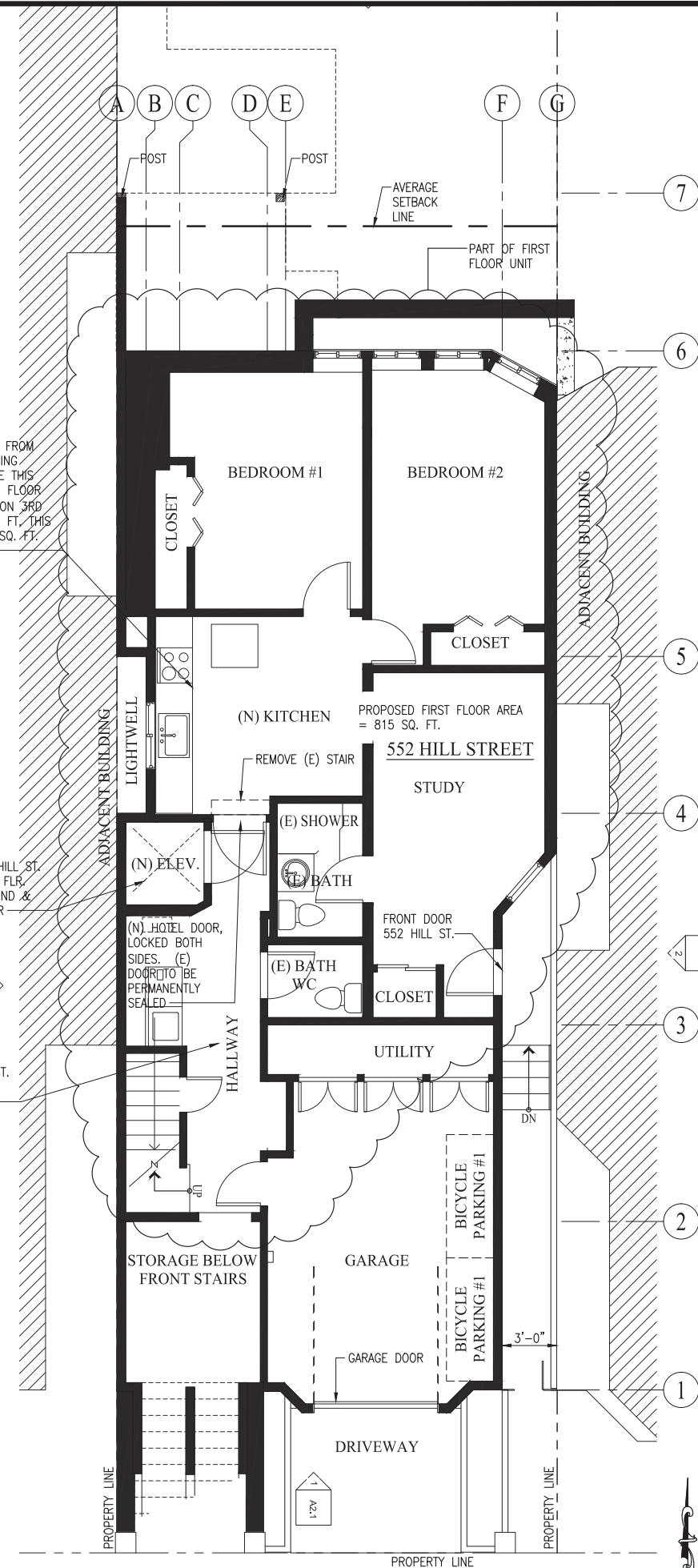
DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET



1 EXISTING FIRST FLOOR PLAN (PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"



2 AS-BUILT FIRST FLOOR PLAN (INCLUDING WORK BEYOND SCOPE OF BPA NO. 200312313258) 1/4"=1'-0"



3 PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"

REV.	DATE	DESCRIPTION
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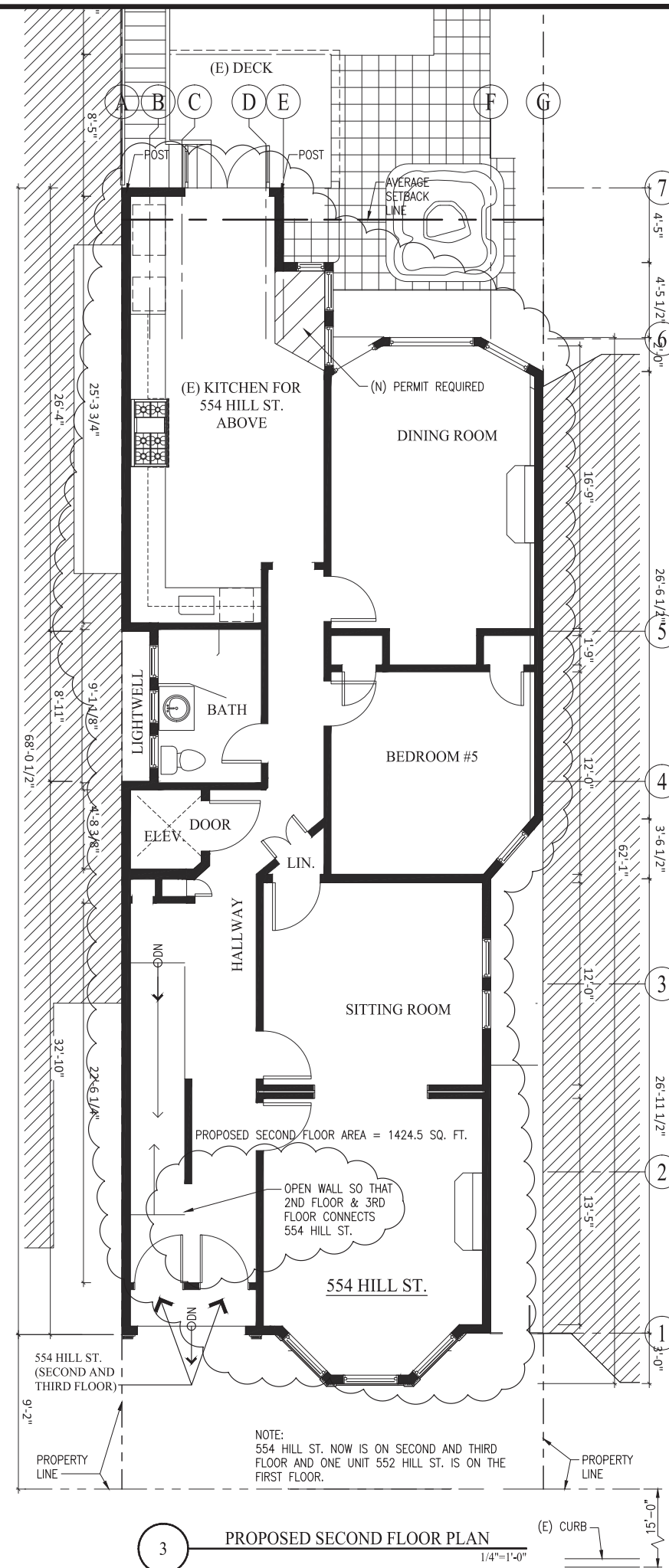
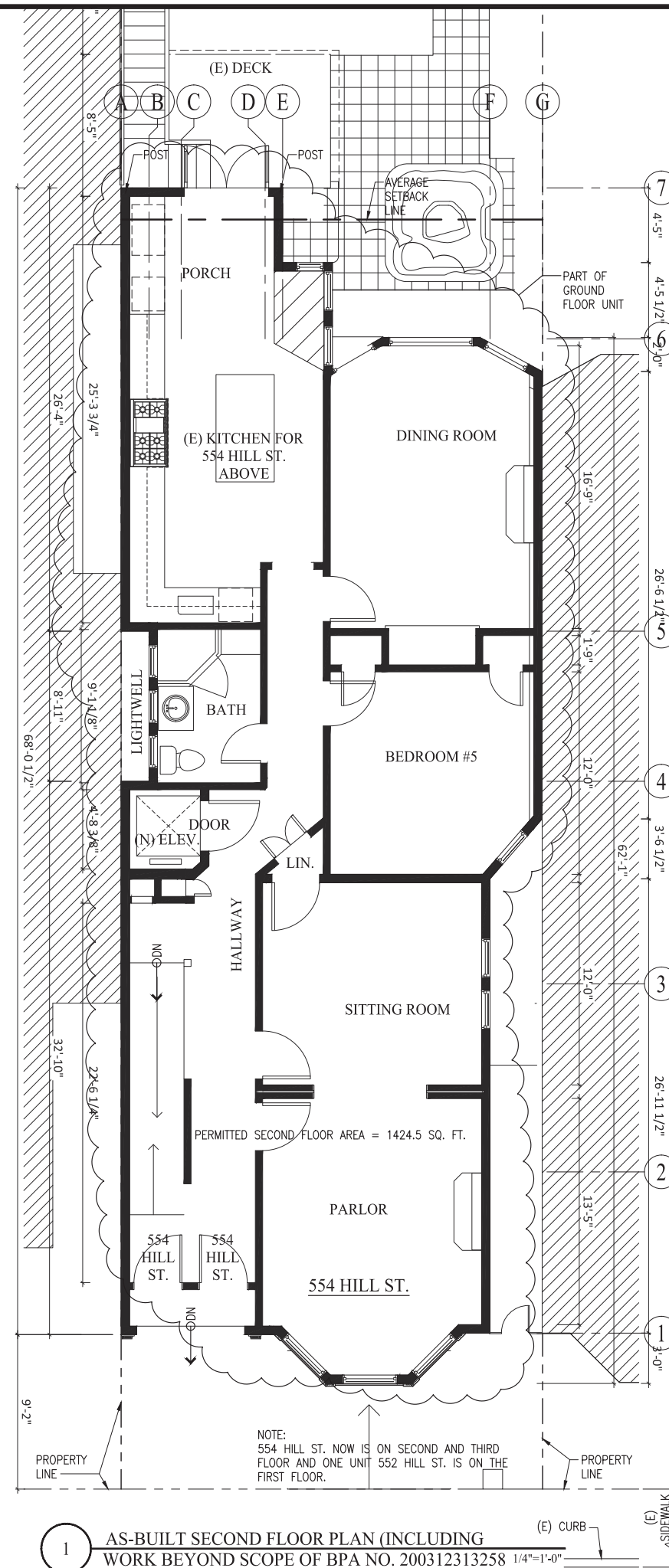
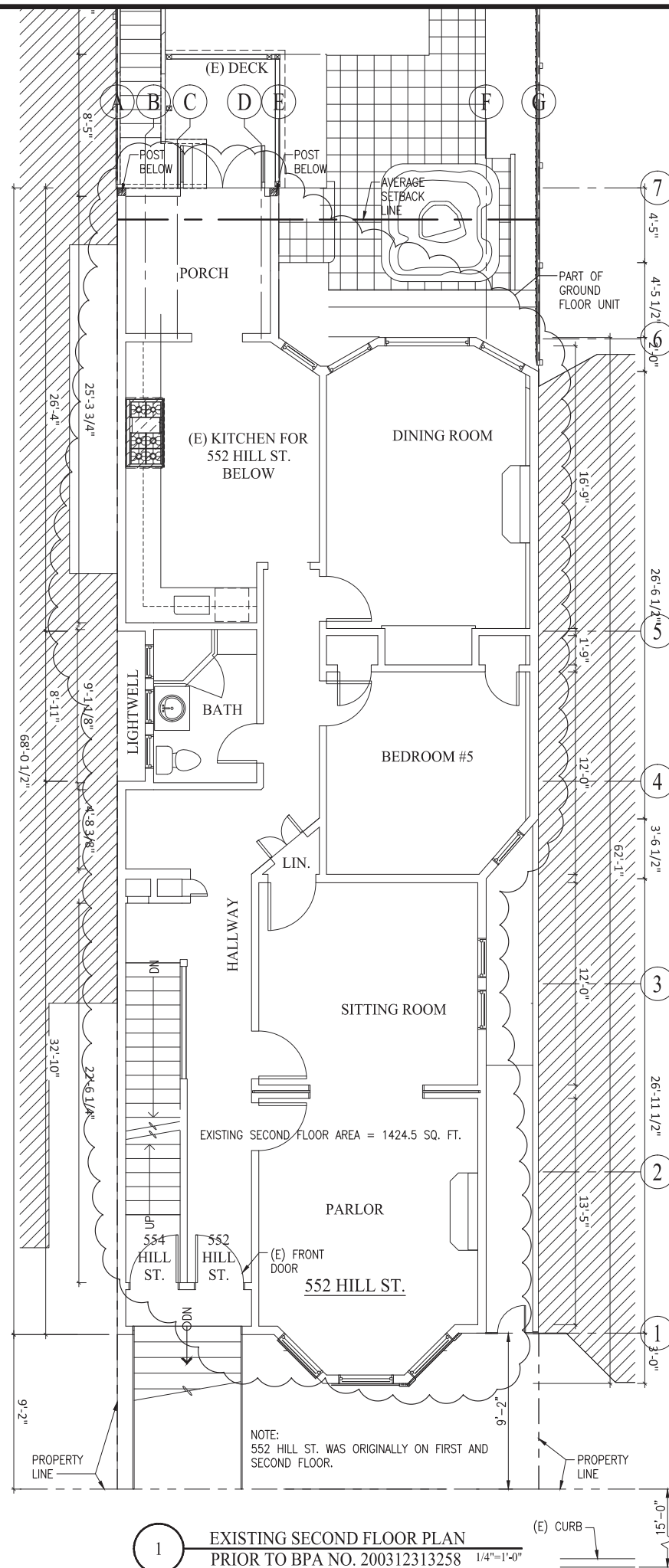
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SAN FRANCISCO, CA.

EXISTING, AS-BUILT, AND
PROPOSED FIRST
FLOOR PLANS

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET

A2.1

OF SHEETS



REV.	DATE	DESCRIPTION
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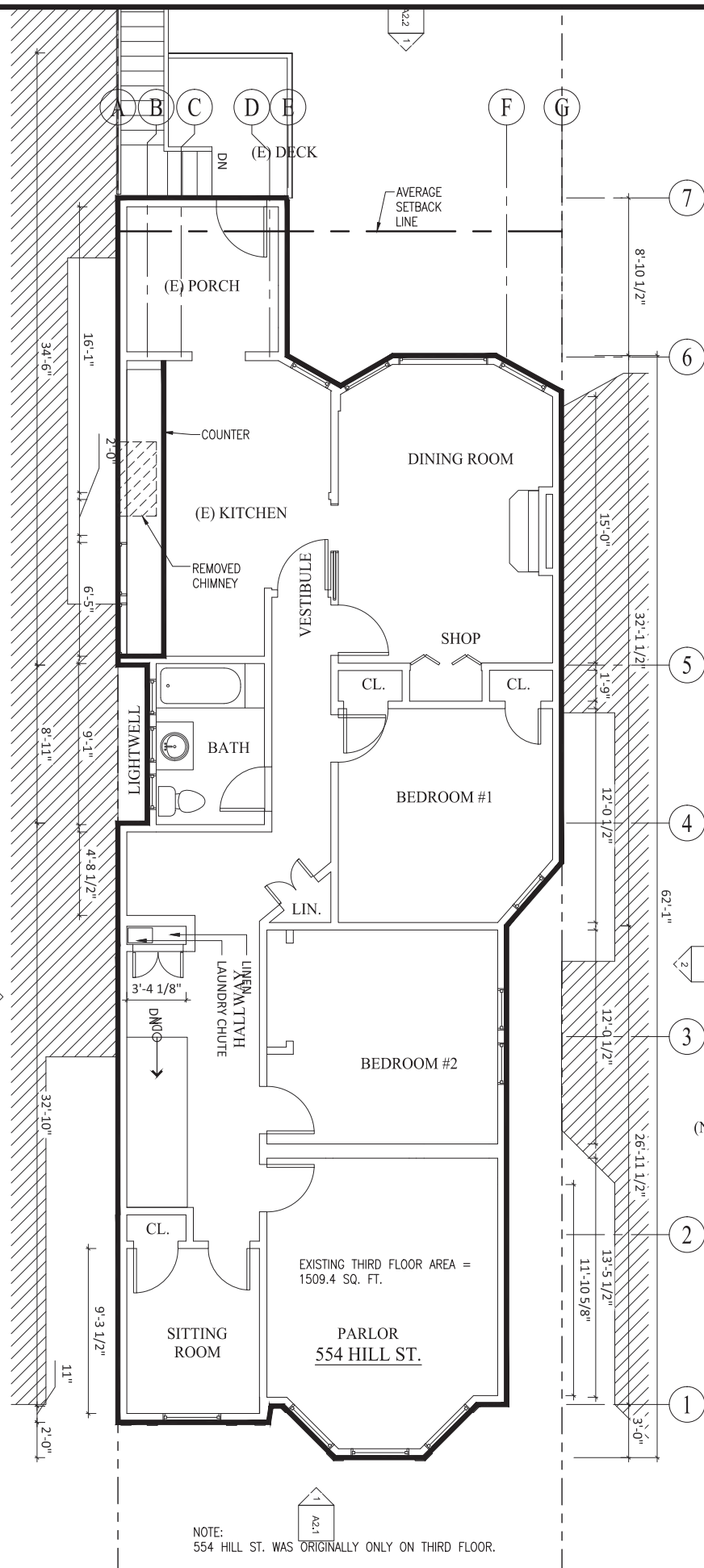
552-554 HILL STREET
SAN FRANCISCO, CA.

EXISTING, AS-BUILT, AND
PROPOSED SECOND
FLOOR PLANS

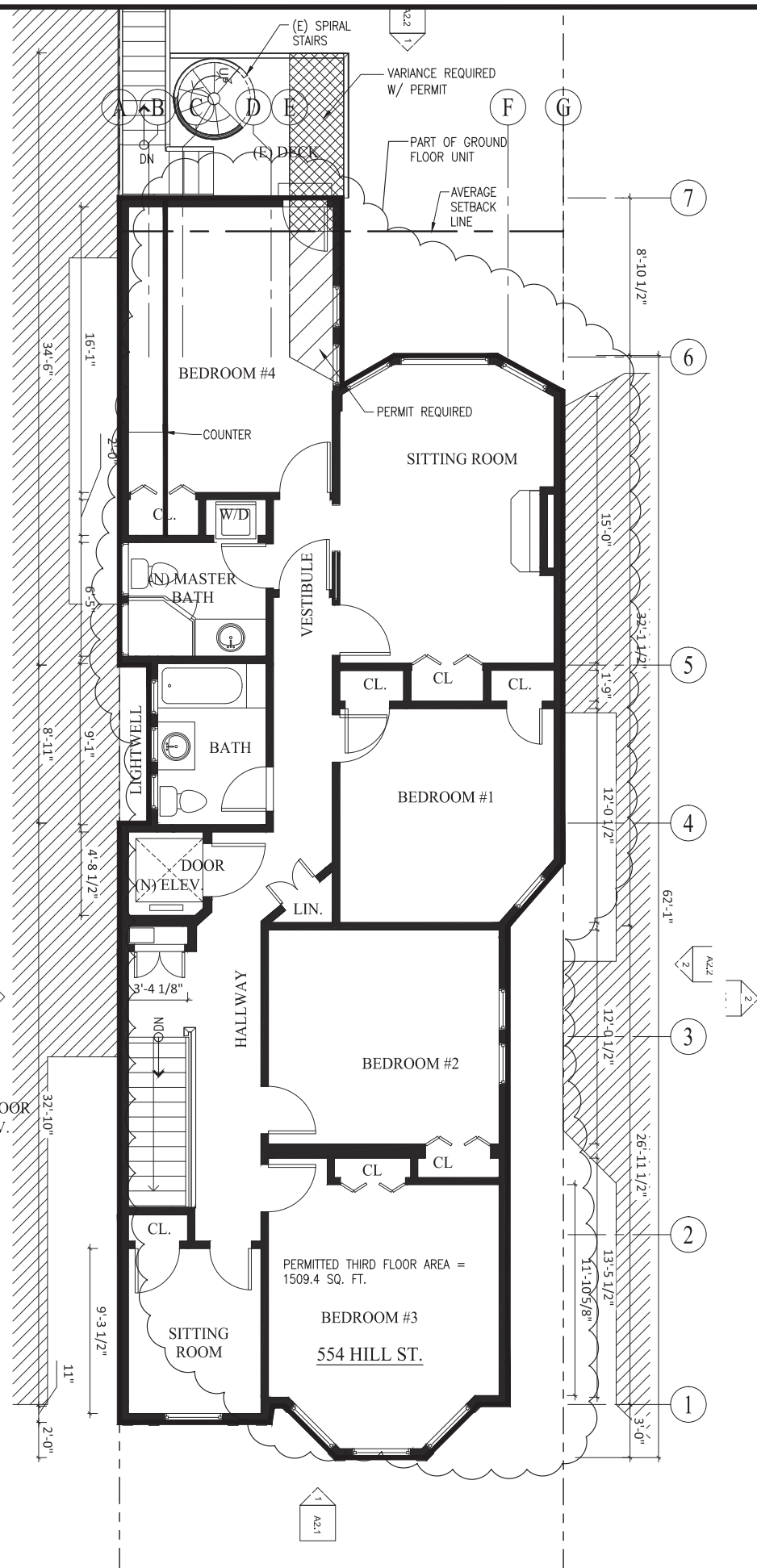
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JOB NO. 18.115
SHEET

A2.2

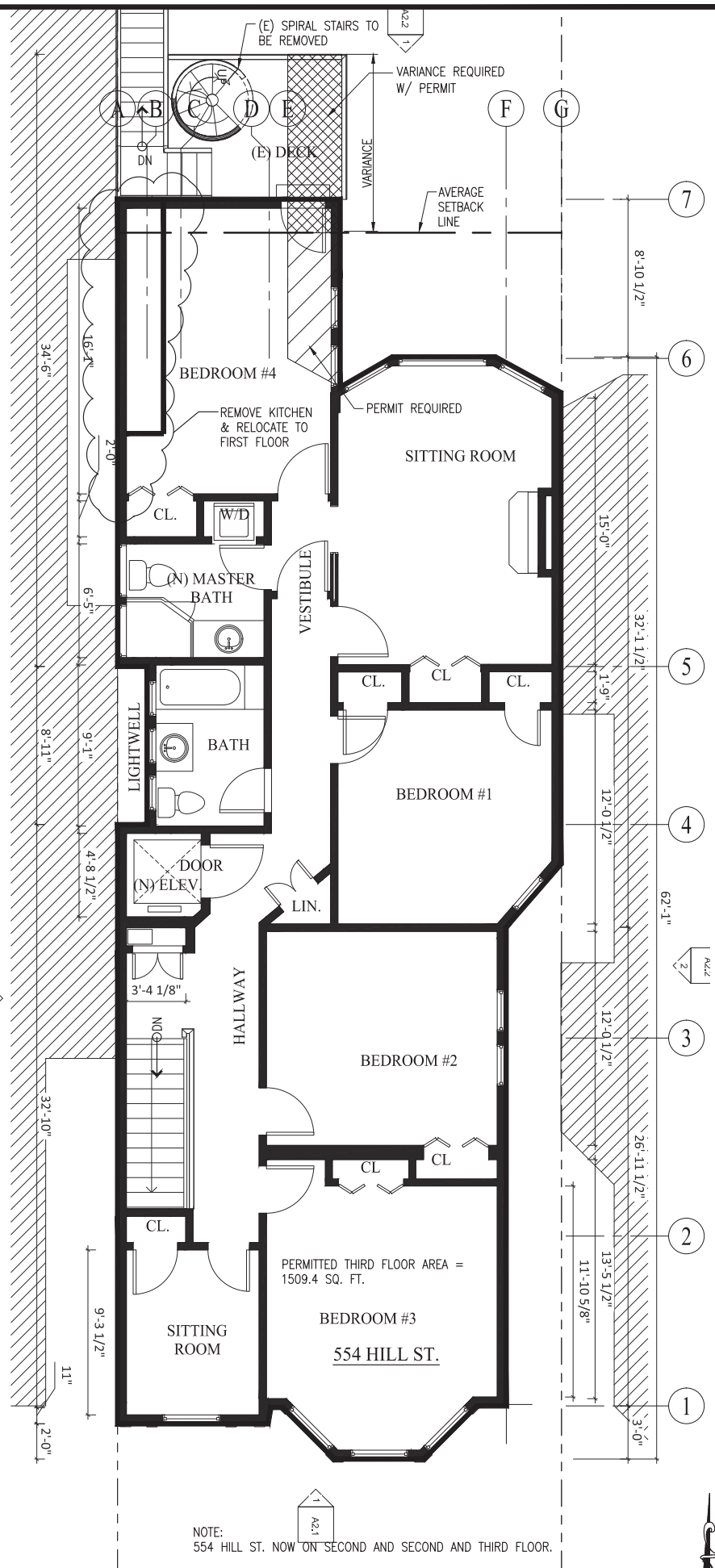
OF SHEETS



1 EXISTING THIRD FLOOR PLAN (PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"



2 AS-BUILT THIRD FLOOR PLAN (INCLUDING WORK BEYOND SCOPE OF BPA NO. 200312313258) 1/4"=1'-0"



3 PROPOSED THIRD FLOOR PLAN 1/4"=1'-0"

REV.	DATE	DESCRIPTION
1		
2		
3		

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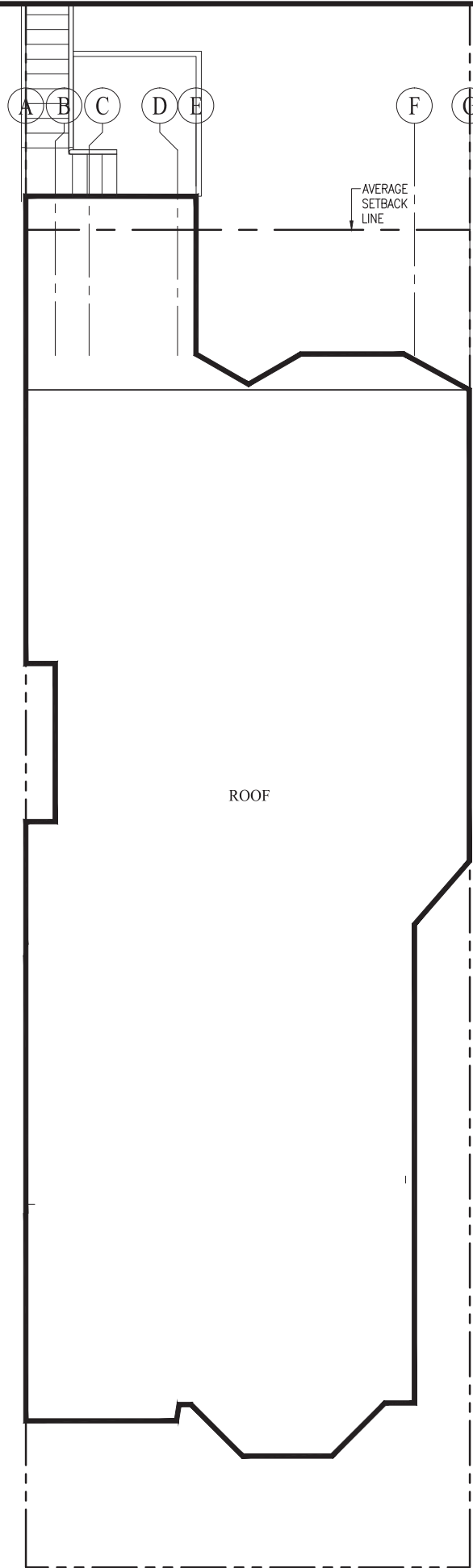
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EXISTING, AS-BUILT, AND
PROPOSED THIRD
FLOOR PLANS

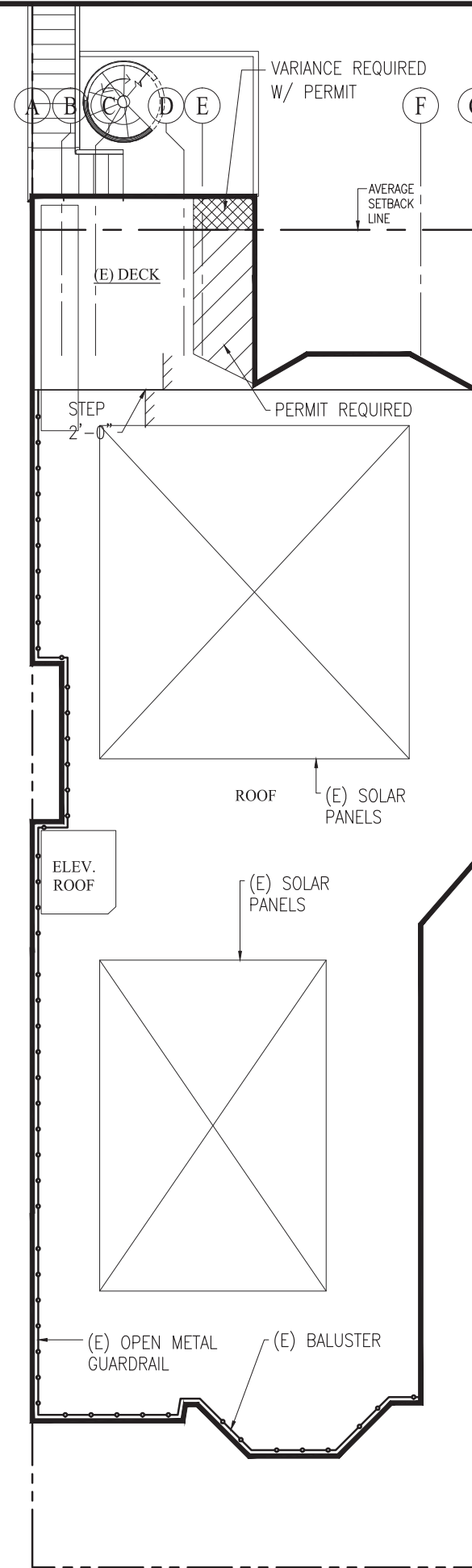
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JOB NO. 18.115
SHEET

A2.3

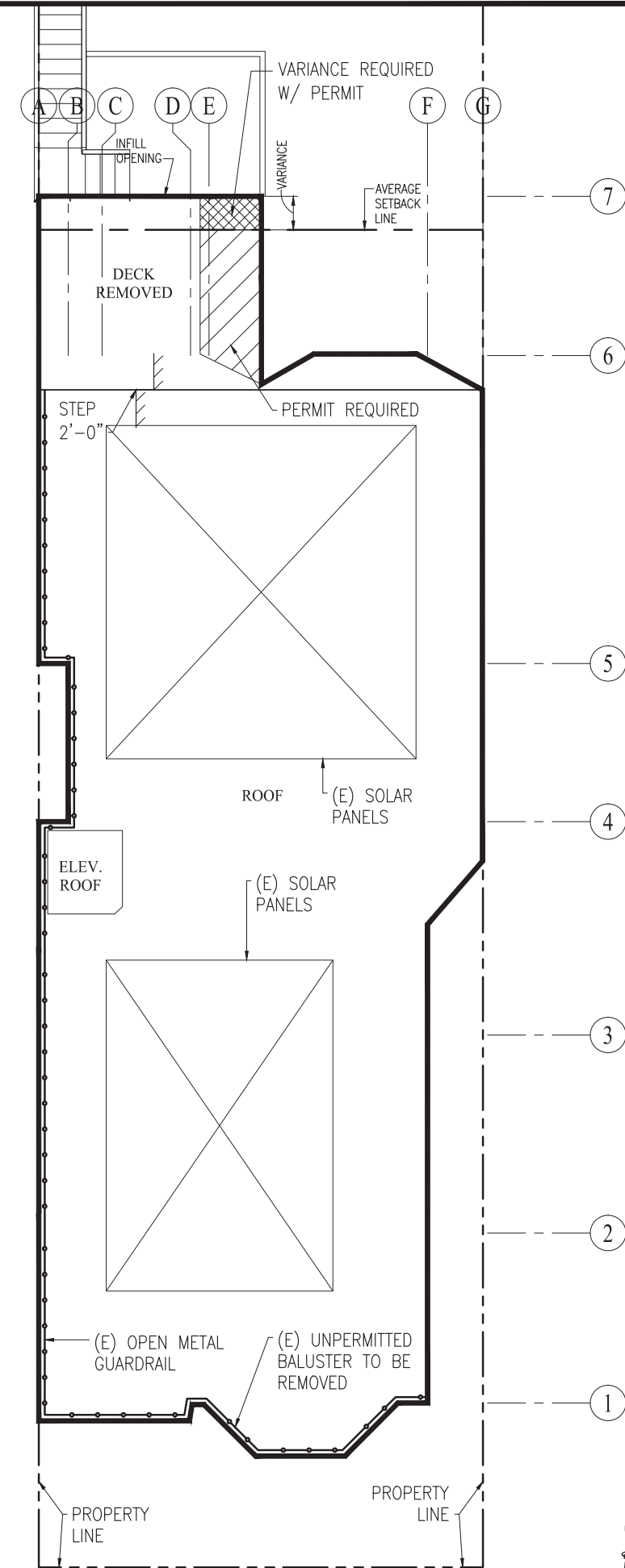
OF SHEETS



1 EXISTING ROOF PLAN (PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"



2 AS-BUILT ROOF PLAN (INCLUDING WORK BEYOND SCOPE OF BPA NO. 200312313258) 1/4"=1'-0"



3 PROPOSED ROOF PLAN 1/4"=1'-0"

REV.	DATE	DESCRIPTION
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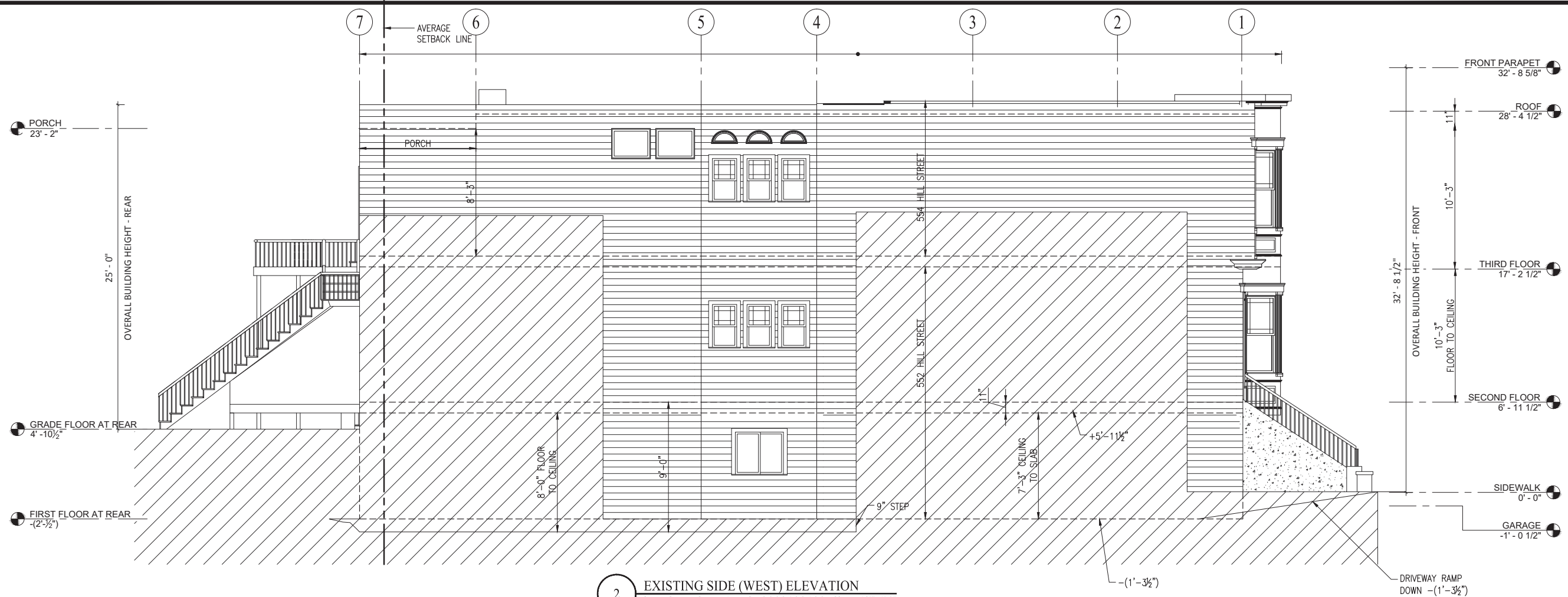
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EXISTING, AS-BUILT, AND
PROPOSED ROOF
PLANS

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DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET



2 EXISTING SIDE (WEST) ELEVATION
(PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"



1 EXISTING FRONT (SOUTH) ELEVATION
(PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"

REV.	DATE	DESCRIPTION
1		
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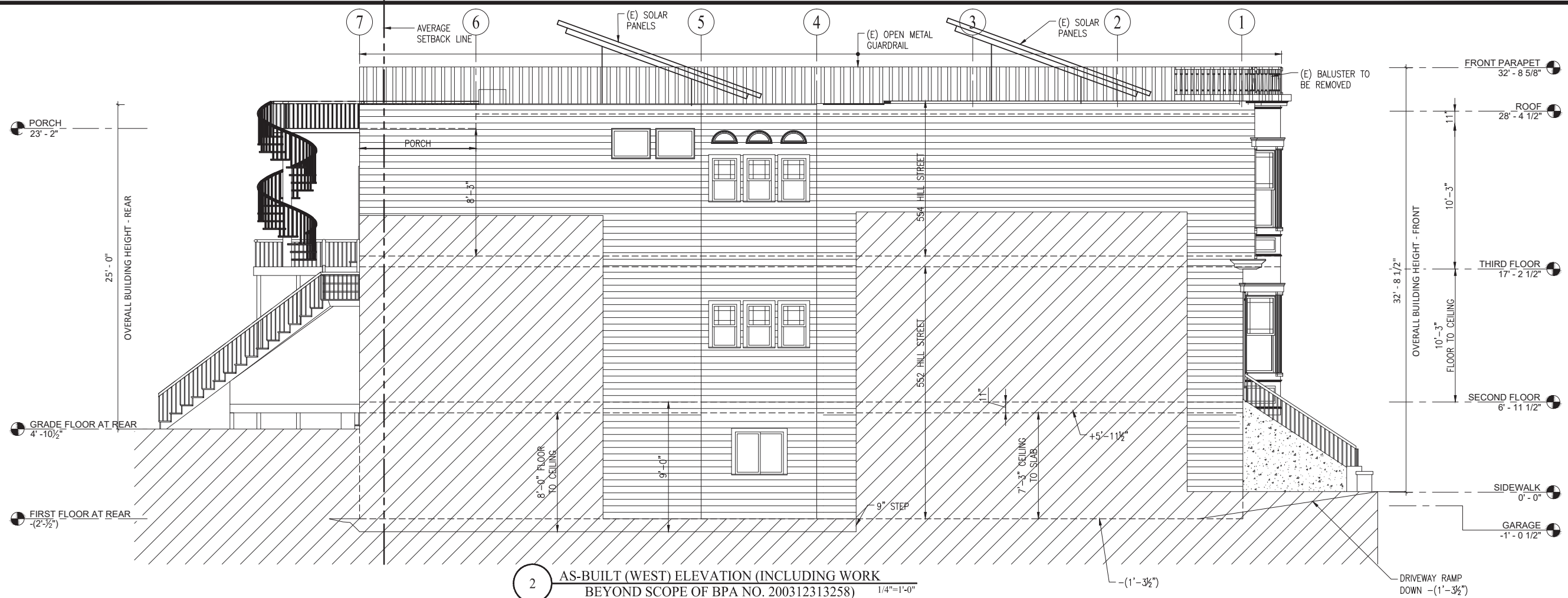
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EXISTING
SOUTH AND WEST ELEVATIONS

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET

A3.1

OF SHEETS



REV.	DATE	DESCRIPTION
1		
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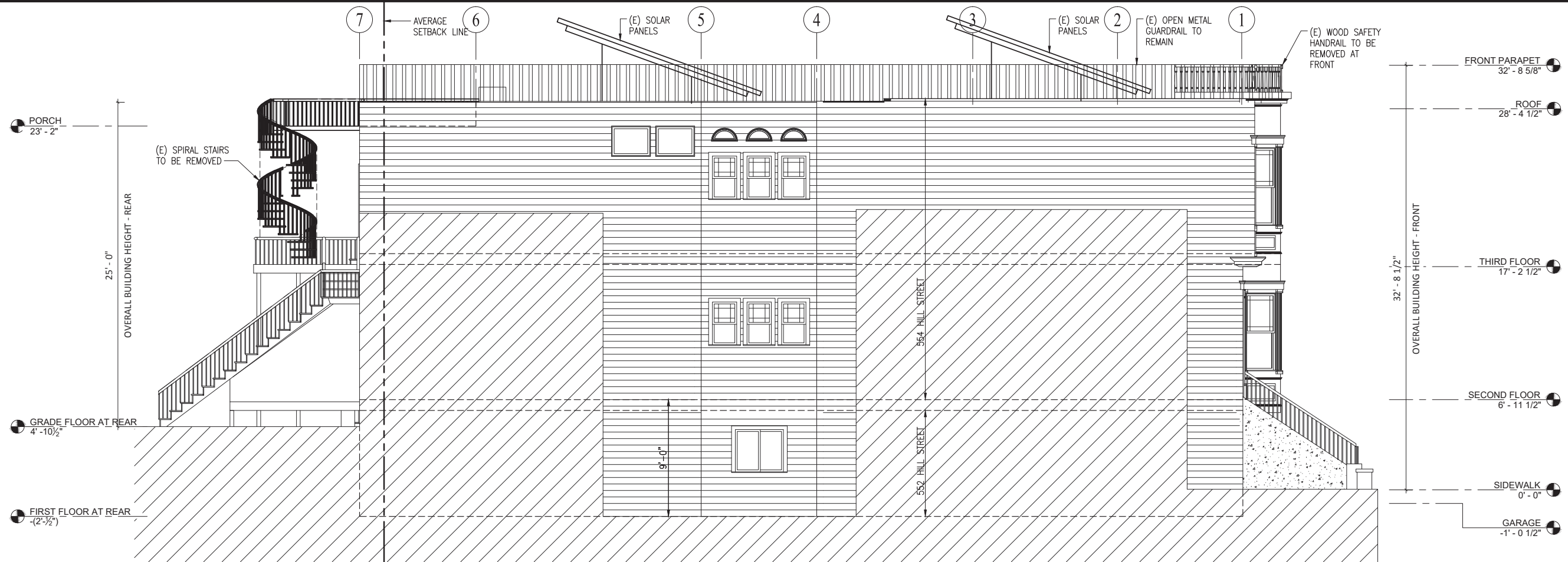
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AS-BUILT
SOUTH AND WEST ELEVATIONS

DRAWN DA
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DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET

A3.1.0

OF SHEETS



REV.	DATE	DESCRIPTION

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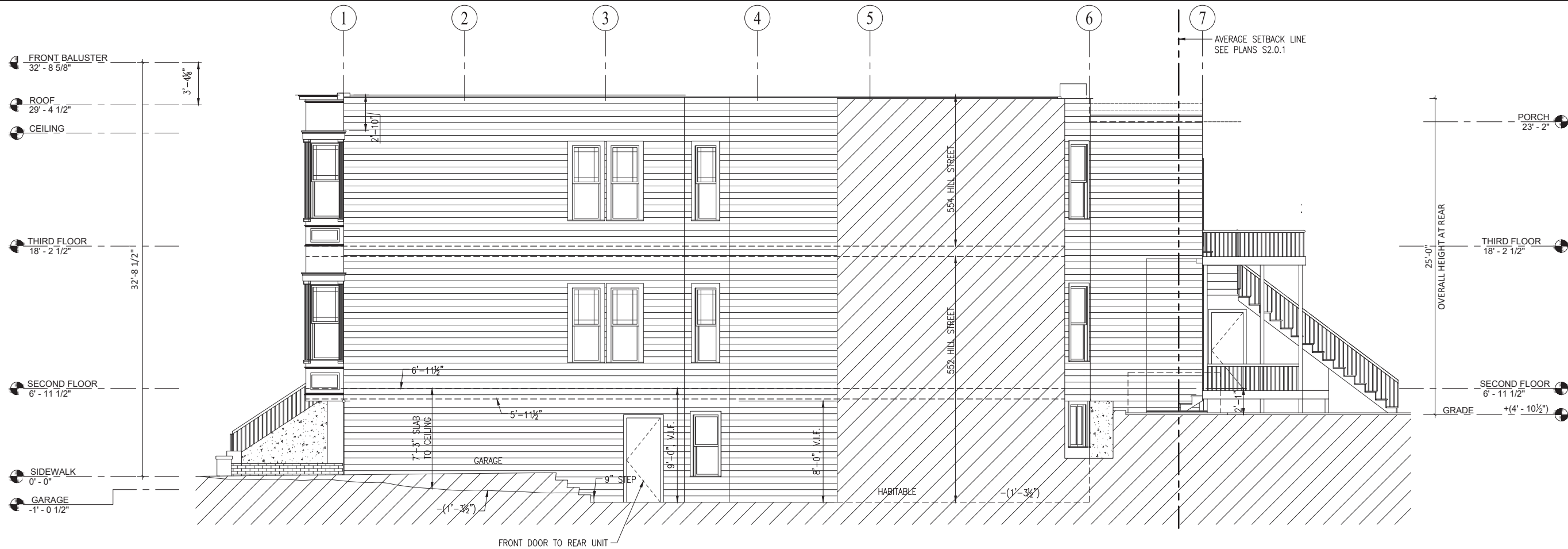


552-554 HILL STREET
SAN FRANCISCO, CA.

PROPOSED
SOUTH AND WEST ELEVATIONS

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET

A3.2



2 EXISTING SIDE (EAST) ELEVATION
(PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"



1 EXISTING REAR (NORTH) ELEVATION
(PRIOR TO BPA NO. 200312313258) 1/4"=1'-0"

REV.	DATE	DESCRIPTION
1		
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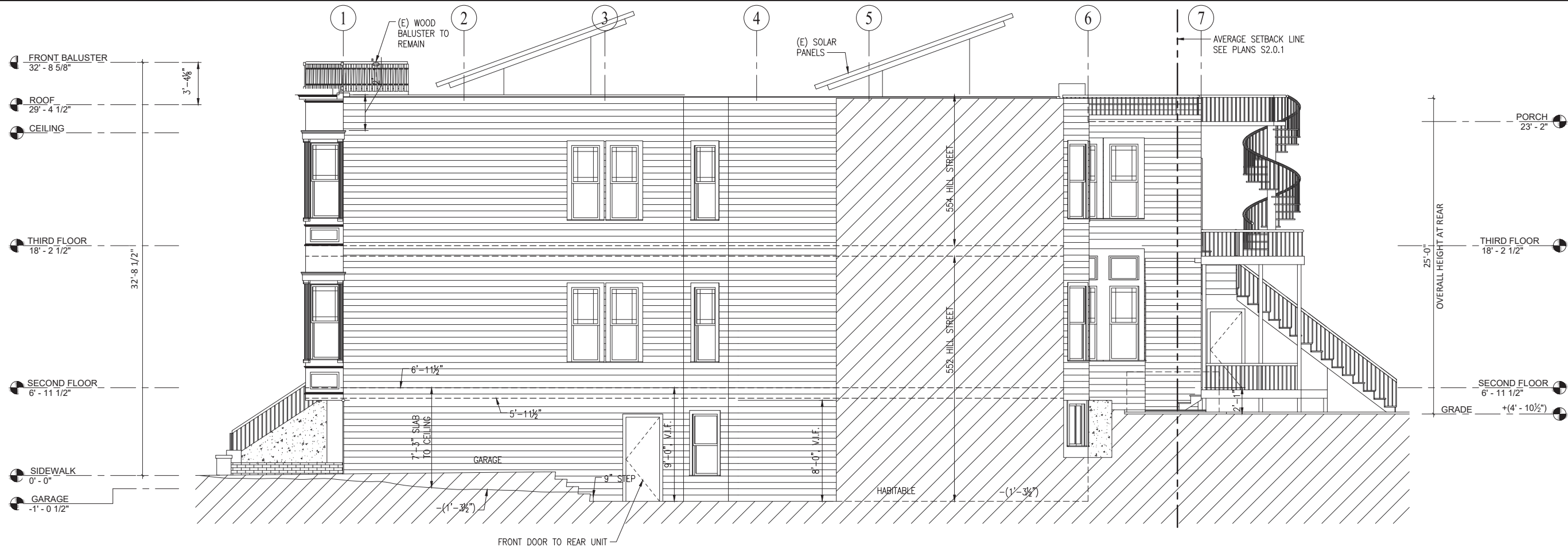
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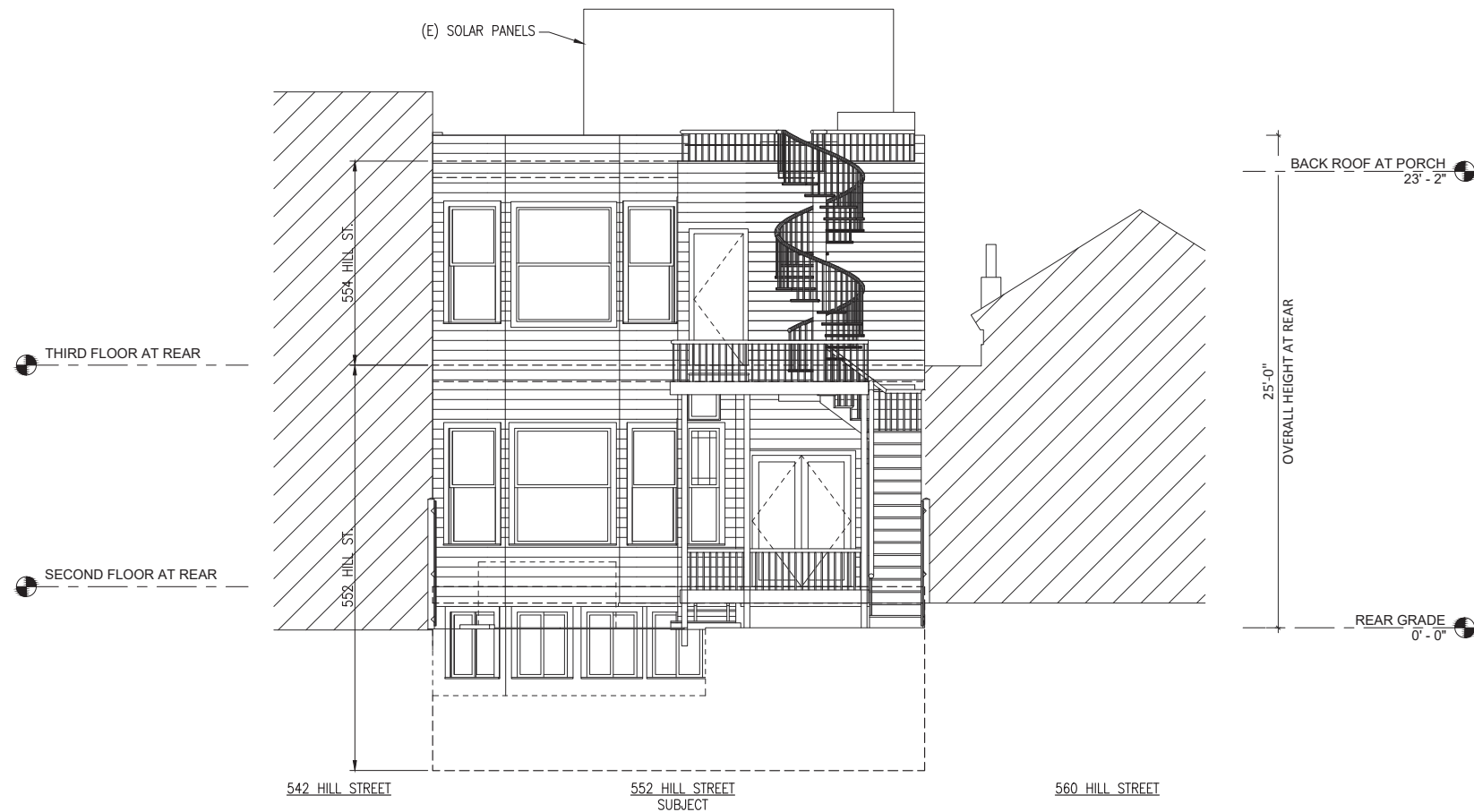
552-554 HILL STREET
SAN FRANCISCO, CA.

EXISTING
NORTH AND EAST ELEVATIONS

DRAWN DA
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DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET



2 AS-BUILT (EAST) ELEVATION (INCLUDING WORK BEYOND SCOPE OF BPA NO. 200312313258) 1/4"=1'-0"



1 AS-BUILT (NORTH) ELEVATION (INCLUDING WORK BEYOND SCOPE OF BPA NO. 200312313258) 1/4"=1'-0"

REV.	DATE	DESCRIPTION
1		
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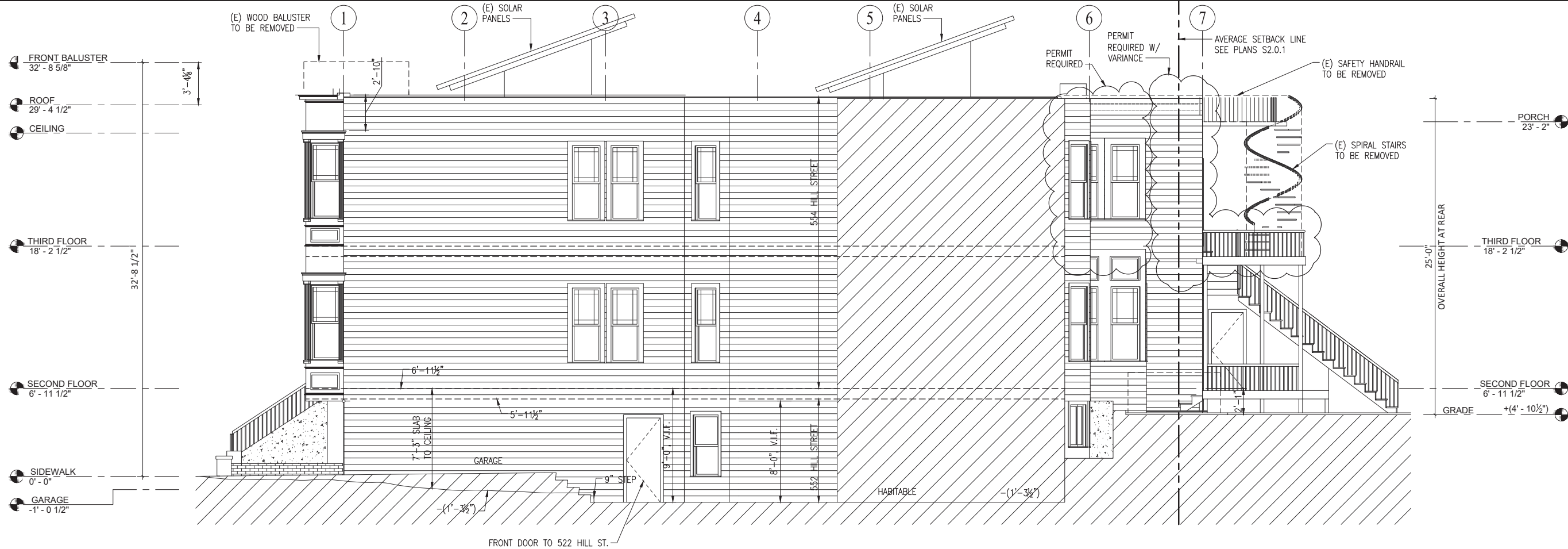
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AS-BUILT
NORTH AND EAST ELEVATIONS

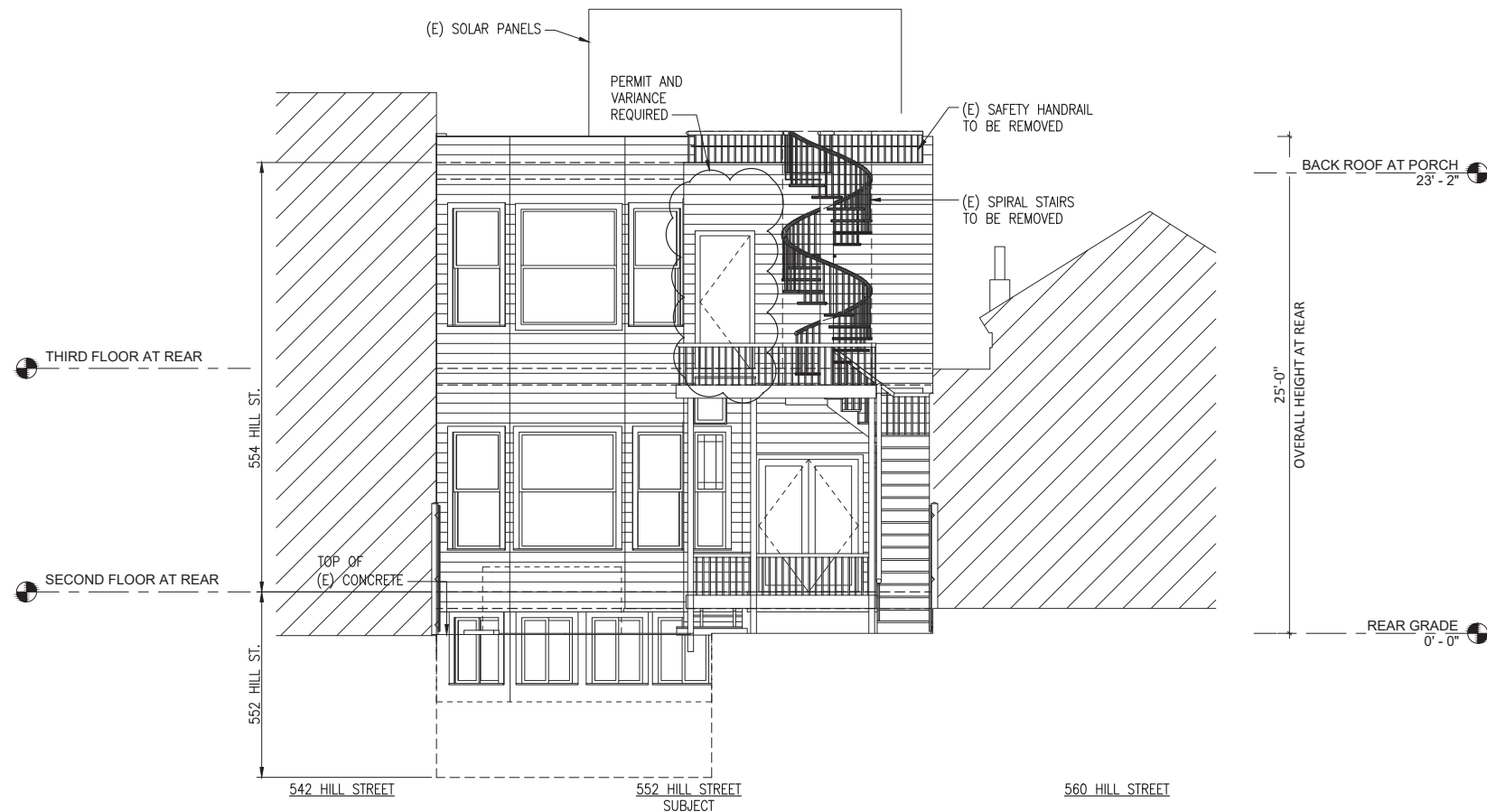
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DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET

A3.3.0

OF SHEETS



2 PROPOSED SIDE (EAST) ELEVATION
1/4"=1'-0"



1 PROPOSED REAR (NORTH) ELEVATION
1/4"=1'-0"

REV.	DATE	DESCRIPTION
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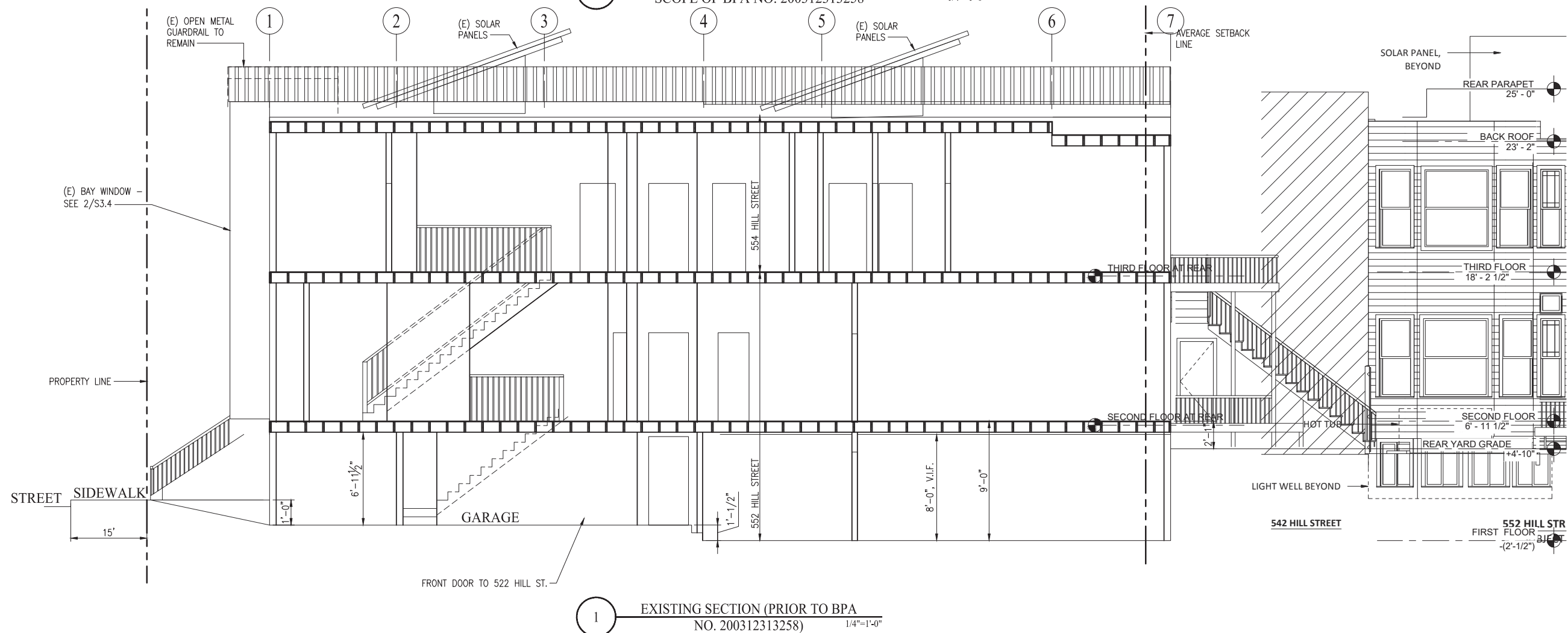
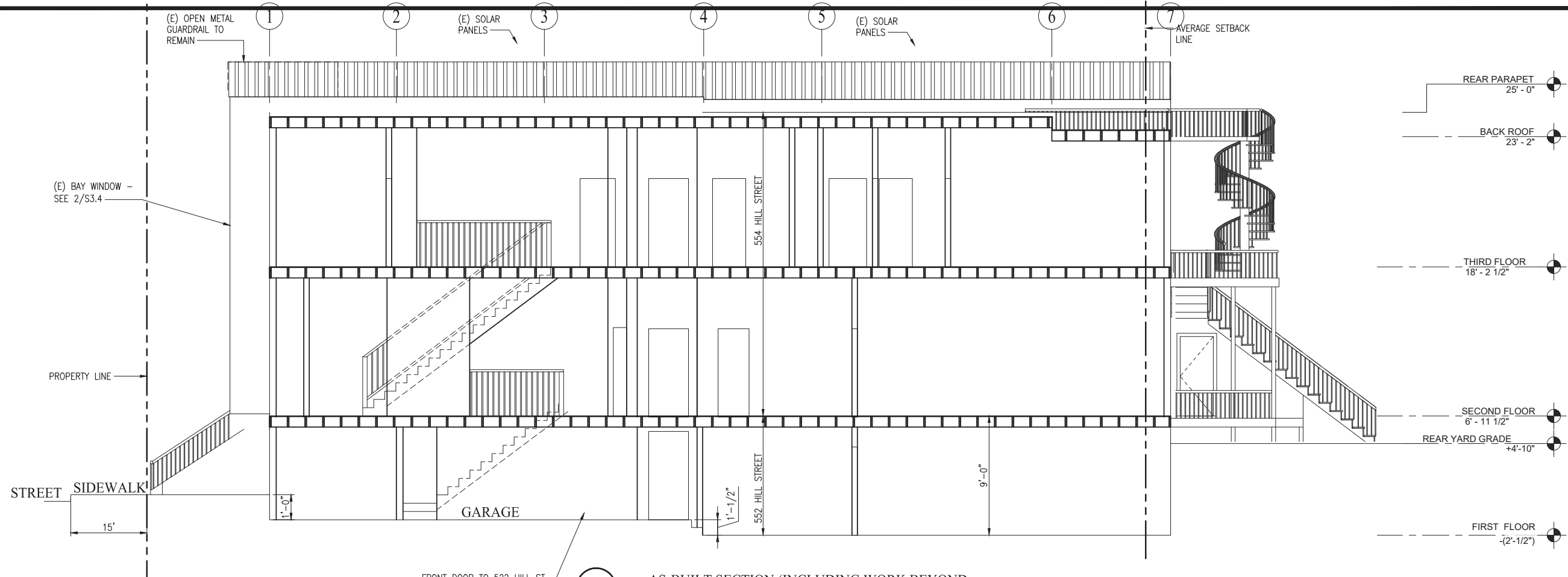
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PROPOSED
NORTH AND EAST ELEVATIONS

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 18.115
SHEET



REV.	DATE	DESCRIPTION
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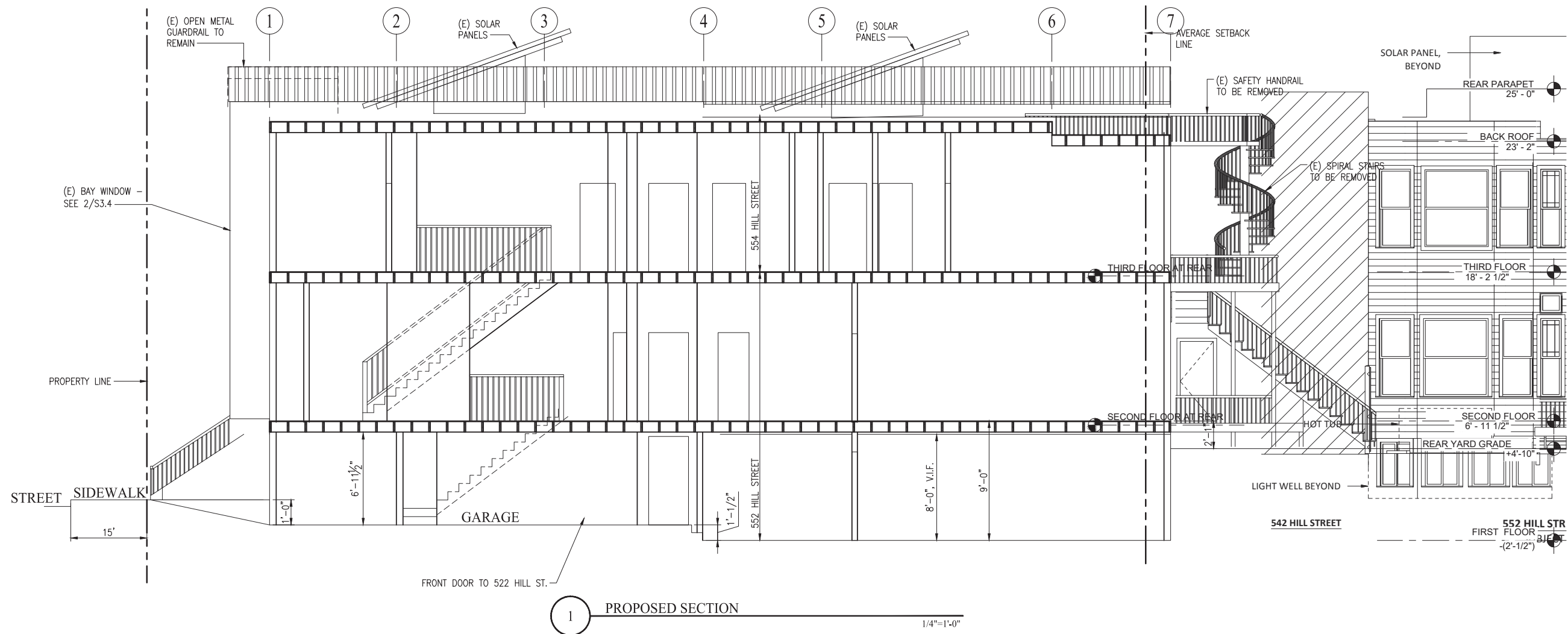


552-554 HILL STREET
SAN FRANCISCO, CA.

EXISTING AND AS-BUILT
SECTIONS

DRAWN
DA
DESIGNED/CHECKED
PB
DATE
SCALE
AS NOTED
JOB NO.
18.115
SHEET

A3.5
OF SHEETS



REV.	DATE	DESCRIPTION
1		
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552-554 HILL STREET
SAN FRANCISCO, CA.

PROPOSED SECTION

DRAWN
DA
DESIGNED/CHECKED
PB
DATE
SCALE
AS NOTED
JOB NO.
18.115
SHEET

A3.6
OF SHEETS



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
552 HILL ST		3622065
Case No.		Permit No.
2019-000013PRJ		202001071328
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request to comply with NOV 2018-002876ENF. Property listed twice as 1 unit and 2 unit. Appears to be a merger within the main house, with the second unit being moved to a shed in the rear yard.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. 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

<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? <i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Cathleen Campbell	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 checked="" type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" 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 or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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):	
Preservation Planner Signature:	

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

<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: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Cathleen Campbell 02/07/2020
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 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)
552 HILL ST		3622/065
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000013PRJ	202001071328	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 552-554 HILL ST
RECORD NO.: 2019-000013CUA

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

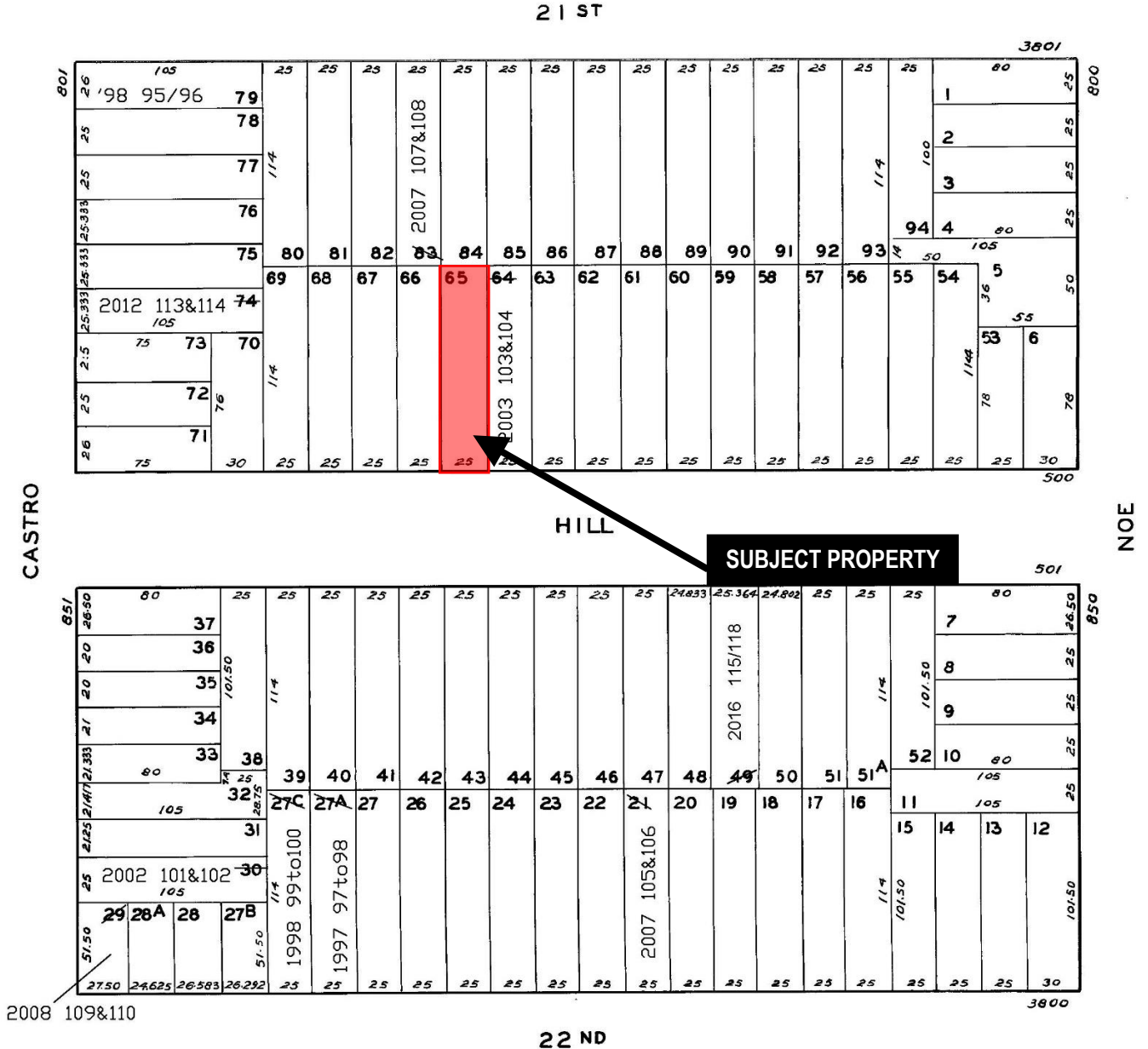
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

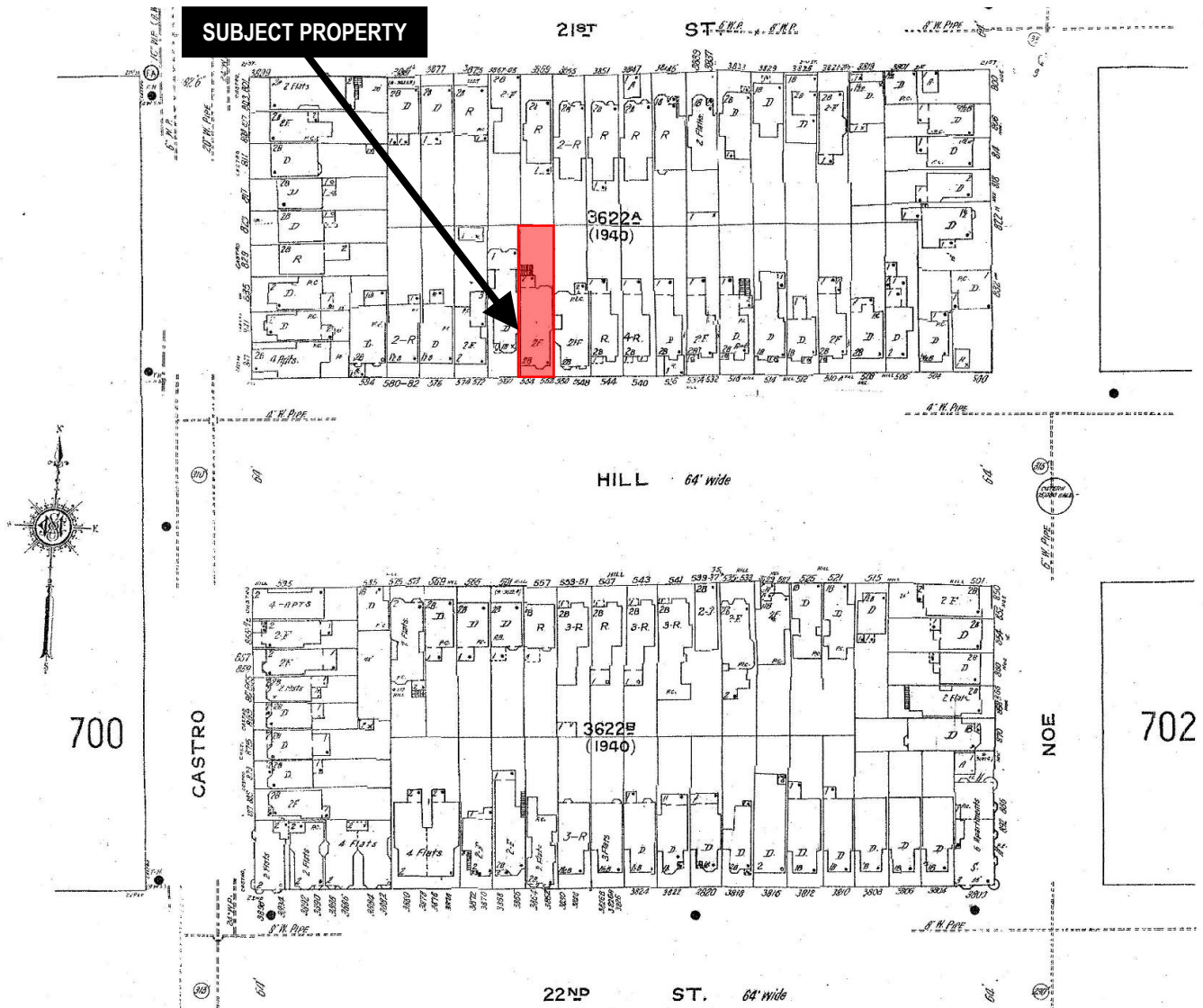
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	2,850	2,850	
Residential	3,869	3,869	+0
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking	229	229	+0
Usable Open Space	947	947	+0
Public Open Space			
Other ()			
TOTAL GSF	3,869	3,869	+0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	2	0	2
552 HILL ST	2,432 sqft (2 nd Floor Flat and Ground Floor)	815 sqft (Ground Floor Behind Garage)	-67%
554 HILL ST	1,509 sqft (3 rd Floor Flat)	3,054 sqft (3 rd and 2 nd Floor)	
Dwelling Units - Affordable	0	0	0
Hotel Rooms			
Parking Spaces	1		1
Loading Spaces			
Car Share Spaces			
Bicycle Spaces	0		0
Number of Buildings	1		1
Number of Stories	3		3
Height of Building(s)	29'41/4"		29'41/4"
Other ()			

Parcel Map



Conditional Use & Variance Hearing
 Case Number 2019-000013CUA
 CUA DU Merger & Variances
 552-554 Hill Street

Sanborn Map*

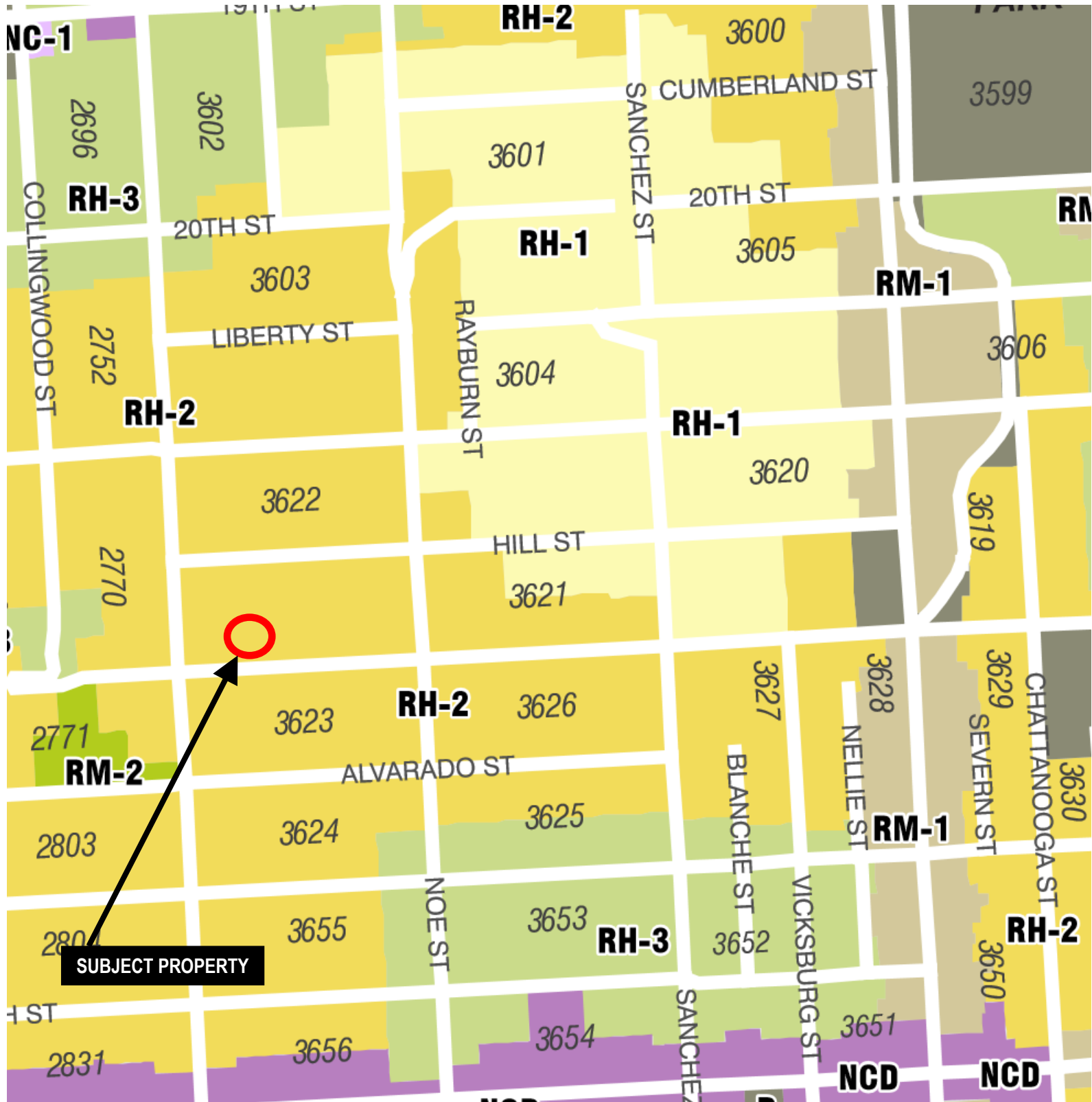


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use & Variance Hearing
Case Number 2019-000013CUA
CUA DU Merger & Variances
552-554 Hill Street

Zoning Map



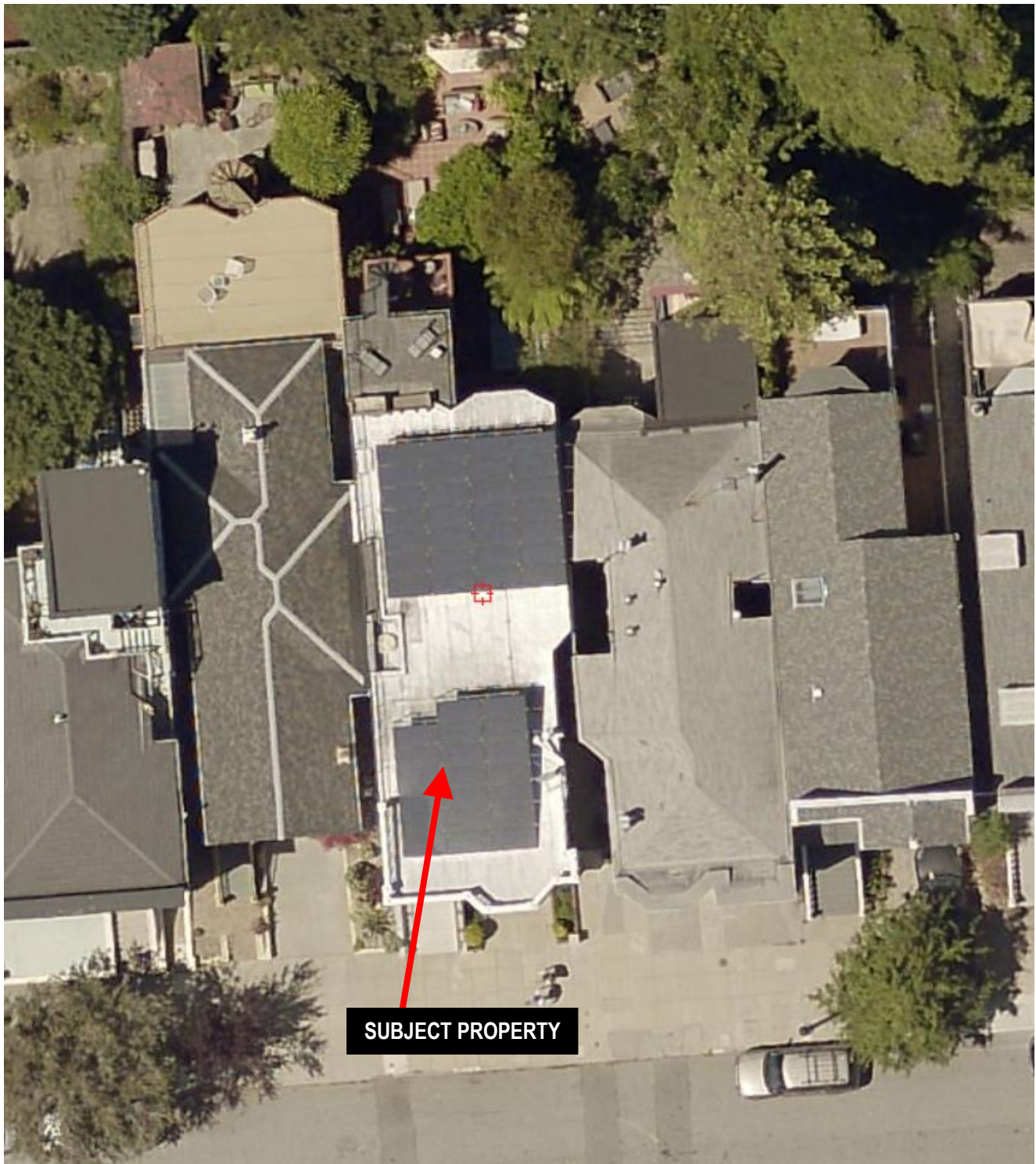
Conditional Use & Variance Hearing
Case Number 2019-000013CUA
CUA DU Merger & Variances
552-554 Hill Street

Site Photo

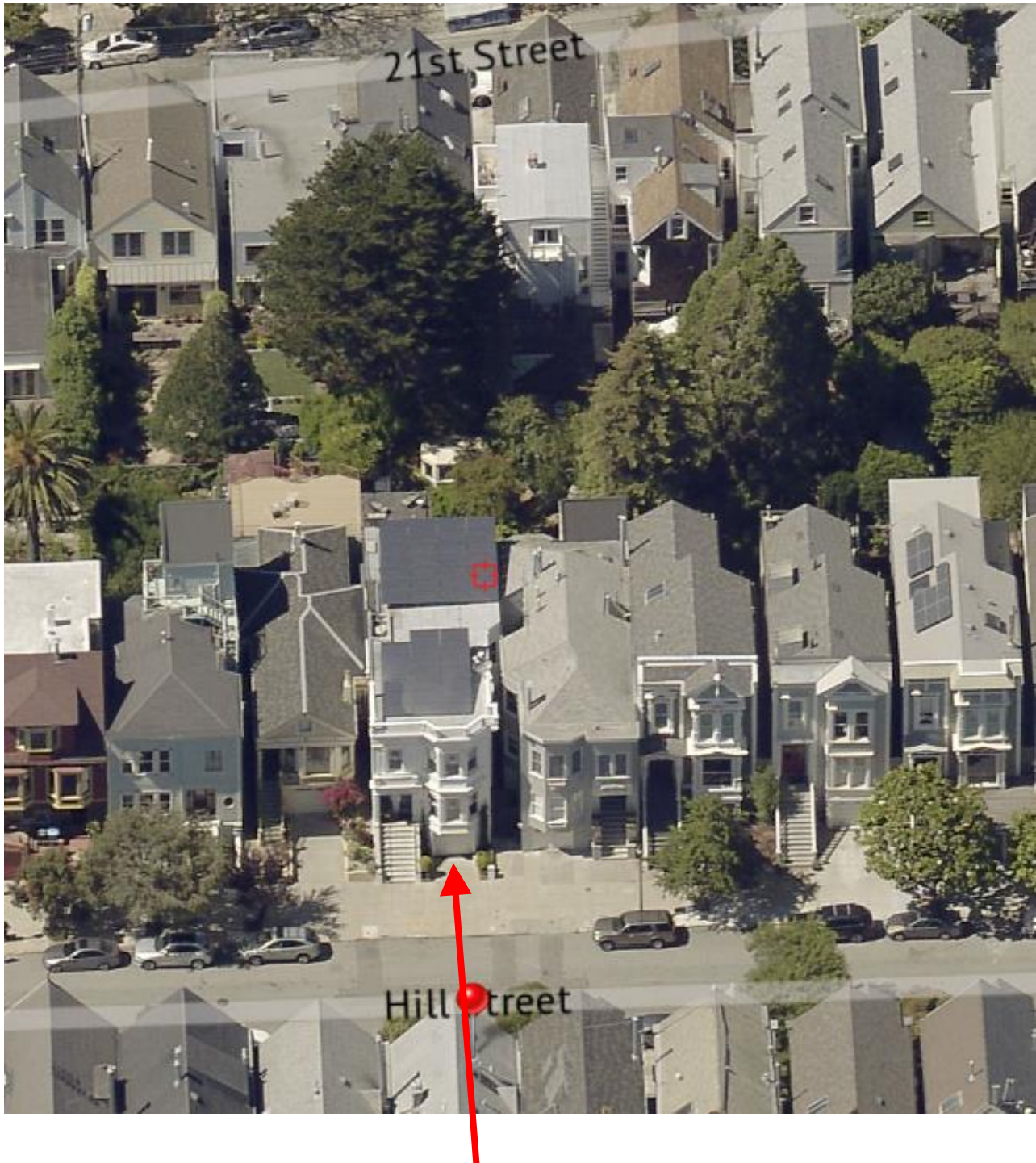


Conditional Use & Variance Hearing
Case Number 2019-000013CUA
CUA DU Merger & Variances
552-554 Hill Street

Aerial Photo – View 1



Aerial Photo – View 2

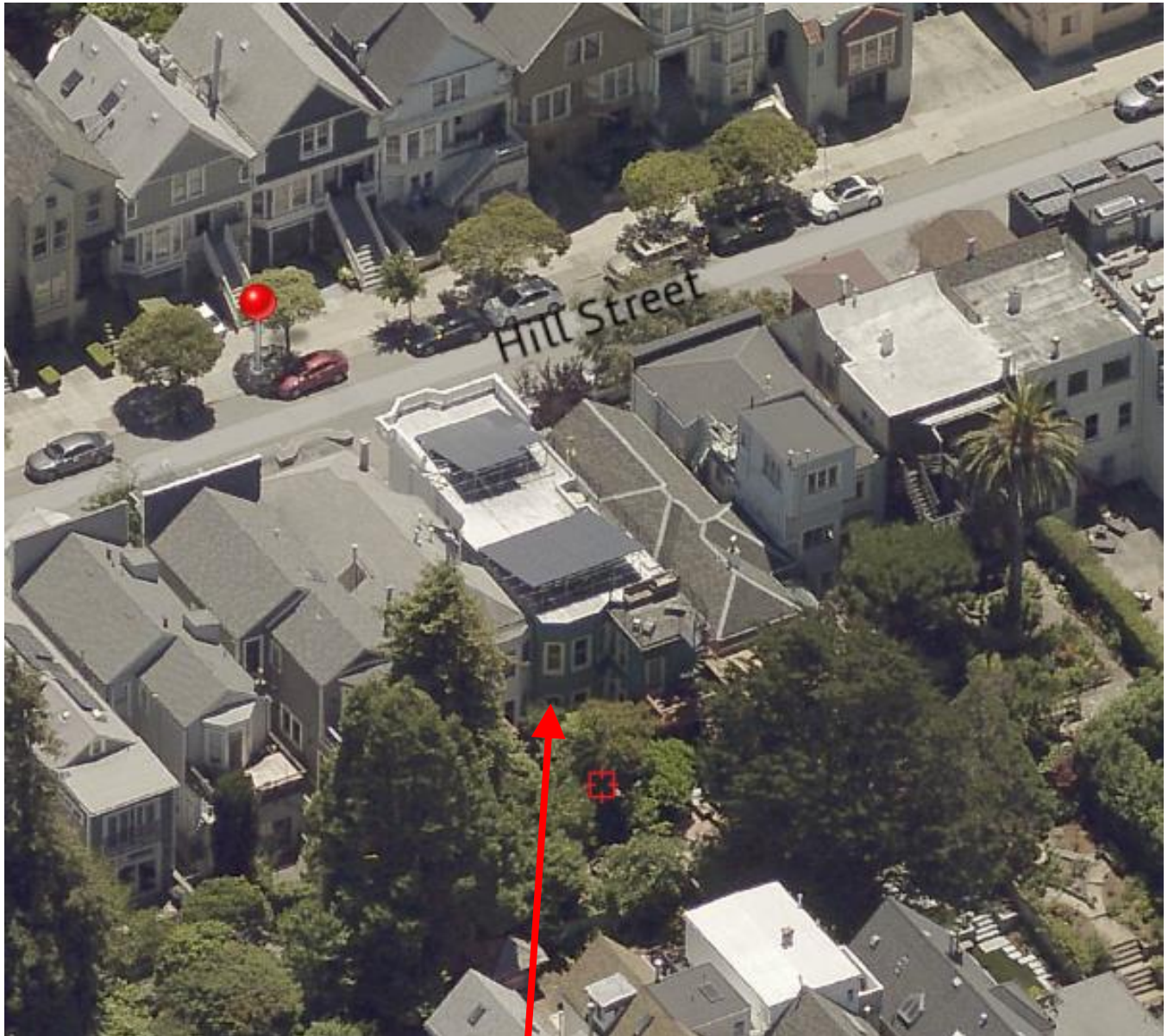


SUBJECT PROPERTY



Conditional Use & Variance Hearing
Case Number 2019-000013CUA
CUA DU Merger & Variances
552-554 Hill Street

Aerial Photo – View 3



SUBJECT PROPERTY



Conditional Use & Variance Hearing
Case Number 2019-000013CUA
CUA DU Merger & Variances
552-554 Hill Street

Aerial Photo – View 4



Aerial Photo – View 5

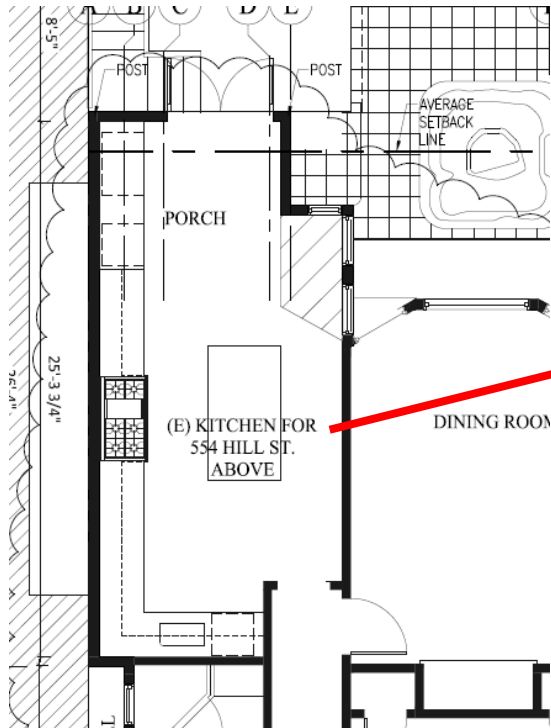


SUBJECT PROPERTY

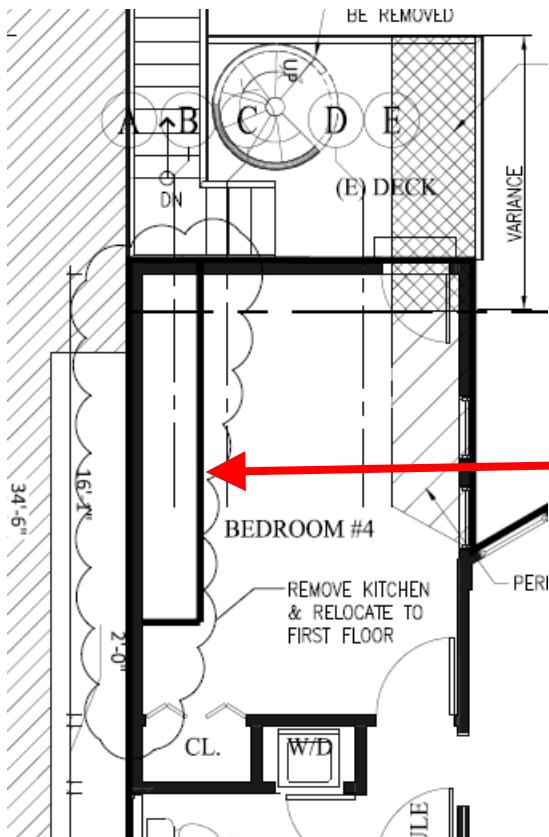


Trulia.com Photos

Unauthorized Unit Merger/Expansion



554 Hill Street Kitchen Relocation

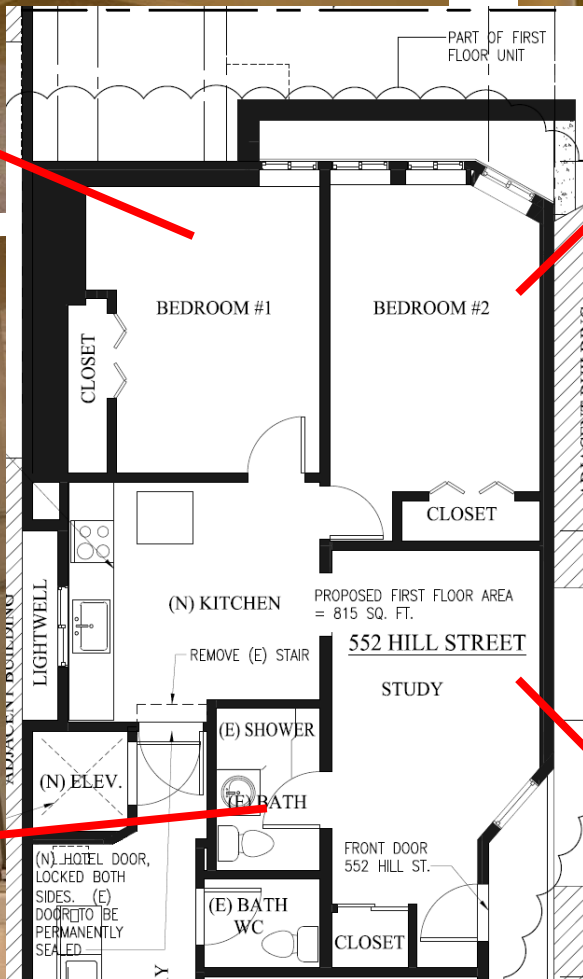


552 Hill Street Kitchen Removal

Resource; <https://www.trulia.com/p/ca/san-francisco/552-hill-st-554-san-francisco-ca-94114--2082951214?mid=17#lil-mediaTab>



Zillow.com Photos Unauthorized Relocated Unit



552 Hill Street Relocation Ground Floor

Resource;
https://www.zillow.com/homedetails/552-Hill-St-San-Francisco-CA-94114/2098124143_zpid/



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

Re: 552-554 Hill St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
 - o See attached documents.

Signed:



Dated: 10-30-19

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.

Buyout Agreement: Tenant Information

1 # of Tenants in Buyout Agreement

[illegible]



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

Action Log

***Buyout # B153072
552-554 Hill Street***

Date	Action	By
11/ 6/15	Declaration re Service of Disclosure Form filed	Candy Cheung
11/ 6/15	L files Pre-Buyout Negotiations Disclosure Form Required by Ord. 37.9E. This document is not required to be filed at RB. Therefore, tenant names were not redacted and the document was placed on confidential side of the file.	Cathy Helton
12/11/15	L atty files (for a 2nd time) Declaration re Service of Disclosure Form - parties and execution date is same as the one filed on 11/6/15. To confid. side of file without redaction (the cover ltr from L atty filed on 12/11/15 was placed on non-confid. side of file only, as it does not contain any T names).	Cathy Helton
2/ 1/16	Buyout Agreement filed	Candy Cheung
2/ 1/16	Buyout Amt. is \$25,000 plus waiver of rent for December 2015 and January 2016	Cathy Helton



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

2015 NOV -6 PM 1:31

S F RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

Rent Board Date Stamp

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:

552 Hill Street San Francisco CA 94114
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:

Robert T. Roddick
Landlord's Name
1330 Castro Street, San Francisco, CA 94114
Business Address: Street Number Street Name Unit Number City State Zip Code
(415) 641-8687 noevalleylaw@sbcglobal.net
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:

First Name (Tenant)	Middle Initial	Last Name
[REDACTED]		
First Name (Tenant)	Middle Initial	Last Name
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.

Robert T. Roddick

Print Landlord's Name Here

[Signature]
Landlord's Signature

11/04/2015

Date

made
11/11/15
pwr

AGREEMENT AND MUTUAL RELEASE

RECEIVED

2016 FEB -1 PM 3:00

S.F. RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

This Agreement is made by and between Robert T. Roddick ("Landlord") and [REDACTED] ("Tenant") in San Francisco, California as of December 8, 2015.

RECITALS

- A. Landlord is the landlord of residential real property premises located at 552 Hill Street, San Francisco, California (the "Property").
- B. Tenant is the Property.
- C. There is a written Residential Lease or Month-to-Month Rental Agreement between Landlord and Tenant, dated March 8, 2014. Former tenant Matthew Fagan previously vacated the Property.
- D. Tenant has paid a security deposit to Landlord.
- E. No eviction notice has been served, and no eviction action initiated.
- F. Landlord and Tenant have agreed for the voluntary termination of Tenant's tenancy at the Property, for Tenant vacating the Property, and the payment of funds by Landlord for the benefit of and to Tenant, on the terms and conditions set forth in this Agreement.
- G. Tenant was provided the San Francisco Rent Board form Pre-Buyout Negotiations Disclosure Form Required by Ordinance Section 37.9E on November 7, 2015. Landlord has filed San Francisco Rent Board form Declaration of Landlord regarding Service of Pre-Buyout Negotiations Disclosure Form with the San Francisco Rent Board.

AGREEMENT

NOW, THEREFORE, based on the foregoing Recitals, and in consideration of the mutual promises, covenants and conditions contained in this Agreement, the parties agree as follows:

- 1. Recitals True: The above Recitals are true and correct and are incorporated by this reference.
- 2. Court Approval: No court approval of this Agreement is required.
- 3. Vacate Unit: Tenant surrenders all tenancy or other rights she may have in and to the Property effective January 31, 2016. Tenant will vacate the Property,

removing all personal property, and leaving the Property broom clean, on or before 5:00 p.m., January 31, 2016.

4. Payment of Relocation Funds:

Landlord will pay Tenant the following relocation funds:

\$12,500 upon signing this agreement; and

\$12,500 upon Tenant's timely vacating the Property in accordance with this Agreement.

5. Rent: Payment of Tenant's rent for December 2015 and January 2016 is waived. Landlord will return Tenant's security deposit according to law.

6. Subtenants: Tenant warrants and represents that there are no co-occupants, subtenants, or other occupants of the Property.

7. Abandoned Personal Property: Any of Tenant's personal property left at the Property after Tenant vacates the Property is deemed abandoned and worthless. Landlord may dispose of any or all such abandoned personal property without liability or notice to Tenant.

8. Release By Tenant: Subject to Landlord's full performance of the terms of this Agreement, Tenant permanently and completely releases, discharges and waives any and all claims, known and unknown, against Landlord and her employees, agents, assigns, affiliates, successors, trusts, beneficiaries and attorneys, whether related to the Property, or otherwise, including but not limited to her tenancy and occupancy of the Property. Tenant expressly agrees that the release includes any claims known or not now known to Tenant up to the date of the execution of this Agreement. This release includes all claims for violation of the San Francisco Rent Stabilization and Arbitration Ordinance, negligence, injunctive relief, fraud, breach of contract, wrongful or constructive eviction, breach of the warranty of habitability or other claims in any way arising out of Tenant's tenancy at the Property.

9. Release By Landlord: Subject to Tenant's full performance of the terms of this Agreement, Landlord releases, discharges and waives any and all claims, known and unknown, against Tenant and his employees, agents, assigns, affiliates, successors and attorneys, whether related to the Property, or otherwise. Landlord expressly agrees that the release includes any claims known or not now known to him up to the date of the execution of this Agreement.

10. Civil Code Section 1542 Waiver: The parties are aware of the provisions of California Civil Code Section 1542, which is set forth below, and expressly waive the benefits of that section. The parties acknowledge that such waiver means that any unknown claims which they may have against the other are included in this Agreement

and are permanently waived. Civil Code Section 1542 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.

11. Fees and Costs: Each of the parties shall bear and be responsible for payment of his own attorney's fees and costs in connection with the negotiation and execution of this Agreement.

12. Severability: If any portion of this Agreement is held invalid, the remainder shall nevertheless be enforced consistent with the intent of the parties.

13. Integration: This Agreement supersedes any and all prior agreements, oral or written, with respect to its subject matter, and represents the final agreement of the parties.

14. California Law: This Agreement shall be construed in accordance with the laws of the State of California governing contracts to be wholly performed within the State.

15. Assignment: This Agreement will bind the successors and assigns of both parties, but may not be assigned or deleted without the written consent of the other. Any modification of this Agreement must be in writing and signed by both parties.

16. Further Acts: The parties agree to do all such further acts, and to execute all such documents, as may be necessary or advisable to carry out the terms of this Agreement.

17. Captions: Captions in this Agreement are for the purposes of convenience and are not necessarily to be interpreted as part of the Agreement.

18. Counterparts: This Agreement may be executed in multiple counterparts provided that each party is signatory to at least one original.

19. Right to Counsel: Tenant acknowledges that she is entitled to consult an attorney of her choice regarding this Agreement. Tenant represents and warrants that she has consulted independent counsel or that she has chosen not to do so.

20. Notices: Any notice desired to be given shall be in writing, and either personally delivered, faxed or mailed, first class mail postage prepaid, addressed as follows, and shall be effective upon delivery or deposit for mailing:

If to Tenant: 552 Hill Street, San Francisco, CA 94114. Tenant warrants that she will provide an updated mailing address in writing to Landlord upon vacating the Property.

If to Landlord: 1330 Castro Street, San Francisco, CA 94114

21. Disclosures under San Francisco Rent Ordinance Section 37.9E:

A. 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. The notice shall be sent to: Robert T. Roddick at 1330 Castro Street, San Francisco, CA 94114. The notice may be by email, mail, or hand delivery.



Tenant Initials

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



Tenant Initials

C. 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.



Tenant Initials

D. 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.



Tenant Initials

E. 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 ☒ I don't know _____ Prefer not say _____



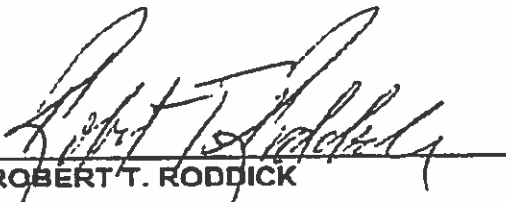
Tenant Initials

"LANDLORD"

"TENANT"

Date: 12/14/2015

Date: 12/14/15



ROBERT T. RODDICK



\$12,500.00 paid 12/14/2015
Acct # 2395. PNR
acct # 1935.



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

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

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

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

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

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

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A DWELLING UNIT REMOVAL APPLICATION?

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

WHEN IS A DWELLING UNIT REMOVAL APPLICATION NECESSARY?

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

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

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

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

HOW DOES THE PROCESS WORK?

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

Fees

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

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



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 552-554 Hill Street

Block/Lot(s): 3622/065

Project Details

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

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	5	5	0
Rental Bedrooms:	0	2	+ 2
Total Bedrooms:	5	7	+2
Bedrooms subject to Rent Control:	5	7	+2

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	554	2	1,441	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	552	2	815	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	552	3	2,356	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	554	5	2,823	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

This is not a Dwelling Unit Removal, Merger, or Demolition subject to SFPC § 317.

RESIDENTIAL MERGER (SUPPLEMENTAL INFORMATION)

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

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

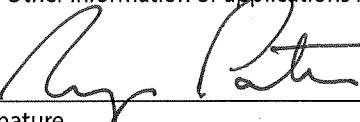
Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWELLING UNIT MERGER CRITERIA:		YES	NO
1	<p>Does the removal of the unit(s) eliminate only owner-occupied housing? N/A - no unit is being removed. In any case, both units were previously owner-occupied</p> <p>If yes, for how long was the unit(s) proposed for removal owner-occupied? <u>> 50</u> months or <input checked="" type="checkbox"/> years (check one)</p>	<input type="checkbox"/>	<input type="checkbox"/>
2	Is the removal of the unit(s) and the merger with another intended for owner occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	<p>Will the removal of the unit(s) remove an affordable housing unit as defined in Section 401 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance?</p> <p>If yes, will replacement housing be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	<p>If the unit(s) proposed for removal was occupied by a tenant or tenants, please specify the date of when it was last occupied:</p> <p><u>N/A</u></p>		
5	Will the number of bedrooms provided in the merged unit be equal to or greater than the number of bedrooms in the separate units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	<p>If the merger does not involve an unauthorized unit, what is the appraised value of the least expensive unit to be merged?</p> <p><u></u></p> <p>Please include an attachment of the appraisal within six months of filing this application.</p>		

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Ryan J. Patterson, Esq.

Name (Printed)

Attorney

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

(415) 956-8100

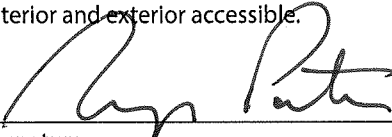
Phone

ryan@zfplaw.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

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



Signature

Ryan J. Patterson, Esq.

Name (Printed)

March 6, 2019

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Walkup Clark & Associates

Quality Real Estate Appraisals



LOCATED AT

554 Hill St
San Francisco, CA 94114
Mission Block 110; Assessors Lot 65, Block 3622 (Unit 554)

FOR

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

OPINION OF VALUE

1,020,000

AS OF

07/02/2019

BY

Trisha C. Mau
Walkup Clark & Associates
2332 Taraval St. Suite 1
San Francisco, CA 94116-2252
(415) 731-9601
tmau@walkupclark.com

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 19G002CTC

SUBJECT

Property Address: 554 Hill StUnit #:City: San FranciscoState: CA
Zip Code: 94114County: San FranciscoLegal Description: Mission Block 110; Assessors Lot 65, Block 3622
(Unit 554)Assessor's Parcel #: 3622-065 (Unit 554)
Tax Year: 2018R.E. Taxes: \$ Prop 13Special Assessments: \$ 0Borrower (if applicable): N/A
Current Owner of Record: Roddick, Robert T Revoc TrustOccupant: ☐ Owner ☐ Tenant (Market Rent) ☒ Tenant (Regulated Rent) ☐ Vacant
Project Type: ☐ Condominium ☒ Other (describe) % interest as Tenancy In CommonHOA: \$ 0 ☐ per year ☐ per month
Market Area Name: Eureka Valley/Dolores HeightsMap Reference: 667/G3Census Tract: 0211.00
Project Name: 552-554 Hill StPhase: 1

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: (non-lending) The purpose of the appraisal is to assist the owner requesting a conditional use authorization allowing the top residential unit to be merged with the lower unit and the ground floor living area to be the new second residential unit.
Intended User(s) (by name or type): Client, Owner and their assignees
Client: Zacks, Freedman & Patterson, PCAddress: 235 Montgomery Street, Suite 400, San Francisco, CA 94104
Appraiser: Trisha C. MauAddress: 2332 Taraval St. Suite 1, San Francisco, CA 94116-2252

MARKET AREA DESCRIPTION

Location:	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	Condominium Housing		Present Land Use		Change in Land Use
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		PRICE	AGE	One-Unit	15 %	
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner 60	\$ (000)	(yrs)	2-4 Unit	40 %	<input checked="" type="checkbox"/> Not Likely
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Tenant 40	500	Low 0	Multi-Unit	30 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Vacant (0-5%)	6,495	High 135	Comm'l	10 %	* To:
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	1,250	Pred 80	Other	5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located in an urban residential environment composed primarily of above average to very good quality single & mulit- family residences with proximity to neighborhood commercial uses. The topography is predominately hilly. Property mix is compatible with the neighborhood. Access to shopping, transportation schools and employment is considered good. Access to interstate highway 101, interstate 80 and interstate 280 are all within 2 miles of the subject. These freeways connect to the greater bay area and beyond. The San Francisco financial center is within 5 miles. This was accessible via municipal transit lines located within blocks of the subject. Overall the access for the subject is rated average when compared to other competing properties in the market area. The subject's location is assigned an average overall rating for exposure for the property when compared to other competing properties in the market area.

PROJECT SITE DESCRIPTION

Zoning Classification: RH2Description: Residential, Two-Family Dwelling

Zoning Compliance: ☐ Legal ☒ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Ground Rent (if applicable) \$ N/A / Comments: The garage accommodates 1 car, zoning typically requires 1 parking per unit. Thus, the improvements are considered legal nonconforming. The appraisal assumes the requested variance will be permitted and legal.

Highest & Best Use as improved (or as proposed per plans & specifications): ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Residential, Two-Family DwellingUse as appraised in this report: Residential, Two-Family Dwelling

Summary of Highest & Best Use: The existing improvements are considered to represent the "as is" highest and best use for the subject, as improved. The improvements are quite functional and in reasonable condition, and the current use conforms to the surrounding uses in the subject's neighborhood.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Density	Adequate
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Adequate
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Slightly Sloped
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	None Significant
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☒ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone NFEMA Map # 060298-060298FEMA Map Date 10/18/2012

Site Comments: The subject is a typical site with no apparent encroachments, atypical easements or other adverse site factors noted. The site has average utility. The San Francisco Bay Area is an active earthquake region.

PROJECT INFORMATION

Data source(s) for project information Client, Owner, Inspection, Planning Dept Website, ParcelQuest

Project Description ☐ Detached ☒ Row or Townhouse ☐ Garden ☐ Mid-Rise ☐ High-Rise ☐ Other (describe)

General Description of Project				Subject Phase		#	If Project Completed	#	If Project Incomplete	#
# of Stories	3	Exterior Walls	Conc.Per./Avg	Units		2	Phases		1	Planned Phases
# of Elevators	0	Roof Surface	Tar&Gravl/Avg	Units Completed		2	Units		2	Planned Units
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Total # Parking	1	Units For Sale		0	Units for Sale		0	Units for Sale
Design (Style)	Traditional	Ratio (spaces/unit)	1/2	Units Sold		0	Units Sold		0	Units Sold
Actual Age (Yrs.)	1904	Parking Type(s)	Garage	Units Rented		1	Units Rented		1	Units Rented
Effective Age (Yrs.)	15	Guest Parking	None	Owner Occup. Units		1	Owner Occup. Units		1	Owner Occup. Units

Project Primary Occupancy ☒ Principal Residence ☐ Second Home or Recreational ☐ Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No

Management Group: ☐ Homeowners' Association ☐ Developer ☐ Management Agent (name of management agent or company): Owner managed

Was the project created by the conversion of existing building(s) into a condominium? ☐ Yes ☒ No If Yes, describe the original use and date of conversion.

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☒ No Comments:

Project Comments (condition, quality of construction, completion status, etc.): The overall maintenance of the exterior and grounds appears to be avg-good. The subject unit was merged with the middle floor of the 3-story building, the kitchen was removed, and the unit was renovated. The appraisal is made with the hypothetical condition that the subject is currently in its pre-renovated condition. No photos were available of the pre-renovated kitchen, bath and living area. The appraiser has relied heavily on the descriptions provided by the client.

Common Elements and Recreational Facilities: Rear Yard (prior to renovation)

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 19G002CTC

PROJECT ANALYSIS

Summary of condominium project budget analysis for the current year (if analyzed):

TIC documents were not reviewed

Other fees for the use of the project facilities (other than regular HOA charges):

None noted

Compared to other competitive projects of similar quality and design, the subject unit charge appears

☐ High

☒ Average

☐ Low

(If High or Low, describe)

Although no formal HOA dues, appraiser assumes that the charges would be commensurate with the level of services as is typical for the area.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?

☐ Yes

☒ No

If Yes, describe and explain the effect on value and marketability.

None noted

DESCRIPTION OF THE UNIT IMPROVEMENTS

Unit Charge: \$ 0 per month X 12 = \$ N/A per year. Annual assessment charge per year per SF of GLA = \$

Utilities included in the Unit Charge:

☐ None

☐ Heat

☐ Air Conditioning

☐ Electricity

☐ Gas

☒ Water

☒ Sewer

☐ Cable

☒ Other

Garbage

Source(s) used for physical characteristics of property:

☒ New Inspection

☐ Previous Appraisal Files

☒ MLS

☒ Assessment and Tax Records

☐ Prior Inspection

☒ Property Owner

☐ Other (describe)

Data Source for Gross Living Area

Measured on site

Finished area above grade contains:

6 Rooms

3 Bedrooms

1 Bath(s)

1,459 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?

☒ Yes

☐ No (If No, describe)

The 1st floor has baseboard heating and the 3rd floor has a forced air furnace.

Additional features:

None

Describe the condition of the property (including physical, functional and external obsolescence):

No physical, functional or external deficiencies noted. The appraiser is not a building inspector and this appraisal report should not be relied upon to disclose any physical deficiencies above and beyond the aesthetics as described herein.

TRANSFER HISTORY

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):

ParcelQuest/M.MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <div>No sales for the subject were noted in the past 36 months. No additional prior transfers were noted for the comparable sales within the past 12 months.</div>
Date: <div>None</div>	
Price: <div></div>	
Source(s): <div></div>	
2nd Prior Subject Sale/Transfer	
Date: <div>None</div>	
Price: <div></div>	
Source(s): <div></div>	

File No.: 19G002CTC

SALES COMPARISON APPROACH

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 19G002CTC

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed)

☒ The Income Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1				COMPARABLE RENTAL # 2				COMPARABLE RENTAL # 3			
Address 554 Hill St San Francisco, CA 94114													
Project 552-554 Hill St Phase 1													
Proximity to Subject													
Current Monthly Rent		\$				\$				\$			
Rent/GLA		\$		/sq.ft.		\$		/sq.ft.		\$		/sq.ft.	
Rent Control		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Data Source(s)													
Date of Lease(s)													
Location		Avg-Good											
View													
Age		115											
Condition		Average											
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		6	3	1									
Gross Living Area		1,459		sq.ft.		sq.ft.		sq.ft.		sq.ft.		sq.ft.	
Utilities Included													
Summary of Income Approach (including support for market rent and GRM): The income approach is not utilized as residences are primarily purchased for owner occupancy, not for income production.													
Opinion of Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach													

COST

COST APPROACH TO VALUE (if developed)

☒ The Cost Approach was not developed for this appraisal.

Summary of Cost Approach: The cost approach is not relative to common interest developments.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 1,020,000

Cost Approach (if developed) \$

Income Approach (if developed) \$

Final Reconciliation The sales comparison analysis best indicates market value. The cost approach is not relative to common interest developments. Typical buyers and sellers do not consider the income approach as a viable factor due to high owner occupancy appeal.

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, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: See attached addendum

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 1,020,000 , as of: 07/02/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work

☒ Limiting Cond./Certifications

☒ Narrative Addendum

☒ Photograph Addenda

☒ Sketch Addendum

☒ Map Addenda

☒ Additional Sales

☐ Additional Rentals

☐ Flood Addendum

☒ Hypothetical Conditions

☐ Extraordinary Assumptions

☐ Budget Analysis

☐

☐

☐

SIGNATURES

Client Contact: Sarah Hoffman


Client Name: Zacks, Freedman & Patterson, PC

E-Mail: sarah@zfplaw.com

Address: 235 Montgomery Street, Suite 400, San Francisco, CA 94104

APPRaiser

SUPERVISORY APPRAISER (if required)
or CO-APPRaiser (if applicable)



Supervisory or Co-Appraiser Name:

Appraiser Name: Trisha C. Mau

Company: Walkup Clark & Associates

Phone: (415) 731-9601 Fax:

E-Mail: tmau@walkupclark.com

Date of Report (Signature): 08/14/2019

License or Certification #: AG028651 State: CA

Designation:

Expiration Date of License or Certification: 01/29/2020

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 07/02/2019

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.: 19G002CTC

[illegible]

Supplemental Addendum

File No. 19G002CTC

Borrower	N/A				
Property Address	554 Hill St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC				

SCOPE OF WORK

THE FOLLOWING IS A DESCRIPTION OF THE WORK UNDERTAKEN IN THE COURSE OF COMPLETING THIS APPRAISAL:

STATE THE PROBLEM: AN APPRAISAL ASSIGNMENT WAS NEGOTIATED BETWEEN THE APPRAISER(S) AND THE CLIENT. THE ASSIGNMENT REQUIRED AGREEMENT BETWEEN THE PARTIES ON THE PURPOSE OF THE APPRAISAL, THE TYPE OF APPRAISAL AND THE TYPE OF REPORT THAT WOULD BE ADEQUATE FOR THE PURPOSE AS UNDERSTOOD BY THE APPRAISER(S), THE APPRAISER(S) COMPENSATION FOR COMPLETING THE ASSIGNMENT, AND THE PROJECTED DELIVERY DATE, AND DELIVERY PLACE FOR THE APPRAISAL REPORT. THE PURPOSE IS TO ESTIMATE MARKET VALUE OF THE FEE SIMPLE INTEREST OF THE SUBJECT DESCRIBED IN THIS REPORT FOR PLANNING DEPARTMENT REQUEST FOR CONDITIONAL USE AUTHORIZATION ONLY. THIS APPRAISAL HAS BEEN COMPLETED AT THE REQUEST OF THE CLIENT AND IS INTENDED FOR THEIR SOLE USE. THIS IS AN APPRAISAL REPORT, WITH ADDITIONAL INFORMATION IN THE APPRAISERS' FILE. THIS APPRAISAL REPORT HAS BEEN COMPLETED WITHIN USPAP GUIDELINES. THE APPRAISER ATTESTS THAT HE OR SHE HAS THE APPROPRIATE KNOWLEDGE AND EXPERIENCE NECESSARY TO COMPLETE THIS ASSIGNMENT COMPETENTLY.

HYPOTHETICAL CONDITION: THE SUBJECT UNIT WAS MERGED WITH THE MIDDLE FLOOR OF THE 3-STORY BUILDING, THE KITCHEN WAS REMOVED, AND THE UNIT WAS RENOVATED. THE APPRAISAL IS MADE WITH THE HYPOTHETICAL CONDITION THAT THE SUBJECT IS CURRENTLY IN ITS PRE-RENOVATED CONDITION.

DEFINITION OF MARKET VALUE: THE DICTIONARY OF REAL ESTATE APPRAISAL, STATES MARKET VALUE IS 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.

CONSIDER THE DATA NEEDED: A VARIETY OF DATA WAS NEEDED TO UNDERTAKE THE ASSIGNMENT INCLUDING GENERAL DATA ABOUT THE NATION, THE REGION, THE GOVERNING AUTHORITY AND THE MARKET AREA, AS WELL AS DATA ABOUT THE SUBJECT SITE AND IMPROVEMENTS. DATA RELEVANT TO EACH APPROACH TO VALUE WAS DEVELOPED FOR COSTS, SALES, INCOME, AND EXPENSES. DATA UTILIZED IN THIS REPORT WAS ASSEMBLED USING THE FOLLOWING SOURCES; PUBLIC RECORD, RECORDS MAINTAINED BY AND INTERVIEWS GRANTED BY MARKET PARTICIPANTS, RECORDS OF LOCAL BOARDS OF REALTY AND MULTIPLE LISTING SERVICES, DATA SITES MAINTAINED BY CITY, COUNTY, REGIONAL, AND STATE GOVERNMENT, DATA SITES MAINTAINED BY SERVICE AND BUSINESS GROUPS SEARCHED AT THIS TIME AND PREVIOUSLY. RESULTS WERE BOTH SELECTED AND EDITED AGAINST A STANDARD OF PROVIDING AN ADEQUATE LEVEL OF REPORTING TO SUPPORT THE ANALYSIS AND CONCLUSIONS DEVELOPED, WITH AN EYE ON THE AGREEMENTS MADE WITH THE CLIENT AND OUR RESPONSIBILITIES UNDER USPAP.

INSPECT THE PROPERTIES/EXTRAORDINARY ASSUMPTION: THE APPRAISER CONDUCTED AN INSPECTION OF THE INTERIOR AND EXTERIOR OF THE SUBJECT PROPERTY, AND AN INSPECTION OF THE EXTERIOR OF THE COMPARABLE PROPERTIES. IN SOME CASES PHOTOS OF THE COMPARABLE PROPERTIES ARE FROM OTHER SOURCES SUCH AS MLS. THE APPRAISER HAS PROVIDED A SKETCH IN THIS APPRAISAL REPORT TO SHOW THE APPROXIMATE DIMENSIONS OF THE SUBJECT IMPROVEMENTS. IT IS INCLUDED ONLY TO ASSIST THE READER IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE APPRAISER'S DETERMINATION OF IT'S SIZE. THE APPRAISER IS NOT AN EXPERT IN SURVEYING. NO PHOTOS WERE AVAILABLE OF THE PRE-RENOVATED KITCHEN, BATH AND LIVING AREA. THE APPRAISER HAS RELIED HEAVILY ON THE DESCRIPTIONS PROVIDED BY THE CLIENT.

DETERMINE THE HIGHEST AND BEST USE: THE APPRAISERS IDENTIFIED THE PERTINENT FACTORS APPLICABLE TO THE SUBJECT PROPERTY "AS-IF" IT LACKED IMPROVEMENTS BUT WAS READY FOR DEVELOPMENT. THEY FORMED AN OPINION OF THE REASONABLE, PROBABLE, AND LEGAL USE OF IT AS VACANT LAND OR UNIMPROVED PROPERTY WITH THE INTENTION THAT THIS USE MUST MEET THE STANDARDS OF LEGAL PERMISSIBILITY, PHYSICAL POSSIBILITY, FINANCIAL FEASIBILITY AND MAXIMUM PRODUCTIVITY. IN KEEPING WITH THE PURPOSE OF THIS APPRAISAL AND THE REQUIREMENTS OF THE CLIENT, A LIMITED DEGREE OF RESEARCH AND ANALYSIS WAS INVESTED IN THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE. A MUCH HIGHER DEGREE OF RESEARCH AND ANALYSIS WOULD BE REQUIRED TO FIRST PREDICT THE CONSEQUENCES OF DEMOLISHING THE SUBJECT IMPROVEMENTS AND THEN TO VISUALIZE WHAT IMPROVEMENTS WOULD BE MOST LIKELY TO MEET THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE CRITERIA. THAT STUDY WAS CONSIDERED BEYOND THE SCOPE OF THIS REPORT, HENCE A PRELIMINARY FINDING WAS OFFERED HERE FOR THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE. THE HIGHEST AND BEST USE ANALYSIS PRESENTED IN THIS APPRAISAL IS NOT INTENDED TO BE AN EXHAUSTIVE ANALYSIS OF EVERY POSSIBLE USE FOR THE SUBJECT. RATHER, IT IS INTENDED TO PROVIDE SUFFICIENT ANALYSIS OF THE MOST LIKELY AND MOST REASONABLE ALTERNATIVES FOR THE SUBJECT. THE SITE IS PHYSICALLY POSSIBLE BEING SERVED BY NECESSARY UTILITIES. THE APPRAISERS ARE NOT AWARE OF ANY ADVERSE SOIL CONDITION. THE IMPROVEMENTS ARE LEGAL PERMISSIBILITY, WHICH IS CLOSELY TIED TO ZONING. THE CITY HAS APPROVED THE EXISTING STRUCTURE. THE IMPROVEMENTS ARE FINANCIALLY FEASIBLE. A CLEAR PATTERN OF MARKET ACCEPTANCE FOR THIS USE WAS NOTED. THE IMPROVEMENTS ARE MAXIMUM PRODUCTIVE. THE EXISTING IMPROVEMENTS ARE CONSIDERED TO REPRESENT THE “AS IS” HIGHEST AND BEST USE FOR THE SUBJECT, AS IMPROVED. THE IMPROVEMENTS ARE QUITE FUNCTIONAL AND IN REASONABLE CONDITION, AND THE CURRENT USE CONFORMS TO THE SURROUNDING USES IN THE SUBJECT'S NEIGHBORHOOD.

DETERMINE THE APPROPRIATE APPROACHES TO VALUE: THE THREE APPROACHES TO VALUE WERE CONSIDERED: THE COST APPROACH, THE SALES COMPARISON APPROACH, AND THE INCOME APPROACH. THE APPROPRIATE APPROACHES TO VALUE WERE SELECTED AND DEVELOPED. WHEN AN APPROACH WAS OMITTED AN EXPLANATION WAS PRESENTED. UNLESS OTHERWISE SPECIFICALLY STATED, THE THREE APPROACHES TO VALUE WERE ALL FOUND TO BE APPROPRIATE.

Supplemental Addendum

File No. 19G002CTC

Borrower	N/A					
Property Address	554 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					

EXPOSURE TIME FOR THE SUBJECT PROPERTY: THE ESTIMATED EXPOSURE TIME FOR THE SUBJECT PROPERTY UNDER CURRENT MARKET CONDITIONS IS APPROXIMATELY 1-3 MONTHS. THIS ESTIMATE IS BASED ON THE ANALYSIS OF CURRENT MARKET TRENDS IN THE GENERAL AREA, AND TAKES INTO CONSIDERATION THE SIZE, CONDITION, AND PRICE RANGE OF THE SUBJECT AND SURROUNDING PROPERTIES.

• **Neighborhood - Market Conditions**

OPEN MARKET SALES WITH CONVENTIONAL FINANCING AND NO SIGNIFICANT CONCESSIONS ARE THE NORM IN THIS MARKET. TYPICAL TERMS ARE 80% LOANS WITH ALL CASH TO SELLER. IN SOME INSTANCES, THE SELLER MAY CARRY BACK A SMALL SECOND LOAN. 2008 AND 2009 SAW A DECREASE IN MARKET VALUES THROUGHOUT THE BAY AREA AND THE NATION DUE TO INCREASING LOAN DEFAULTS. A GENERAL WEAKENING OF THE ECONOMY COUPLED WITH FALLING PRICES IN THE NATIONAL HOUSING MARKET HAVE ALSO TIGHTENED LENDING STANDARDS IN GENERAL, HOWEVER FINANCING IS STILL AVAILABLE FOR QUALIFIED BUYERS. SAN FRANCISCO, IN GENERAL, HAD FOLLOWED THIS DOWNWARD TREND THROUGH 2010 AND SHOWED EVIDENCE OF STABILIZATION IN MANY NEIGHBORHOODS THROUGHOUT 2011 AND INTO 2012. 2013 SAW A STABLE INCREASE TO PROPERTY VALUES THROUGHOUT THE SF BAY AREA, THAT CONTINUED THROUGH 2014 & INTO 2015 ALTHOUGH PLATEAUED OFF IN MANY SECTORS OF THE MARKET IN THE LATTER HALF OF 2015. 2016 TO CURRENT HAS REMAINED OVERALL STABLE.

MARKET DATA IS CONSIDERED TO PROVIDE APPROPRIATE INDICATIONS OF THE CURRENT MARKET ENVIRONMENT; HOWEVER, THE APPRAISER NOTES THAT CURRENT AND RECENT SALE DATA PROVIDE NO INDICATIONS OF VALUE FOR THE SUBJECT IN THE FUTURE.

• **Conditions of Appraisal**

NO PERSONAL PROPERTY INCLUDED IN THE APPRAISED VALUE. A CURRENT PRELIMINARY TITLE REPORT WAS NOT REVIEWED. THE ESTIMATE OF VALUE IS MADE UPON THE CONDITION THAT TITLE TO THE SUBJECT PROPERTY IS MARKETABLE, AND FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENT AND RESTRICTIONS EXCEPT THOSE SPECIFICALLY DISCUSSED IN THIS REPORT. ADDITIONALLY, THE ESTIMATE OF VALUE IS MADE UPON THE SUBJECT PROPERTY ONLY AS DESCRIBED IN THIS REPORT. THIS IS NOT A HOME INSPECTION AND SHOULD NOT BE RELIED UPON TO DISCLOSE CONDITIONS OF THE PROPERTY. ANY PHYSICAL OR LEGAL ASPECTS OF THE SUBJECT PROPERTY UNKNOWN TO THE APPRAISER AT THIS TIME MAY REQUIRE FURTHER ANALYSIS. THE APPRAISERS ARE NOT EXPERTS IN BUILDING CODES. THE APPRAISER SHOULD NOT BE RELIED UPON TO DISCOVER BUILDING CODE VIOLATIONS. THE APPRAISER DOES NOT HAVE THE SKILL OR EXPERTISE NEEDED TO MAKE SUCH DISCOVERIES. IT IS ASSUMED BY THE APPRAISERS THAT ALL BUILDING CONSTRUCTION DOES AND WILL CONFORM TO CITY BUILDING CODES. THE APPRAISER ASSUMES NO RESPONSIBILITY FOR THESE ITEMS. THE APPRAISAL HAS BEEN COMPLETED TO ASSIST IN PLANNING DEPARTMENT REQUEST FOR CONDITIONAL USE AUTHORIZATION, FOR THE SOLE USE OF THE CLIENT LISTED ON PAGE ONE.

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 considers his 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. 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.
- 3. 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.
- 4. I have performed NO prior services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. 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.
- 8. 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.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. 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).

ADDRESS OF PROPERTY ANALYZED: 554 Hill St, San Francisco, CA 94114

APPRAISER:

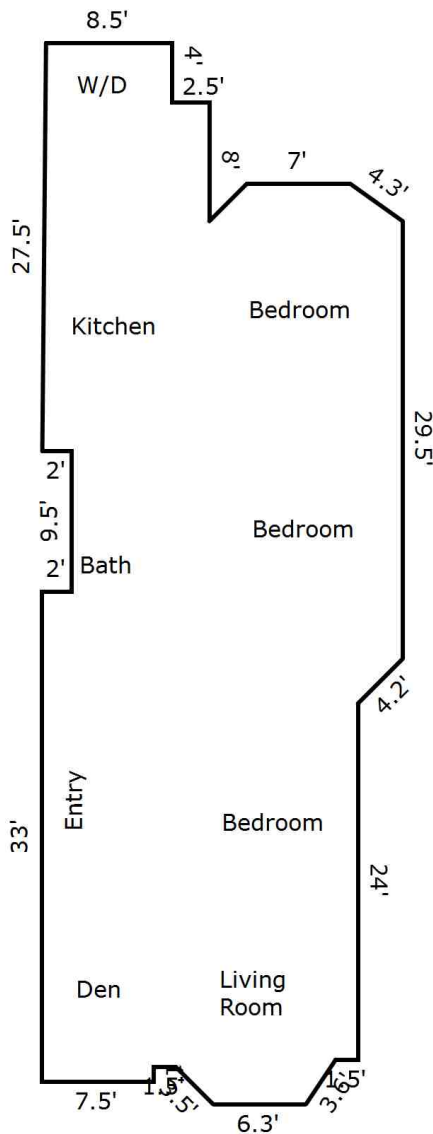
Signature: 
Name: Trisha C. Mau
Title: _____
State Certification #: AG028651
or State License #: _____
State: CA Expiration Date of Certification or License: 01/29/2020
Date Signed: 08/14/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property

Building Sketch

Borrower	N/A					
Property Address	554 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area

First Floor	1459.3 Sq ft
Total Living Area (Rounded):	1459 Sq ft

Plat Map

Borrower	N/A						
Property Address	554 Hill St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94114
Lender/Client	Zacks, Freedman & Patterson, PC						

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CITY & COUNTY ASSESSOR 1995

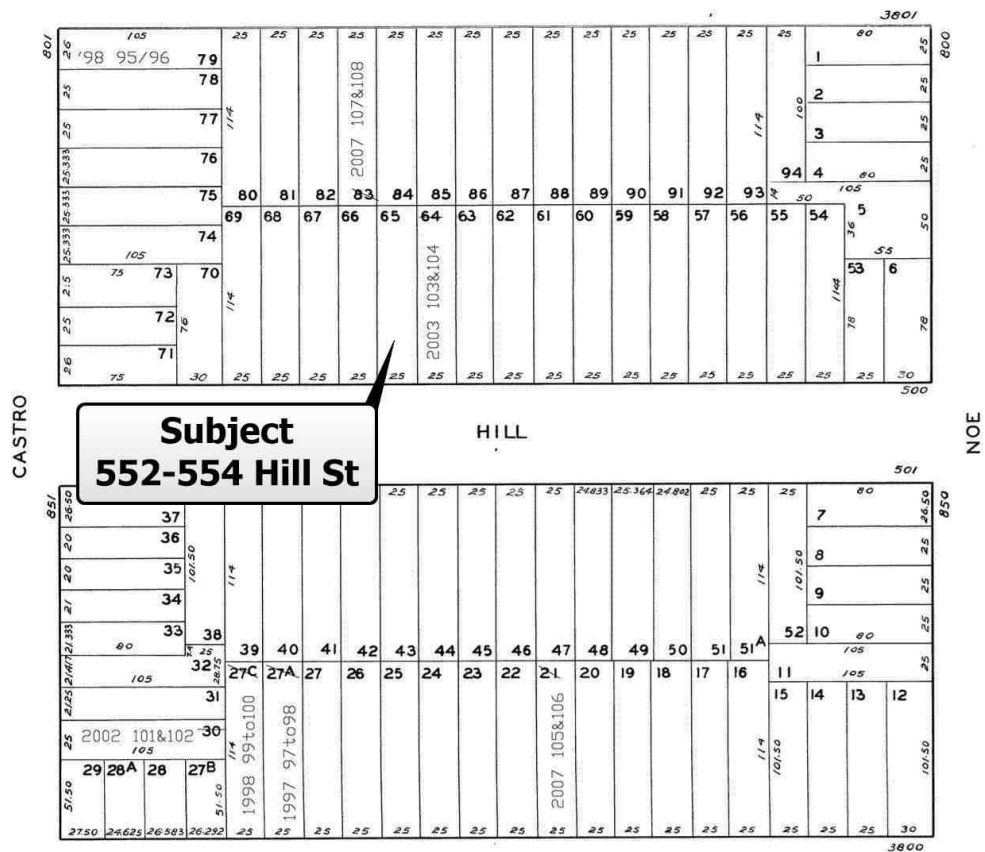
3622

MISSION BLK. 110
Revised 1997
Revised 1998
Revised 2002
Revised 2003
Revised 2007

LOTS MERGED

lot27A into lots97to98 for 1997 roll
lot79 into lots95to96 for 1998 roll
lot27C into lots99to100 for 1998 roll
lot30 into lots101&102 for 2002 roll
lot64 into lots103&104 for 2003 roll
lot21 into lots105&106 for 2007 roll
lot83 into lots107&108 for 2007 roll

21 ST



3874-3876 22ND ST.		
A CONDOMINIUM		
LDT	UNIT	% COMM. AREA
97	3874	47.93
98	3876	52.07

885-887 CASTRO ST.		
A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
101	885	70.00
102	887	30.00

801-803 CASTRO ST.			
A CONDOMINIUM			
LOT	UNIT	% COMM.	AREA
95	801	48	
96	803	52	

LOT	UNIT	% COMM.	AREA
99	3878	52	
100	3850	48	

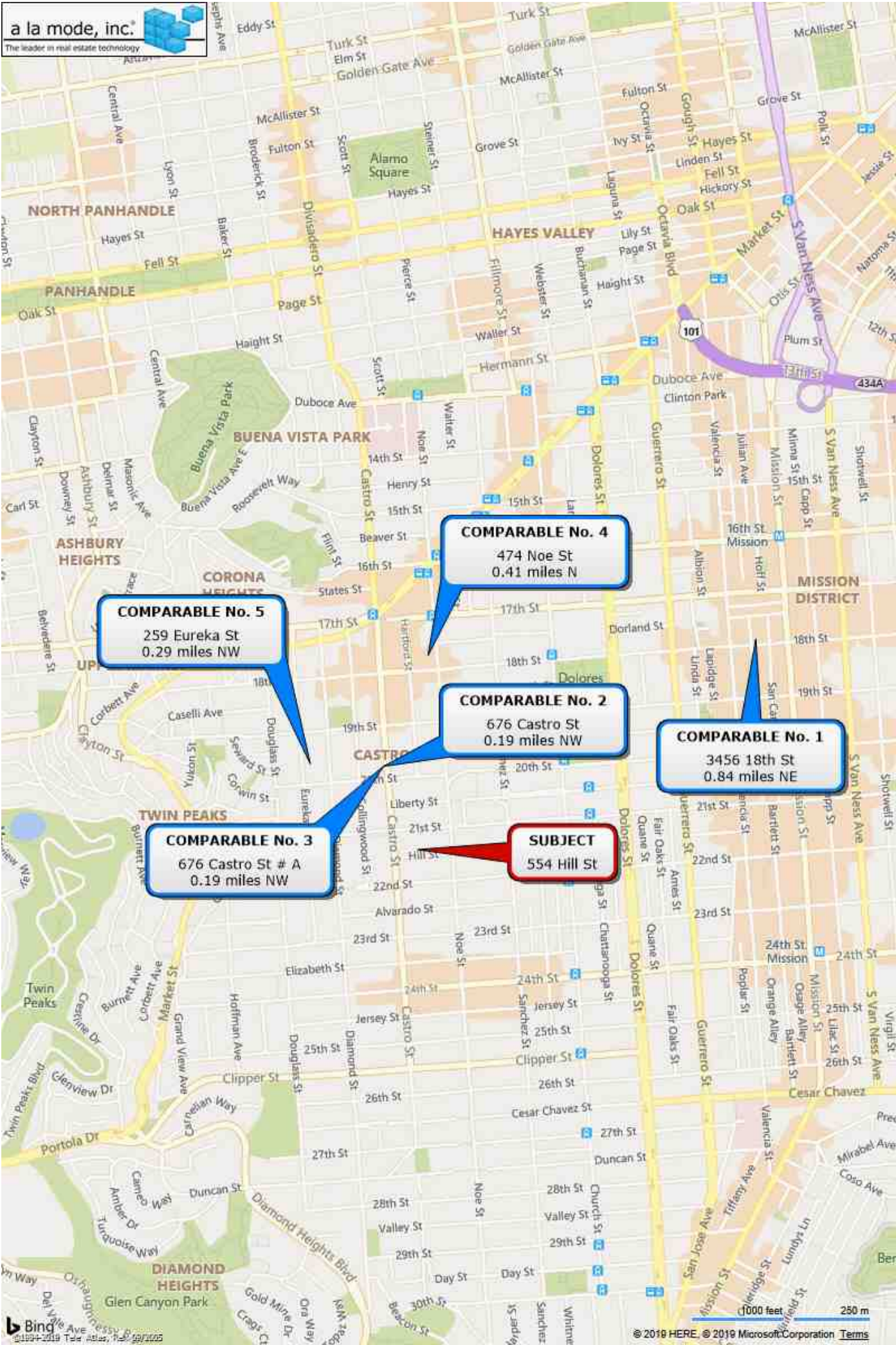
548-550 HILL ST.		
A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
103	548	29
104	550	71

3822-3822A 22ND ST.			
A CONDOMINIUM			
LOT	UNIT	% COMM.	ARE
105	3822A	33.3	
106	3822	66.7	

3865-3867 21ST ST.			
A CONDOMINIUM			
LOT	UNIT	% COMM.	AREA
107	3865	47.8	
108	3867	52.2	

Location Map

Borrower	N/A				
Property Address	554 Hill St				
City	San Francisco	County	San Francisco	State	CA
Lender/Client	Zacks, Freedman & Patterson, PC				
				Zip Code	94114



Subject Photo Page

Borrower	N/A				
Property Address	554 Hill St				
City	San Francisco	County	San Francisco	State	CA
Lender/Client	Zacks, Freedman & Patterson, PC				
				Zip Code	94114



Subject Front

554 Hill St	
Sales Price	
G.L.A.	1,459
Tot. Rooms	6
Tot. Bedrms.	3
Tot. Bathrms.	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	115



Subject Street



Rear View

Subject Photos interior (Prior Top Fl - Unit#554)

Borrower	N/A				
Property Address	554 Hill St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC				



Living Area
554 Hill St

1,459
6
3
1
Avg-Good
None Significant
Adequate
Avg-Good
115



Prior Kitchen



Remodeled Bath

Comparable Photo Page

Borrower	N/A					
Property Address	554 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



Comparable 1

3456 18th St	
Proximity	0.84 miles NE
Sale Price	1,000,000
GLA	1,504
Total Rooms	6
Total Bedrms	3
Total Bathrms	1
	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	109



Comparable 2

676 Castro St	
Proximity	0.19 miles NW
Sale Price	1,250,000
GLA	1,449
Total Rooms	6
Total Bedrms	3
Total Bathrms	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	119



Comparable 3

676 Castro St # A	
Proximity	0.19 miles NW
Sale Price	1,050,000
GLA	1,000
Total Rooms	5
Total Bedrms	2
Total Bathrms	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	119

Comparable Photo Page

Borrower	N/A					
Property Address	554 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



Comparable 4

474 Noe St	
Proximity	0.41 miles N
Sale Price	1,400,000
GLA	1,400e
Total Rooms	4
Total Bedrms	2
Total Bathrms	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	118



Comparable 5

259 Eureka St	
Proximity	0.29 miles NW
Sale Price	950,000
GLA	1,425
Total Rooms	5
Total Bedrms	2
Total Bathrms	2
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	112

Comparable 6

Proximity	
Sale Price	
GLA	
Total Rooms	
Total Bedrms	
Total Bathrms	
Location	
View	
Site	
Quality	
Age	



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

Trisha C. Mau

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

“Certified General 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: AG 028651

Effective Date: January 30, 2018
Date Expires: January 29, 2020


Jim Martin, Bureau Chief, BREA

3038728

Walkup Clark & Associates

Quality Real Estate Appraisals



LOCATED AT

552 Hill St
San Francisco, CA 94114
Mission Block 110; Assessors Lot 65, Block 3622 (Unit 552)

FOR

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

OPINION OF VALUE

970,000

AS OF

07/02/2019

BY

Trisha C. Mau
Walkup Clark & Associates
2332 Taraval St. Suite 1
San Francisco, CA 94116-2252
(415) 731-9601
tmau@walkupclark.com

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 19G001CTC

SUBJECT

Property Address: 552 Hill StUnit #:City: San FranciscoState: CA
Zip Code: 94114County: San FranciscoLegal Description: Mission Block 110; Assessors Lot 65, Block 3622
(Unit 552)Assessor's Parcel #: 3622-065 (Unit 552)
Tax Year: 2018R.E. Taxes: \$ Prop 13Special Assessments: \$ 0Borrower (if applicable): N/A
Current Owner of Record: Roddick, Robert T Revoc TrustOccupant: ☐ Owner ☐ Tenant (Market Rent) ☒ Tenant (Regulated Rent) ☐ Vacant
Project Type: ☐ Condominium ☒ Other (describe) % interest as Tenancy In CommonHOA: \$ 0 ☐ per year ☐ per month
Market Area Name: Eureka Valley/Dolores HeightsMap Reference: 667/G3Census Tract: 0211.00
Project Name: 552-554 Hill StPhase: 1

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: (non-lending) The purpose of the appraisal is to assist the owner requesting a conditional use authorization allowing the top residential unit to be merged with the lower unit and the ground floor living area to be the new second residential unit.
Intended User(s) (by name or type): Client, Owner and their assignees
Client: Zacks, Freedman & Patterson, PCAddress: 235 Montgomery Street, Suite 400, San Francisco, CA 94104
Appraiser: Trisha C. MauAddress: 2332 Taraval St. Suite 1, San Francisco, CA 94116-2252

MARKET AREA DESCRIPTION

Location:	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	Condominium Housing		Present Land Use		Change in Land Use
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		PRICE	AGE	One-Unit	15 %	
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner 60	\$(000)	(yrs)	2-4 Unit	40 %	<input checked="" type="checkbox"/> Not Likely
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Tenant 40	500	Low 0	Multi-Unit	30 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Vacant (0-5%)	6,495	High 135	Comm'l	10 %	* To: _____
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	1,250	Pred 80	Other	5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is located in an urban residential environment composed primarily of above average to very good quality single & mulit- family residences with proximity to neighborhood commercial uses. The topography is predominately hilly. Property mix is compatible with the neighborhood. Access to shopping, transportation schools and employment is considered good. Access to interstate highway 101, interstate 80 and interstate 280 are all within 2 miles of the subject. These freeways connect to the greater bay area and beyond. The San Francisco financial center is within 5 miles. This was accessible via municipal transit lines located within blocks of the subject. Overall the access for the subject is rated average when compared to other competing properties in the market area. The subject's location is assigned an average overall rating for exposure for the property when compared to other competing properties in the market area.

PROJECT SITE DESCRIPTION

Zoning Classification: RH2Description: Residential, Two-Family Dwelling

Zoning Compliance: ☐ Legal ☒ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Ground Rent (if applicable) \$ N/A / _____Comments: The garage accommodates 1 car, zoning typically requires 1 parking per unit. Thus, the improvements are considered legal nonconforming. The appraisal assumes the requested variance will be permitted and legal.

Highest & Best Use as improved (or as proposed per plans & specifications): ☒ Present use, or ☐ Other use (explain) _____

Actual Use as of Effective Date: Residential, Two-Family DwellingUse as appraised in this report: Residential, Two-Family Dwelling

Summary of Highest & Best Use: The existing improvements are considered to represent the “as is” highest and best use for the subject, as improved. The improvements are quite functional and in reasonable condition, and the current use conforms to the surrounding uses in the subject's neighborhood.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Density	Adequate
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Adequate
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Slightly Sloped
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	None Significant
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☒ Underground Utilities ☐ Other (describe) _____

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone NFEMA Map # 060298-060298FEMA Map Date 10/18/2012

Site Comments: The subject is a typical site with no apparent encroachments, atypical easements or other adverse site factors noted. The site has average utility. The San Francisco Bay Area is an active earthquake region.

PROJECT INFORMATION

Data source(s) for project information Client, Owner, Inspection, Planning Dept Website, ParcelQuest

Project Description ☐ Detached ☒ Row or Townhouse ☐ Garden ☐ Mid-Rise ☐ High-Rise ☐ Other (describe)

General Description of Project				Subject Phase		#	If Project Completed	#	If Project Incomplete	#
# of Stories	1	Exterior Walls	Conc.Per./Avg	Units		2	Phases		1	Planned Phases
# of Elevators	0	Roof Surface	Tar&Gravl/Avg	Units Completed		2	Units		2	Planned Units
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Total # Parking	1	Units For Sale		0	Units for Sale		0	Units for Sale
Design (Style)	Traditional	Ratio (spaces/unit)	1/2	Units Sold		0	Units Sold		0	Units Sold
Actual Age (Yrs.)	1904	Parking Type(s)	Garage	Units Rented		1	Units Rented		1	Units Rented
Effective Age (Yrs.)	15	Guest Parking	None	Owner Occup. Units		1	Owner Occup. Units		1	Owner Occup. Units

Project Primary Occupancy ☒ Principal Residence ☐ Second Home or Recreational ☐ Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No

Management Group: ☐ Homeowners' Association ☐ Developer ☐ Management Agent (name of management agent or company): Owner managed

Was the project created by the conversion of existing building(s) into a condominium? ☐ Yes ☒ No If Yes, describe the original use and date of conversion.

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☒ No Comments:

Project Comments (condition, quality of construction, completion status, etc.): The development was of above average quality construction and good overall condition with no noticeable repairs noted. The overall maintenance of the exterior and grounds appears to be avg-good.

Common Elements and Recreational Facilities: None Significant

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 19G001CTC

PROJECT ANALYSIS

Summary of condominium project budget analysis for the current year (if analyzed):

TIC documents were not reviewed.

Other fees for the use of the project facilities (other than regular HOA charges):

None noted

Compared to other competitive projects of similar quality and design, the subject unit charge appears

☐ High

☒ Average

☐ Low

(If High or Low, describe)

Although no formal HOA dues, appraiser assumes that the charges would commensurate with the level of services as is typical for the area.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?

☐ Yes

☒ No

If Yes, describe and explain the effect on value and marketability.

None noted.

DESCRIPTION OF THE UNIT IMPROVEMENTS

Unit Charge: \$ 0 per month X 12 = \$ N/A per year. Annual assessment charge per year per SF of GLA = \$

Utilities included in the Unit Charge:

☐ None

☐ Heat

☐ Air Conditioning

☐ Electricity

☐ Gas

☒ Water

☒ Sewer

☐ Cable

☒ Other

Garbage

Source(s) used for physical characteristics of property:

☒ New Inspection

☐ Previous Appraisal Files

☒ MLS

☒ Assessment and Tax Records

☐ Prior Inspection

☒ Property Owner

☐ Other (describe)

Data Source for Gross Living Area

Measured on site

Finished area above grade contains:

4 Rooms

2 Bedrooms

1 Bath(s)

746 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?

☒ Yes

☐ No (If No, describe)

The 1st floor has baseboard heating and the top floor has a forced air furnace.

Additional features:

Describe the condition of the property (including physical, functional and external obsolescence):

The improvements have been maintained well with some recent updating including kitchen and bath. No physical, functional or external deficiencies noted. The appraiser is not a building inspector and this appraisal report should not be relied upon to disclose any physical deficiencies above and beyond the aesthetics as described herein.

The appraisal is made with the hypothetical condition that the subject is a marketable unit "as if" a vacant TIC with approved Conditional Use Authorization by the San Francisco Planning Dept. The appraiser is not aware of any additional adverse characteristics or information that would negatively affect marketability.

TRANSFER HISTORY

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):

ParcelQuest/M.MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <div>No sales for the subject were noted in the past 36 months. No additional prior transfers were noted for the comparable sales within the past 12 months.</div>
Date: None	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date: None	
Price:	
Source(s):	

File No.: 19G001CTC

SALES COMPARISON APPROACH

INDIVIDUAL CONDO UNIT APPRAISAL REPORT

File No.: 19G001CTC

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed)

☒ The Income Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1				COMPARABLE RENTAL # 2				COMPARABLE RENTAL # 3			
Address 552 Hill St San Francisco, CA 94114													
Project 552-554 Hill St Phase 1													
Proximity to Subject													
Current Monthly Rent		\$				\$				\$			
Rent/GLA		\$		/sq.ft.		\$		/sq.ft.		\$		/sq.ft.	
Rent Control		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Data Source(s)													
Date of Lease(s)													
Location		Avg-Good											
View													
Age		115											
Condition		Avg-Good											
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		
Room Count		4	2	1									
Gross Living Area		746		sq.ft.		sq.ft.			sq.ft.		sq.ft.		
Utilities Included													
Summary of Income Approach (including support for market rent and GRM): The income approach is not utilized as residences are primarily purchased for owner occupancy, not for income production.													
Opinion of Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach													

COST

COST APPROACH TO VALUE (if developed)

☒ The Cost Approach was not developed for this appraisal.

Summary of Cost Approach: The cost approach is not relative to common interest developments.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 970,000

Cost Approach (if developed) \$

Income Approach (if developed) \$

Final Reconciliation The sales comparison analysis best indicates market value. The cost approach is not relative to common interest developments. Typical buyers and sellers do not consider the income approach as a viable factor due to high owner occupancy appeal.

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, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: See attached addendum

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 970,000 , as of: 07/02/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work

☒ Limiting Cond./Certifications

☒ Narrative Addendum

☒ Photograph Addenda

☒ Sketch Addendum

☒ Map Addenda

☒ Additional Sales

☐ Additional Rentals

☐ Flood Addendum

☒ Hypothetical Conditions

☐ Extraordinary Assumptions

☐ Budget Analysis

☐

☐

☐

SIGNATURES

Client Contact: Sarah Hoffman


Client Name: Zacks, Freedman & Patterson, PC

E-Mail: sarah@zfplaw.com

Address: 235 Montgomery Street, Suite 400, San Francisco, CA 94104

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)



Supervisory or Co-Appraiser Name:

Appraiser Name: Trisha C. Mau

Company: Walkup Clark & Associates

Phone: (415) 731-9601 Fax:

E-Mail: tmau@walkupclark.com

Date of Report (Signature): 08/14/2019

License or Certification #: AG028651 State: CA

Designation:

Expiration Date of License or Certification: 01/29/2020

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 07/02/2019

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

Supplemental Addendum

File No. 19G001CTC

Borrower	N/A				
Property Address	552 Hill St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC				

SCOPE OF WORK

THE FOLLOWING IS A DESCRIPTION OF THE WORK UNDERTAKEN IN THE COURSE OF COMPLETING THIS APPRAISAL:

STATE THE PROBLEM: AN APPRAISAL ASSIGNMENT WAS NEGOTIATED BETWEEN THE APPRAISER(S) AND THE CLIENT. THE ASSIGNMENT REQUIRED AGREEMENT BETWEEN THE PARTIES ON THE PURPOSE OF THE APPRAISAL, THE TYPE OF APPRAISAL AND THE TYPE OF REPORT THAT WOULD BE ADEQUATE FOR THE PURPOSE AS UNDERSTOOD BY THE APPRAISER(S), THE APPRAISER(S) COMPENSATION FOR COMPLETING THE ASSIGNMENT, AND THE PROJECTED DELIVERY DATE, AND DELIVERY PLACE FOR THE APPRAISAL REPORT. THE PURPOSE IS TO ESTIMATE MARKET VALUE OF THE FEE SIMPLE INTEREST OF THE SUBJECT DESCRIBED IN THIS REPORT FOR PLANNING DEPARTMENT REQUEST FOR CONDITIONAL USE AUTHORIZATION ONLY. THIS APPRAISAL HAS BEEN COMPLETED AT THE REQUEST OF THE CLIENT AND IS INTENDED FOR THEIR SOLE USE. THIS IS AN APPRAISAL REPORT, WITH ADDITIONAL INFORMATION IN THE APPRAISERS' FILE. THIS APPRAISAL REPORT HAS BEEN COMPLETED WITHIN USPAP GUIDELINES. THE APPRAISER ATTESTS THAT HE OR SHE HAS THE APPROPRIATE KNOWLEDGE AND EXPERIENCE NECESSARY TO COMPLETE THIS ASSIGNMENT COMPETENTLY.

HYPOTHETICAL CONDITION: THE APPRAISAL IS MADE WITH THE HYPOTHETICAL CONDITION THAT THE SUBJECT IS A MARKETABLE "AS IF" VACANT UNIT, AS TENANCY IN COMMON (TIC), WITH APPROVED CONDITIONAL USE AUTHORIZATION BY THE SAN FRANCISCO PLANNING DEPT.

DEFINITION OF MARKET VALUE: THE DICTIONARY OF REAL ESTATE APPRAISAL, STATES MARKET VALUE IS 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.

CONSIDER THE DATA NEEDED: A VARIETY OF DATA WAS NEEDED TO UNDERTAKE THE ASSIGNMENT INCLUDING GENERAL DATA ABOUT THE NATION, THE REGION, THE GOVERNING AUTHORITY AND THE MARKET AREA, AS WELL AS DATA ABOUT THE SUBJECT SITE AND IMPROVEMENTS. DATA RELEVANT TO EACH APPROACH TO VALUE WAS DEVELOPED FOR COSTS, SALES, INCOME, AND EXPENSES. DATA UTILIZED IN THIS REPORT WAS ASSEMBLED USING THE FOLLOWING SOURCES; PUBLIC RECORD, RECORDS MAINTAINED BY AND INTERVIEWS GRANTED BY MARKET PARTICIPANTS, RECORDS OF LOCAL BOARDS OF REALTY AND MULTIPLE LISTING SERVICES, DATA SITES MAINTAINED BY CITY, COUNTY, REGIONAL, AND STATE GOVERNMENT, DATA SITES MAINTAINED BY SERVICE AND BUSINESS GROUPS SEARCHED AT THIS TIME AND PREVIOUSLY. RESULTS WERE BOTH SELECTED AND EDITED AGAINST A STANDARD OF PROVIDING AN ADEQUATE LEVEL OF REPORTING TO SUPPORT THE ANALYSIS AND CONCLUSIONS DEVELOPED, WITH AN EYE ON THE AGREEMENTS MADE WITH THE CLIENT AND OUR RESPONSIBILITIES UNDER USPAP.

INSPECT THE PROPERTIES/EXTRAORDINARY ASSUMPTION: THE APPRAISER CONDUCTED AN INSPECTION OF THE INTERIOR AND EXTERIOR OF THE SUBJECT PROPERTY, AND AN INSPECTION OF THE EXTERIOR OF THE COMPARABLE PROPERTIES. IN SOME CASES PHOTOS OF THE COMPARABLE PROPERTIES ARE FROM OTHER SOURCES SUCH AS MLS. THE APPRAISER HAS PROVIDED A SKETCH IN THIS APPRAISAL REPORT TO SHOW THE APPROXIMATE DIMENSIONS OF THE SUBJECT IMPROVEMENTS. IT IS INCLUDED ONLY TO ASSIST THE READER IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE APPRAISER'S DETERMINATION OF IT'S SIZE. THE APPRAISER IS NOT AN EXPERT IN SURVEYING.

DETERMINE THE HIGHEST AND BEST USE: THE APPRAISERS IDENTIFIED THE PERTINENT FACTORS APPLICABLE TO THE SUBJECT PROPERTY "AS-IF" IT LACKED IMPROVEMENTS BUT WAS READY FOR DEVELOPMENT. THEY FORMED AN OPINION OF THE REASONABLE, PROBABLE, AND LEGAL USE OF IT AS VACANT LAND OR UNIMPROVED PROPERTY WITH THE INTENTION THAT THIS USE MUST MEET THE STANDARDS OF LEGAL PERMISSIBILITY, PHYSICAL POSSIBILITY, FINANCIAL FEASIBILITY AND MAXIMUM PRODUCTIVITY. IN KEEPING WITH THE PURPOSE OF THIS APPRAISAL AND THE REQUIREMENTS OF THE CLIENT, A LIMITED DEGREE OF RESEARCH AND ANALYSIS WAS INVESTED IN THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE. A MUCH HIGHER DEGREE OF RESEARCH AND ANALYSIS WOULD BE REQUIRED TO FIRST PREDICT THE CONSEQUENCES OF DEMOLISHING THE SUBJECT IMPROVEMENTS AND THEN TO VISUALIZE WHAT IMPROVEMENTS WOULD BE MOST LIKELY TO MEET THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE CRITERIA. THAT STUDY WAS CONSIDERED BEYOND THE SCOPE OF THIS REPORT, HENCE A PRELIMINARY FINDING WAS OFFERED HERE FOR THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE. THE HIGHEST AND BEST USE ANALYSIS PRESENTED IN THIS APPRAISAL IS NOT INTENDED TO BE AN EXHAUSTIVE ANALYSIS OF EVERY POSSIBLE USE FOR THE SUBJECT. RATHER, IT IS INTENDED TO PROVIDE SUFFICIENT ANALYSIS OF THE MOST LIKELY AND MOST REASONABLE ALTERNATIVES FOR THE SUBJECT. THE SITE IS PHYSICALLY POSSIBLE BEING SERVED BY NECESSARY UTILITIES. THE APPRAISERS ARE NOT AWARE OF ANY ADVERSE SOIL CONDITION. THE IMPROVEMENTS ARE LEGAL PERMISSIBILITY, WHICH IS CLOSELY TIED TO ZONING. THE CITY HAS APPROVED THE EXISTING STRUCTURE. THE IMPROVEMENTS ARE FINANCIALLY FEASIBLE. A CLEAR PATTERN OF MARKET ACCEPTANCE FOR THIS USE WAS NOTED. THE IMPROVEMENTS ARE MAXIMUM PRODUCTIVE. THE EXISTING IMPROVEMENTS ARE CONSIDERED TO REPRESENT THE “AS IS” HIGHEST AND BEST USE FOR THE SUBJECT, AS IMPROVED. THE IMPROVEMENTS ARE QUITE FUNCTIONAL AND IN REASONABLE CONDITION, AND THE CURRENT USE CONFORMS TO THE SURROUNDING USES IN THE SUBJECT'S NEIGHBORHOOD.

DETERMINE THE APPROPRIATE APPROACHES TO VALUE: THE THREE APPROACHES TO VALUE WERE CONSIDERED: THE COST APPROACH, THE SALES COMPARISON APPROACH, AND THE INCOME APPROACH. THE APPROPRIATE APPROACHES TO VALUE WERE SELECTED AND DEVELOPED. WHEN AN APPROACH WAS OMITTED AN EXPLANATION WAS PRESENTED. UNLESS OTHERWISE SPECIFICALLY STATED, THE THREE APPROACHES TO VALUE WERE ALL FOUND TO BE APPROPRIATE.

EXPOSURE TIME FOR THE SUBJECT PROPERTY: THE ESTIMATED EXPOSURE TIME FOR THE SUBJECT PROPERTY UNDER

Supplemental Addendum

File No. 19G001CTC

Borrower	N/A					
Property Address	552 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					

CURRENT MARKET CONDITIONS IS APPROXIMATELY 1-3 MONTHS. THIS ESTIMATE IS BASED ON THE ANALYSIS OF CURRENT MARKET TRENDS IN THE GENERAL AREA, AND TAKES INTO CONSIDERATION THE SIZE, CONDITION, AND PRICE RANGE OF THE SUBJECT AND SURROUNDING PROPERTIES.

• Neighborhood - Market Conditions

OPEN MARKET SALES WITH CONVENTIONAL FINANCING AND NO SIGNIFICANT CONCESSIONS ARE THE NORM IN THIS MARKET. TYPICAL TERMS ARE 80% LOANS WITH ALL CASH TO SELLER. IN SOME INSTANCES, THE SELLER MAY CARRY BACK A SMALL SECOND LOAN. 2008 AND 2009 SAW A DECREASE IN MARKET VALUES THROUGHOUT THE BAY AREA AND THE NATION DUE TO INCREASING LOAN DEFAULTS. A GENERAL WEAKENING OF THE ECONOMY COUPLED WITH FALLING PRICES IN THE NATIONAL HOUSING MARKET HAVE ALSO TIGHTENED LENDING STANDARDS IN GENERAL, HOWEVER FINANCING IS STILL AVAILABLE FOR QUALIFIED BUYERS. SAN FRANCISCO, IN GENERAL, HAD FOLLOWED THIS DOWNWARD TREND THROUGH 2010 AND SHOWED EVIDENCE OF STABILIZATION IN MANY NEIGHBORHOODS THROUGHOUT 2011 AND INTO 2012. 2013 SAW A STABLE INCREASE TO PROPERTY VALUES THROUGHOUT THE SF BAY AREA, THAT CONTINUED THROUGH 2014 & INTO 2015 ALTHOUGH PLATEAUED OFF IN MANY SECTORS OF THE MARKET IN THE LATTER HALF OF 2015. 2016 TO CURRENT HAS REMAINED OVERALL STABLE.

MARKET DATA IS CONSIDERED TO PROVIDE APPROPRIATE INDICATIONS OF THE CURRENT MARKET ENVIRONMENT; HOWEVER, THE APPRAISER NOTES THAT CURRENT AND RECENT SALE DATA PROVIDE NO INDICATIONS OF VALUE FOR THE SUBJECT IN THE FUTURE.

• Conditions of Appraisal

NO PERSONAL PROPERTY INCLUDED IN THE APPRAISED VALUE. A CURRENT PRELIMINARY TITLE REPORT WAS NOT REVIEWED. THE ESTIMATE OF VALUE IS MADE UPON THE CONDITION THAT TITLE TO THE SUBJECT PROPERTY IS MARKETABLE, AND FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENT AND RESTRICTIONS EXCEPT THOSE SPECIFICALLY DISCUSSED IN THIS REPORT. ADDITIONALLY, THE ESTIMATE OF VALUE IS MADE UPON THE SUBJECT PROPERTY ONLY AS DESCRIBED IN THIS REPORT. THIS IS NOT A HOME INSPECTION AND SHOULD NOT BE RELIED UPON TO DISCLOSE CONDITIONS OF THE PROPERTY. ANY PHYSICAL OR LEGAL ASPECTS OF THE SUBJECT PROPERTY UNKNOWN TO THE APPRAISER AT THIS TIME MAY REQUIRE FURTHER ANALYSIS. THE APPRAISERS ARE NOT EXPERTS IN BUILDING CODES. THE APPRAISER SHOULD NOT BE RELIED UPON TO DISCOVER BUILDING CODE VIOLATIONS. THE APPRAISER DOES NOT HAVE THE SKILL OR EXPERTISE NEEDED TO MAKE SUCH DISCOVERIES. IT IS ASSUMED BY THE APPRAISERS THAT ALL BUILDING CONSTRUCTION DOES AND WILL CONFORM TO CITY BUILDING CODES. THE APPRAISER ASSUMES NO RESPONSIBILITY FOR THESE ITEMS. THE APPRAISAL HAS BEEN COMPLETED TO ASSIST IN PLANNING DEPARTMENT REQUEST FOR CONDITIONAL USE AUTHORIZATION, FOR THE SOLE USE OF THE CLIENT LISTED ON PAGE ONE.

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 considers his 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. 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.
- 3. 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.
- 4. I have performed NO prior services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. 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.
- 8. 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.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. 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).

ADDRESS OF PROPERTY ANALYZED: 552 Hill St, San Francisco, CA 94114

APPRAISER:

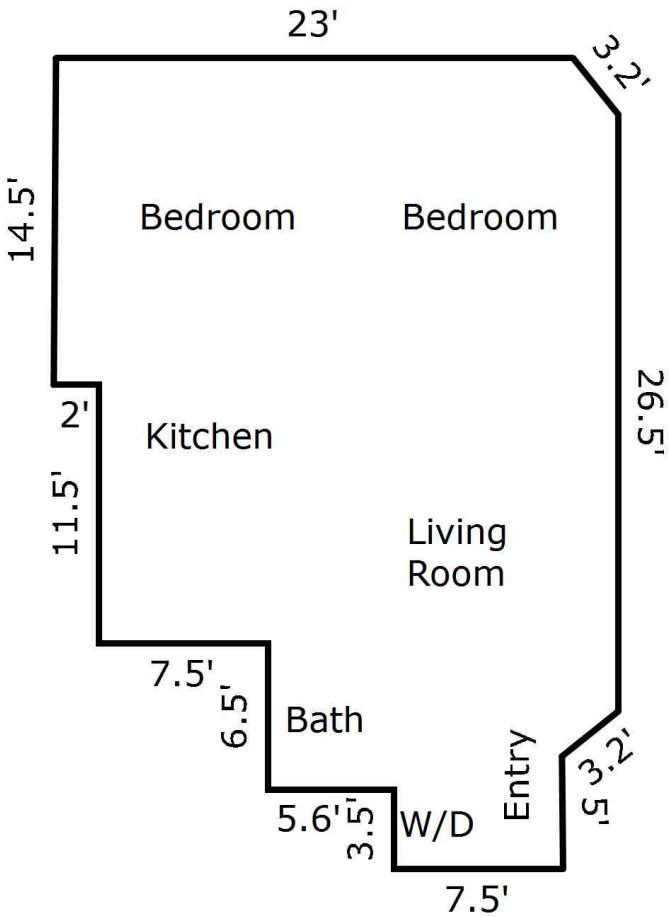
Signature: 
Name: Trisha C. Mau
Title: _____
State Certification #: AG028651
or State License #: _____
State: CA Expiration Date of Certification or License: 01/29/2020
Date Signed: 08/14/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property

Building Sketch

Borrower	N/A					
Property Address	552 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area

First Floor	746.1 Sq ft
Total Living Area (Rounded):	746 Sq ft

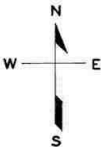
Plat Map

Borrower	N/A				
Property Address	552 Hill St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC				

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CITY & COUNTY ASSESSOR 1995

3622

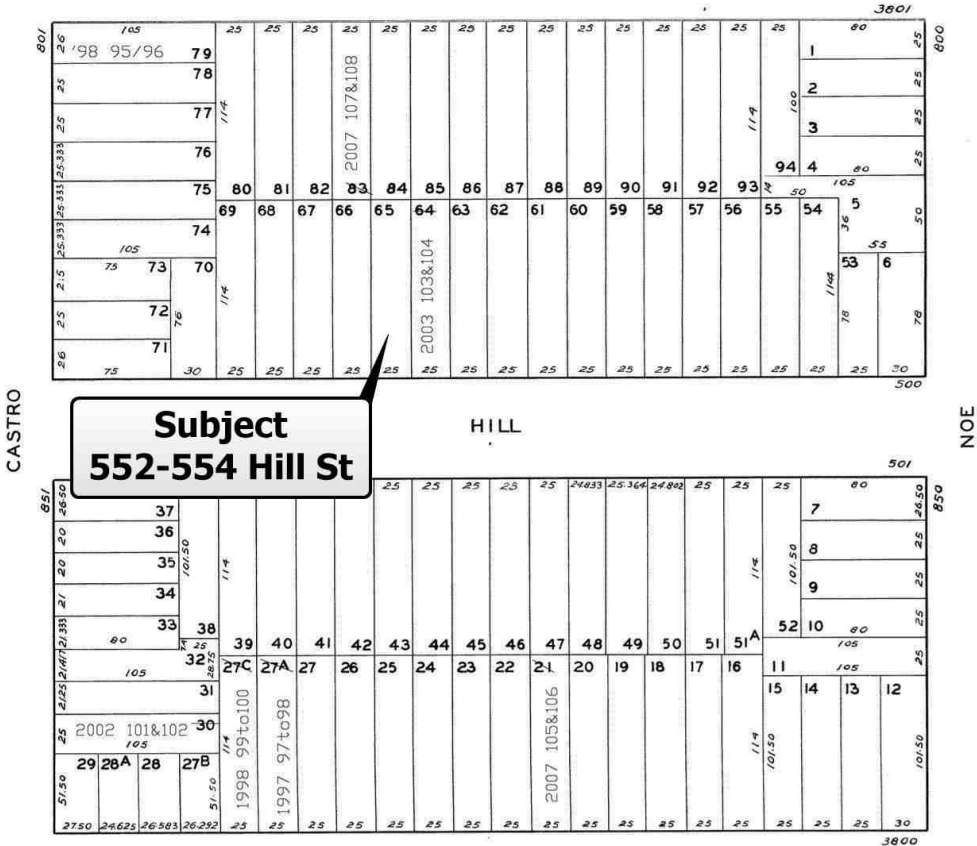
MISSION BLK. 110
Revised 1997
Revised 1998
Revised 2002
Revised 2003
Revised 2007



LOTS MERGED

lot27A into lots97to98 for 1997 roll
lot79 into lots95to96 for 1998 roll
lot27C into lots99to100 for 1998 roll
lot30 into lots101&102 for 2002 roll
lot64 into lots103&104 for 2003 roll
lot21 into lots105&106 for 2007 roll
lot83 into lots107&108 for 2007 roll

21 ST



22 ND

3874-3876 22ND ST. A CONDOMINIUM			885-887 CASTRO ST. A CONDOMINIUM			801-803 CASTRO ST. A CONDOMINIUM			3878-3880 22ND ST. A CONDOMINIUM		
LOT	UNIT	% COMM. AREA	LOT	UNIT	% COMM. AREA	LOT	UNIT	% COMM. AREA	LOT	UNIT	% COMM. AREA
97	3874	47.93	101	885	70.00	95	801	48	99	3878	52
98	3876	52.07	102	887	30.00	96	803	52	100	3880	48
548-550 HILL ST. A CONDOMINIUM			3822-3822A 22ND ST. A CONDOMINIUM			3865-3867 21ST ST. A CONDOMINIUM					
LOT	UNIT	% COMM. AREA	LOT	UNIT	% COMM. AREA	LOT	UNIT	% COMM. AREA			
103	548	29	105	3822A	33.3	107	3865	47.8			
104	550	71	106	3822	66.7	108	3867	52.2			

Location Map

Borrower	N/A				
Property Address	552 Hill St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC				



Subject Photo Page

Borrower	N/A				
Property Address	552 Hill St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC				



Subject Front

552 Hill St	
Sales Price	
G.L.A.	746
Tot. Rooms	4
Tot. Bedrms.	2
Tot. Bathrms.	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	115



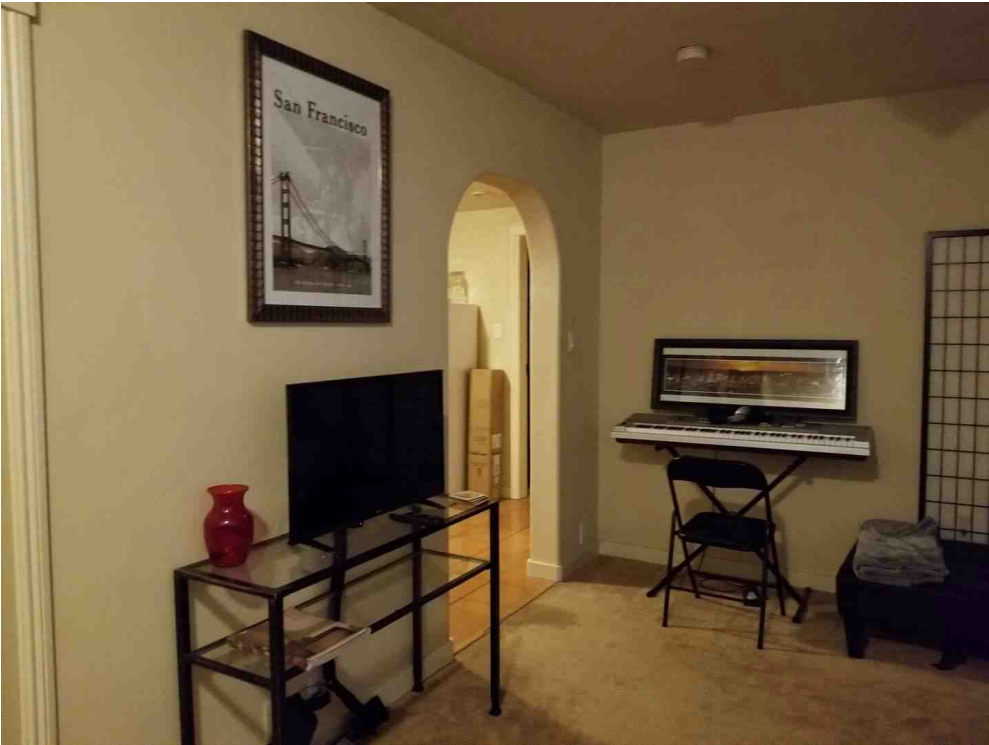
Subject Street



Rear View

Subject Photos interior (Ground Fl - Unit#552)

Borrower	N/A					
Property Address	552 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



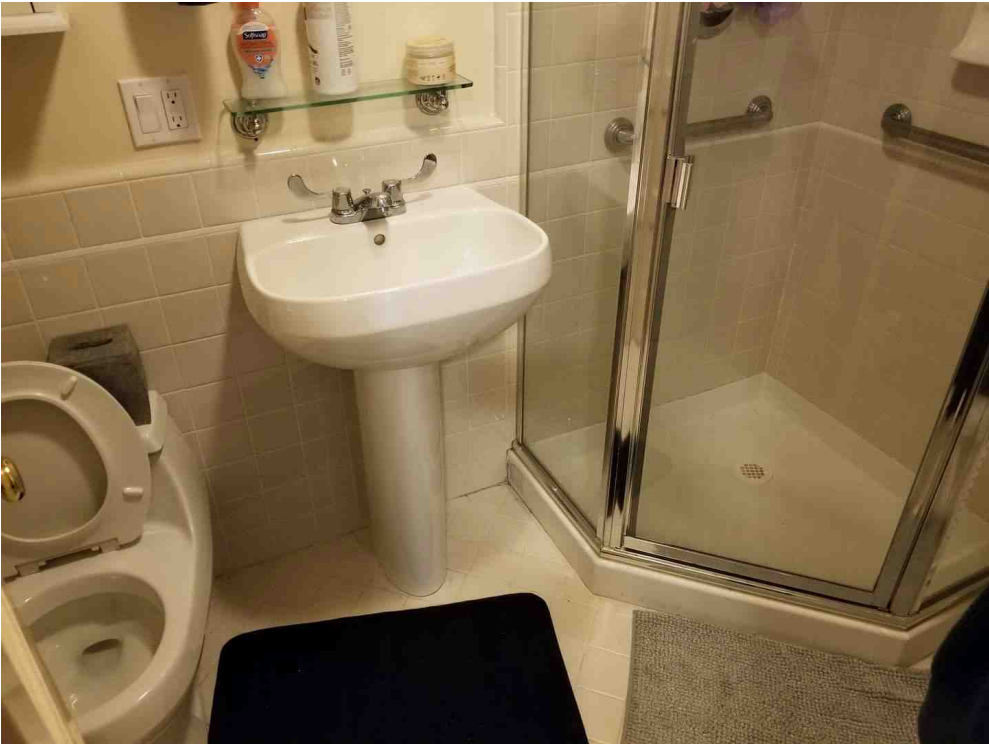
Living Area

552 Hill St

746
4
2
1
Avg-Good
None Significant
Adequate
Avg-Good
115



Kitchen



Bathroom

Comparable Photo Page						
Borrower	N/A					
Property Address	552 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



Comparable 1

167 Castro St # A	
Proximity	0.75 miles N
Sale Price	958,800
GLA	705
Total Rooms	4
Total Bedrms	2
Total Bathrms	1
	Avg-Good/Traff
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	119



Comparable 2

180 Dolores St Apt 2	
Proximity	0.85 miles NE
Sale Price	1,050,000
GLA	844
Total Rooms	4
Total Bedrms	2
Total Bathrms	2
Location	Avg-Good/Traff
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	98



Comparable 3

180 Dolores St Apt 6	
Proximity	0.85 miles NE
Sale Price	1,094,500
GLA	844
Total Rooms	4
Total Bedrms	2
Total Bathrms	2
Location	Avg-Good/Traff
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	98

Comparable Photo Page						
Borrower	N/A					
Property Address	552 Hill St					
City	San Francisco	County	San Francisco	State	CA	Zip Code 94114
Lender/Client	Zacks, Freedman & Patterson, PC					



Comparable 4

2 Fair Oaks St Apt 2	
Proximity	0.50 miles E
Sale Price	1,100,000
GLA	985
Total Rooms	4
Total Bedrms	2
Total Bathrms	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	90



Comparable 5

674 Castro St # A	
Proximity	0.19 miles NW
Sale Price	995,000
GLA	1,000
Total Rooms	5
Total Bedrms	2
Total Bathrms	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	119



Comparable 6

676 Castro St # A	
Proximity	0.19 miles NW
Sale Price	1,050,000
GLA	1,000
Total Rooms	5
Total Bedrms	2
Total Bathrms	1
Location	Avg-Good
View	None Significant
Site	Adequate
Quality	Avg-Good
Age	119



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

Trisha C. Mau

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

“Certified General 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: AG 028651

Effective Date: January 30, 2018
Date Expires: January 29, 2020


Jim Martin, Bureau Chief, BREA

3038728

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

February 20, 2020

VIA U.S. MAIL AND EMAIL

President Joel Koppel
San Francisco Planning Commission
c/o David Winslow, Staff Architect
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 552-554 Hill Street - Case No. 2019-000013
Conditional Use Authorization

Dear President Koppel and Commissioners:

My name is Bob Roddick, and I'm the Applicant for this Conditional Use Authorization application. I own 552-554 Hill Street, San Francisco and have lived there for most of my life. My late wife's family purchased the property from the original builder/owner in 1922 and the family has lived here ever since.

I am a former San Francisco firefighter. I sustained serious spinal injuries in the line of duty which are degenerative and life-limiting. After this injury ended my career as a firefighter I became an estate planning attorney, and have practiced in Noe Valley since 1978. For over twenty years, I served as President of the Noe Valley Merchants and Professional Association and was on the San Francisco Council of District Merchants. I also helped form the Noe Valley Association (Noe Valley's Community Benefit District) and have served as its chairperson since it began.

On the advice of my doctor, I applied for permits to install an elevator and reconfigure my home to ensure that I would be able to continue living there as my spinal condition progressed. (A copy of my doctor's letter is attached as Exhibit A.) From December 2003 through February 2006, my contractors renovated my home to install an elevator (the "Project.").

As part of the Project, the lower unit (552 Hill Street) was changed from two floors to one floor. The upper unit (554 Hill Street) was changed from one floor to two floors. My understanding is that the units were reconfigured in this way because the Code does not allow an elevator to connect two separate units. At the time, § 317 of the Planning Code did not exist, and no Conditional Use Authorization would have been required to reconfigure the units in this way.

My contractors were in charge of the permitting for the Project and applied for all the permits related to the Project.

DBI issued a Certificate of Final Completion and Occupancy (the "CFC") for the work on March 29, 2006. (Attached as Exhibit B.) When the CFC was issued, there were two kitchens at the property: one on the first floor serving 552 Hill Street; and one on the second floor serving 554 Hill Street. All the interior renovations at my home, including the unit reconfiguration, were inspected and signed off before the CFC was issued.

The City has said it cannot find a permit for the unit reconfiguration. However, electrical and plumbing permits were issued and completed for the work to add a kitchen at the first floor. (Attached as Exhibit C.) In October 2018, the District Electrical Inspector and Senior Electrical Inspector Paul Ortiz inspected the lower unit and confirmed that the electrical elements – including the kitchen wiring – were all installed prior to issuance of the CFC. I believed that my contractors had obtained all the necessary permits and submitted correct plans to the City.

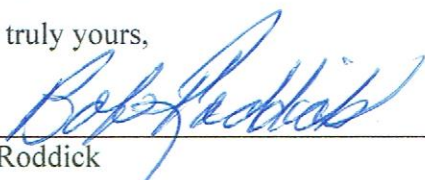
Since the elevator was installed, I have continued to live at the upper unit of the property. I rented the lower unit to tenants, and it is currently tenant-occupied. I have never evicted tenants from this unit.

On March 28, 2018, I received a Notice of Enforcement (the "NOE"). In the NOE, the Planning Department alleged that I had merged two units at the Subject Property and added a "third smaller unit in the rear yard." The alleged "unit" in the rear yard is a small, 2.5' deep greenhouse, which is indicative of the absurdity of this enforcement case.

There have always been two units at the property, and the reconfiguration of the units occurred as part of the Project, prior to the CFC being issued. At every stage of the Project I acted in good faith and in the belief that my contractors had obtained all necessary permits and that the Project plans were correct. Although I disagree with the enforcement action, I brought this application in a spirit of collaboration to try and resolve the issues associated with the documentation of the Project.

I respectfully request that the Planning Commission approve this Conditional Use Authorization application, in order to document the full scope of work that occurred in 2003–2006.

Very truly yours,



Bob Roddick

EXHIBIT A

The Permanente Medical Group, Inc.

DEPARTMENT OF MEDICINE
2238 Geary Blvd
San Francisco CA 94115-3416
Dept: 415-833-2200
Main: 415-833-2000

July 26, 2018

Re: Robert T Roddick
554 Hill St
San Francisco CA 94114

To whom it may concern,

Mr. Roddick has been a patient of mine since April of 2016. He reports multiple spinal injuries in the course of his duties as a San Francisco firefighter in the 1970s, that have impaired his ability to walk, and he may eventually require the use of a wheelchair. His previous spine specialist has retired, and we are currently in the process of acquiring medical records of his injuries, as well as follow up studies on his medical condition.

Thank you for your patience.

Sincerely,



VINCENT TAK-HUANG WONG DO

EXHIBIT B



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 552-554 Hill St (number) (street) 3622/065 (block and lot)

Permit Application No: 200602285570 Type of Construction: YH Stories: 3 Dwelling Units: 2

Basements: _____ Occupancy Classification: B3 No. of Guestrooms: 0 with cooking facilities: 2

Description of Construction: ALTERED REMODEL w/ ADDITIONAL 1 1/2 BATH PER APPROVED PLANS ISSUED UNDER
PERMIT # 200312313258

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109 of the *San Francisco Building Code*.

A change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

Approved: [Signature] 200 Bureau of Fire Prevention This certificate issued on: 29 March 2006

by: [Signature] (Signature) (Printed Name) FRANK CHIU, Director of Building Inspection

Approved: N/A 200 Department of Public Health by: [Signature], Building Inspector

by: _____ (Signature) _____, Housing Inspector (Printed Name)

EXHIBIT C



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
ELECTRICAL INSPECTION DIVISION
1660 Mission Street
San Francisco, CA 94103-2414
Phone: (415) 558-6030 Fax: (415) 558-6397

ELECTRICAL PERMIT

PERMIT# E200503244610

Permit Issued date: 03/24/2005 09:19:21 AM

Permit Issued By: CHUNGJANCE

Printed on: 03/24/2005 09:20:00 AM

JOB LOCATION:

Job Address	Block/Lot/Structure Number	Unit	District
552 HILL ST	3622/065/0		8
554 HILL ST	3622/065/0		8
Occupancy Residential	Floor/Suite LOWER FLOOR		

OWNER:

Owner Name	Phone1	Phone2	Homeowner permit approved by
RODDICK ROBERT T&NANCY L	(415)641-4561		

CONTRACTOR:

Company Name	License	Class	License Exp Date	Business Lic#	
BUD OWINGS	691142	B1	30-JUN-06	942533	B1
Address	City	State	Zip Code	Office Phone#	Mobile Phone#
123 JUDSON ST	SAN FRANCISCO	CA	94112	(415)334-5381	
Applicant/Occupant Name	Phone				
	() -				

EID Use Only:

Building Appln. No 200312313258

Plumbing permit No 464577

DESCRIPTION OF WORK:

8 LIGHTS, 10 SWITCHES, 14 RECEPTACLES, 12 CIRCUITS, 1 SUB PANEL, 1 FROM MAIN SERVICE ENTRANCE. LOWER UNIT ALTERATIONS TO EXISTING.

Work Scope

Type

of
Equip.

NEW ELECTRIC RESISTANCE HEATING SYSTEM IN EXISTING RESIDENTIAL OR COMMERCIAL BUILDING REQUIRES TO OBTAIN A BUILDING PERMIT WITH COMPLIANCE TO CALIFORNIA STATE TITLE-24 ENERGY CODE PRIOR TO INSTALLATION. CALL MECHANICAL PLAN CHECK (415) 558-6133 FOR MORE DETAILS.

Fees

Fee Description	Fee Amount
PROCESSING FEE	\$20.00
RESIDENTIAL OPENINGS FEE	\$226.00
Surcharge	\$15.99
Total Fees	\$261.99

FINAL
USED
12-0 3/22

REGULAR OFFICE HOURS 7:30 a.m. - 5:00 p.m. (MONDAY - FRIDAY)

INSPECTORS OFFICE HOURS: 7:30 a.m. - 8:30 a.m. and 3:00 p.m. - 4:00 p.m.

INSPECTION SCHEDULING REQUEST HOURS: 8:30 a.m. through 3:00 p.m. ONLY

MAIN PHONE: 415-558-6096

FAX: 415-558-6261

[illegible]

EFFECTIVE FEBRUARY 7, 2005

Revised 01/31/05

JAMES HUTCHINSON

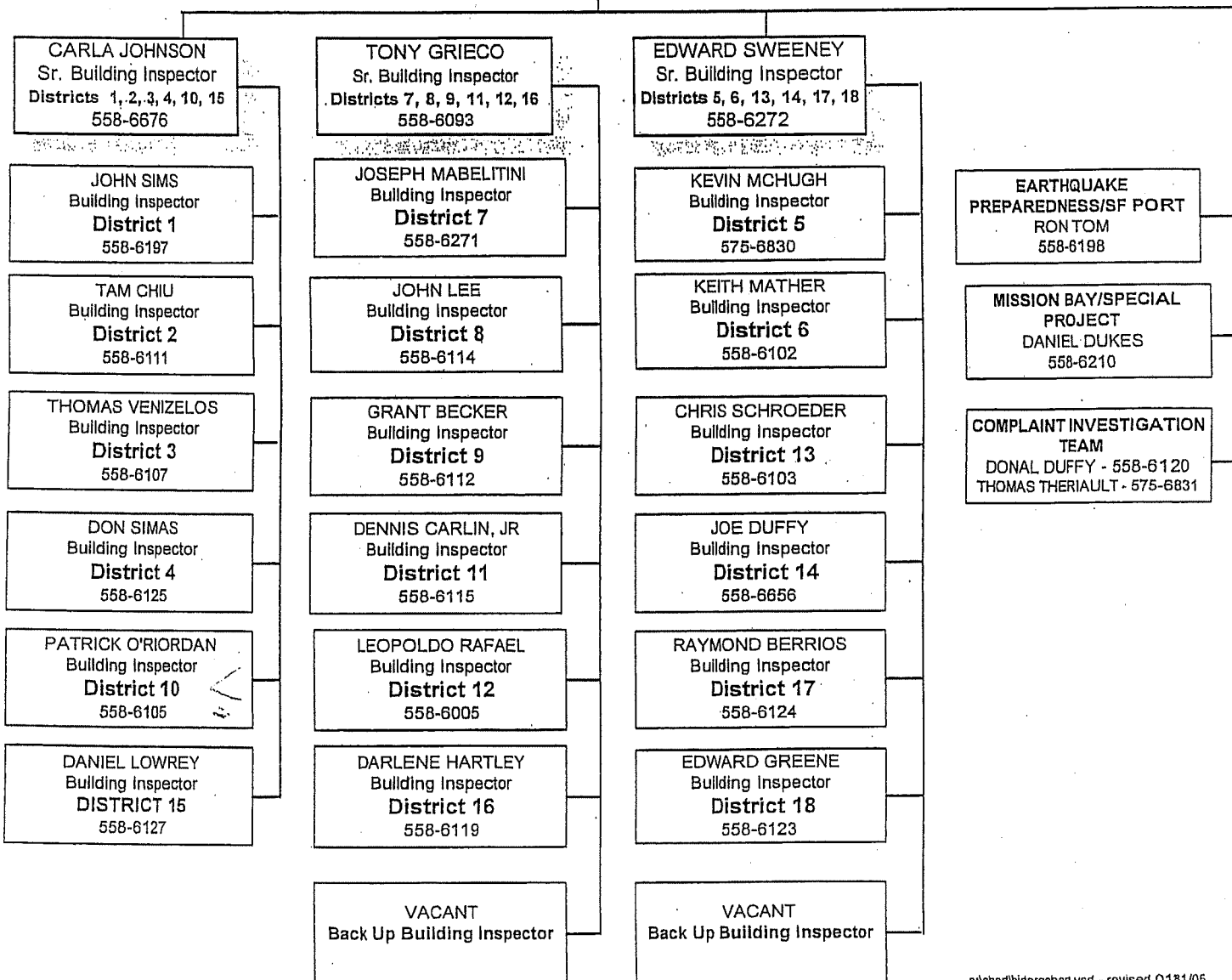
Acting Director

558-6142

WING Y. LAU

Chief Building Inspector

558-6135





CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
ELECTRICAL INSPECTION DIVISION
1660 Mission Street
San Francisco, CA 94103-2414
Phone:(415)558-6030 Fax:(415)558-6397

ELECTRICAL PERMIT PAYMENT RECEIPT

Printed on: 02/28/2006 09:43:59 AM

Payment Date: 02/28/2006

Permit Number: E200503244610

Job Address

Receipt Number: 62815

552 HILL ST

Issued By: Chan Amaris

554 HILL ST

Payment received from:

BUD OWINGS

123 JUDSON AVE

SAN FRANCISCO CA 94112

Payment received for the items indicated:

Description	Reason	Payment Amount
ADDITIONAL INSP FEE		\$80.00

SURCHARGE \$0.00

TOTAL \$80.00

CENTRAL PERMIT BUREAU

BY 

NEW ELECTRIC RESISTANCE HEATING SYSTEM
IN EXISTING RESIDENTIAL OR COMMERCIAL
BUILDING REQUIRES TO OBTAIN A BUILDING
PERMIT WITH COMPLIANCE TO CALIFORNIA
STATE TITLE-24 ENERGY CODE PRIOR TO
INSTALLATION. CALL MECHANICAL PLAN
CHECK (415) 558-6133 FOR MORE DETAILS.

CODE: GEN.
Art 1 400
Sec 3000
INDUSTRIAL
Div of
Relation
Eled. Safety
Group 1
Art 1
Sec 3000 #2



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
ELECTRICAL INSPECTION DIVISION
1660 Mission Street
San Francisco, CA 94103-2414
Phone:(415)558-6030 Fax:(415)558-6397

ELECTRICAL PERMIT PAYMENT RECEIPT

Printed on: 03/23/2006 01:38:53 PM

Payment Date: 03/23/2006

Permit Number: E200503244610

Job Address

Receipt Number: 64199

552 HILL ST

Issued By: Simpson Garland

554 HILL ST

Payment received from:

BUD OWINGS

123 JUDSON AV

SF CA 94112

Payment received for the items indicated:

Description	Reason	Payment Amount
ADDITIONAL INSP FEE		\$80.00

SURCHARGE \$0.00

TOTAL \$80.00

CENTRAL PERMIT BUREAU

BY 

P

PLUMBING, AND MECHANICAL

DEPARTMENT OF BUILDING INSPECTION
PLUMBING DIVISION 558-6054

P

JOB ADDRESS: 552-554 HUNST		BLK/LOT	BLDG. USE: 423
<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ALT	# STORIES: 3	OWNER OF BLDG: ROBERT ROARK	PHONE: 415 641 4501
ADDRESS: 552-554 HUNST ST SF CA 94114			

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions code, and my license is in full force and effect.

CONTRACTOR'S SIGNATURE: [Signature]	DATE: 3-24-05	CLASS: B	LICENSE #: 011142	LIC. EX. DATE: 6-30-06
COMPANY NAME: BLDG OWINGS			BTRC LICENSE: 742533	
ADDRESS: 123 JACSON ST			PHONE: 415 324 5351	
CITY: SF	STATE: CAL	ZIP: 94112	FOR OFFICE USE ONLY	

* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'

NUMBER OF INSPECTIONS REQUIRED: 1 @ 80 EA. = 80

PLUMBING PERMIT ISSUANCE FEE: 10.15

WATER PERMIT ISSUANCE FEE: 10.15

GAS PERMIT ISSUANCE FEE:

MECHANICAL PERMIT ISSUANCE FEE:

SEWER REPAIR OR TRAP REPLACEMENT FEE:

NUMBER OF NEW BOILER INSTALLED @ EA. =

SUB-TOTAL: 11.20

CPB PROCESSING FEE: Bldg 2003/12/31/3258

SURCHARGE: 0.4

TOTAL PERMIT FEE: 11.60

DESCRIPTION OF WORK COVERED BY THIS PERMIT:

Internal Gas Line

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

DATE	INSP. INITIALS	REMARKS

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

- () I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
- Carrier: Policy Number:
- (X) III. The cost of the work to be done is \$100 or less.
- () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

CONTRACTOR'S COPY

VALID FOR ISSUANCE:

VALID FOR ISSUANCE:

APPROVED DATE

APPROVED DATE

PLEASE MAKE CHECK

PAYABLE TO:

DEPARTMENT OF
BUILDING INSPECTION
1660 MISSION STREET
SAN FRANCISCO, CA 94103

AMENDMENT TO PERMIT NO.

ZIP CODE

JOB ADDRESS

CROSS STREET

JOB ADDRESS

DETACH AND
POST ON
JOB SITE

ROUGH INSPECTION

Date:

Sign:

FINAL INSPECTION

Date:

Sign:

NOT VALID UNLESS
DATED AND SIGNED
BY CHIEF PLUMBING
INSPECTOR

9003-07 (REV. 4/93)

05 MAR 24 AM 10:14

05 MAR 24 AM 10:14

APPROVED DATE

APPROVED DATE

OF USE

OF USE

INSTITUTE A CHANGE

INSTITUTE A CHANGE

CHIEF PLUMBING INSPECTOR

CHIEF PLUMBING INSPECTOR

APPLICATION FOR SERVICE INSTALLATION

Date Ordered

Date Installed

Size/Type
of Service

1" STD

2-5-04

2/17/04

Distributor

Meter Size

3/4"

2-5-04

2/17/04

Account New Main

Retap Size

Retap Size

Meter Size

Plumbing Fixtures	No Fixt	Fixt Units		No Fixt	Fixt Units
Tank WC	3	9	Kit, Sink	1	2
F V WC			Ldy Tray	1	3
F V Urinal			Auto Wash	2	4
Bath/Shower	3	6	Dishwasher	1	1
Basin	4	4	Irrigation		
Hose Bibbs	3	6	Sprink Heads		
			Fire		
			Sprink Heads		
			Fire		
			Hose Reels		

Type of
Building

2 STY. 7 CAR - 2 UNIT

Fixture
Units

35

GPM

Pressure

Inspector

Date

Tap Directions:

19 Ft. S of N line of HILL

22 1/2 Ft. E of E line of CASTRO

Ft. of line of

Ft. of line of

Ft. of line of

Ft. of line of

Class of
Occupancy

RESIDENTIAL

Class of
Rating

CORR

Entered on
Map Book

SERVICE INSPECTION REPORT

Tap No

225609

Account No

Street Address

554 HILL ST.

Property Location

UPPER 2 FLOORS

Stop Cock

Directions

2/2

Meter No

49083124

Size

3/4"

Make

T

Reading This Date

02.31.53

On

Occupied

Off

Vacant

Class of Building and Occupancy

RES.

(State number of floors, whether offices, stores, apart
ment houses, flats, residences, etc. If for residential pur
poses, give No. of units or family capacity)

2 STY. OVER GARAGE

2 STY. UNIT OVER BSM7 UNIT

The above Service and Meter supplies the following

2 STY. UPPER UNIT (554 HILL ST.)

S/HB G/S GARAGE, W/S HB IN GARAGE.

BACKYARD HB

(Plumbing test to be made if Service supplies only one
unit or a part of the building)

Remarks

TAP REF # 043317 FOR BSM7 UNIT
(552 HILL) & N/HB G/S GARAGE

Inspected by

PAUL PORTINO

Service Dept

Date

12/16/05

Service Inspection Report

Date _____

[illegible]

ADD and
meter
Existion Plot
Wicket

Application for Service Installation

Als Vop

Exp No.

DEC 9, 2003

Street / Avenue San Francisco,

Present Meter No

To the San Francisco Water Department:

Public Utilities Commission

You are hereby requested and authorized to make service installation for water supply at

15552-554 HILL ST. 94414

for account of ROBERT AND NANCY ROADICK 554 HILL ST. SF 94114

I hereby agree to abide by the Rules and Regulations of the Department as adopted by the Public Utilities Commission, and any amendments or additions to such rules that may be subsequently adopted

L. J. [Signature]
(Signed)

- (415) 644-4561
W - (445) 644-8687
JUN 27 1967

(Signed)

N/S OF HILL ST (Approx) / By ROBERT RADWICK

3

Architect Plumber Agent

Order taken by

NOTE: This order covers service installation only. A separate order is required for supply of other services by STAIR CLIMBER.

PAGE 701

70A

WD-1436

88-25 PG 00001 11:00 J

9/5/96

City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION
J O B C A R D



Tme 24
3 HEATERS

OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,
FROM 7:30 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY,
MONDAY THRU FRIDAY, FROM 7:30 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN ONLY DURING THE HOURS OF
8:30 A.M. TO 3:00 P.M. BY CALLING (415) 558-6096

APPLICATION NO. 2005/05/31/3771 PERMIT NO. 1056846 ISSUED 5/31/05
JOB ADDRESS: 552/554 411 St. BLOCK: _____ LOT: _____
NATURE OF WORK: _____
INSTALL 3 Heaters (Elec) Lower apt.

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST START BY 90 DAYS
AND BE COMPLETED BY 10/1/05

WORK UNDERWAY MUST BE INSPECTED AT LEAST EVERY NINETY (90) DAYS IN ORDER TO PREVENT EXPIRATION
DUE TO ABANDONMENT OF WORK.

EXTENSIONS OF THE "START" & "COMPLETE WORK" DATES OF THIS BUILDING PERMIT NUMBER MAY BE GRANTED
UPON WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For information on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT.

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.

[illegible]

FORM

City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

INSPECTION RECORD



APPLICATION NO.

2005/05/31/3771

PERMIT NO.

1056846

ISSUED

5/31/05

JOB ADDRESS:

552 / 554 Hill St

BLOCK:

LOT:

NATURE OF WORK:

Do Not Pour CONCRETE until the following are signed			
	INSPECTIONS	Dates	Inspectors
	Foundation Forms		
	Foundation Steel		
	Grounding Electrode		
	O.K. TO POUR		

Do Not Pour CONCRETE SLAB until the following are signed			
	INSPECTIONS	Dates	Inspectors
	Plumbing Underground		
	Electrical Underground		
	Fire Service Underground		

Do Not COVER until the following are signed			
	INSPECTIONS	Dates	Inspectors
	Rough Framing		
	Rough Electrical		
	Rough Plumbing		
	Insulation		
	Sound Transmission		
	Rough Sprinklers (PLBG)		
	Rough Sprinklers (FIRE)		
	Flue & Vents (PLBG)		
	Flue, Vents, Ducts (BLDG)		
	Hydrostatic Test		
	Lath		
	O.K. TO COVER		

ADDITIONAL WORK REQUIRING APPROVALS			
	INSPECTIONS	Dates	Inspectors
	Special		
	Special		
	Special		
	Shower Pan		
	Standpipes (wet/dry)		
	Fire Alarm		
	Security Ordinance		
	Energy Ordinance		
	Smoke & Heat Detectors		

FINAL INSPECTIONS REQUIRED			
	INSPECTIONS	Dates	Inspectors
	Special		
	Code Enforcement		
	Disabled Access		
	Housing		
	Mechanical		
	Plumbing		
X	Electrical	3/24/06	T.B.
	Street Use & Mapping		
	Urban Forestry		
	Fire Department		
	Health Department		
X	Building LAST		
	CERTIFICATE OF FINAL COMPLETION		

WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.

FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION at 415-558-6088.

FOR INFORMATION RELEVANT TO VARIOUS ASPECTS OF YOUR PERMITTED WORK UNDER WAY, PLEASE USE THE FOLLOWING PHONE NUMBERS:

BUILDING INSPECTION:	415-558-6096	MECHANICAL PLAN CHECK:	415-558-6133
CENTRAL PERMIT BUREAU	415-558-6070	MICROFILM/3R REPORTS:	415-558-6080
CODE ENFORCEMENT:	415-558-6267	PERMIT STATUS:	415-558-6088
COMMERCIAL PLAN CHECK:	415-558-6133	PLANNING DEPARTMENT:	415-558-6377
CTI PLAN CHECK:	415-558-6086	PLUMBING INSPECTION:	415-558-6054
DISABLED ACCESS:	415-558-6014	REROOFING INSPECTION:	415-558-6091
ELECTRICAL INSPECTION:	415-558-6030	RESIDENTIAL PLAN CHECK:	415-558-6133
FIRE INSPECTION:	415-558-3300	SPECIAL INSPECTION:	415-558-6132
FIRE PLAN CHECK:	415-558-6379	STREET SPACE:	415-558-6060
HEALTH INSPECTION:	415-252-3816	STREET USE & MAPPING:	415-554-7149
HOUSING INSPECTION:	415-558-6220	TECHNICAL SERVICES:	415-558-6205
MAJOR/UMB PLAN CHECK:	415-558-6133		

A FINAL REMINDER

AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS *JOB CARD* WITH YOUR IMPORTANT BUILDING RECORDS.

IMPORTANT !

If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must make a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:

**San Francisco Department of Building Inspection
ATTN: Abatement Job Card
Housing Inspection Services
1660 Mission Street, 6th Floor
San Francisco, California 94103-24214**

TOTAL

CENTRAL PERMIT BUREAU
1660 Mission Street
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
(415) 558-6088

Receipt No: 1056846
Application/Permit No: 200505313771

WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

ADDITIONAL INFORMATION

1. Building Permit.

All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.

2. Demolition Permit.

If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.

3. Permit to Lower Curb/To Excavate in Street or Sidewalk.

Issued to construct Auto Runway as per Article 15. Public Works Code.

Excavation should be carried out in accordance with Article 8 of Public Works Code.

If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.

4. Street Space Permit.

No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.

All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.

Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.

5. Permit to Repair or Construct Sidewalk.

Handicap Ramps required in vicinity of Crosswalks per plan No. 11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.

Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.

6. Hold Harmless Clause.

The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

BOARD OF PERMIT APPEALS STIPULATIONS.

MAY 31 2005

ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

LDG.
FORM

3/8

APPLICATION NUMBER
2005 05 313771OSHA APPROVAL REQD
APPROVAL NUMBER:APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH

DATE FILED 5/31/05	FILING FEE RECEIPT NO. 05684	(1) STREET ADDRESS OF JOB 552/554 Hill St	BLOCK & LOT 3622 WT 65
PERMIT NO. 05684	ISSUED 5/31/05	(2A) ESTIMATED COST OF JOB \$ 60,000	(2B) REVISED COST \$ 52,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. VN	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE 2 UNIT Residential	(8A) OCCUP. CLASS. R-3	(9A) NO. OF DWELLING UNITS 2
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. VN	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) 2 UNIT Residential	(8) OCCUP. CLASS. R-3	(9) NO. OF DWELLING UNITS 2
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(14) GENERAL CONTRACTOR BUD OWINGS 123 JASON ST SF CA 94112 (415) 421-0606	
(15) OWNER - LESSEE (CIRCLE ONE) OWNER: NANCY KOOOICE 552/554 Hill St 94114 (415) 334-5351					
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) INSTALL 3 HEATERS (EKG) IN BASEMENT UNIT					

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) JOHN ROTHOSKY 401 CHINA BASIN ST #104 442 0104		CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 5' to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS YES TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- (X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier:
Policy Number:
- () III. The cost of the work to be done is \$100 or less.

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

- () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

DUPLICATE

CONDITIONS AND STIPULATION

REFER TO:	APPROVED: Contact the district building inspector at the start of work 558-6096. For plumbing inspection, scheduling call 558-6030. 6054. For electrical inspection, scheduling call 558-6030. This application is approved without site inspection; detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in accordance with all applicable codes. Any electrical or plumbing work shall require appropriate building inspector, dept. of bldg. insp. By <u>MAOE K. JOE</u> MAY 31 2005	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: By <u>JAMES ZHAN, DBI</u> MAY 31 2005 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT