



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: June 3, 2021**

**Continued from: February 4, 2021; March 4, 2021; April 1, 2021; April 15, 2021; and, May 13, 2021**

**Record No.:** 2020-003223CUA  
**Project Address:** 249 Texas Street  
**Zoning:** Residential-House, Two Family (RH-2) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 4001/017A  
**Project Sponsor:** John Maniscalco, John Maniscalco Architecture  
442 Grove St  
San Francisco, CA 94102  
**Property Owner:** Joanne Siu & Kerry Shapiro  
San Francisco, CA 94107  
**Staff Contact:** Alex Westhoff – (628) 652-7314  
[alex.westhoff@sfgov.org](mailto:alex.westhoff@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes the demolition of an existing three-story, single-family residence with an unauthorized dwelling unit measuring approximately 3,098 square feet (sf) and the new construction of a three-story, 30-ft tall, residential building (measuring approximately 4,864 sf) with two dwelling units, two below-grade off street parking spaces, and 2 Class 1 bicycle parking spaces. The proposed building would have a basement level requiring approximately 326 cubic yards of soil disturbance with a maximum depth of excavation approximately 8 feet below existing ground surface.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to demolish the existing single-family residence with an unauthorized dwelling unit and construct a new two-unit residential building.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** To date, Department Staff have received verbal and/or written correspondence from six neighbors on the project, plus three representatives from community groups (Alison Heath from Potrero Boosters, Ozzie Rohm from SF Land Use Coalition and Jennifer Feiber from San Francisco Tenants Union). Concerns expressed have included:
  - the building's character; massing, and design;
  - light, air circulation, noise, and privacy impacts
  - impacts to neighbors (light and privacy) from light well skylight and light well windows;
  - traffic, noise, and debris which may occur during demolition and construction;
  - environmental impacts/landslide vulnerability/topography;
  - limitations on future rental potential of neighboring properties;
  - tenant displacement (subject property);
  - lack of communication on behalf of the project sponsor;
  - difficulty in understanding architectural plans; and
  - challenges in communicating with neighbors during Shelter-in-Place.

In addition to the concerns expressed above, Department staff an email on May 26, 2021 from the two adjacent neighbors, who have requested the following design modification to the Project:

- *We request that the height of the planned home be identical in height of the existing home – this is our most important ask that will most fully address both parties concerns to some extent. As pointed out by the sponsor's architect at the prior hearing, the roof height of the top floor of the planned home is a mere 4.5 feet higher than the roof height of the existing home so this reduction in the planned home should present little-to-no limitations in achieving the planned square footage of the planned home. Yet, this reduction would be substantial for adjacent neighbors, greatly reducing the impact of their proposed structure on the adjacent homes, and providing for the planned structure to conform to the sloping topography of the street (a concern voiced by many neighbors besides us), and to the character of all two-family homes on this street. The box-like structure will still impede light and privacy on both sides drastically but at least this will mitigate it some.*
- *We ask that the north-facing deck on the top floor of the planned home be excluded entirely. It is set right at the 243 Texas property line, with no setback. Persons standing on this deck are a mere few feet from our skylights at 243 Texas St (downslope) and would have an unobstructed view into the master bedroom, hallway and bathroom. Commissioner Moore asked that the issue of excessive decks and the office deck that is "too close to the property" be addressed but we have not seen any changes in the plans. We asked the architect with the planner copied but the concern was not addressed by*



*the sponsor.*

- *We request that the roof deck above the fourth floor of the planned home be excluded/removed. Persons standing on this deck have an unobstructed view into the windows of the lightwell of Kathy Block's 4 unit apartment building at 251 Texas St. and directly into the skylights of the home at 243 Texas St. There is ample space in the back of the home for a yard for which access can be built from the elevator and internal stairwell.*
- *We ask that the length of the planned home is no longer than the existing structure as the plans currently block light into our only office window that receives direct sunlight (that we share and work from daily - we both work from home 100%) and shade us and our tenants decks entirely.*
- *We request obscured/opaque glass (not 'transparent privacy film') on all windows including the skylight that lines the bottom of the lightwell at 251 Texas. The current plans state that 'transparent privacy film' has been added but this does not address what the Sponsor told Commissioner Moore which was that he would provide obscured/opaque glass to reduce light shining into the adjacent building's apartment windows.*

In addition, the adjacent neighbors have provided a copy of lease agreements for the lower units.

o **Outreach:**

- The Sponsor has hosted one pre-application meeting with the community, on October 18, 2019. Project Sponsors responded to neighbor's comments at this meeting including allowable setbacks, building design and character, scale, and shadowing.
  - More recently the sponsor has reached out to each of the neighbors who have voiced concerns, via email and/or virtual meetings.
- **Unauthorized Dwelling Unit Screening:** Since the March 4, 2021 Planning Commission hearing, Department Staff conducted an Unauthorized Dwelling Unit (UDU) screening and concluded that a UDU is present on the subject property. Factors which indicated the presence of a UDU including direct street access to the lower unit, lack on internal connection between the two units, full ground-floor kitchen and bathroom, and 2017 voting rolls which indicate a separate address, Apartment A, in addition to the primary 249 Texas St. address. Department staff undertook new public notice to address the requirement for removal of an Unauthorized Dwelling Unit as noted in Planning Code Section 317, alongside of the original project to demolish a residential unit.
  - **Tenant History:** According to Project Sponsor, the existing upper unit is currently rented to tenants on a short-term lease while the sponsors proceed through the permitting process. Pursuant to a search request with the San Francisco Rent Board, there have been no tenant evictions or tenant buyouts within the past 10 years. The lower UDU is not occupied by tenants.
  - **Rent Control.** Under SB 330, if existing units to be demolished were subject to the City's Rent Ordinance and the income of the last occupant is above 80% of AMI, as is the case here, the Project Sponsor must provide replacement units that are subject to the Rent Ordinance. The Project Sponsor has provided information showing that the occupants' incomes were above 80% of AMI. Accordingly, the Project Sponsor and the City agree that the proposed Project shall be subject to the Rent Ordinance.

- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:
  - Additional landscaping incorporated in front of the garage.
  - Roof deck area reduced at rear.
  - Roof deck glass railing setback five feet at front of building edge.
  - Direct access to the 2nd unit has been made more visible at the front.
  - Location of utility panels located beneath the entry stair to not be visible from sidewalk.
  - Third floor front glazing has been reduced.
- **Additional Design Changes since March 4, 2021 Planning Commission Hearing**
  - Increase in the area of the proposed lower unit from 766 sf to 1080 sf
  - Addition of a dedicated laundry area, reconfiguration of the bathroom, and creation of a sleeping area with more than 50% opening to the adjacent room in the lower unit
  - Adjustment of the roof deck railing to be five feet from the side property line
  - Translucent privacy glass at the light-well glazing on south elevation

## Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The proposed new building is designed to be in keeping with the existing development pattern and neighborhood character along Texas Street. Although the Project includes the demolition of a single-family home with unauthorized dwelling unit, a two-unit residential property will be built in its place. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination (including Historic Resource Determination)
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief
- Exhibit G – Appraisal Report (Existing Condition)
- Exhibit H – Appraisal Report (Code Compliant Property)



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: June 3, 2021**

**Record No.:** 2020-003223CUA  
**Project Address:** 249 Texas Street  
**Zoning:** Residential-House, Two Family (RH-2) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 4001/017A  
**Project Sponsor:** John Maniscalco, John Maniscalco Architecture  
442 Grove St.  
San Francisco, CA 94102  
**Property Owner:** Joanne Siu & Kerry Shapiro  
San Francisco, CA 94107  
**Staff Contact:** Alex Westhoff – (628) 652-7314  
[alex.westhoff@sfgov.org](mailto:alex.westhoff@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, AS PART OF A PROJECT THAT WOULD DEMOLISH THE EXISTING 3,098 SQUARE-FOOT, THREE-STORY SINGLE-FAMILY DWELLING WITH AN UNAUTHORIZED DWELLING UNIT AND CONSTRUCT A NEW THREE-STORY 4,864 SQUARE-FOOT RESIDENTIAL BUILDING CONTAINING TWO DWELLING UNITS ABOVE A GARAGE WITH TWO OFF-STREET PARKING SPACES, LOCATED AT 249 TEXAS STREET, LOT 017A IN ASSESSOR'S BLOCK 4001, WITHIN THE RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On February 19, 2020, John Maniscalco of John Maniscalco Architecture (hereinafter "Project Sponsor") filed Application 2020-003223CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing three-story-over-basement single-family residence (measuring approximately 3,098 gross square feet (gsf) and construct a new two-unit, three-story-over-basement 30-foot (ft) tall, residential building, measuring approximately 4,864 gsf (hereinafter "Project") at 249 Texas Street, Block 4001 Lots 017A (hereinafter "Project Site").

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

On February 4, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-003223CUA. At this hearing, the Commission continued the Project to the public hearings on March 4, 2021, April 1, 2021, April 15, 2021, and May 13, 2021. The Project was further continued to the public hearing on June 3, 2021.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-003223CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-003223CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project proposes the demolition of an existing three-story, single-family residence with an unauthorized dwelling unit and the construction of a new three-story, 30-ft tall residential building (approximately 4,864 gsf) with two dwelling units, two below-grade off street parking spaces, and 2 Class 1 bicycle parking spaces. The Project includes a studio unit with sleeping area on the lower level, a four-bedroom unit on the upper levels, 713 square feet (sf) of private useable open space for the lower unit via the rear yard, and 688 sf of private useable open space via the level 1 rear deck and roof deck.
3. **Site Description and Present Use.** The Project is located on a rectangular lot measuring 2,500 sf with 25-ft of frontage along Texas St. The project site contains an existing three-story over basement, single family 3,098 sf residence with an unauthorized dwelling unit on the ground floor level.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 (Residential-House Two Family) Zoning District. The immediate context is largely residential, with commercial uses along both 18<sup>th</sup> and Mariposa Streets. The immediate neighborhood includes a four-unit two-story apartment to the south, a single-family one-story home to the north, one- to two-story residential units to the west across Texas Street as well as to the east along Mississippi Street behind the subject property. Other zoning districts in the vicinity of the project site include: UMU, (Urban Mixed-Use), RH-3 (Residential-House Three Family), NC-2 (Neighborhood Commercial Small Scale), and P (Public).
5. **Public Outreach and Comments.** To date, Department Staff have received verbal and/or written correspondence from six neighbors on the Project, plus representatives from three community groups (Alison Heath from Potrero Boosters, Ozzie Rohm from SF Land Use Coalition and Jennifer Feiber from San Francisco Tenants Union). Concerns expressed included the building's character; massing, and design; light, air circulation, noise, and privacy impacts; impacts to neighbors (light and privacy) from light well skylight and light well windows; traffic, noise, and debris which may occur during demolition; environmental impacts/landslide vulnerability/topography; limitations on future rental potential of neighboring properties; tenant displacement (subject property); existence of Unauthorized Dwelling Unit (UDU); lack of communication on behalf of the Project Sponsor; difficulty in understanding architectural plans; and challenges in communicating with neighbors during Shelter-in-Place.
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. **Use.** Planning Code Section 209.1 permits two-family homes in RH-2 Zoning District.

*The Project would construct two dwelling units.*
  - B. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is

required for applications proposing to demolish a residential unit in a RH-2 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

*The Project proposes the demolition of an existing single-family dwelling with an unauthorized dwelling unit and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.*

- C. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback

*As the adjacent northerly property has a front setback of 5 feet 10 inches and the adjacent southerly property has no front setback, the subject property is required to provide a minimum front setback of 2 feet 11 inches. The Project proposes a front setback of 2 feet 11 inches.*

- D. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

*The subject property is 25 feet in width and has a required front setback of approximately 2 feet 11 inches, totaling approximately 73 sf of front setback area. The front steps area however, makes up approximately 20 sf and can be removed from this area, thus totaling 53 sf of front set back area, of which 20%, or approximately 11 sf must be devoted to plant material. A total of 16.8 sf of the front setback remains unpaved and devoted to plan material, thus meeting Section 132(g). Furthermore the total permeable area is 52.5 square feet or 99%, thus exceeding the required 50% pursuant to Section 132(h).*

- E. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-2 Zoning Districts. Where applicable Planning Code Section 134(c) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings, so long as a minimum rear yard of 25% of the total property or 15 feet is maintained, whichever is greater. In cases where a rear yard requirement is thus reduced, the last 10 feet of building depth permitted on the subject lot shall be limited to a height of 30 feet.

*The subject property's required rear yard is the average between the rear building walls of the two adjacent buildings. The adjacent property to the north has a rear yard of 42 feet 11 inches, while the adjacent property to the south has a rear yard of 34 feet 1 inch. Thus, the subject property is required to maintain a rear yard of at least 38 feet 6 inches. The Project proposes a rear yard of 38 feet 6 inches. Thus, the Project provides a code-compliant rear yard.*

- F. **Useable Open Space.** In the RH-2 Zoning District, Planning Code Section 135 requires 125 square

feet of useable open space for each dwelling unit if all private, or a total of 332 square feet of common usable open space for two dwelling units.

*The Project contains two dwelling units. The lower unit has access to the 713 square feet of basement level private open space in the rear yard, while the upper unit has exclusive access to the 688 square feet of private open space amongst the level 1 roof deck and upper roof deck.*

- G. **Permitted Obstructions.** Planning Code Section 136 allows certain features including architectural projections, uncovered stairways and decks as permitted obstructions into the required rear yard so long as certain dimensional requirements are met.

*The proposed rear deck does not exceed 10 feet above the existing grade, does not extend more than 12 feet into the required open area, and does not occupy space with the rear 25 percent or 15 feet of the total lot depth and thus is compliant with this Planning Code Section 136(c)(25).*

- H. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*The upper dwelling unit has direct exposure onto both the public street and a Code-compliant rear yard, and the lower dwelling unit has direct exposure onto a Code-compliant rear yard.*

- I. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

*The Project proposes a Code-complying garage door width of 9 feet 7 inches.*

- J. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide two (2) off-street parking spaces.*

- K. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

*The project proposes two Class 1 bicycle parking spaces.*

- L. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

*The Project includes approximately 4,864 gross square feet of new residential use. The Project shall receive credit for existing uses on the project site. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building*

*permit application.*

- M. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the Eastern Neighborhoods Area Plan that results in the addition of gross square feet of new residential space over 800 sf.

*The Project includes approximately 4,864 gross square feet of new residential development. The Project shall receive credit for existing uses on the project site. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.*

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 size of the proposed three-story two-unit property is in keeping with other residential properties in the neighborhood. The property is compliant with the Residential Design Guidelines, albeit modern in appearance. The Project contributes to the mixed visual character of the neighborhood. The property is designed appropriately to minimize light and privacy impacts to surrounding properties. The lightwell dimensions match the lightwell of the southerly adjacent property to continue to allow that property to receive light and air. Under SB 330, if existing units to be demolished were subject to the City's Rent Ordinance and the income of the last occupant is above 80% of AMI, as is the case here, the Project Sponsor must provide replacement units that are subject to the Rent Ordinance. Here, the Project Sponsor has provided information showing that the occupants' incomes were above 80% of AMI. Accordingly, the Project Sponsor and the City agree that the Project shall be subject to the Rent Ordinance. Conditions of Approval have been included to reflect the rent-control status of the Project. Rent-controlled units are a benefit to the City and assist in providing for housing security for future tenants.*

- 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 building will be similar in size to the existing adjacent buildings. The adjacent southerly property is a two-story, four-unit, flat roofed apartment building. The adjacent northerly property is a one-story single-family pitched-roof home. The subject property's front setback is approximately 2'11" to transition between the two buildings. The location of the proposed building will allow for a rear yard that will contribute to the midblock open space and retain a sense of privacy for adjacent neighbors.*



- (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 Planning Code does not require automobile parking. The Project provides a new vehicular garage designed to accommodate the two off-street parking spaces and two Class 1 bicycle parking spaces.*

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

*As the Project is residential in nature, the proposed residential use is not expected to produce noxious or offensive emissions.*

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

*Sufficient open space has been provided for both properties, and includes the rear yard, front setback, rear deck and roof deck. The front setback has been appropriately landscaped.*

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

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

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

*The proposed project is consistent with the stated purpose of RH-2 Zoning District in that it proposes a two-unit residential building with private open space provided at ground-level and on both a rear yard and roof deck.*

**8. Residential Demolition Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 317(g)(6)

- a) Whether the property is free of a history of serious, continuing code violations;

*A review of the Department of Building Inspection and the Planning Department databases shows that in 2002, a complaint was filed against the property alleging the conversion of the garage into an illegal unit. While records show this complaint was “abated” and that permits were applied for to “remove” the illegal unit, it appears the unauthorized second unit was never removed. The current owners purchased the property in 2019.*

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

*The existing dwelling appears to be in decent, safe, and sanitary condition with no Code violations, although the ceiling heights in the unauthorized lower unit are substandard and the unit's foundation does not comply with existing codes.*

- c) Whether the property is an "historical resource" under CEQA;

*Although the existing building is more than 50 years old, a review of supplemental information resulted in a determination that the property is not a historical resource.*

- d) Whether the removal of the resource will have a substantial adverse impact under CEQA;

*The existing building is not a historical resource and its removal will not have any substantial adverse impacts under CEQA.*

- e) Whether the Project converts rental housing to other forms of tenure or occupancy;

*It appears that the existing building was owner-occupied for well over 60 years. An Historic Resource Evaluation submitted by the Project Sponsor shows no evidence of tenant occupancy since the building was moved to its current location in 1951. At the prior hearing on this matter, Ernesto Valencia testified that house had been in his family for three generations. Court records show that Ernesto and Richard Boyd acquired the property from other members of the Valencia family in 2006 and occupied the property as tenants in common, with the Valencia's occupying the unauthorized lower unit and Mr. Boyd occupying the upper unit. Pursuant to a search request with the San Francisco Rent Board, there have been no tenant evictions or tenant buyouts within the past 10 years.*

*Since the Project Sponsors acquired the property in March 2019, they have twice rented the upper, authorized unit. The first tenants occupied the unit from March 1, 2020 to October 31, 2020. The second tenants have occupied the upper unit since November 1, 2020 pursuant to a one-year lease that expires on October 31, 2021. The Project Sponsors have presented a letter from the current tenants in which the tenants acknowledge that they rented the property for only one year and intend to relocate on or before October 31, 2021.*

- f) Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

*The Planning Department cannot definitively determine whether or not the single-family home with an unauthorized dwelling unit is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. However, pursuant to SB 330, the Project Sponsors are willing to offer to impose a restriction on the Project such that the two new units will be subject to the Rent Stabilization and Arbitration Ordinance.*

*Under SB 330, if existing units to be demolished were subject to the City's Rent Ordinance and the income of the last occupant is above 80% of AMI, as is the case here, the Project Sponsor must provide replacement units that are subject to the Rent Ordinance. Here, the Project Sponsor has provided information showing that the occupants' incomes were above 80% of AMI. Accordingly, the Project Sponsor and the City agree that the proposed Project shall be subject to the Rent Ordinance.*

- g) Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

*Although the Project proposes the demolition of an existing dwelling and an unauthorized dwelling unit, the new construction will result in two code-compliant dwellings with more habitable square feet and bedrooms.*

- h) Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

*The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two family-sized dwellings that are consistent with the Residential Design Guidelines and the provisions of the RH-2 Zoning District.*

- i) Whether the Project protects the relative affordability of existing housing;

*The Project removes two dwelling units (one of which is unauthorized), which is generally considered more affordable than more recently constructed units. The Project results in two units with greater habitable floor area and more code-compliant bedrooms that contribute positively to the City's housing stock.*

- j) Whether the Project increases the number of permanently affordable units as governed by Section 415;

*The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes fewer than ten units. The Project does not include construction of affordable housing, as defined in Planning Code Section 415.*

- k) Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project represents the redevelopment on a parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the RH-2 Zoning District.*

- l) Whether the project increases the number of family-sized units on-site;

*The Project proposes opportunities for family-sized housing on-site by constructing two dwelling units. The property currently contains one authorized and one unauthorized dwelling units.*

- m) Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

- n) Whether the Project is of superb architectural and urban design, meeting all relevant design

guidelines, to enhance existing neighborhood character;

*On balance, the overall scale, design, and materials of the proposed building is consistent with the block face and compliment the neighborhood character with traditional building materials and a contemporary design.*

- o) Whether the Project increases the number of on-site dwelling units;

*The Project would replace one authorized and one unauthorized dwelling unit with two authorized dwelling units. So, there is not a net increase in the number of units on the project site.*

- p) Whether the Project increases the number of on-site bedrooms.

*The existing dwelling contains two bedrooms in the authorized unit and three rooms in the unauthorized unit that may have been used as bedrooms but do not meet building code requirements for bedrooms. None of the rooms have code-compliant ceiling heights and one is only accessible from the rear yard. The Project includes one four-bedroom unit and one studio unit.*

- q) Whether or not the replacement project would maximize density on the subject lot; and,

*The Project will maximize the allowed density on-site by providing two authorized dwelling units.*

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

*The Planning Department cannot definitively determine whether the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. However, pursuant to SB 330, the Project Sponsors are willing to offer to impose a restriction on the Project such that the two new units will be subject to the Rent Stabilization and Arbitration Ordinance.*

**9. Removal of Unauthorized Dwelling Units.** Pursuant to Planning Code Section 317(g)(7), the Planning Commission shall consider the following criteria in the review of applications for removal of Unauthorized Units:

- a. Whether the costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code;

*The cost to legalize the unauthorized unit has been estimated to be \$416,000, whereas the average cost of legalization per unit is approximately \$66,000. The cost to legalize the unauthorized unit, at over six times the average, is not reasonable. The increased cost of legalization at the subject property is due primarily to required seismic/foundation upgrades and excavation since the existing floor to*

*ceiling heights at the ground floor (6'-9" for 50% of the space) are not compliant with the requirements of the Building Code.*

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

*The legalization of the Unauthorized Unit is deemed not financially feasible. The Project Sponsor submitted a property appraisal report, conducted and approved by a California licensed property appraiser, that states the value of the property is currently \$1,455,000 (as-is), and would be \$1,565,000 with a legalized unit on the ground floor. With a construction cost of \$416,000 and a gain in property value of \$110,000, legalization is deemed not financially feasible.*

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

*To date, the Planning Department has not found the existence of any City funding sources or programs to assist the property owner with the cost of legalization. The cost to improve the property and legalize the Unauthorized Unit would unduly burden the property owner and constitute a financial hardship beyond the financial feasibility of the property value gained.*

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

#### **HOUSING ELEMENT**

##### **Objectives and Policies**

#### **OBJECTIVE 1**

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

##### **Policy 1.1**

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

##### **Policy 1.10**

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

**OBJECTIVE 4**

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

Policy 4.1

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

Policy 4.4

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

**OBJECTIVE 11**

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

**OBJECTIVE 12**

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

Policy 12.2

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

## URBAN DESIGN ELEMENT

### Objectives and Policies

#### OBJECTIVE 1

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

##### Policy 1.3

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

##### Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

*The Project proposes demolition of a sound residential structure containing a two-bedroom single family dwelling with an Unauthorized Dwelling Unit. The new building will contain two dwelling units which meet Planning and Building Code requirements. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of materials, scale, proportions, and massing for the surrounding neighborhood; albeit contemporary in style. The Project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage and will contribute to the neighborhood's mixed character. Furthermore, the proposal maximizes the dwelling unit density, while bringing the property into full compliance with the requirements of the Planning Code.*

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

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

*The project site does not possess any neighborhood-serving retail uses. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal.*

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

*While the existing single-family dwelling with UDU is proposed to be demolished, the Project will provide two dwelling units which meet Planning and Building Code requirements. The Project proposes a height and scale compatible with the surrounding neighborhoods and is consistent with the Planning Code.*

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

*The Project does not currently possess any existing affordable housing.*

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

parking.

*The Project Site is served by nearby public transportation options. Specifically, the property is located within ¼ mile of the following MUNI lines: 14X, 22, 55, and 8BX. The project will provide two off street automobile spots and two Class 1 bicycle spots.*

- 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 does not include commercial office development.*

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

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project Site does not contain any City Landmarks or historic buildings.*

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

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

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



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-003223CUA**, subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 5, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 3, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: June 3, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of the existing 3,098 square foot three-story single-family residence and the new construction of a 4,864 square feet three story residence with two dwelling units located at 249 Texas Street, Assessor's Block 4001, and Lot 017A, pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 5, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-003223CUA and subject to conditions of approval reviewed and approved by the Commission on June 3, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 3, 2021 under Motion No. XXXXXX.

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

8. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

9. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than three (3) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314  
[www.sfplanning.org](http://www.sfplanning.org)*

- 12. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314,  
[www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 15. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 16. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

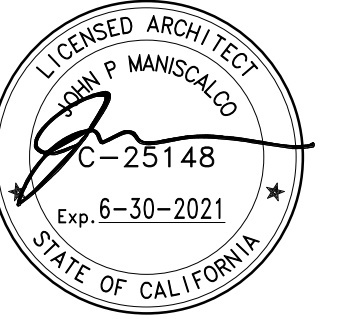
*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*

- 17. Rent Stabilization and Arbitration Ordinance.** As required by California SB 330, the Project shall be subject

to the City's Rent Ordinance, Administrative Code Chapter 37, and the Project Sponsor shall record a restriction on the property records that both units shall be subject to the City's Rent Ordinance and shall comply with all applicable provisions of Chapter 37.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*





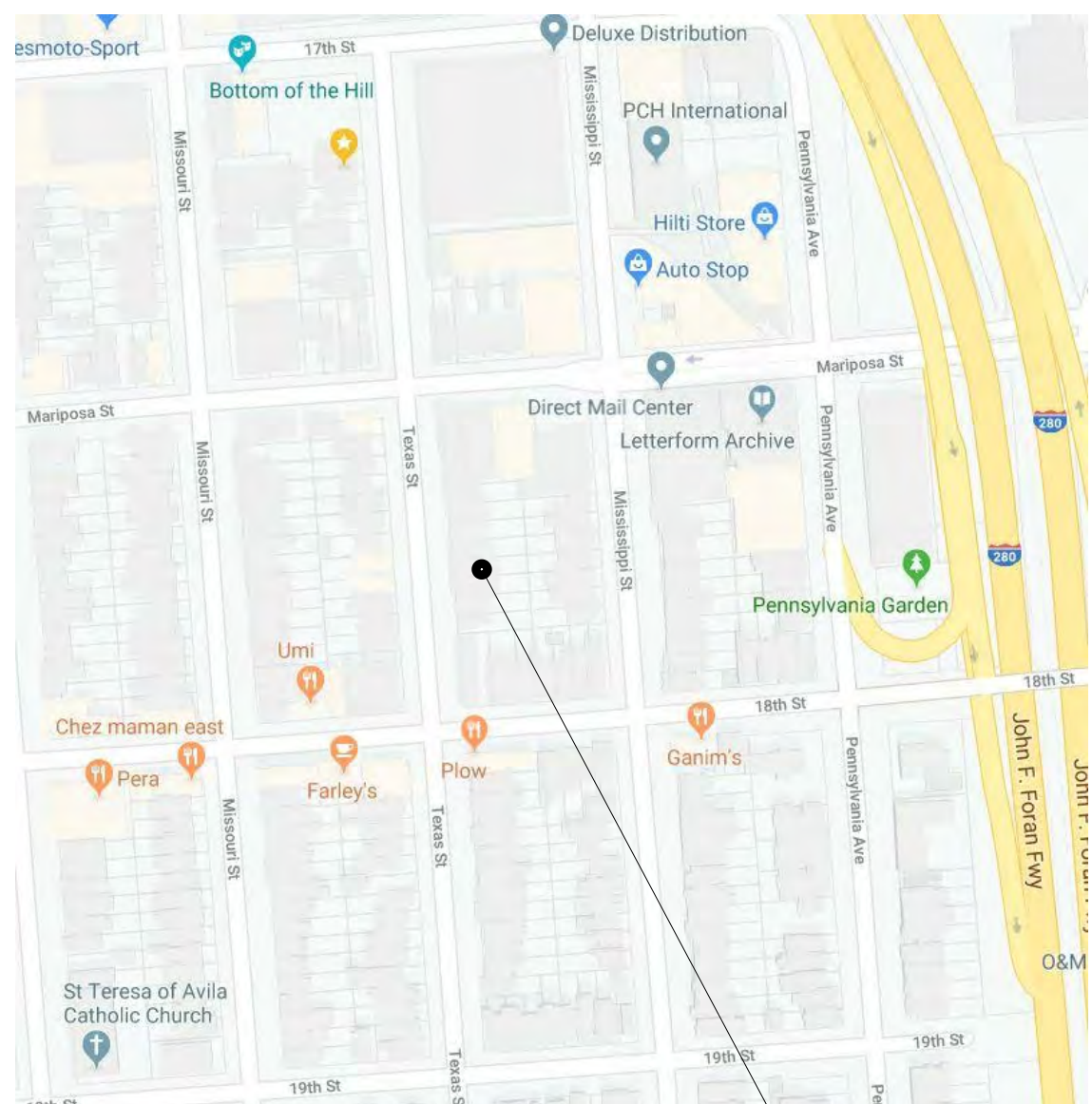
Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

## PROJECT DESCRIPTION

DEMOLISH EXISTING 3 STORY + BASEMENT DWELLING. NEW CONSTRUCTION OF 2-UNIT, 3 STORY + BASEMENT DWELLING WITHIN REQUIRED SETBACKS.

## PROJECT LOCATION



PROJECT LOCATION  
N.T.S.

## PROJECT INFORMATION

ADDRESS: 249 TEXAS STREET  
SAN FRANCISCO, CA, 94107  
BLOCK: 4001  
LOT: 017A  
ZONING: RH-2  
CONSTR. TYPE: TYPE V-NR  
OCCUPANCY: R-3  
LOT SIZE: 2,500 SF  
MAX DEPTH OF EXCAVATION: 8'-0"  
TOTAL SOIL DISTURBANCE: APPROX. 326 CY

SETBACKS:	EXISTING	PROPOSED
FRONT (WEST):	4'-4"	2'-11" (AVG.)
SIDE (NORTH):	0'	NO CHANGE
SIDE (SOUTH):	0'	NO CHANGE
REAR (EAST):	35'-1"	38'-6" (AVG.)

BUILDING SIZE AND COVERAGE:	EXISTING	PROPOSED
NO. OF STORIES	3 + BASEMENT	3 + BASEMENT (NO CHANGE)
BUILDING HEIGHT	20'-2"	30'-0"

BUILDING AREA:	CONDITIONED:	UNCONDITIONED:
(E) BASEMENT	0 SF	401 SF
(E) FIRST LEVEL	1,376 SF	-
(E) SECOND LEVEL	1,087 SF	-
(E) THIRD LEVEL	635 SF	-
TOTAL (E) AREA:	3,098 SF	401 SF

BUILDING AREA:	CONDITIONED:	UNCONDITIONED:	DELTA
(N) BASEMENT	248 SF	1,080 SF	-
(N) FIRST LEVEL	640 SF	-	486 SF GARAGE (@ UNIT 1)
(N) SECOND LEVEL	1,271 SF	-	+ 184 SF
(N) THIRD LEVEL	1,139 SF	-	+ 504 SF
TOTAL:	3,298 SF	1,080 SF	486 SF GARAGE + 862 SF (+ 486 SF GARAGE)

## PROJECT DIRECTORY

OWNER: JOANNE SIU & KERRY SHAPIRO  
249 TEXAS STREET  
SAN FRANCISCO, CA 94107

ARCHITECT: JOHN MANISCALCO ARCHITECTURE  
JOHN MANISCALCO, A.I.A. - PRINCIPAL  
442 GROVE STREET, S.F., CA 94102  
T. 415.864.9900 F. 415.864.0830

# 249 Texas Street

## San Francisco, CA 94107

# Project Application Set

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History	No.	Issuance	Date
1 PRE-APPLICATION SET	1		11/04/2019
2 PROJECT APPLICATION SET	2		02/26/2020
3 SITE PERMIT REV 1	3		04/21/2020
4 SITE PERMIT REV 2	4		08/14/2020
5 SITE PERMIT REV 3	5		12/21/2020
6 SITE PERMIT REV 4	6		01/20/2021
8 SITE PERMIT REV 5	8		04/05/2021

## PROJECT DATA

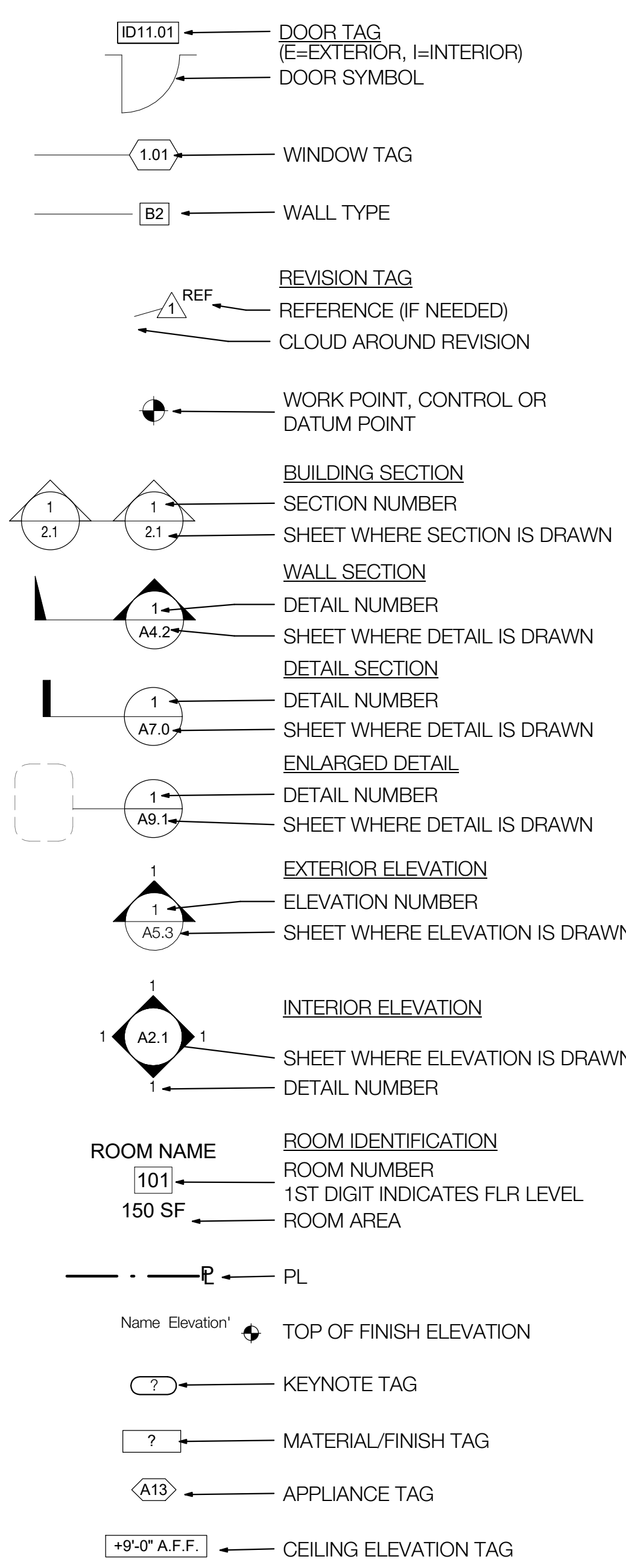
# A0.00



# GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:  
  
2019 SAN FRANCISCO BUILDING CODE  
2019 SAN FRANCISCO ELECTRICAL CODE  
2019 SAN FRANCISCO ENERGY CODE  
2019 SAN FRANCISCO HOUSING CODE  
2019 SAN FRANCISCO MECHANICAL CODE  
2019 SAN FRANCISCO PLUMBING CODE  
2019 CALIFORNIA FIRE CODE  
  
COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- DETAILS ARE USUALLY KEYS ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:  
(E)=EXISTING, (N)=NEW/PROPOSED  
(P.A.)= PREVIOUSLY APPROVED  
GWB=GYP. BD. = GYPSUM WALL BOARD  
MTL=METAL, S.S.= STAINLESS STEEL  
GSM=GALVANIZED SHEET METAL  
GM=GALVANIZED METAL  
SSD=SEE STRUCTURAL DRAWINGS  
AFF= ABOVE FINISH FLOOR  
BUR=BUILT-UP ROOFING

# LEGEND



# CODE NOTES

- PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PROVIDE NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH CBC SECTION 903.3.1.2.
- PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 3 FEET OF AND PARALLEL TO THE PL
- UNLIMITED SQUARE FOOTAGE, UNPROTECTED OPENING PER §705.8.1 EXCEPTION 2. AT EXTERIOR WALL WITH NO FIRE-RESISTANCE RATING REQ. PER §602 & TABLE 602 FOOTNOTE h1
- PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ.
- PROVIDE MIN. 1 EMERGENCY ESCAPE AND RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS
- PER SFPC 102.7, PROVIDE LIMITED VISUAL CONNECTION BETWEEN FIRST LEVEL AND FIRST FLOOR.
- PER CBC, NON-RATED CONST. @ EXTERIOR WALL WITH FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER §602 TABLE 602.i. GROUP R-3, WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE

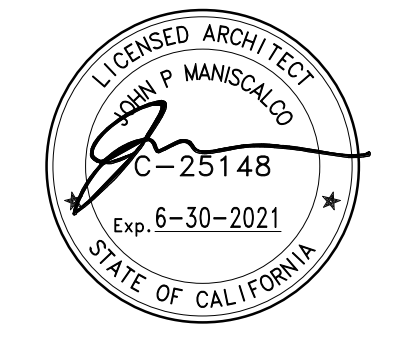
# INDEX OF DRAWINGS

SHEET LIST	
Sheet Number	Sheet Name
A0.00	PROJECT DATA
A0.01	GENERAL NOTES, DRAWING INDEX
A0.31	CODE COMPLIANCE - GRADE PLAN & EXISTING DIAGRAMS
A0.40	LANDSCAPE AREA CALCULATIONS
A0.50	EXISTING SITE CONTEXT PHOTOGRAPHS
A0.51	PROPOSED DESIGN RENDERINGS
GS1	GREEN BUILDING SITE PERMIT SUBMITTAL FORM
A1.00	SURVEY
A1.10	EXISTING SITE PLAN
A1.20	PROPOSED SITE PLAN
A2.00	EXISTING FLOOR PLANS
A2.10	PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS
A2.20	PROPOSED LEVEL 2 & LEVEL 3 FLOOR PLANS
A2.30	PROPOSED ROOF PLAN
A3.00	EXISTING & PROPOSED WEST ELEVATION
A3.01	EXISTING & PROPOSED NORTH ELEVATION
A3.02	EXISTING & PROPOSED EAST ELEVATION
A3.03	EXISTING & PROPOSED SOUTH ELEVATION
A3.10	EXISTING & PROPOSED BUILDING SECTION
A3.11	EXISTING & PROPOSED CROSS SECTION



John Maniscalco  
Architecture

415.864.9900  
442 Grove Street  
San Francisco, CA 94102



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

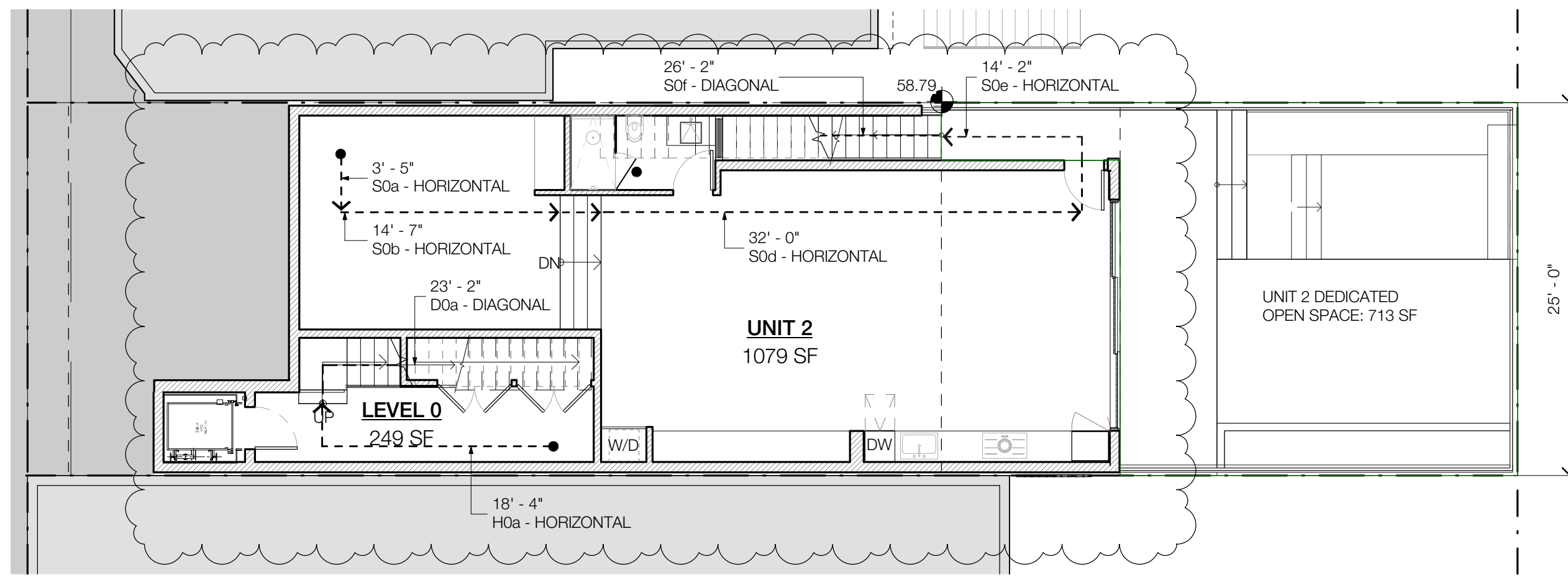
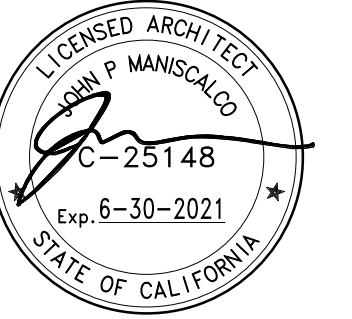
Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**GENERAL NOTES, DRAWING INDEX**

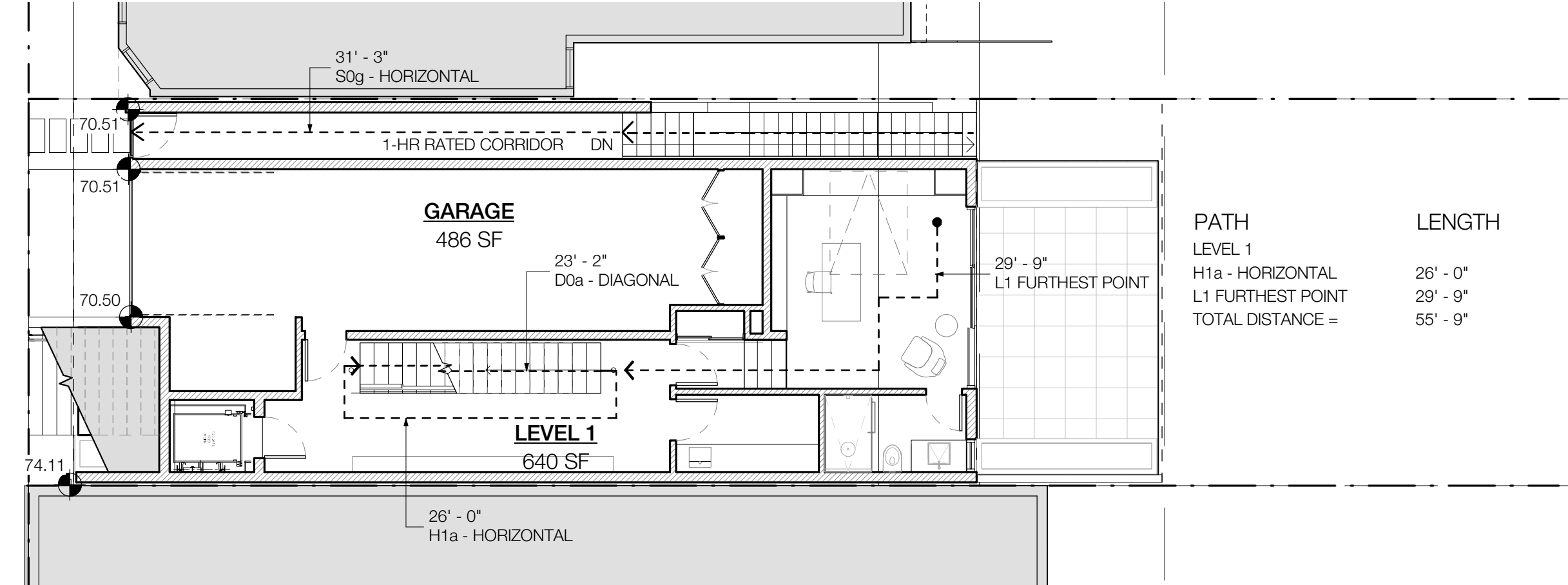
# A0.01





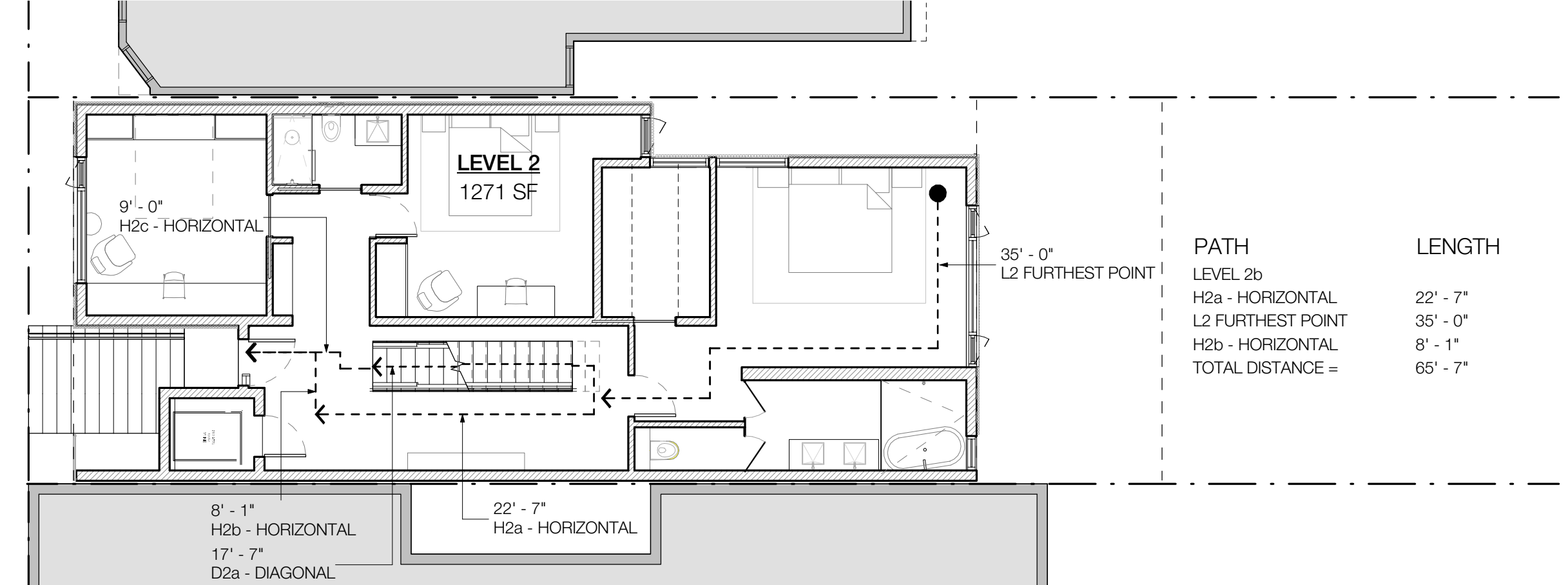
**1 PROPOSED BASEMENT EXITING DIAGRAM**

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



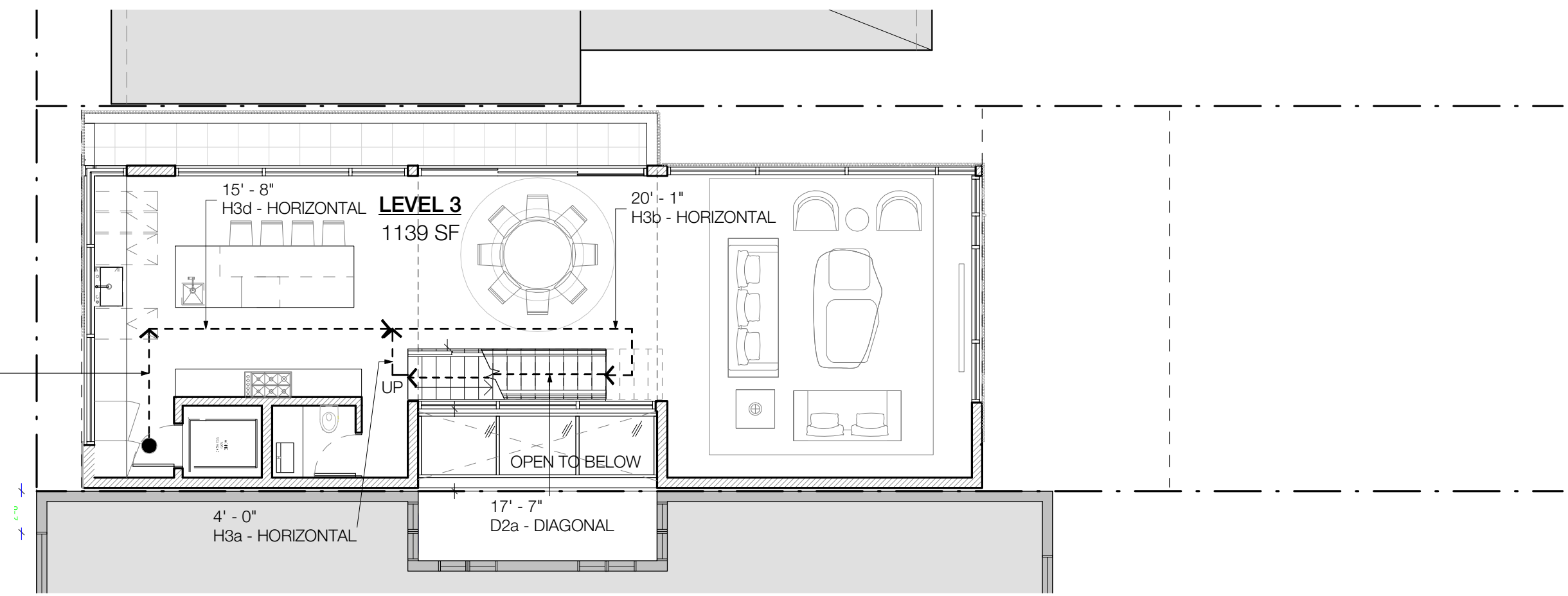
**2 PROPOSED FIRST LEVEL EXITING DIAGRAM**

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



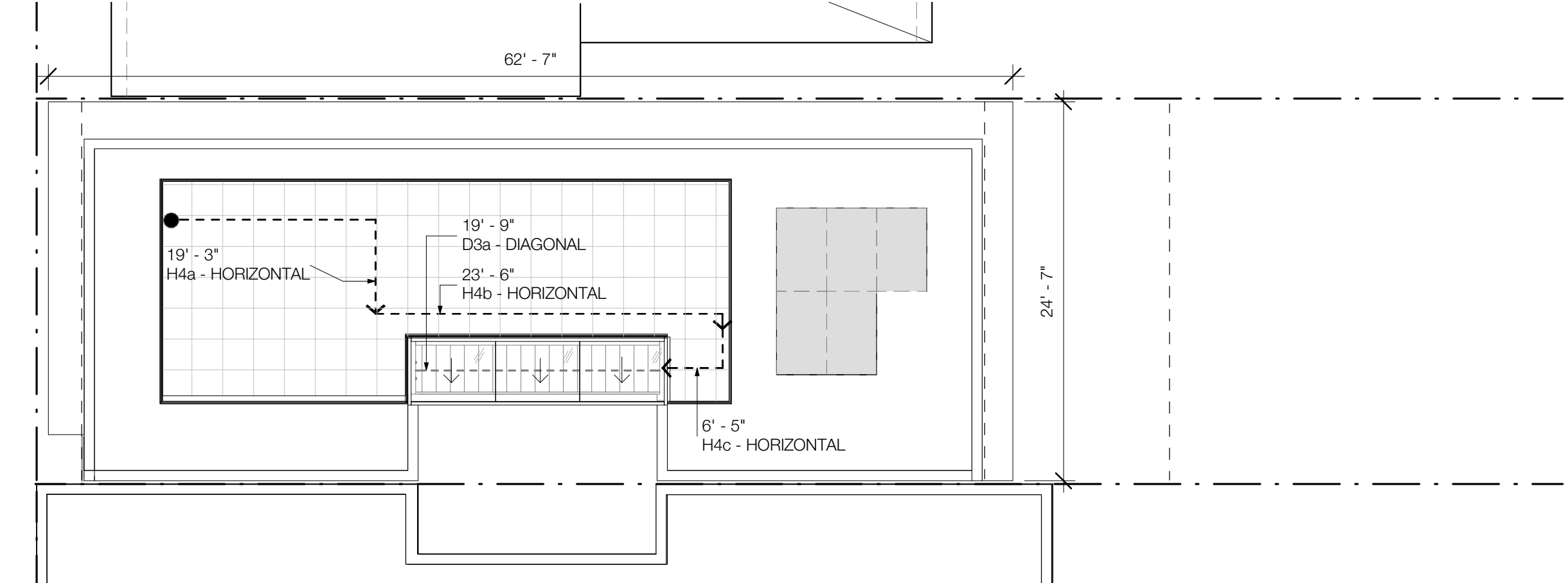
**3 PROPOSED SECOND LEVEL EXITING DIAGRAM**

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



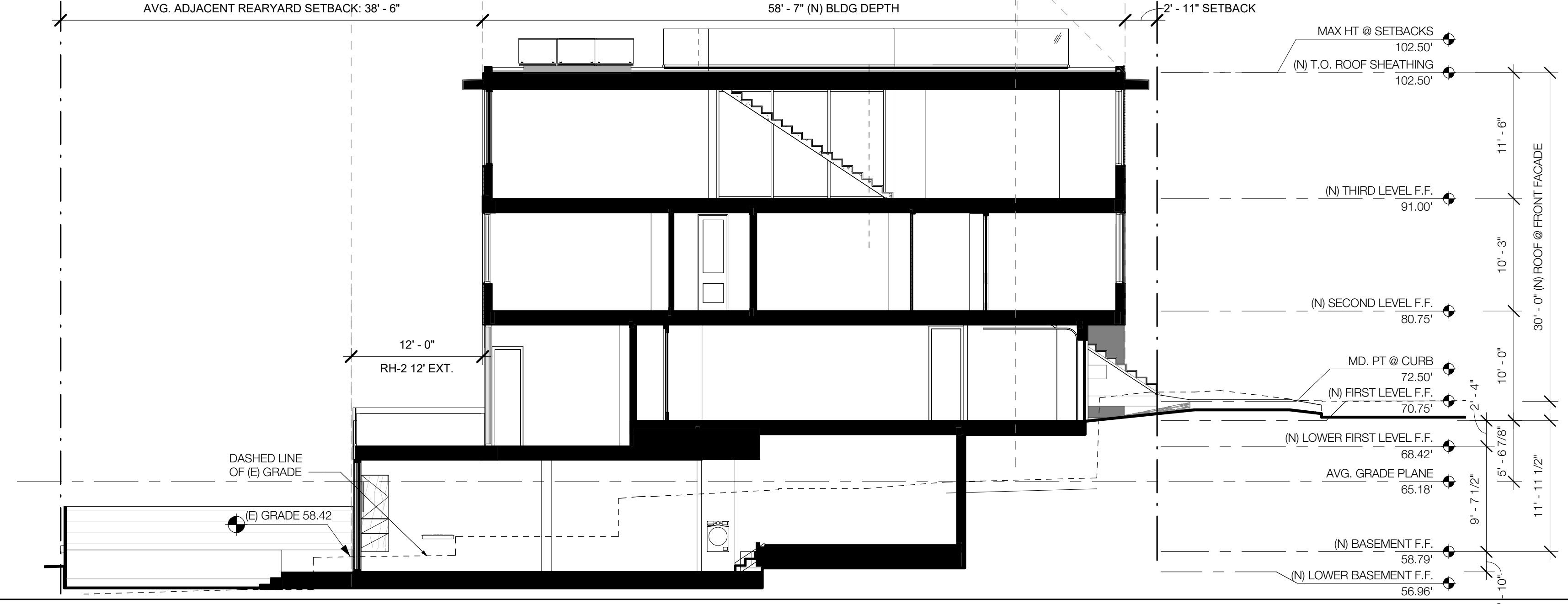
**4 PROPOSED THIRD LEVEL EXITING DIAGRAM**

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



**5 PROPOSED ROOF LEVEL EXITING DIAGRAM**

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



**GRADE PLANE CALCULATION**

PER CBC 2022, BASEMENT - A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"), THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS

STORY ABOVE GRADE PLANE - ANY STORY HAVING ITS FINISHED SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:  
 • MORE THAN 6 FEET ABOVE GRADE PLANE; OR  
 • MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

GRADE PLANE - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS.

SEE "PROPOSED BASEMENT EXITING DIAGRAM" & "PROPOSED FIRST LEVEL EXITING DIAGRAM" FOR SPOT ELEVATIONS.

GRADE LEVELS AT EXTERIOR WALLS	SUM = 521.51
58.71	AVERAGE GRADE PLANE = 521.51 / 8 = 65.18'
58.71	
58.75	PROPOSED FIRST LEVEL IS @ 70.50, LESS THAN 6'-0" ABOVE HORIZONTAL GRADE PLANE, AND IS LESS THAN 12'-0" ABOVE ADJACENT GRADE.
71.51	
70.51	
70.50	
74.11	THEFORE, THE BASEMENT IS NOT CONSIDERED A STORY ABOVE GRADE PLANE AND IS DEFINED AS A BASEMENT.
521.51	

**DESIGN OCCUPANT LOADS**

(RESIDENTIAL OCCUPANT LOAD (PER CBC 1004.1.2 - 200 SF/OCC))

UNIT	AREA	OCC. LOAD	EXIT REQ'D	EXITS PROVIDED
UNIT 1:				
LEVEL 0:	249 SF	1	1	1
LEVEL 1:	640 SF	3	1	1
LEVEL 2:	1,271 SF	6	1	1
LEVEL 3:	1,139 SF	6	1	1
TOTAL:	3,298 SF	16	1	1
UNIT 2:				
LEVEL 0 - UNIT 2:	1,080 SF	5	1	1

PER CBC 1006.2.1 EXC 1: INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, (1) EXIT REQUIRED PER LEVEL.

**EXIT TRAVEL DISTANCE**

TOTAL TRAVEL DISTANCE FROM ROOF

PATH	LENGTH	PATH	LENGTH
LEVEL 4		LEVEL 0	
H4a - HORIZONTAL	19'-3"	H0a - HORIZONTAL	18'-4"
H4b - HORIZONTAL	23'-6"	D0a - DIAGONAL	23'-2"
H4c - HORIZONTAL	6'-5"		
	49'-2"	LEVEL 1	
LEVEL 3		H1a - HORIZONTAL	26'-0"
H3a - HORIZONTAL	4'-0"	D1a - DIAGONAL	16'-8"
H3b - HORIZONTAL	20'-1"		
D3a - DIAGONAL	19'-9"	LEVEL 2b	
	43'-10"	H2a - HORIZONTAL	22'-7"
LEVEL 2		H2b - HORIZONTAL	8'-1"
H2c - HORIZONTAL	9'-0"		
D2a - DIAGONAL	17'-7"	TOTAL DISTANCE =	114'-9"
	26'-6"		
TOTAL DISTANCE =	119'-7"		

TOTAL TRAVEL DISTANCE: 119'-7"  
ALLOWABLE COMMON PATH: 125'-0"  
(TABLE 1006.2.1)

TOTAL TRAVEL DISTANCE FROM BASEMENT (UNIT 1)

PATH	LENGTH	PATH	LENGTH
LEVEL 0		LEVEL 1	
H0a - HORIZONTAL	18'-4"	H1a - HORIZONTAL	26'-0"
D0a - DIAGONAL	23'-2"	D1a - DIAGONAL	16'-8"
	41'-6"	LEVEL 2b	
LEVEL 1		H2a - HORIZONTAL	22'-7"
H1a - HORIZONTAL	26'-0"	H2b - HORIZONTAL	8'-1"
D1a - DIAGONAL	16'-8"		
	42'-8"	TOTAL DISTANCE =	114'-9"
LEVEL 2b			
H2a - HORIZONTAL	22'-7"		
H2b - HORIZONTAL	8'-1"		
TOTAL DISTANCE =	114'-9"		

TOTAL TRAVEL DISTANCE: 114'-9"  
ALLOWABLE COMMON PATH: 125'-0"  
(TABLE 1006.2.1)

TOTAL TRAVEL DISTANCE FROM STUDIO (UNIT 2)

PATH	LENGTH	PATH	LENGTH
LEVEL 0		LEVEL 1	
S0a - HORIZONTAL	3'-5"	S0g - HORIZONTAL	31'-3"
S0b - HORIZONTAL	14'-7"		
S0c - DIAGONAL	2'-6"	TOTAL DISTANCE =	124'-1"
S0d - HORIZONTAL	32'-0"		
S0e - HORIZONTAL	14'-2"		
S0f - DIAGONAL	26'-2"		
	92'-10"		
LEVEL 1			
S0g - HORIZONTAL	31'-3"		
	31'-3"		
TOTAL DISTANCE =	124'-1"		

TOTAL TRAVEL DISTANCE: 124'-1"  
ALLOWABLE COMMON PATH: 125'-0"  
(TABLE 1006.2.1)

EGRESS FROM SPACES (PER CBC 1006.2) IN GROUP R-2 AND R-3 OCCUPANCIES, ONE EXIT IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20, WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET.

EXISTING WALL  
NEW WALL  
1-HOUR WALL

PROVIDING (2) EXITS FROM BUILDING: (1) AT LEVEL 1, (1) AT LEVEL 2. PER CBC 1017, 1 EXIT IS REQ'D.

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

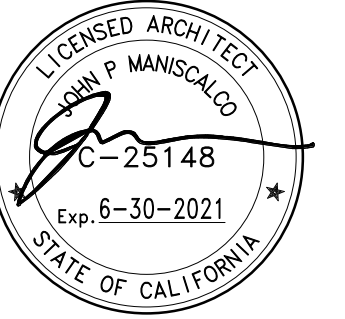
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History	No.	Issuance	Date
1 PRE-APPLICATION SET	1		11/04/2019
2 PROJECT APPLICATION SET	2		02/26/2020
3 SITE PERMIT REV 1	3		04/21/2020
4 SITE PERMIT REV 2	4		08/14/2020
5 SITE PERMIT REV 3	5		12/21/2020
6 SITE PERMIT REV 4	6		01/20/2021
7 SITE PERMIT REV 5	7		04/05/2021

**CODE COMPLIANCE - GRADE PLAN & EXITING DIAGRAMS**

**A0.31**



**LANDSCAPING AREA CALCULATIONS**  
PLANNING CODE SEC. 132(G); UNPAVED PLANTING MATERIALS

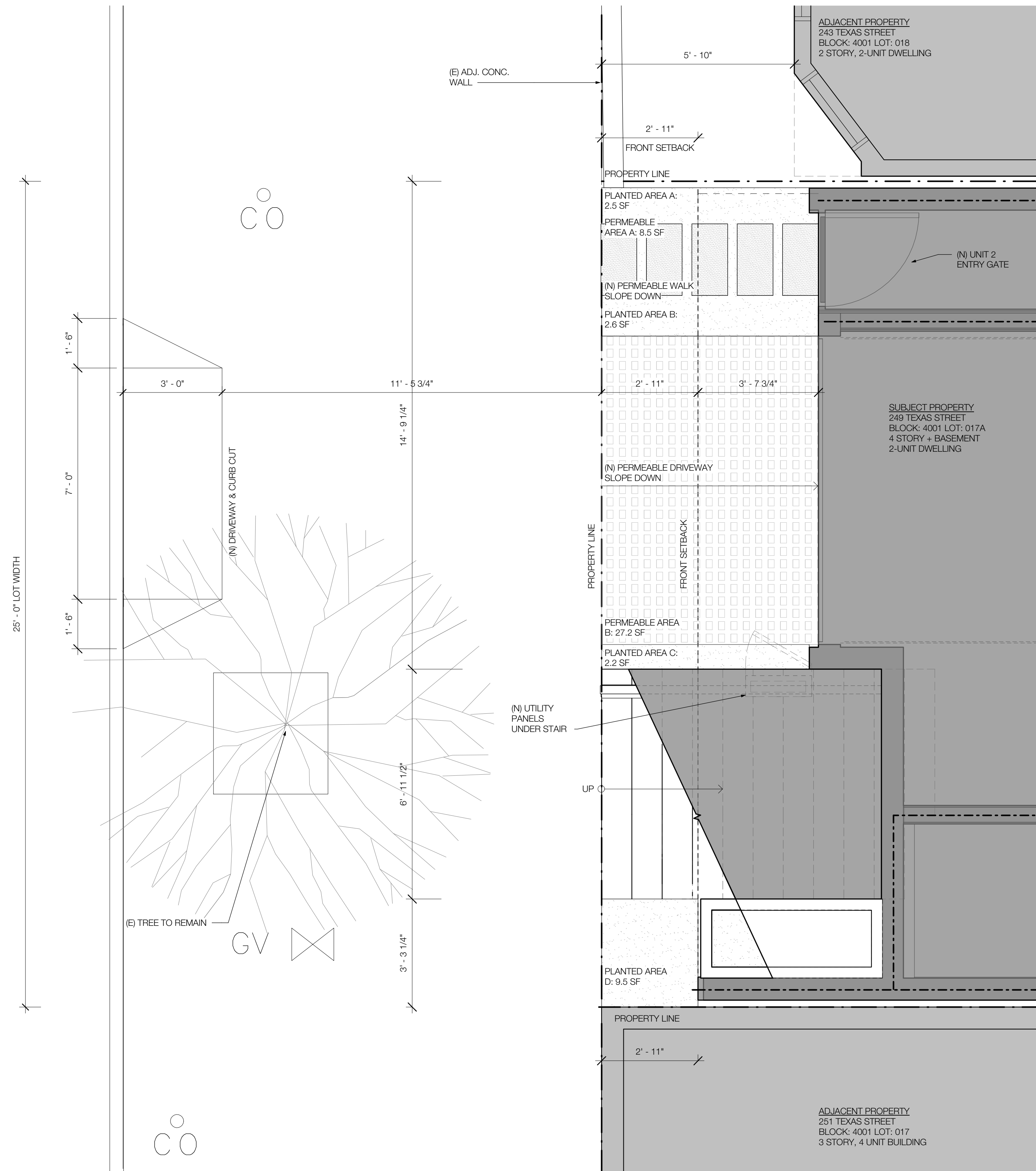
FRONT SETBACK TOTAL AREA: 53 SF (73 SF TOTAL W/ 20.2 SF STAIR)  
REQ'D LANDSCAPE (20%): 10.6 SF

PLANTED AREA A: 2.5 SF  
PLANTED AREA B: 2.6 SF  
PLANTED AREA C: 2.2 SF  
PLANTED AREA D: 9.5 SF  
TOTAL PLANTED AREA: 16.8 SF  
31.6 % PLANTED AREA

**PERMEABLE AREA CALCULATIONS**  
PLANNING CODE SEC. 132(H); PERMEABLE SURFACES

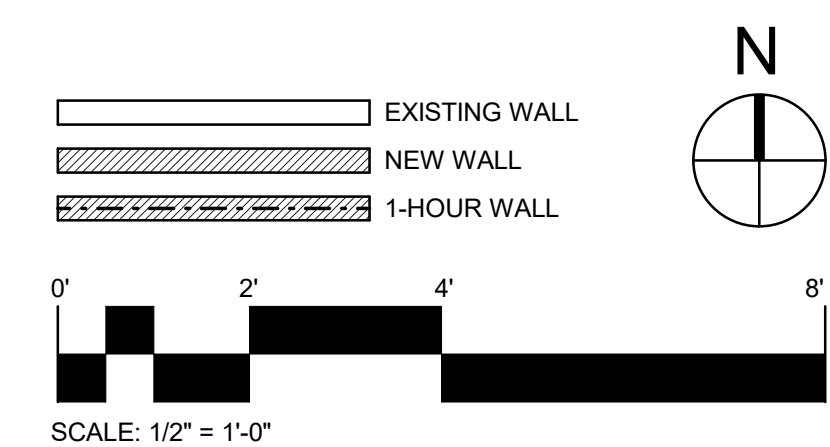
FRONT SETBACK TOTAL AREA: 53 SF (73 SF TOTAL W/ 20.2 SF STAIR)  
REQ'D PERMEABLE SURFACE (50%): 26.5 SF

PERMEABLE AREA A: 8.5 SF  
PERMEABLE AREA B: 27.2 SF  
PLANTED AREA A: 2.5 SF  
PLANTED AREA B: 2.6 SF  
PLANTED AREA C: 2.2 SF  
PLANTED AREA D: 9.5 SF  
TOTAL PERM. AREA: 52.5 SF  
99 % PERMEABLE AREA



**1** PROPOSED LANDSCAPE PLAN  
SCALE: 1/2" = 1'-0"

**LEGEND**



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

Issuance  
**SITE PERMIT REV 5**

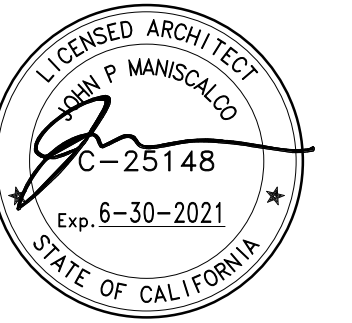
Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**LANDSCAPE AREA CALCULATIONS**

**A0.40**





**1** STREET ELEVATION / FRONT FACADE OF SUB. PROPERTY

1/4" = 1'-0"



**0** AERIAL - PHOTO LOCATION KEY

1/4" = 1'-0"



**1a** FRONT FACADE OF ADJ. BLDG, 251 TEXAS

1/4" = 1'-0"



**1b** FRONT FACADE OF ADJ. BLDG, 243 TEXAS

1/4" = 1'-0"



**2** REAR FACADE OF SUB. PROP. & NEIGHBORS

1/4" = 1'-0"



**3** BLDGS ON FACING SIDE OF STREET

1/4" = 1'-0"



**4** SIDE FACADE OF SUBJECT PROPERTY

1/4" = 1'-0"



**5** SIDE FACADE OF SUBJECT PROPERTY

1/4" = 1'-0"

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

EXISTING SITE  
CONTEXT  
PHOTOGRAPHS

**A0.50**



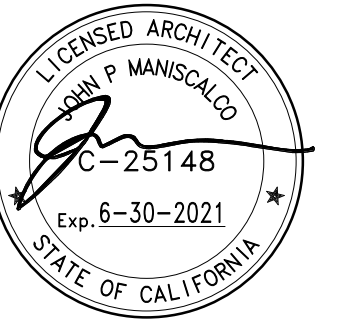


**2** EXISTING & PROPOSED FRONT PERSPECTIVES  
SCALE:



**1** REAR PERSPECTIVES  
SCALE:

PLOT DATE:  
4/5/2021 3:35:27 PM



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

Issuance  
**SITE PERMIT REV 5**

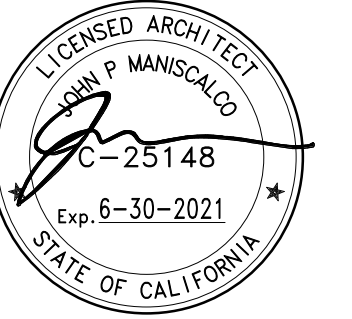
Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**PROPOSED DESIGN RENDERINGS**

**A0.51**





# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

## INSTRUCTIONS:

- Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
- Provide the Project Information in the box at the right.
- A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
- To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
				LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.									
	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec. 12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec. 12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).			LEED WEc2 (2 pts)						
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings > 40,000 sq. ft. must calculate a water budget. New buildings >250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area >500 sq. ft., or existing projects with modified landscape area >1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with >2,500 sq. ft. of landscape area. See www.sfwater.org for details.									
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).	n/r	n/r			n/r	n/r			
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.									
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq. ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r			
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r			if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
	RECYCLING BY OCCUPANTS	SF Building Code AB-068	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.									
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion	
	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r			
	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Upflight/Glare.	n/r	n/r			n/r	n/r			
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.									
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.									
	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq. ft.		if disturbing ≥5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r			
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1.3 & 5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.									
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r			
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.					if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r

**PROJECT INFO**

**TEXAS ST. RESIDENCE**

PROJECT NAME  
4001/ 017A

BLOCK/LOT  
249 TEXAS ST.

ADDRESS

R-3

PRIMARY OCCUPANCY  
UNIT 1: 3,298 + 486 SF GAR.  
UNIT 2: 1,980 SF

GROSS BUILDING AREA

08.14.2020

DESIGN PROFESSIONAL  
OR PERMIT APPLICANT  
(sign & date)

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**GREEN BUILDING SITE PERMIT SUBMITTAL FORM**

**GS1**



**GENERAL NOTES**

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- (11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.
- (12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

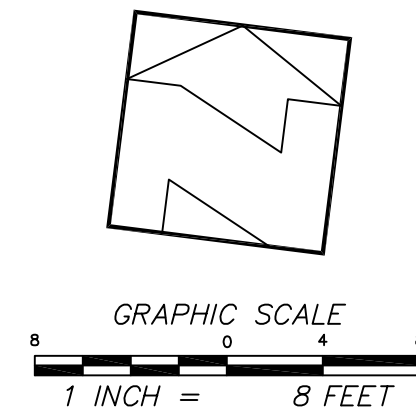
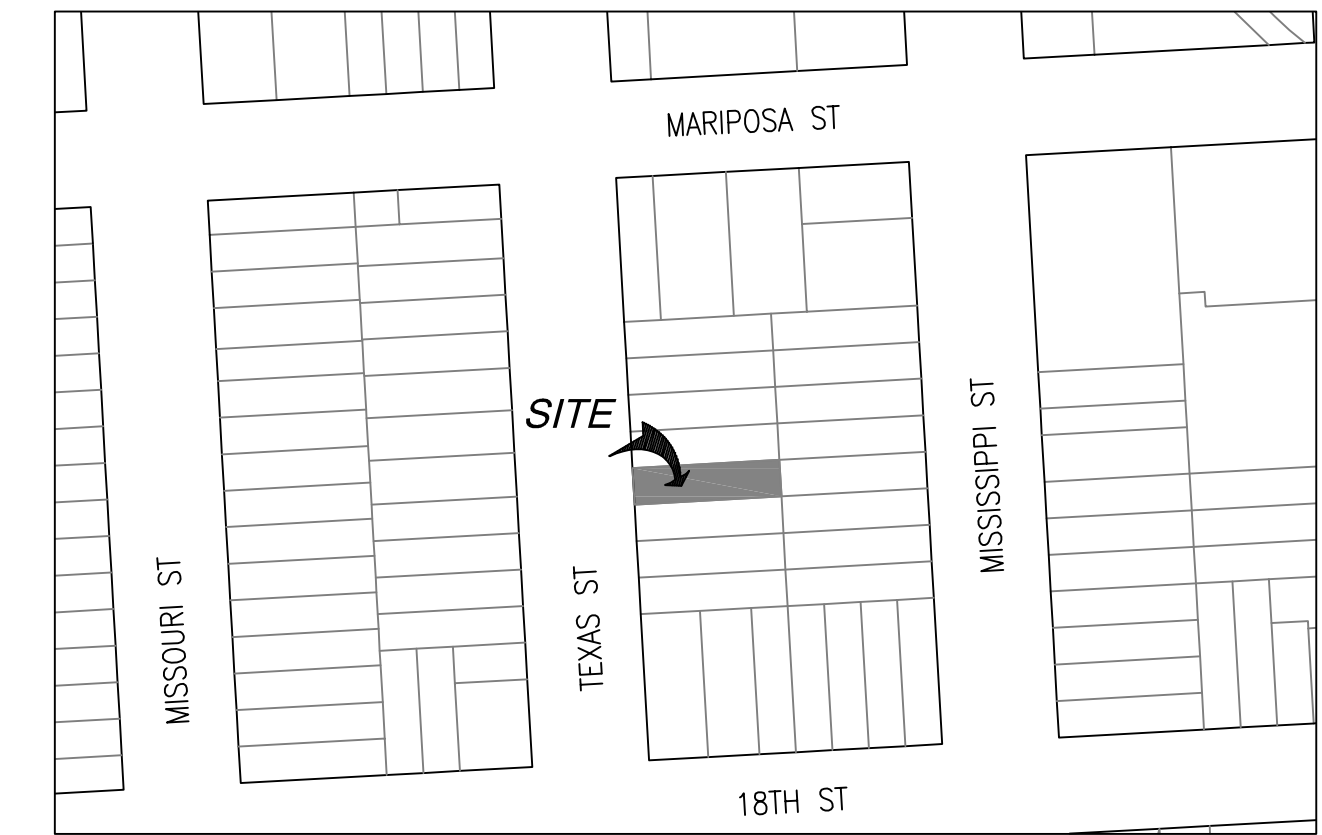
**BASIS OF ELEVATION**

FOUND CUT LOW TERRAZZO STEP, LOCATED IN THE 2' EAST OF THE SOUTHEAST CORNER OF 18TH ST AND TEXAS ST. ELEVATION = 96.909' CITY AND COUNTY OF SAN FRANCISCO OLD CITY DATUM.

**BASIS OF SURVEY**

GRANT DEED RECORDED MARCH 29, 2019 AS DOC.2019-K749167. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

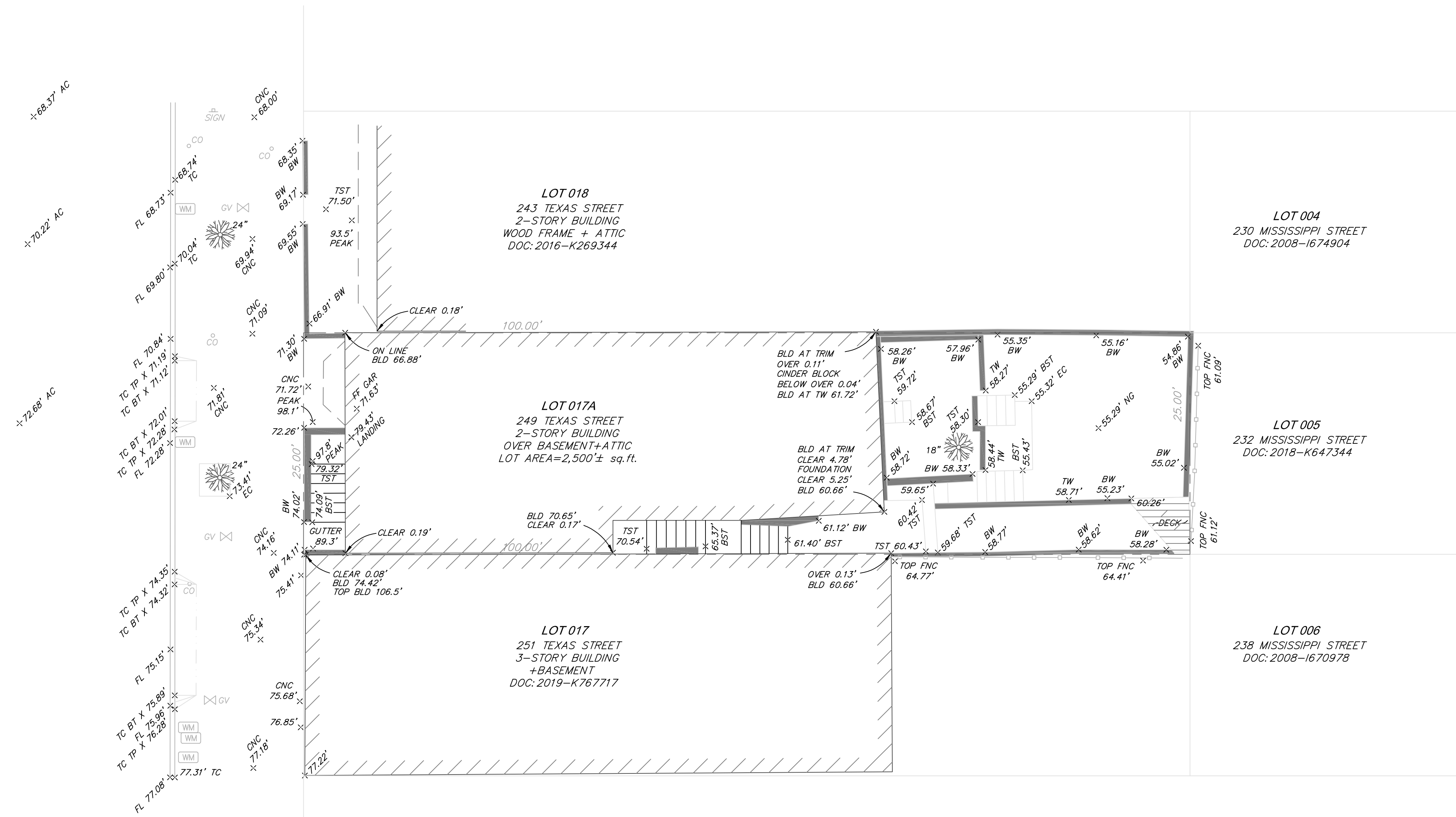
**VICINITY MAP (N.T.S.)**



**LEGEND**

- AC ASPHALT CONCRETE
  - A/G ABOVE GROUND
  - BLD BUILDING
  - BR BRICK
  - BST BOTTOM OF STEP
  - BKW BACK OF SIDEWALK
  - BW BOTTOM OF WALL
  - BX BOTTOM OF DRIVEWAY "X"
  - TV CABLE TELEVISION
  - CO CLEANOUT
  - CLF CHAIN LINK FENCE
  - DWY DRIVEWAY
  - EC EDGE OF CEMENT CONCRETE ELEVATION
  - FD FOUND
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - NG GROUND
  - OH OVERHANG
  - PL PROPERTY LINE
  - PAC PACIFIC BELL
  - PGE PAC GAS AND ELECTRIC
  - RR ROOF RIDGE
  - TB TOP OF BUILDING
  - TC TOP OF CURB
  - TH THRESHOLD
  - TP TOP OF PARAPET
  - TST TOP OF STEP
  - TW TOP OF WALL
  - TX TOP OF DRIVEWAY "X"
  - WM WATER METER
- 
- PROPERTY LINE
  - DECK OR OVERHANG
  - FLOWLINE AND BACK OF CURB
  - FENCE OR RAILING
  - CONTOUR (1' INTERVAL)
  - CO SANITARY SEWER CLEANOUT
  - PAC PAC BOX
  - PGE PGE BOX
  - SIG SIGNAL BOX
  - TV CABLE TELEVISION BOX
  - SL STREET LIGHT
  - x,x,x x SPOT ELEVATION
  - TREE (DIAMETER IN INCHES)
  - WM WATER METER

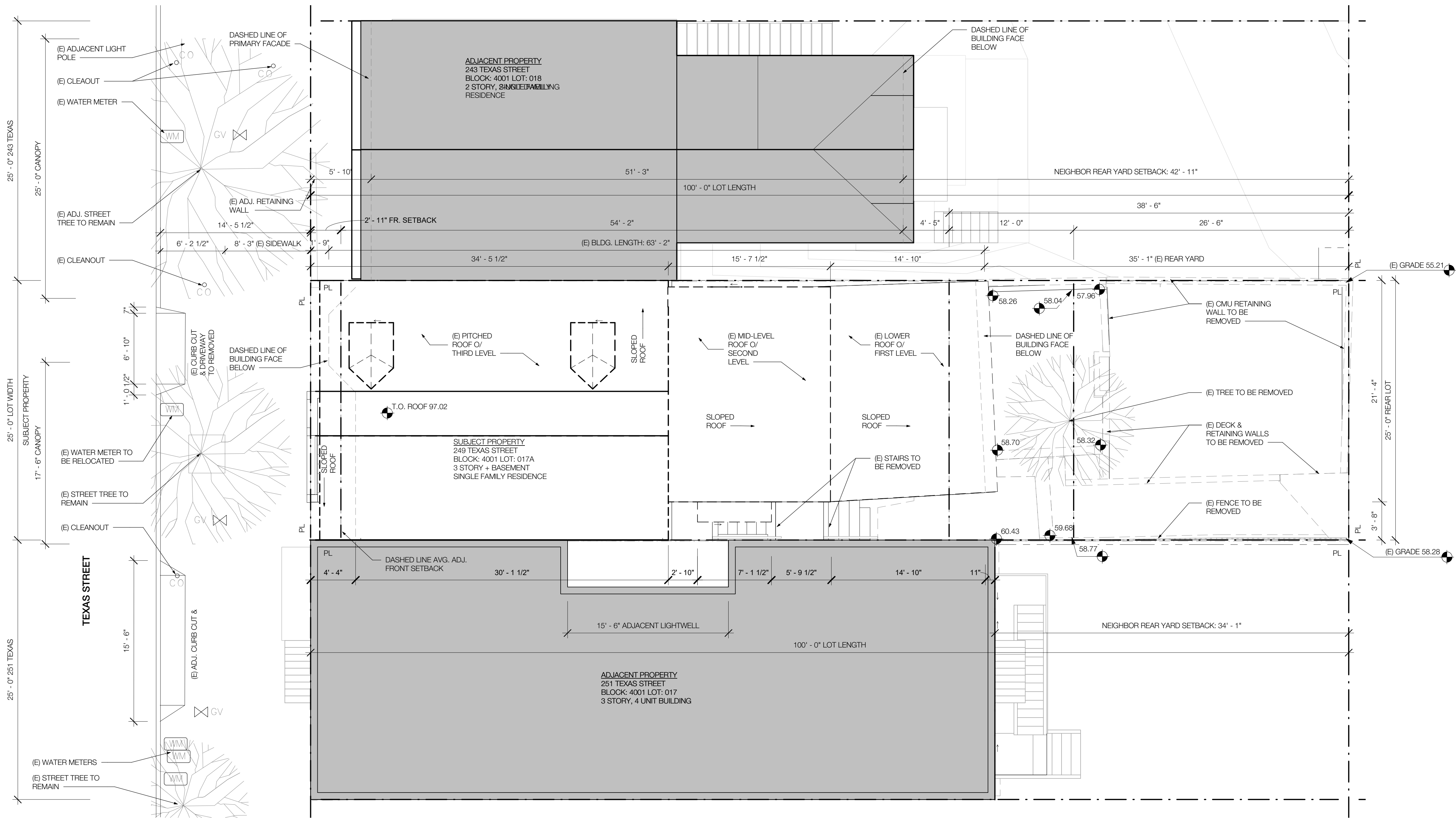
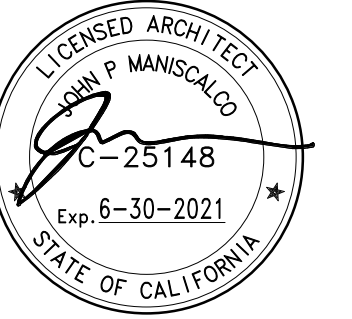
**TEXAS STREET (80' WIDE)**



DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM
DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM
DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM

**FORESIGHT**  
LAND SURVEYING  
301 CALIFORNIA DRIVE SUITE #2  
BURLINGAME, CA 94010  
415-735-6180

SITE SURVEY  
249 TEXAS STREET  
SAN FRANCISCO, CA  
BLOCK 4001 LOT 017A



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

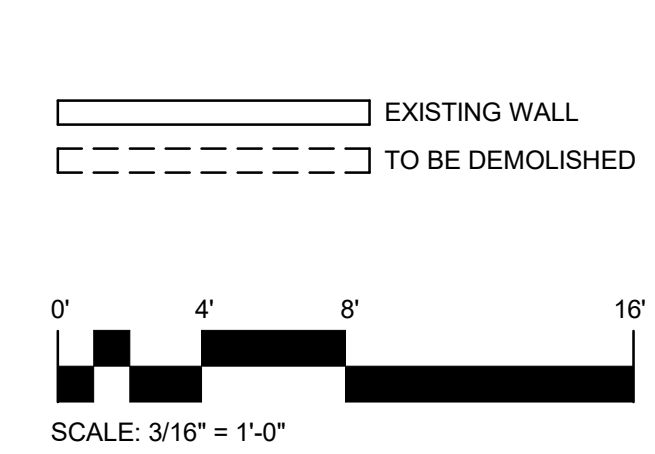
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History

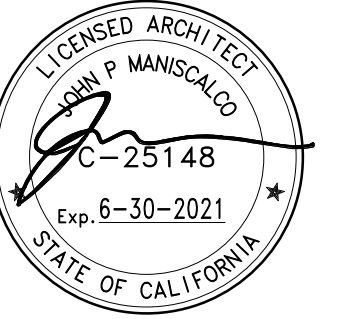
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**1** EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"



EXISTING SITE PLAN

# A1.10



Project Name  
**Texas St. Residence**

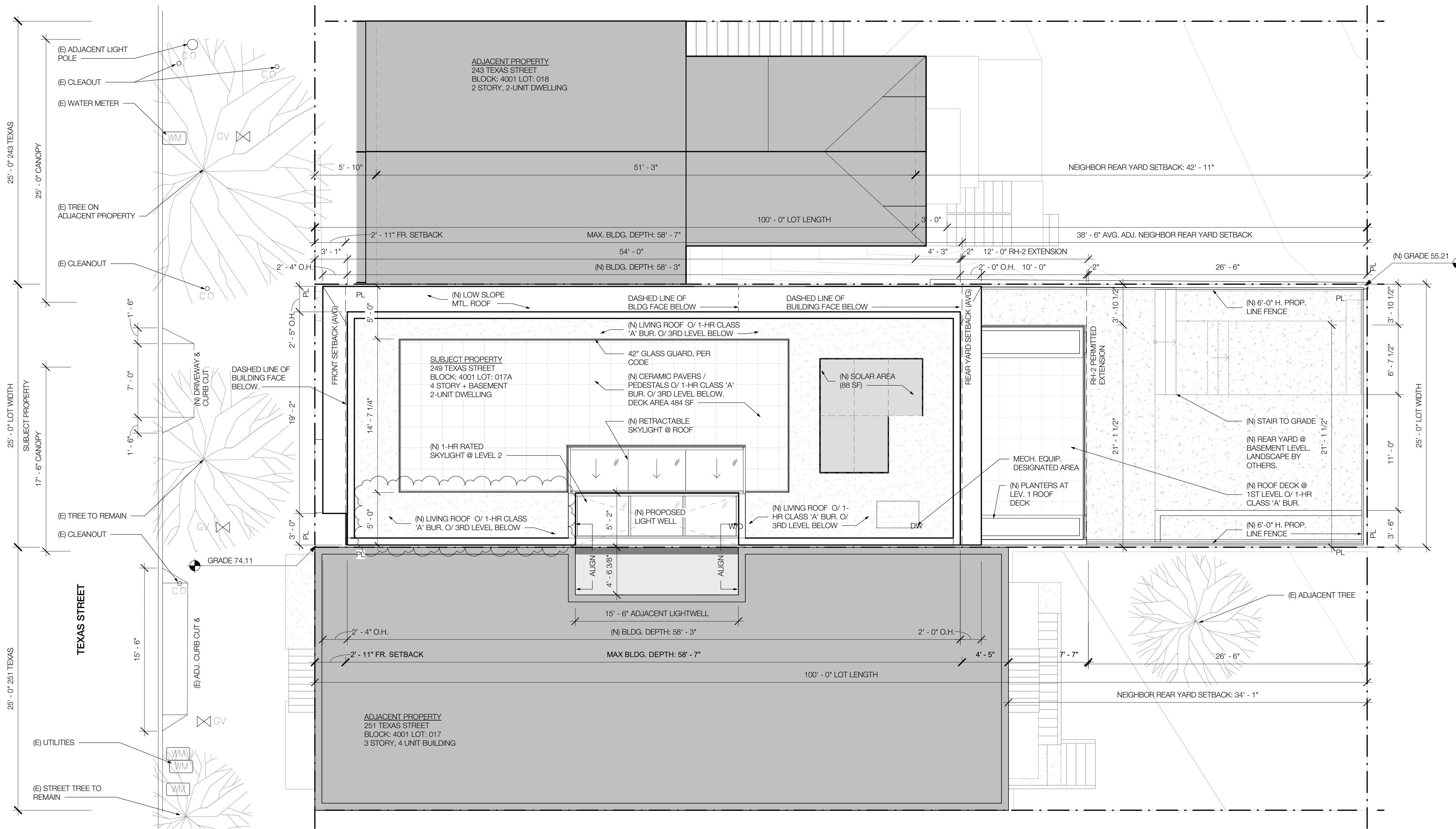
Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

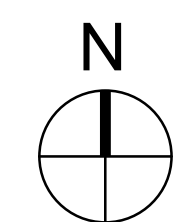
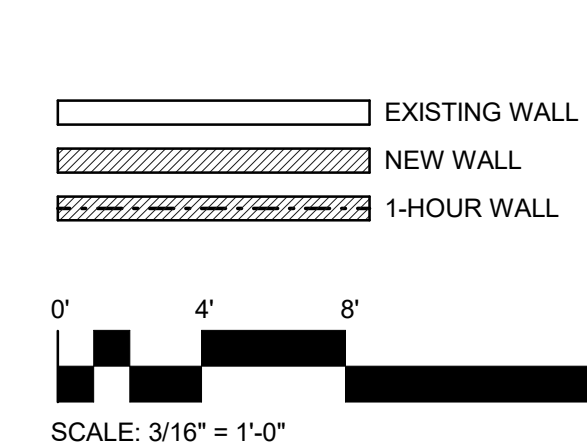
Date  
**04/05/2021**

Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021



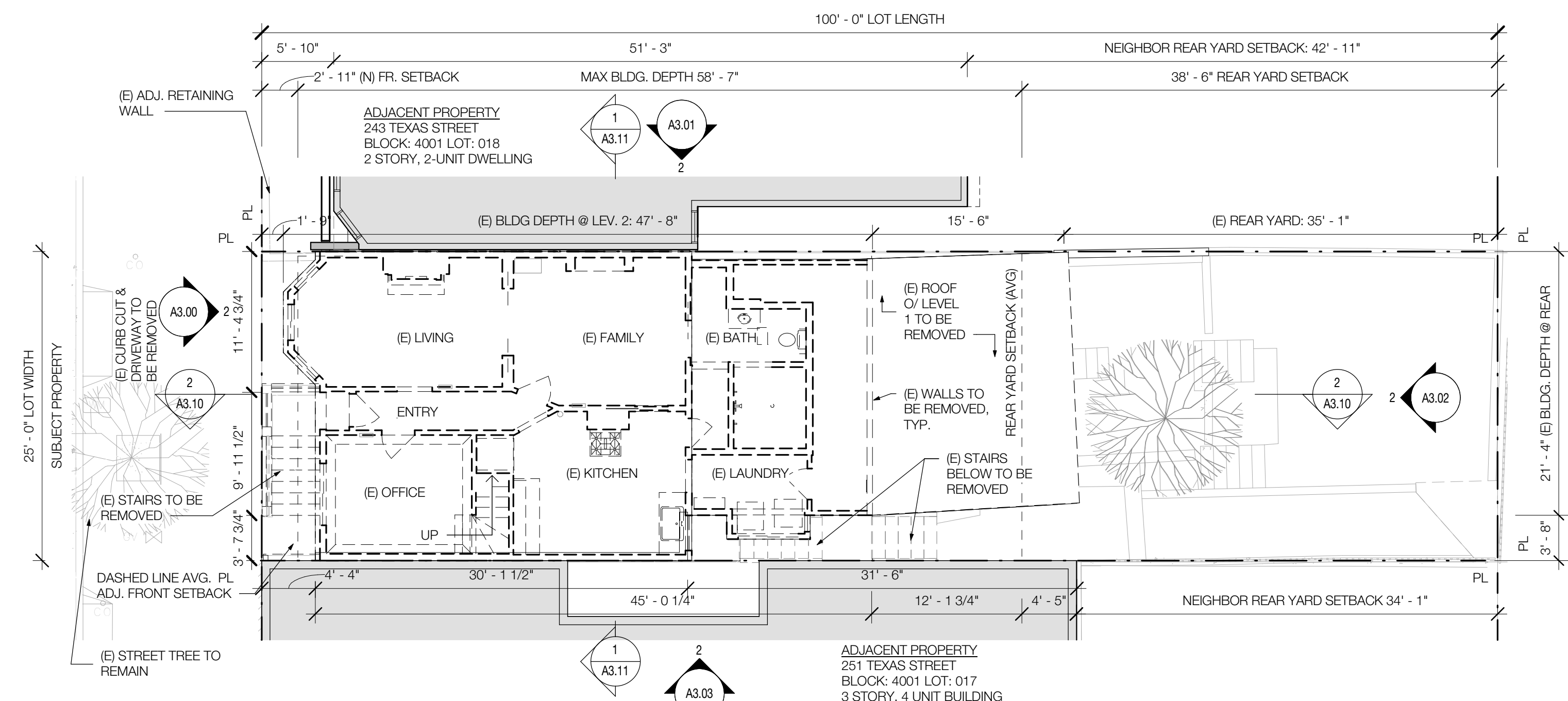
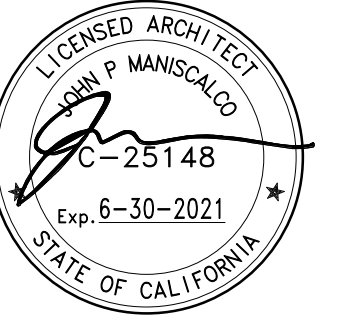
**1** PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"



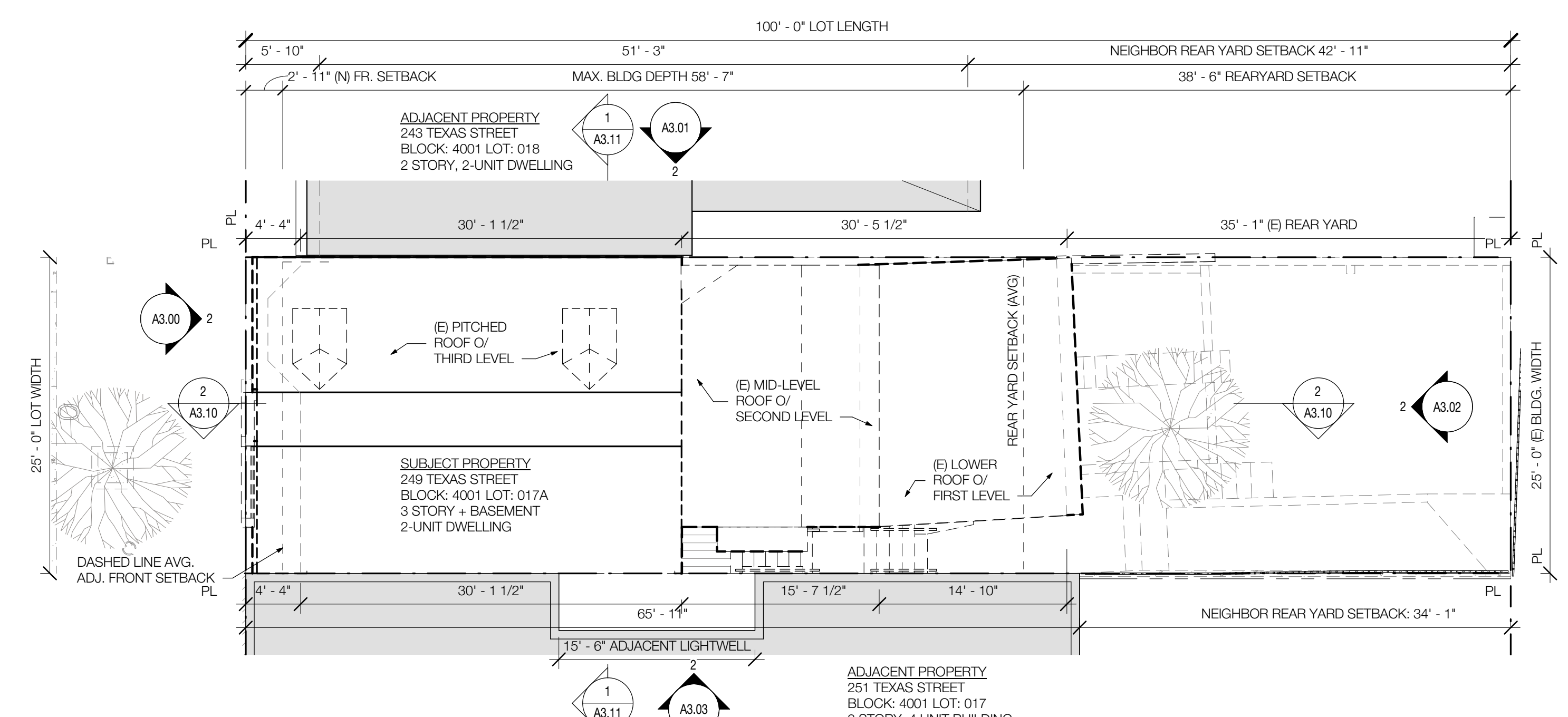
PROPOSED SITE PLAN

**A1.20**

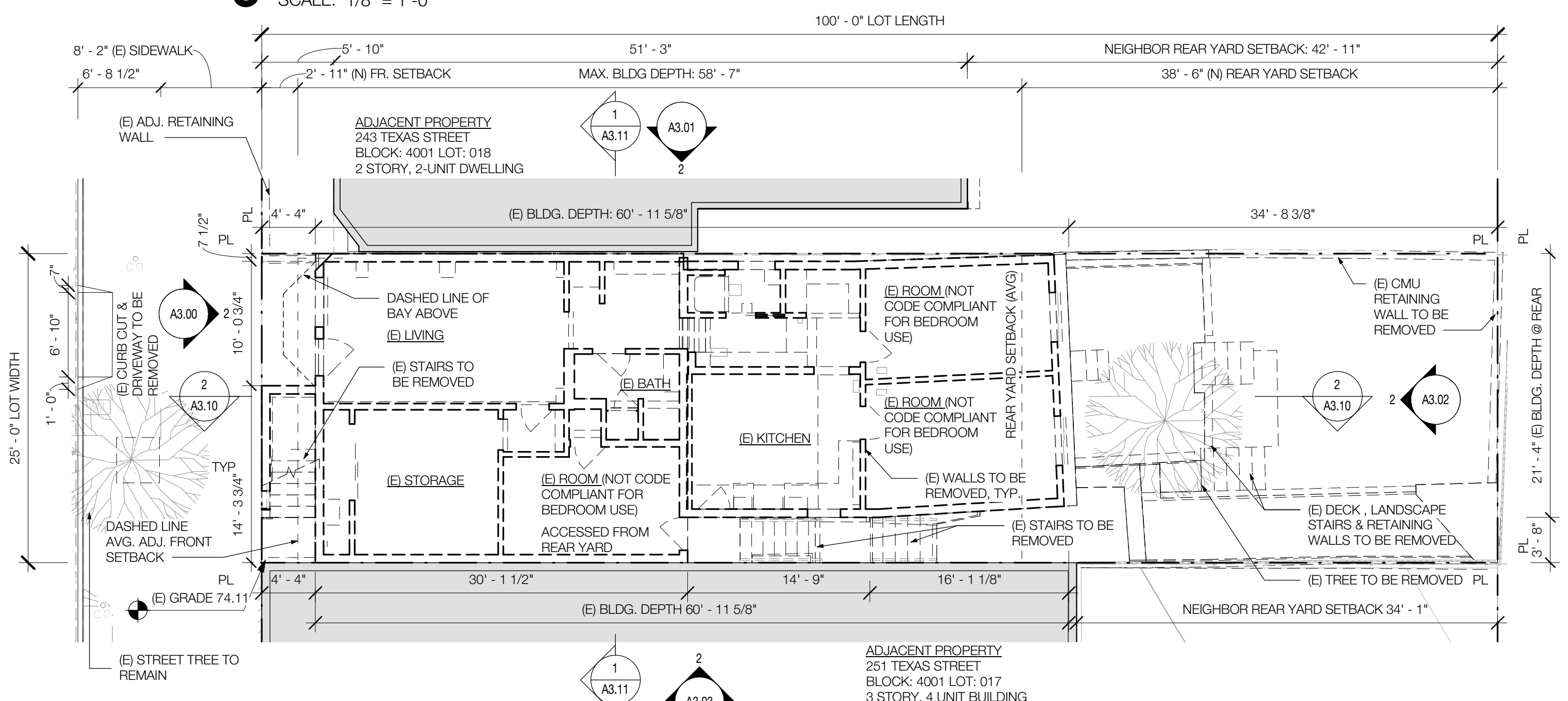




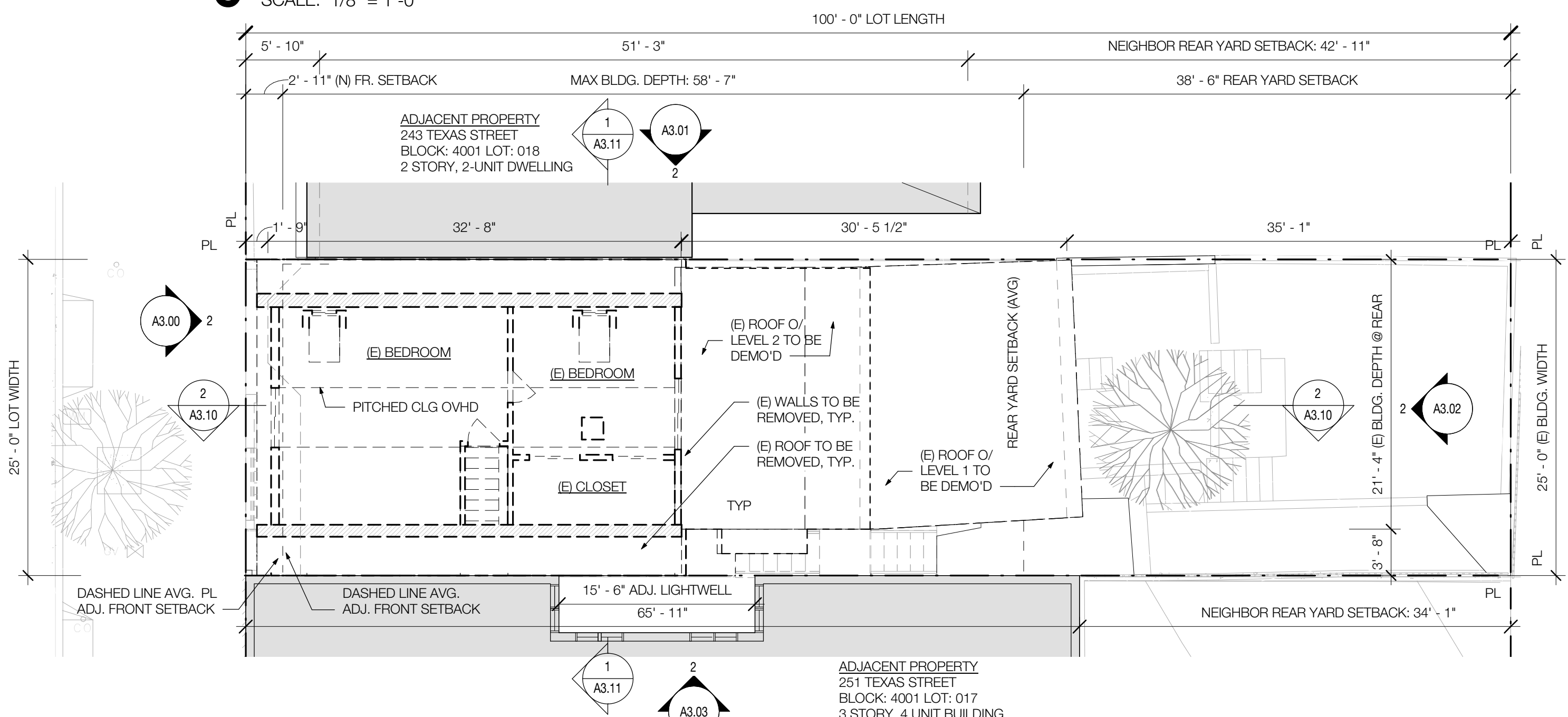
**3 EXISTING SECOND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



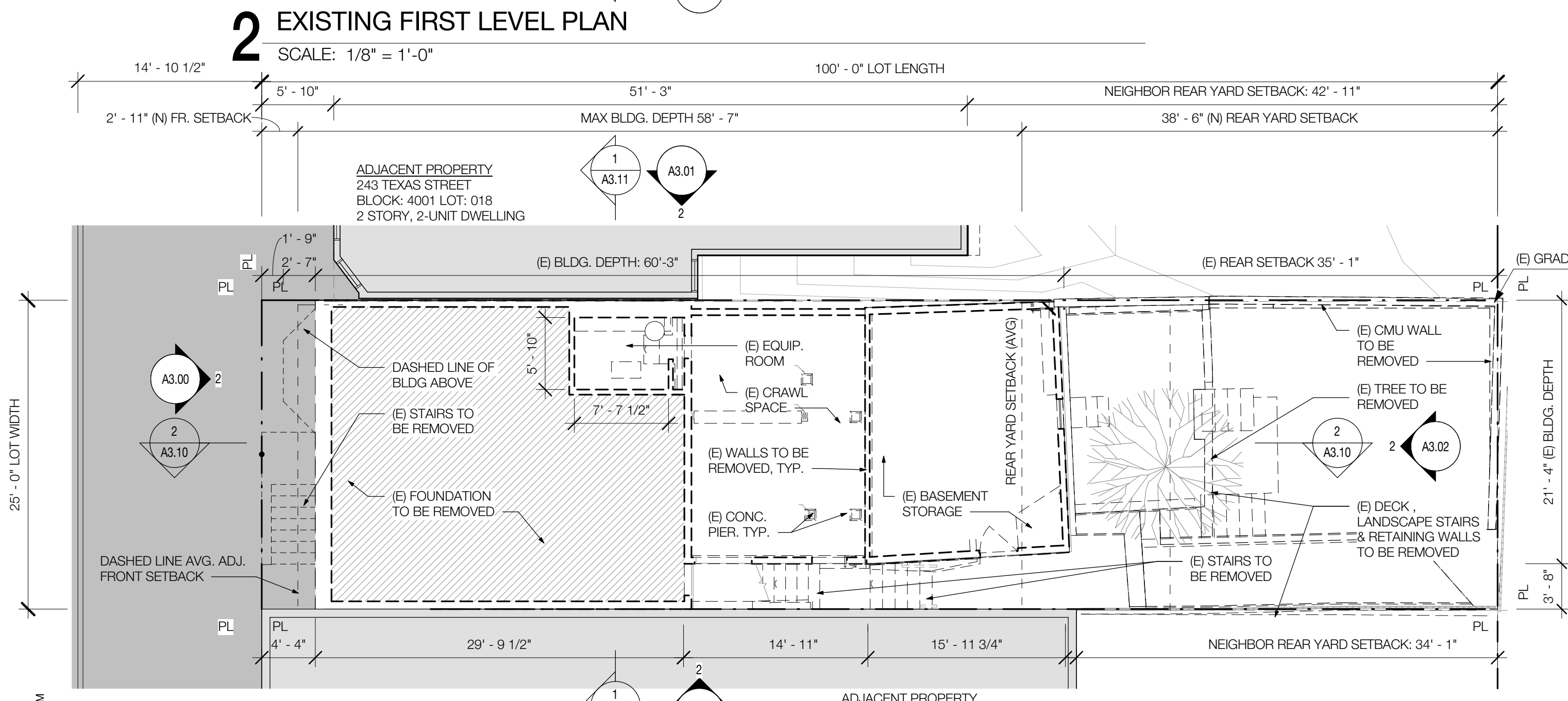
**5 EXISTING ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING FIRST LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**4 EXISTING THIRD LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

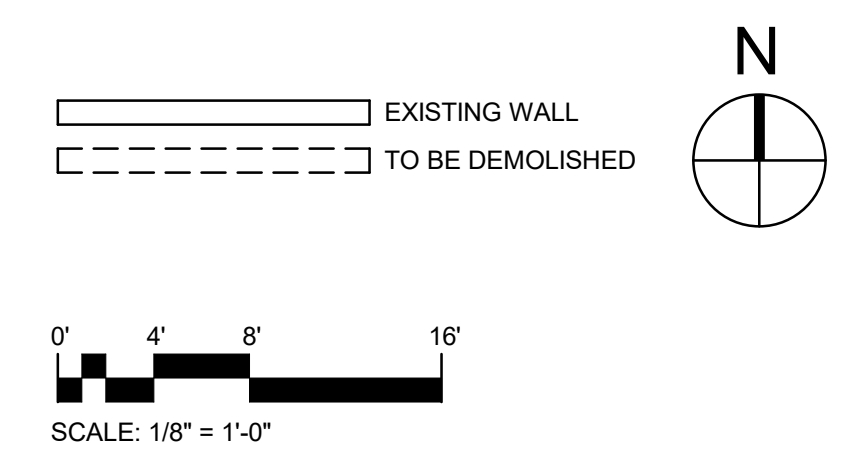
Permit Number

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History

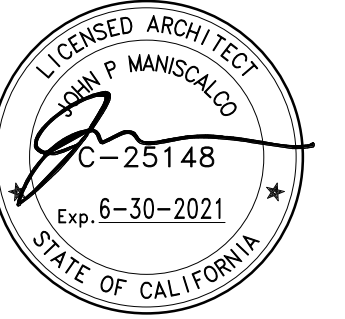
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021



**EXISTING FLOOR PLANS**

**A2.00**





Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

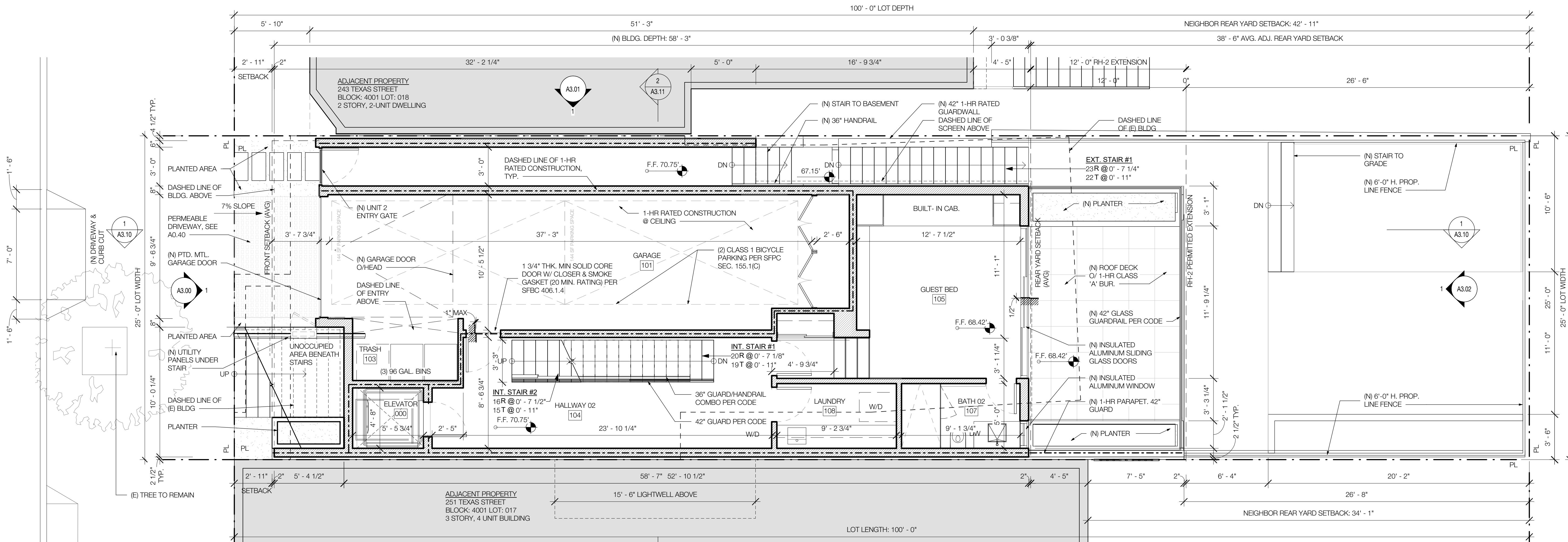
Date  
**04/05/2021**

Revision History

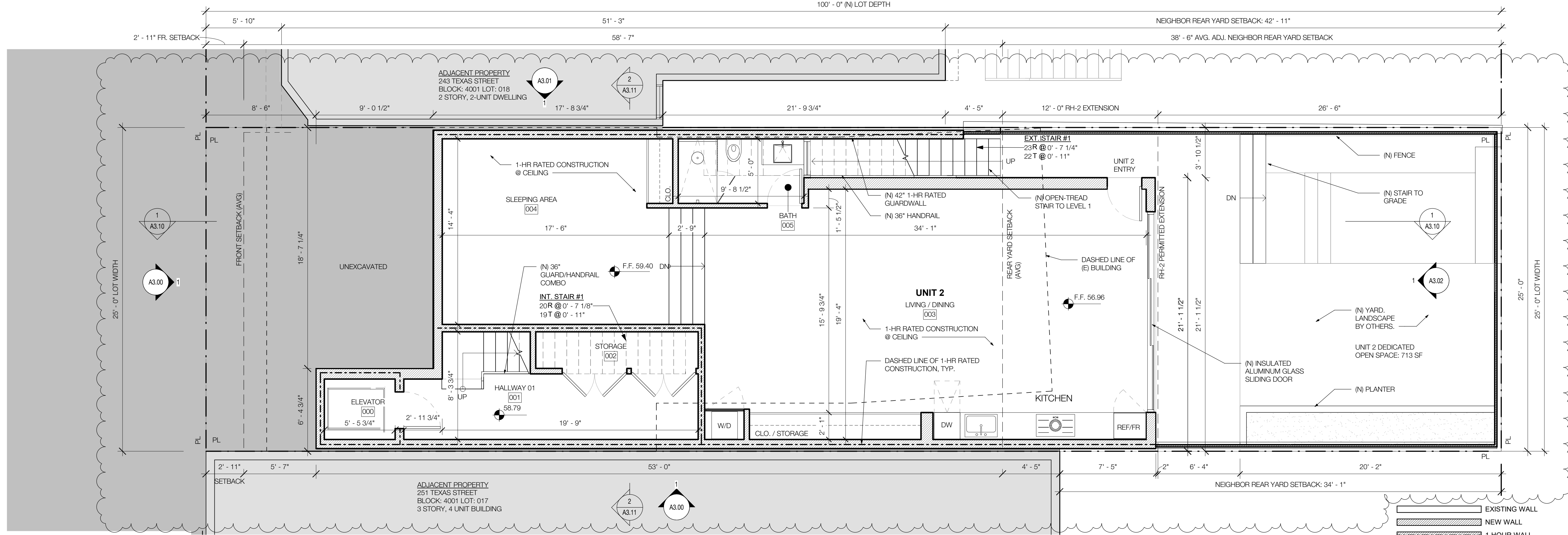
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS**

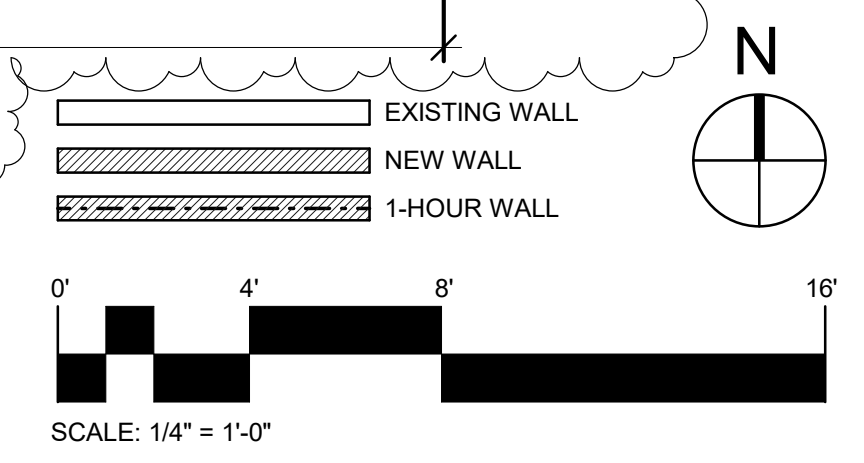
**A2.10**



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

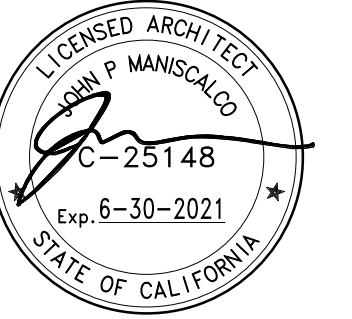


**1 PROPOSED BASEMENT LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



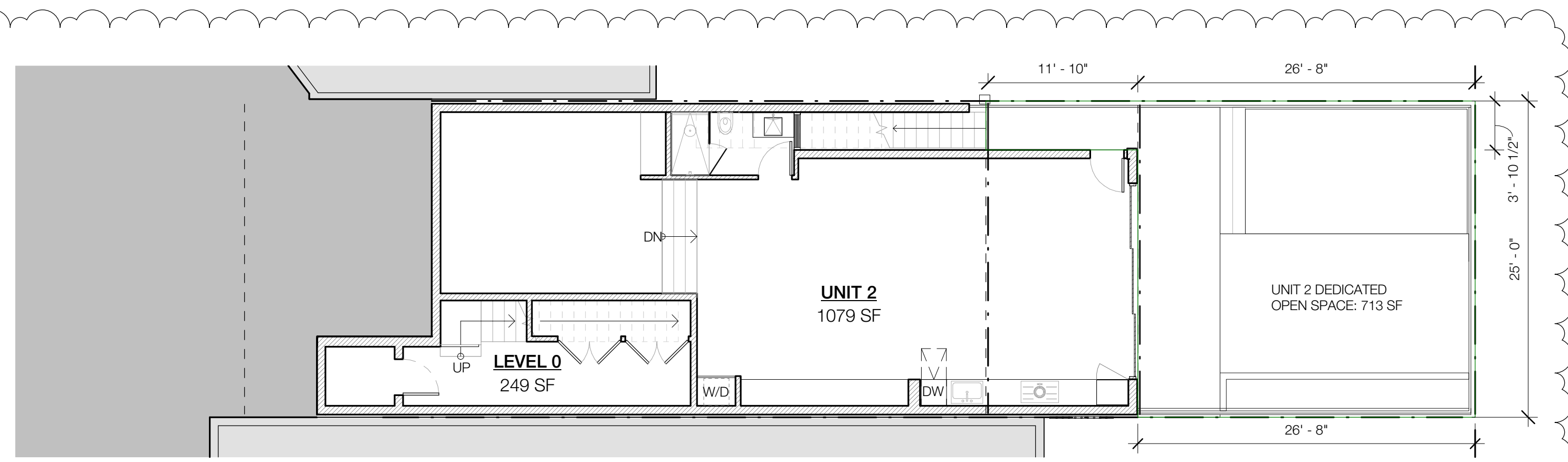




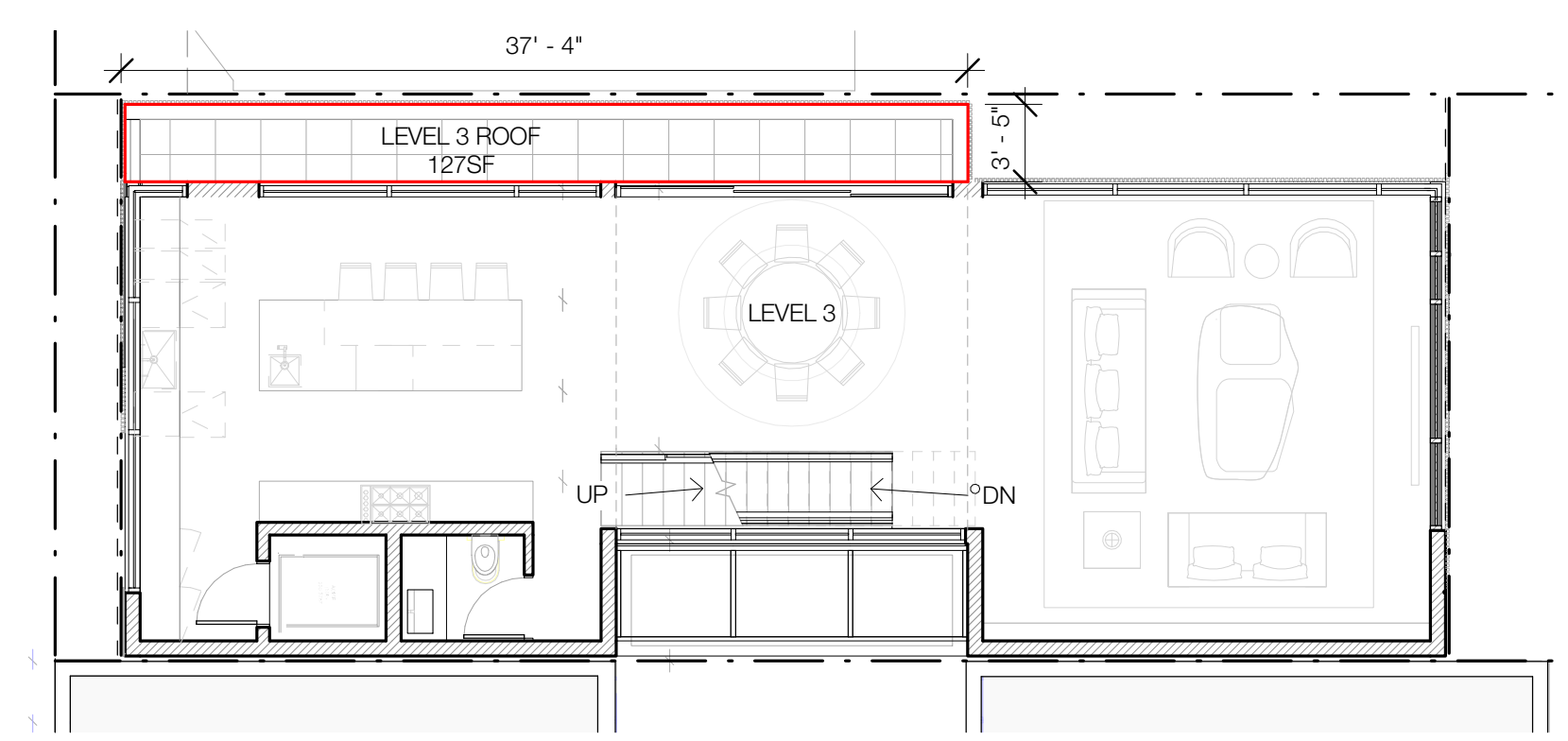


Roof Schedule		PROPOSED USABLE OPEN SPACE		
Mark	Area	PER SFPC, TABLE 135A, MIN. 125 SF OF USABLE OPEN SPACE REQ'D FOR EACH DWELLING UNIT		
LEVEL 1 ROOF	238 SF	UNIT 1	LEVEL 1 ROOF DECK	238 SF
LEVEL 3 ROOF	127 SF		LEVEL 1 ROOF DECK	450 SF
TOTAL UPPER ROOF	1386 SF	UNIT 2	REAR YARD	713 SF
LIVING ROOF	486 SF	LOT TOTAL:		1,401 SF
ROOF - SOLAR AREA	88 SF			
	88 SF			

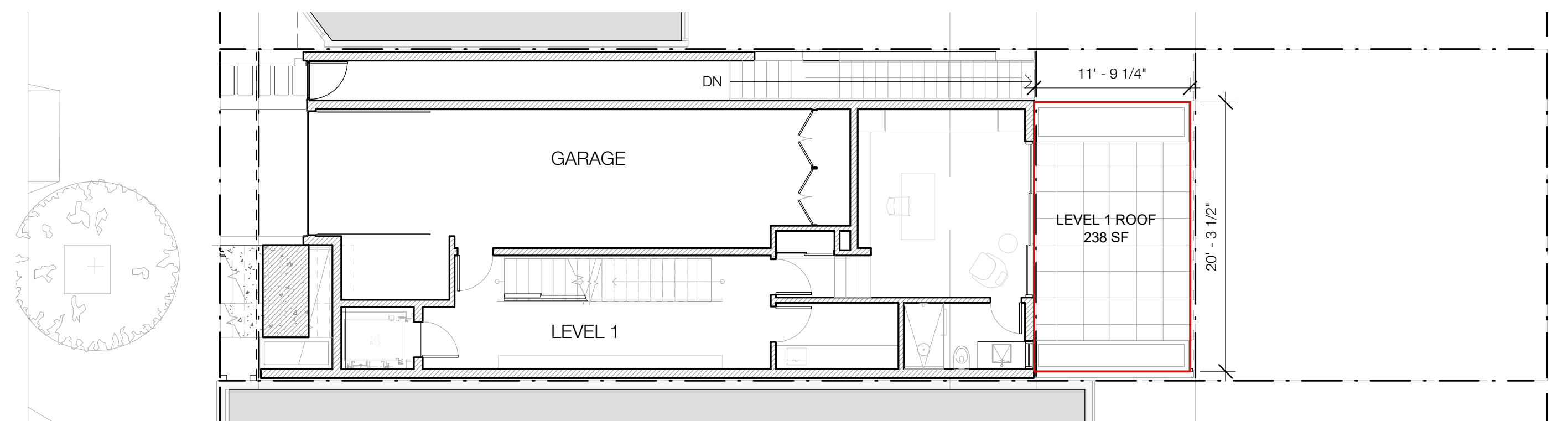
**NOTE:**  
SFPC ZA BULLETIN NO. 11 - BETTER ROOFS ORDINANCE:  
  
TOTAL PROPOSED ROOFTOP AREA = 1,752 SF  
TOTAL REQ'D SOLAR AREA (15%) = 263 SF  
  
PROPOSED SOLAR AREA = 88 SF  
PROPOSED LIVING ROOF AREA = 486 SF x .5 = 243 SF  
TOTAL SOLAR / LIVING ROOF AREA = 331 SF (19%)



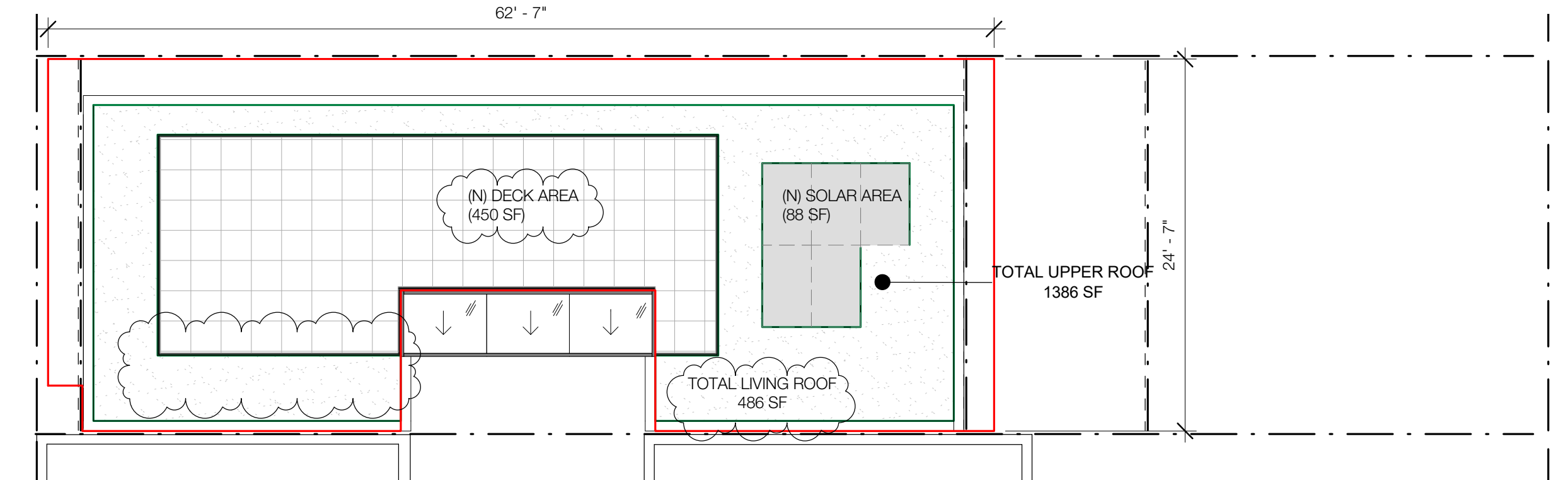
**2** PROPOSED BASEMENT OPEN SPACE DIAGRAM  
SCALE: 1/8" = 1'-0"



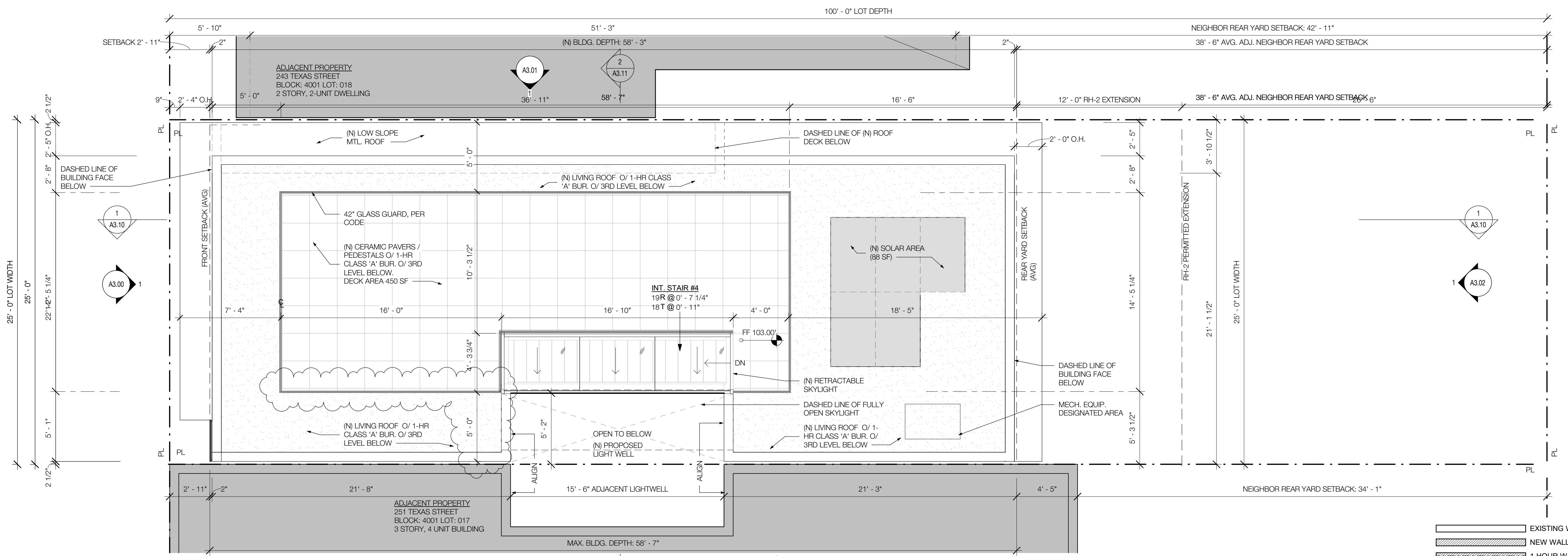
**4** PROPOSED THIRD LEVEL ROOF DIAGRAM  
SCALE: 1/8" = 1'-0"



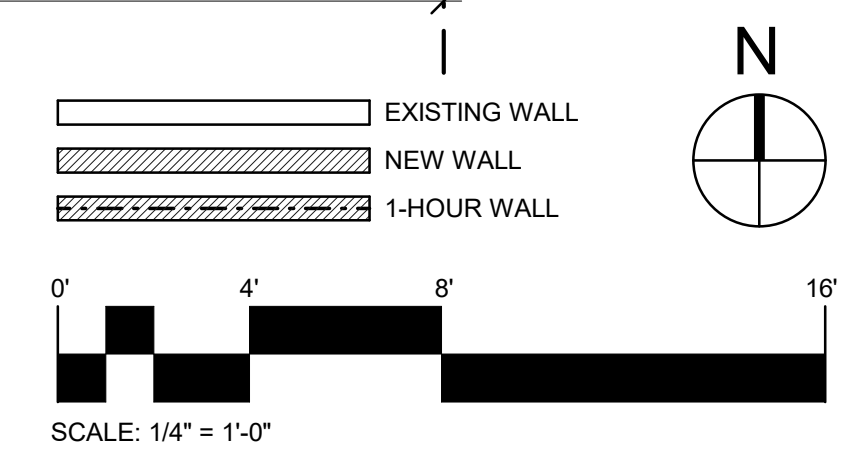
**3** PROPOSED FIRST LEVEL ROOF/OPEN SPACE DIAGRAM  
SCALE: 1/8" = 1'-0"



**5** PROPOSED ROOF/OPEN SPACE DIAGRAM  
SCALE: 1/8" = 1'-0"



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



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

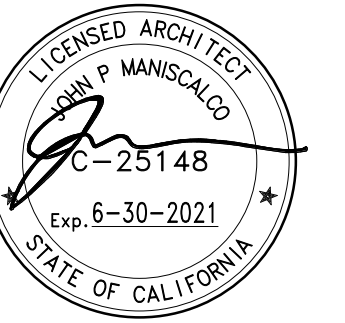
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**PROPOSED ROOF PLAN**

**A2.30**



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

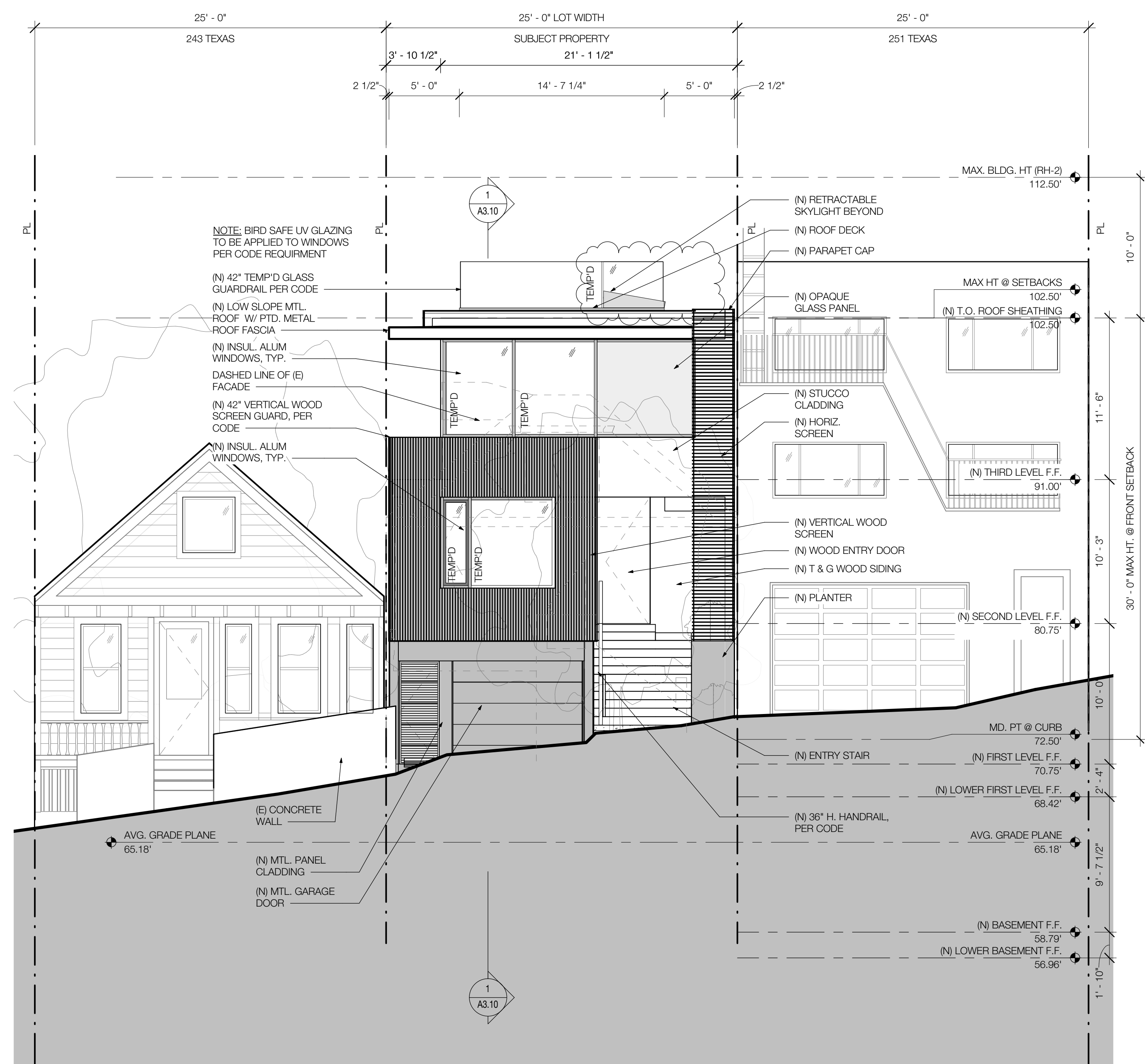
Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

**EXISTING & PROPOSED WEST ELEVATION**

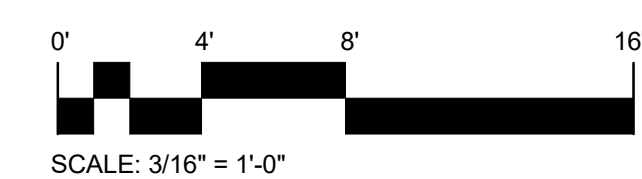
# A3.00



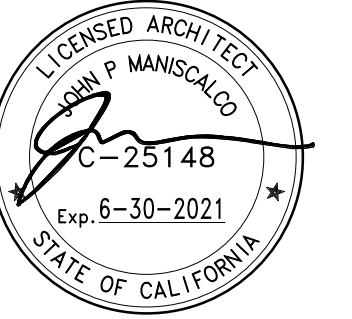
**2 (E) WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



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







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

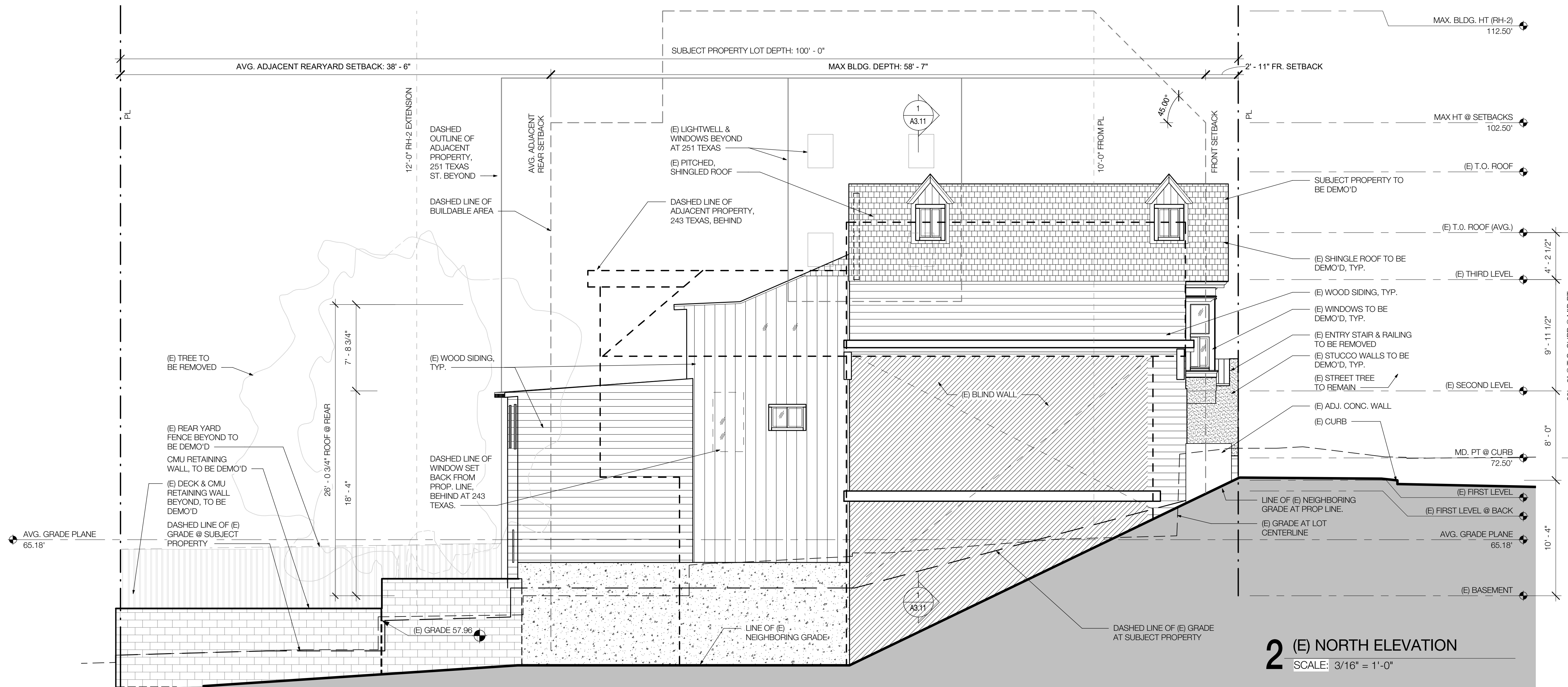
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

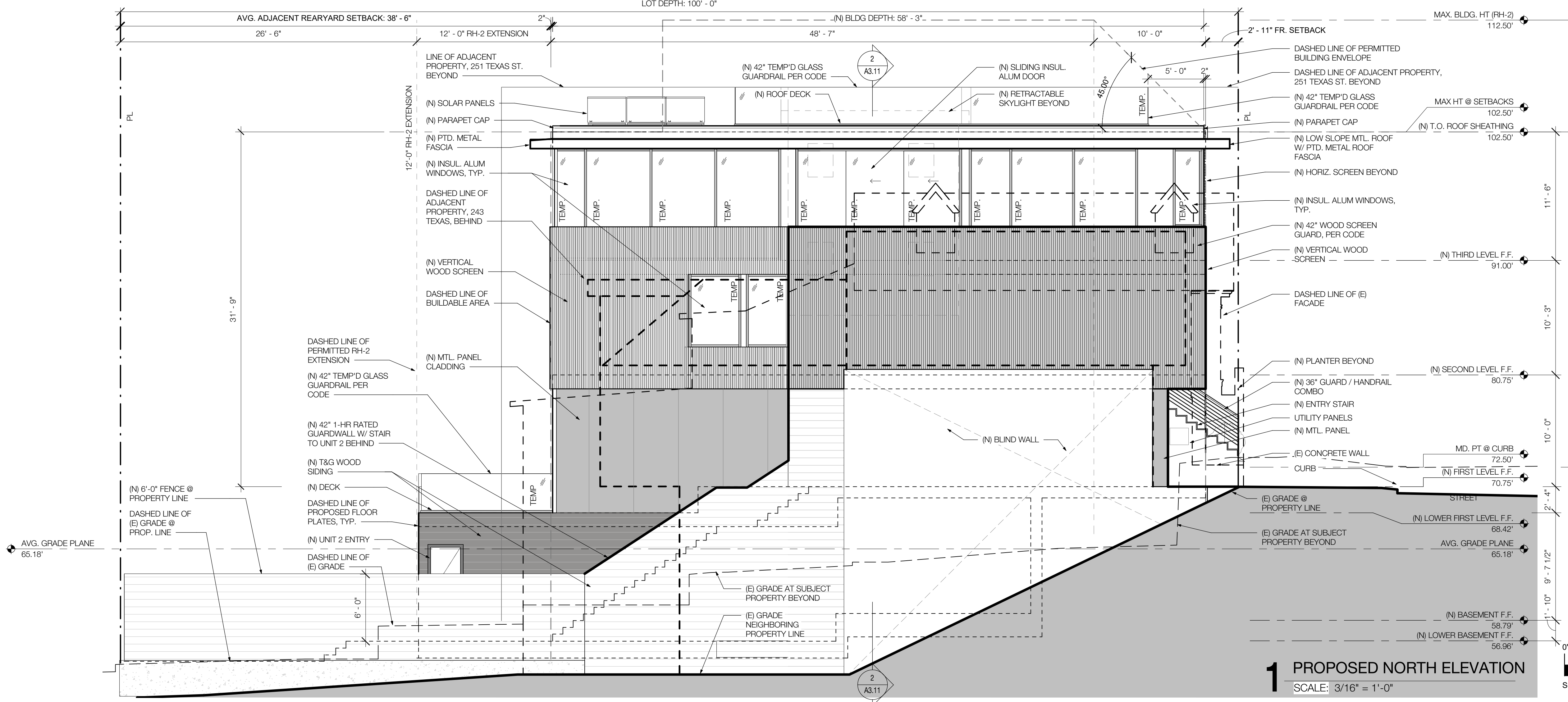
Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/12/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED NORTH ELEVATION**

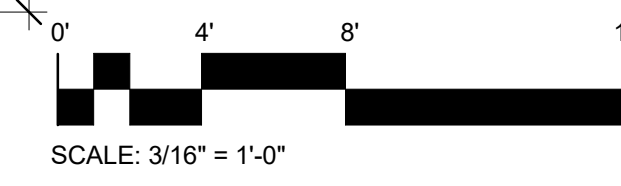
**A3.01**



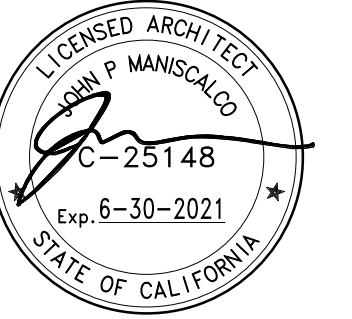
**2 (E) NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



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







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

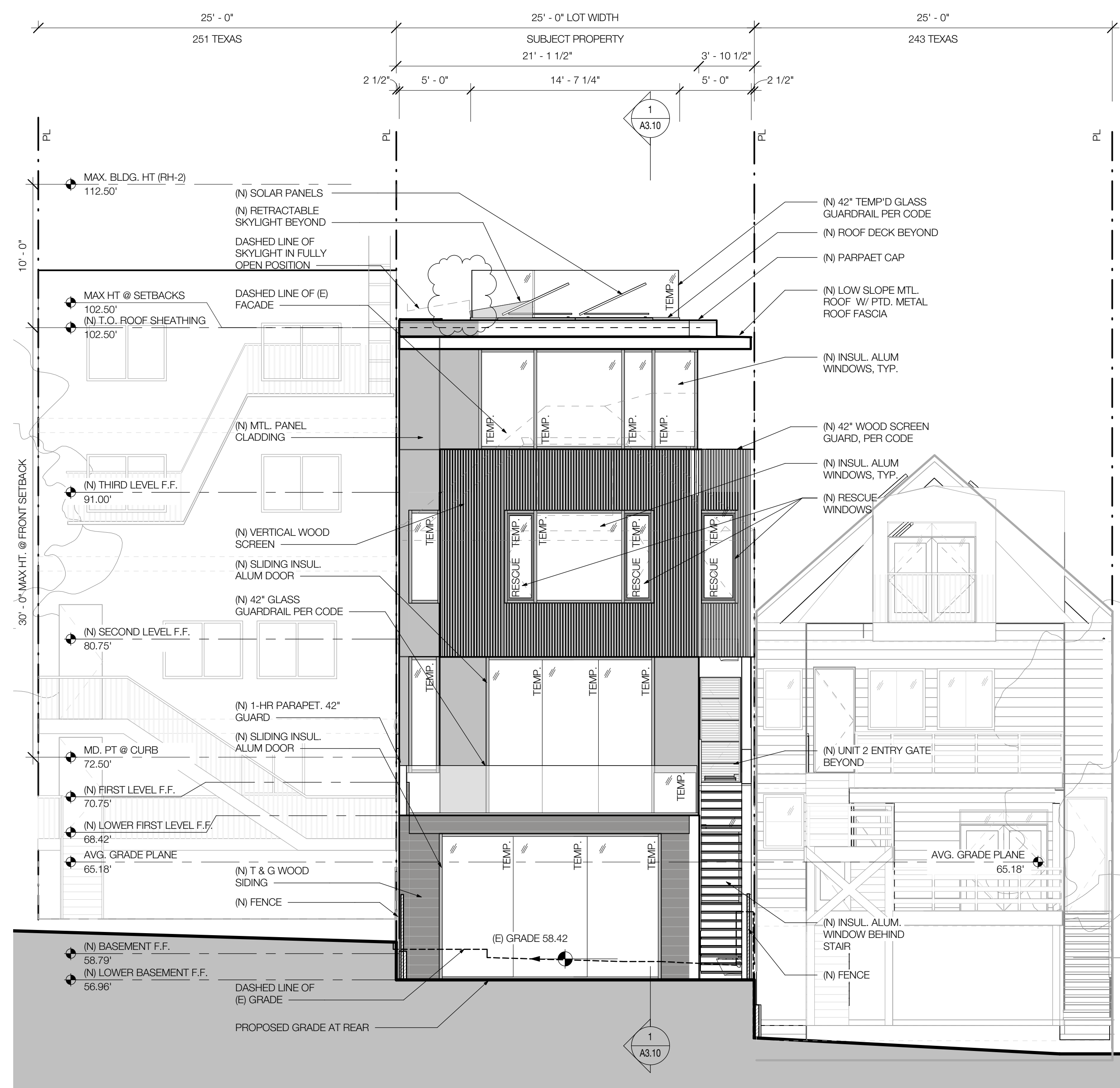
Revision No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED EAST ELEVATION**

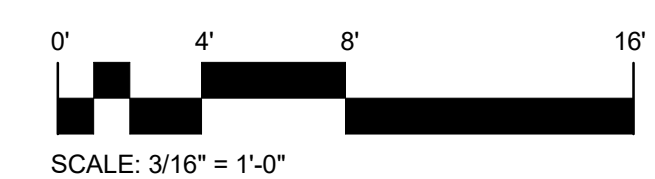
# A3.02



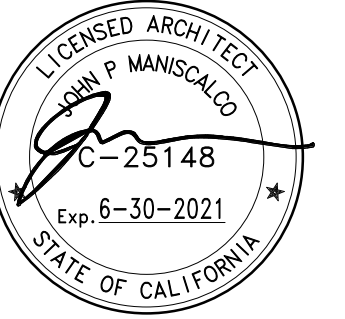
**2 (E) EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



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







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

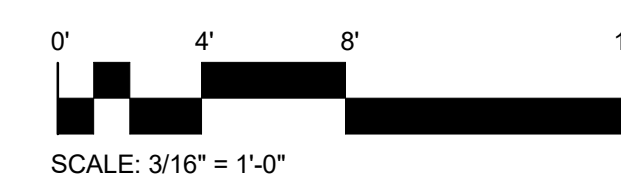
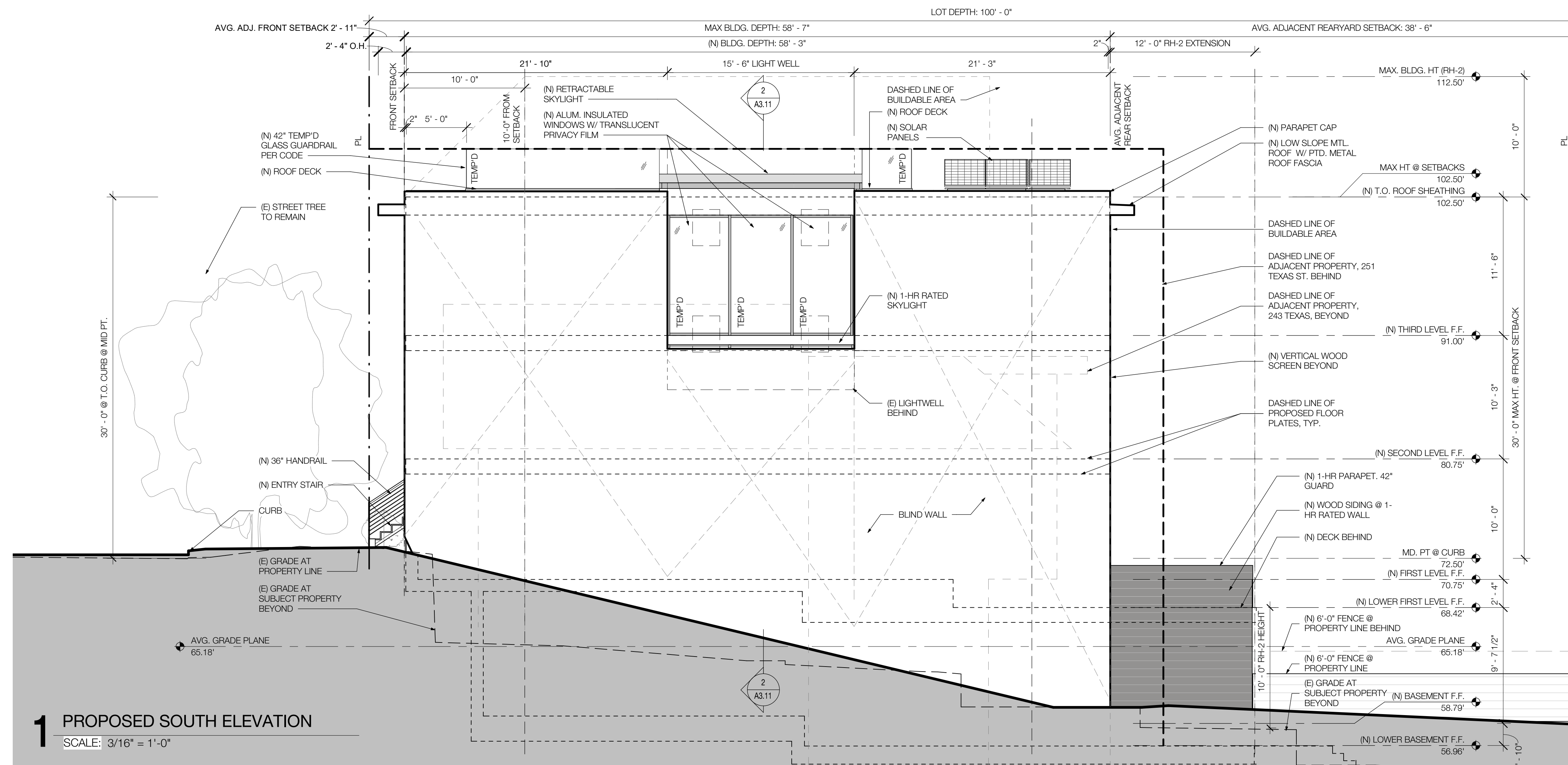
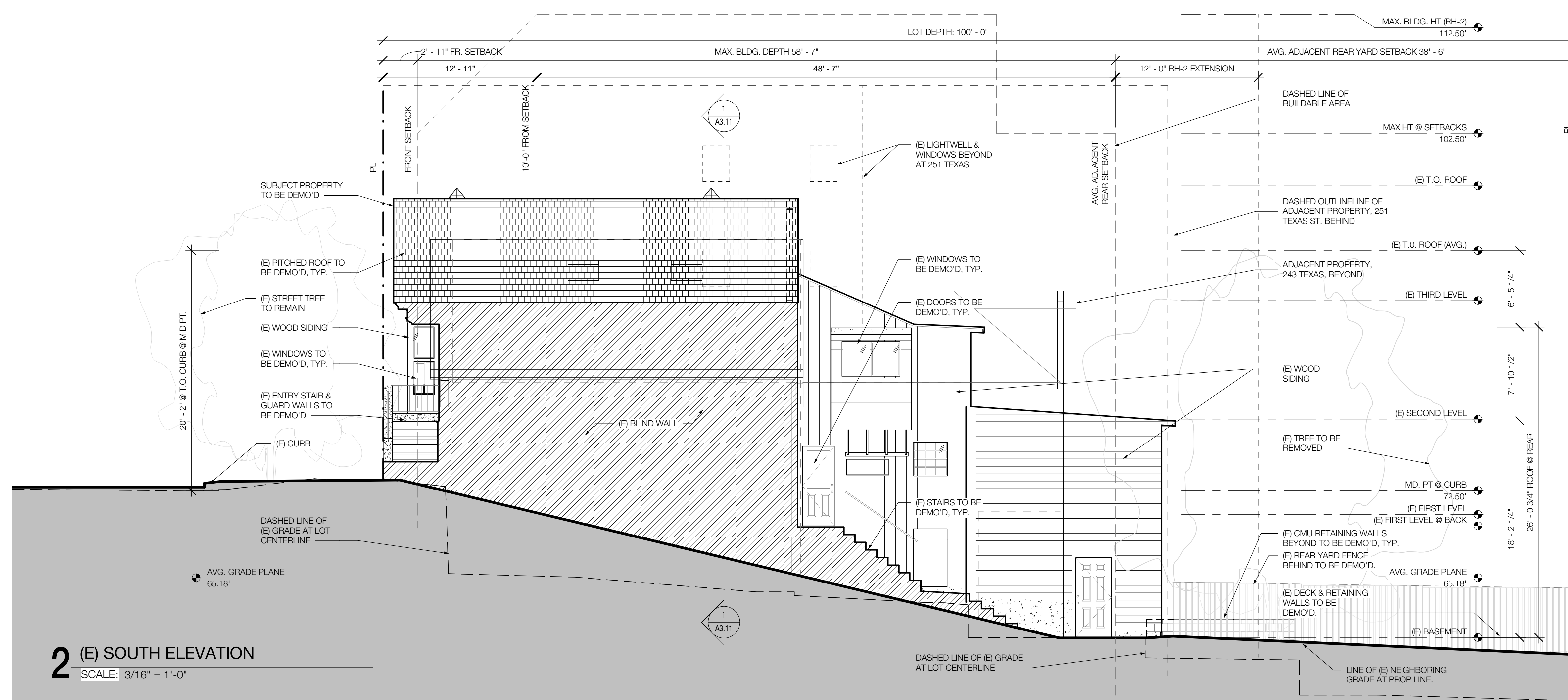
Date  
**04/05/2021**

Revision History

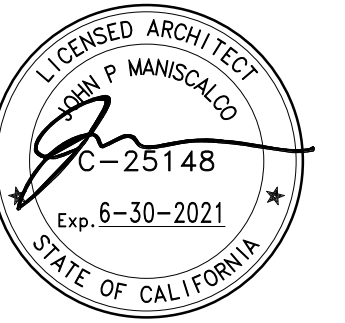
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED SOUTH ELEVATION**

**A3.03**







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

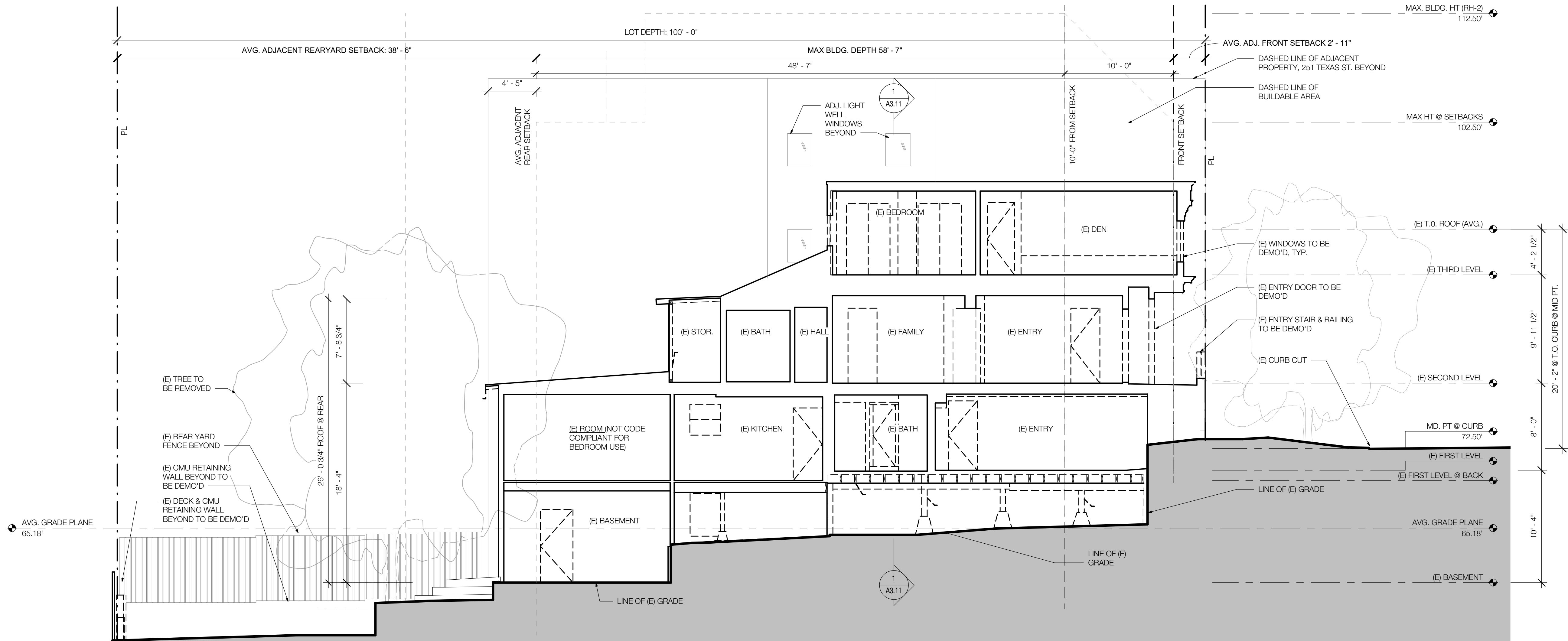
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

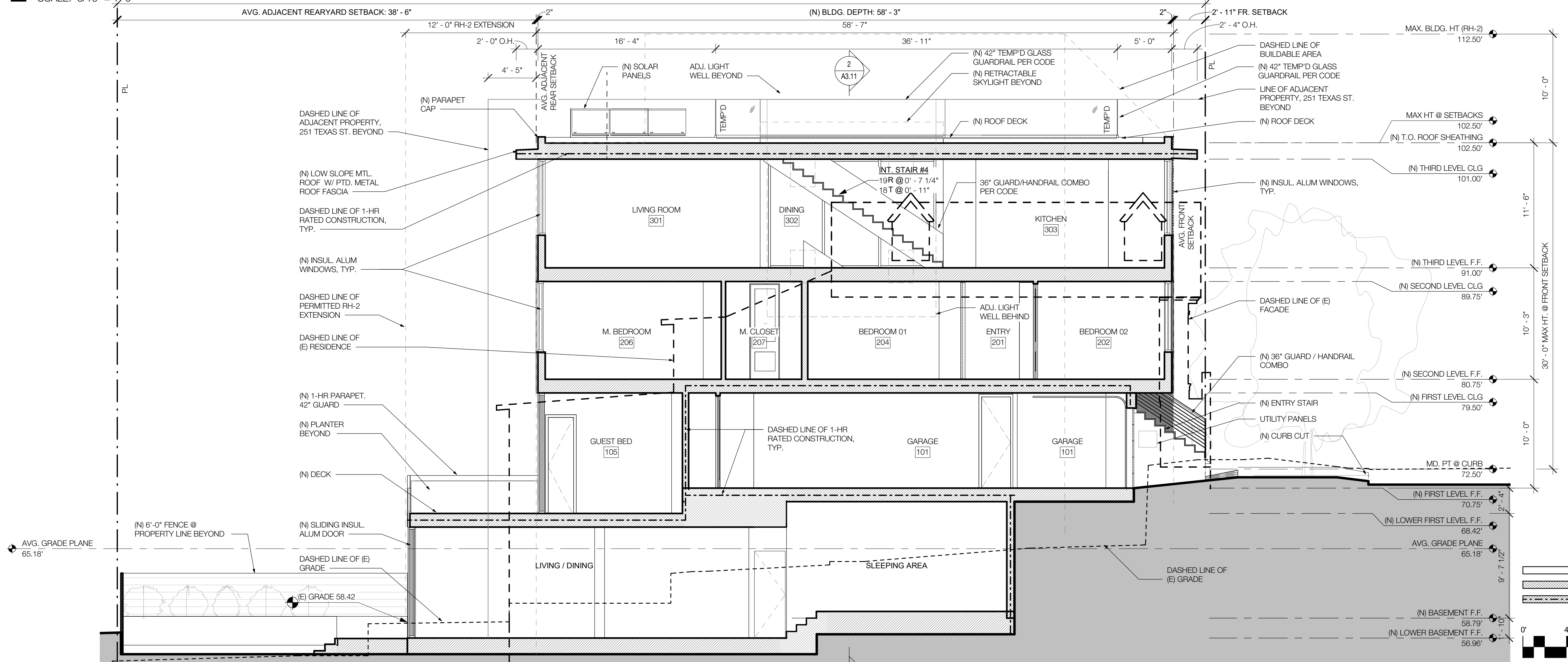
Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED BUILDING SECTION**

# A3.10

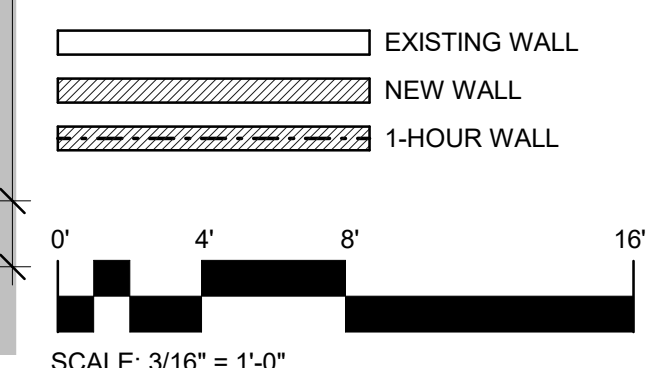


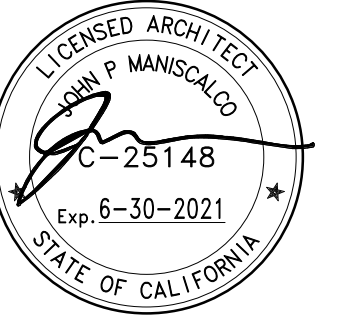
**2 EXISTING LONGITUDINAL SECTION**  
SCALE: 3/16" = 1'-0"



**1 PROPOSED LONGITUDINAL SECTION**  
SCALE: 3/16" = 1'-0"

PLOT DATE:  
5/26/2021 3:56:43 PM





Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

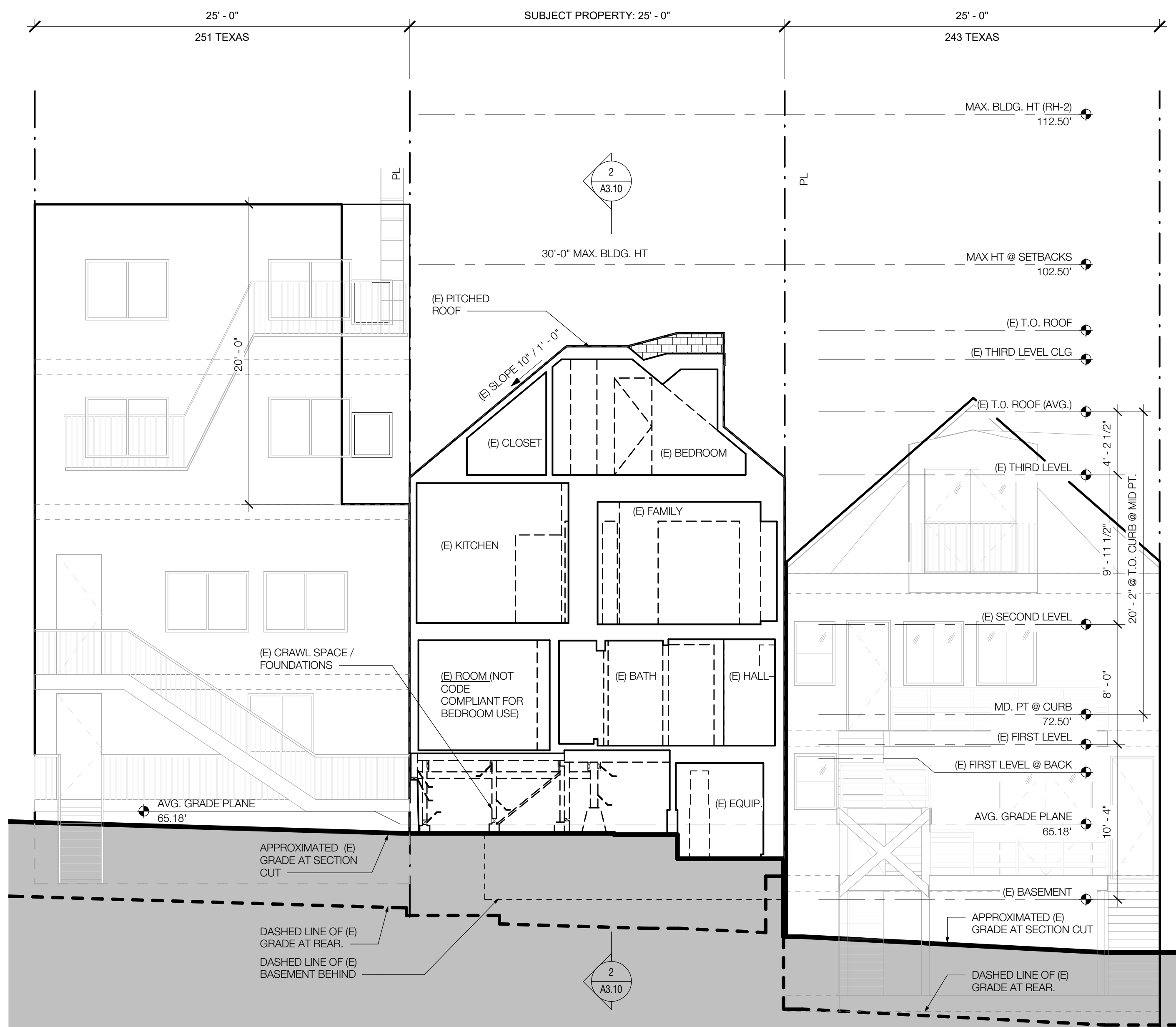
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

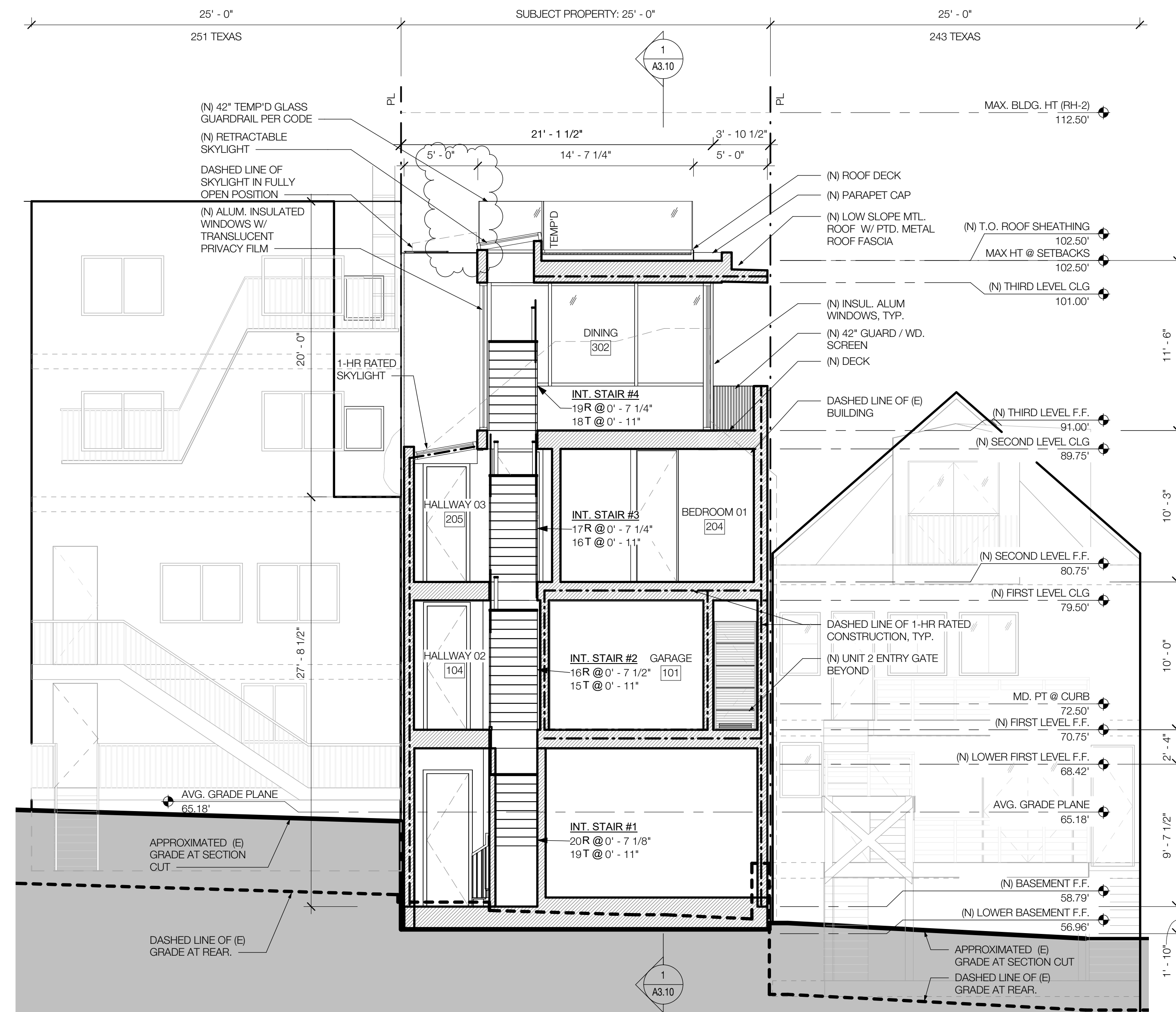
Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

**EXISTING & PROPOSED CROSS SECTION**

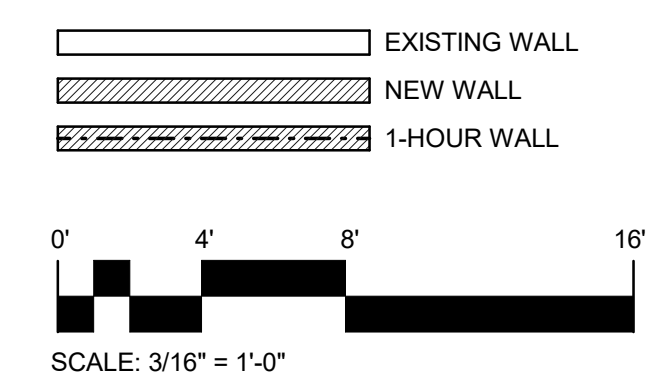
**A3.11**



**1 EXISTING CROSS SECTION**  
SCALE: 3/16" = 1'-0"



**2 PROPOSED CROSS SECTION**  
SCALE: 3/16" = 1'-0"





## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
249 Texas Street		4001017A
<b>Case No.</b>		<b>Permit No.</b>
2020-003223ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The project proposes the demolition of an existing three-story, single-family residence and the construction of a three-story residential building with two dwelling units. The proposed structure would have a basement level and would require approximately 263 cubic yards of soil disturbance. The maximum depth of excavation would be approximately 17 feet below existing ground surface.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> 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. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment . <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p><b>Air Quality:</b> 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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> 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?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> 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, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input checked="" type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach HRER Part I)  <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify):  <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Don Lewis
		01/28/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code.          In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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.</p>		

## **Step 2: Environmental Screening Comments**

The department's staff archeologist conducted preliminary archeological review on 5/20/2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

The sponsor submitted the article 38 application to the health department on 3/10/20.

A preliminary geotechnical report was prepared by Romig Geotechnical Engineers (dated March 2020). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Project construction could potentially disturb serpentinite bedrock. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk. To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, section 93105 and are enforced by the BAAQMD.

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

## 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.

### MODIFIED PROJECT DESCRIPTION

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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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 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 to the Environmental Review Officer within 10 days of posting of this determination.	
<b>Planner Name:</b>	<b>Date:</b>





# SAN FRANCISCO PLANNING DEPARTMENT

---

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

## HISTORIC RESOURCE ASSESSMENT

*Project Address:* 249 Texas St  
*Case Number:* 2019-020975GEN  
*Date:* January 10, 2020  
*To:* John Maniscalco  
*From:* Pilar LaValley, Senior Preservation Planner, Planning Department  
Elizabeth Munyan, Assist. Preservation Planner, Planning Department

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The Historic Resource Assessment (HRA) provides preliminary feedback from the Planning Department regarding whether a property is eligible for listing on the National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHP) before any development applications are filed. This preliminary assessment provides property owners with information about the eligibility of their property in advance of the Citywide Cultural Resource Survey, which is a multi-year, phased effort, and in advance of preparation and submittal of a project application. This process shall only be undertaken at the request of a property owner, or their authorized agent, and is not required in advance of any future applications with the Department.

The HRA represents a preliminary assessment of the subject property's potential historical significance based on the information available at time of assessment and is not a formal determination pursuant to the California Environmental Quality Act (CEQA). This assessment is subject to change during evaluation of the property and surrounding neighborhood as part of the Citywide Cultural Resources Survey or if new information becomes available during subsequent review of a project application. In some cases, the assessment may be inconclusive pending additional information as part of a formal determination pursuant to CEQA.

**Please be advised that the HRA does not constitute an application for development with the Planning Department. This HRA does not represent a complete review of any proposed project, does not grant a project approval of any kind, does not exempt any subsequent project from review under the California Environmental Quality Act (CEQA), and does not supersede any required Planning Department approvals.**

You may contact Elizabeth Munyan ([elizabeth.munyan@sfgov.org](mailto:elizabeth.munyan@sfgov.org)) with any questions you may have about this HRA or the HRA process.

## SITE DETAILS

<i>Address:</i>	249 Texas St
<i>Block/ Lot(s):</i>	4001/017A
<i>Parcel Area:</i>	2,500 sq. ft.
<i>Zoning District(s):</i>	RH-2 (Residential House, Two Family)
<i>Height/ Bulk District(s):</i>	40-X
<i>Plan Area:</i>	Showplace Square/ Potrero Hill
<i>Current Historic Resource Status:</i>	Category B
<i>Previous Survey(s):</i>	None

## PROPERTY DESCRIPTION/HISTORY

<i>Date of Construction:</i>	c. 1905
<i>Location on lot:</i>	Flush with lot line
<i>Number of Structures on Lot:</i>	One, subject property
<i>Architect/ Builder</i>	Unknown
<i>Architectural Style:</i>	Queen Anne/ Vernacular
<i>Building Description:</i>	<p>249 Texas is a one- and one-half story over basement single-family wood-frame residence located on the east side of Texas Street between Mariposa and 18<sup>th</sup> Streets. The subject property is clad in rustic and clapboard siding, stucco and wood shingles, and capped with a front gable that is clipped at its peak. At the basement level, there is a vinyl sash slider window behind metal security bars on the far-left side, a secondary entrance at the basement level on the right. There is a terrazzo staircase projecting from the primary volume that leads to the primary entrance to the building. On the first floor, there is a canted bay window at the left and a three-part vinyl sash window at the right. The half story overhangs the first story, with a cornice featuring egg and dart molding at its base and rustic shingle cladding. There is a vinyl sash slider window at the center of the gable face. The façade terminates with a raking cornice above a flat cornice with a band of dentil molding.</p> <p>Alterations to the subject property include a petition to tear down a two-story building at 233 Texas (1934), move property from 2225 22<sup>nd</sup> Street and put back in place as it was before (1951), construction of a retaining wall 8'-16'-7" on the north side of back yard (1960), construction of a concrete block wall along south side of rear yard approximately 38' (1962), add aluminum siding on upper front, stone on lower front (1964), install aluminum windows (1966) install four additional aluminum windows in front of home (1971), remodel first floor bathroom (1999), reroofing (2009). The vinyl window sash in all façade window openings were installed at an unknown date.</p>
<i>Notable Owners/Residents</i>	Records show that none of the property owners or occupants of the building are important to the local, regional or national past.

**SURROUNDING NEIGHBORHOOD CONTEXT AND DESCRIPTION**

<i>Subject Property architectural style is consistent with immediately surrounding properties</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Properties surrounding the subject property represent a variety of architectural styles constructed over different time periods including Queen Anne, Italianate, Stick-Eastlake, Minimal Traditional, and French Provincial.
<i>Subject Property is part of an architecturally cohesive block face</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  249 Texas sits at its front lot line and abuts both neighboring buildings. The surrounding buildings have similar setbacks but exhibit different scales and forms.
<i>Subject Block has consistent dates of construction</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  The properties on the subject block range in date of construction from 1880-1956.
<i>Subject Block has extensive modification</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Overall, properties on the subject block have not been extensively modified.

**HISTORIC RESOURCE ASSESSMENT**

Individual	Historic District/ Context
Appears individually eligible for inclusion on National and/or California Register under one or more of the following Criteria:  Criterion A/1- Events: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion B/2- Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion C/3- Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion D/4- Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Potential Period of Significance: _____	Appears eligible for inclusion in a National and/or California Register eligible Historic District under one or more of the following Criteria:  Criterion A/1- Events: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion B/2- Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion C/3- Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion D/4- Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Potential Period of Significance: _____  <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor
<b>Historic Resource Assessment</b>	<b>Category C (No Historic Resource)</b>

**Appears Ineligible**

The subject building was originally located at 2225 22<sup>nd</sup> Street, a few blocks away in the Potrero Hill neighborhood. There is no original building permit or construction announcement for the subject property at its original site on 22<sup>nd</sup> Street and the builder of the subject property is unknown. Spring Valley Water Company tap records show that water was hooked up to 2225 22<sup>nd</sup> Street in June of 1905, indicating a possible construction date. The subject building was relocated to its current location at 249 Texas Street in 1951<sup>1</sup> to make way for the construction of The James Lick Freeway, also known as US-101. Permit records and Sanborn Maps indicate that 249 Texas Street (also shown as 233-235 Texas Street) was previously occupied by a two-story residential building that was removed from the property in the early 1930s. A 1938 aerial photograph of San Francisco and the 1950 Sanborn Map depict the subject property (249 Texas Street) as vacant.

249 Texas Street is a vernacular building with Queen Anne elements, which is a common architectural style found in San Francisco. It does not appear to be an individually significant resource under Criterion C/3 (Architecture). None of the other owners or occupants appear to be historically significant and the building does not appear to be associated with any significant historic events.

The surrounding buildings were constructed over a protracted period of time, contain a wide range of styles and types, and/or have been extensively altered. Therefore, the immediately surrounding area (subject and opposite block faces) does not appear to possess the visual or thematic coherence or historic significance necessary to support the identification of a potentially NRHP- or CRHR-eligible historic district under any criteria.

**WHAT DOES THIS MEAN**

The assessment of the property provided herein will be reflected on the Department's Property Information Map and shall be referenced by Department staff during review of any subsequent project application. If the subject property appears eligible individually or is located within a historic district that appears eligible, then the property will be assumed to be a historic resource for purposes of Department review of project applications. If the subject property does not appear eligible individually and is not located within a historic district that appears eligible, then it would not be considered a historic resource. This preliminary assessment is subject to change during evaluation of the property and surrounding neighborhood as part of the Citywide Cultural Resources Survey or if new information becomes available during subsequent review of a project application.

---

<sup>1</sup> Permit # 125424, July 26, 1951

PHOTOGRAPH







Cc: Joanne Siu & Kerry Shapiro

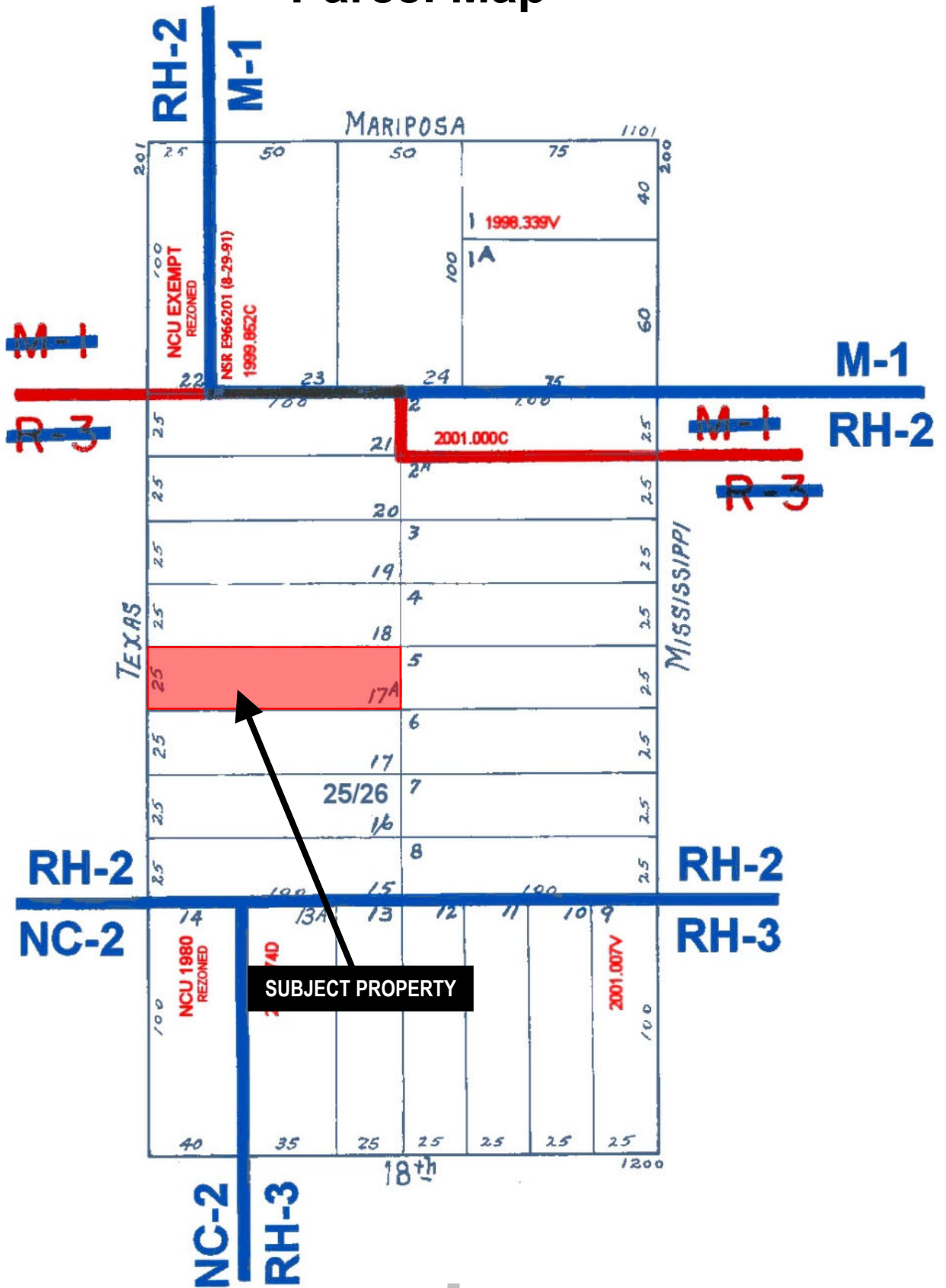


# Land Use Information

**PROJECT ADDRESS: 249 TEXAS ST**  
**RECORD NO.: 2020-003223PRJ**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	486	486
Residential GSF	3,098	4,378	1,280
Usable Open Space	900	1,401	501
Other (Basement)	401	0	0
TOTAL GSF	3,499	4,864	1,374
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1 (plus one UDU)	1	2
Dwelling Units - Total	1 (plus one UDU)	1	2
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	1	1
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom Units	1	1	0

# Parcel Map



Conditional Use Authorization Hearing  
 Case Number 2020-003223CUA  
 249 Texas St.





# Aerial Photo – View 1

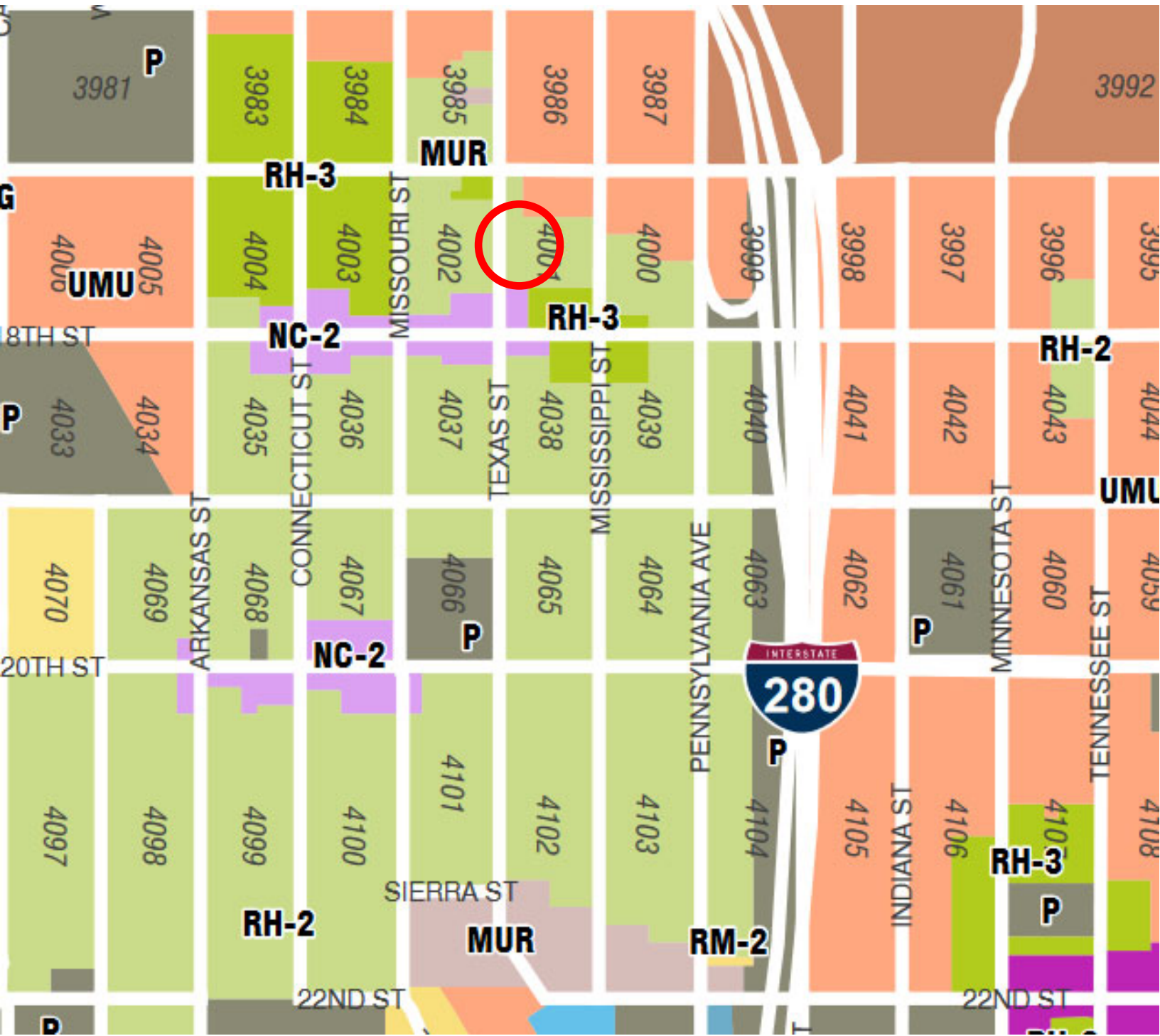


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2020-003223CUA  
249 Texas St.

# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2020-003223CUA  
249 Texas St.



# Site Photo



Photo Source: Bing Maps

# Moscone Emblidge & Rubens

220 Montgomery St, Suite 2100, San Francisco, California 94104  
Phone: (415) 362-3599 | Fax: (415) 362-2006 | [www.mosconelaw.com](http://www.mosconelaw.com)

May 26, 2021

*Via Email ([joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))*

Joel Koppel, President  
San Francisco Planning Commission  
49 South Van Ness Avenue  
San Francisco, CA 94103

Scott Emblidge  
Partner  
[emblidge@mosconelaw.com](mailto:emblidge@mosconelaw.com)  
Direct: (415) 362-3591

Re: 249 Texas Street

Dear President Koppel and Members of the Commission:

I am assisting the project sponsors, Joanne Siu and Kerry Shapiro, and their architect address issues that came up at your March 4 hearing on this matter. Below, I believe you will see that we have found a way to address every issue to the Commission's satisfaction. First, however, we would like to explain who the project sponsors are and why they want to pursue this project. Despite the accusations and insinuations made by opponents to the project, Joanne and Kerry are not developers looking for a profit. Joanne and Kerry are simply San Franciscans looking for a place where they can raise their child and provide a safe space for Joanne's mother, who is 81 years old and suffering from Alzheimer's disease. A photo of Cho Yuk Siu is attached as **Exhibit 1**. Joanne and Kerry are not looking to "flip" this property. They want nothing more than to renovate the property so that it works for their family and allows them to care for Cho Yuk Siu.

Size of the Lower Unit. At the March 4 hearing the Commission, in particular Commissioners Moore and Chan, expressed a desire to see the lower unit enlarged by incorporating what had been identified as an exercise room into that unit. We have done that, thereby increasing the square footage of the lower unit from 766 to 1080 square feet. (See **Exhibit 2**, sheet A2.10.) We also added a dedicated laundry to this unit and reconfigured the bathroom. In addition, we adjusted the roof deck rail location to be five feet from the property line as Moore also requested. (See **Exhibit 2**, sheet A2.30.)

Tenant History. There was a great deal of confusion at the March 4 hearing about the tenant history at the property. Here is what we know.

Prior to Joanne and Kerry acquiring the property in March 2019 there is no history of tenant occupancy at the property. An Historic Resources Evaluation for the property revealed no evidence of any tenants. Your staff's inquiry to the San Francisco Rent Board revealed "no tenant evictions or tenant buyouts with the past 10 years." A review of San Francisco "anti-eviction map," which compiles data from 1997 to the present, "reveals no tenancies or evictions at the property." (See <https://antievictionmap.com/sf-evictions>.)

Based on the HRE, court records regarding a dispute among prior owners, and testimony at the March 4 hearing, it appears the house has been owner-occupied since it was moved to the current location in 1951. At the prior hearing on this matter, Ernesto Valencia testified that house had been in his family for three generations. Court records show that Ernesto Valencia and Richard Boyd acquired the property from other members of the Valencia family in 2006 and occupied the property as TIC owners, with the Valencias occupying the unauthorized, non-code-compliant, lower unit and Mr. Boyd occupying the upper unit. (See **Exhibit 3**, p. 3.)

Since Joanne and Kerry bought property there have been two tenancies, both related to the upper, authorized unit. The first tenants occupied the unit from March 1, 2020 to October 31, 2020. They left because they wanted to relocate out of San Francisco during the pandemic. The second tenants have occupied the upper unit since November 1, 2020 pursuant to a one-year lease that expires on October 31, 2021. The two current tenants are Amadeia Rector who moved to San Francisco after receiving her Masters' Degree in Public Health from Columbia University, and Gweltaz Lever who is a "Computer Vision Architect and Staff Engineer" with Samsung. They are not low-income tenants – they have combined base salaries of over \$230,000.

Attached as **Exhibit 4** is a letter from the current tenants explaining that prior to entering into their lease, Joanne and Kerry informed them that the rental was only for a one-year period without extension because Joanne and Kerry would be renovating and moving into the home as their residence and only were renting out the home while their plans were being developed and approved by the City. The tenants reaffirm their plan to "move out of 249 Texas Street at the end of our one-year lease, in October 2021."

Rent Control. Given this history and the existence of an unauthorized dwelling unit, it is far from clear whether any portion of the City's Rent Stabilization and Arbitration Ordinance applies to the property. Nonetheless, Joanne and Kerry are willing to offer to impose a restriction on the property such that the two new units will be subject to the Rent Ordinance. This type of restriction is authorized by Senate Bill 330 and should fully address any concern that this project will result in the loss of rent-controlled housing.

Removal of Unauthorized Units. Joanne and Kerry are not removing any unit from the housing market. Rather, they are replacing an unauthorized unit that is far from code compliant with a fully code-compliant unit. Nonetheless Planning Staff has asked Joanne and Kerry to analyze the project under Planning Code section 317(g)(6) which looks at the economic viability of renovating – rather than replacing – an unauthorized unit. Accordingly, Joanne and Kerry engaged a contractor to estimate the renovation costs. The contractor determined that the cost to legalize the unauthorized unit would be approximately \$416,000 (see **Exhibit 5**), whereas, according to Planning staff, the average cost of legalization per unit in San Francisco is approximately \$66,000. Thus, cost to legalize the unauthorized unit, at over *six times the average*, is not reasonable. The increased cost of legalization this unit is due primarily to required seismic/foundation upgrades and

excavation since the existing floor to ceiling heights at the ground floor (6'9" for 50% of the space) are not compliant with the requirements of the Building Code.

In addition, Joanne and Kerry retained a certified appraiser who determined that the value of the property is currently \$1,455,000 as-is, and \$1,565,000 with a renovated, code-compliant unit on the ground floor. (See **Exhibits 6 and 7.**) With a construction cost of \$416,000 and a gain in property value of \$110,000, renovation of the existing lower unit is not financially feasible.

We hope this addresses the questions you had about this project and look forward to answering any additional questions at the upcoming hearing.

Sincerely,



G. Scott Emblidge

cc: Planning Commissioners  
Rich Sucre  
Alex Westhoff

# Exhibit 1

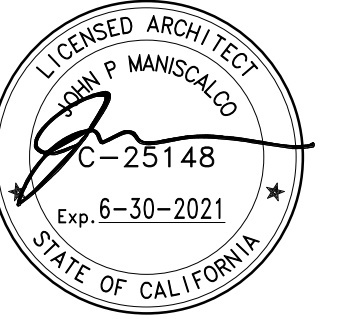






# Exhibit 2





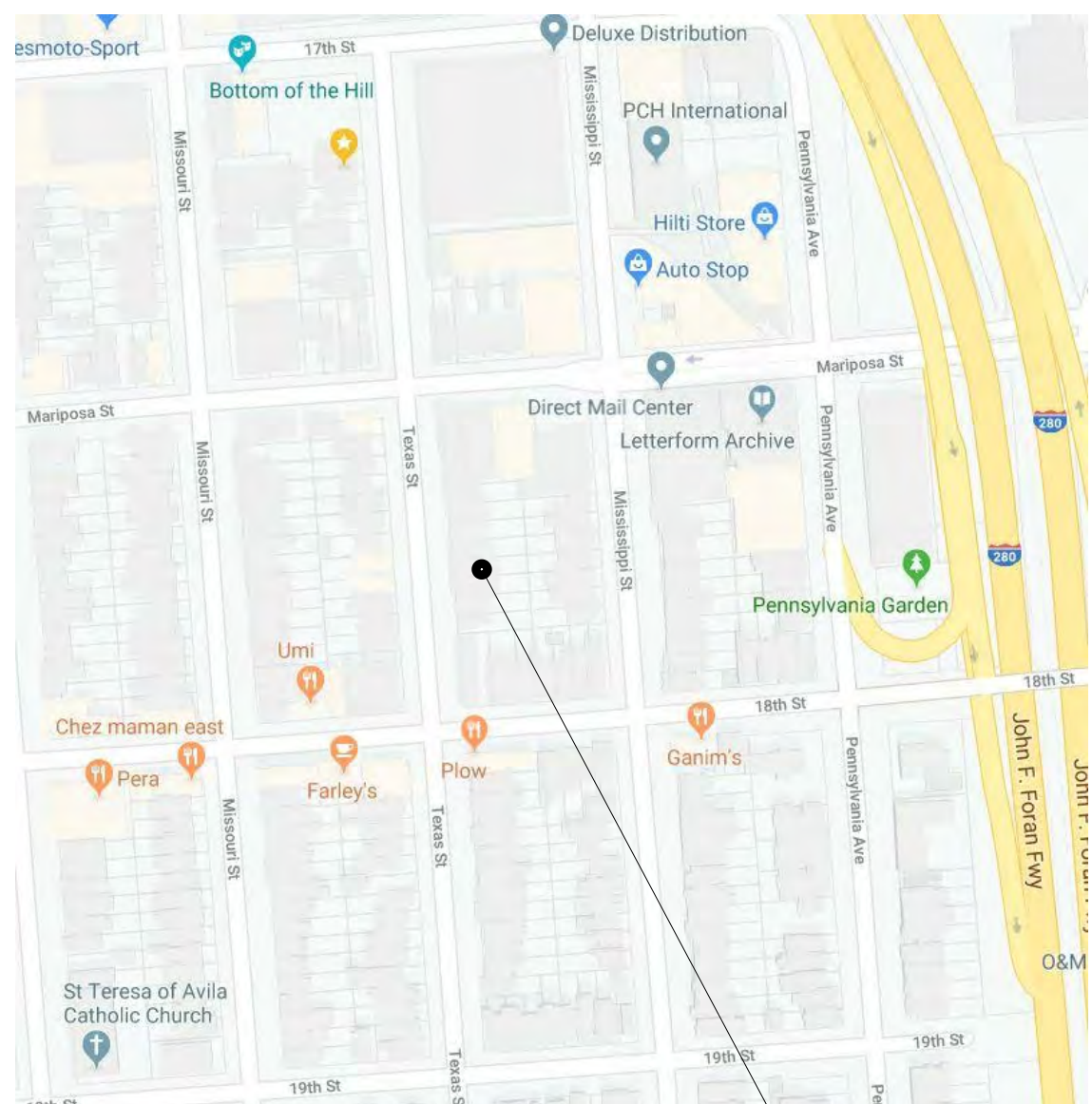
Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

## PROJECT DESCRIPTION

DEMOLISH EXISTING 3 STORY + BASEMENT DWELLING. NEW CONSTRUCTION OF 2-UNIT, 3 STORY + BASEMENT DWELLING WITHIN REQUIRED SETBACKS.

## PROJECT LOCATION



PROJECT LOCATION  
N.T.S.

## PROJECT INFORMATION

ADDRESS: 249 TEXAS STREET  
SAN FRANCISCO, CA, 94107  
BLOCK: 4001  
LOT: 017A  
ZONING: RH-2  
CONSTR. TYPE: TYPE V-NR  
OCCUPANCY: R-3  
LOT SIZE: 2,500 SF  
MAX DEPTH OF EXCAVATION: 8'-0"  
TOTAL SOIL DISTURBANCE: APPROX. 326 CY

SETBACKS:	EXISTING	PROPOSED
FRONT (WEST):	4'-4"	2'-11" (AVG.)
SIDE (NORTH):	0'	NO CHANGE
SIDE (SOUTH):	0'	NO CHANGE
REAR (EAST):	35'-1"	38'-6" (AVG.)

BUILDING SIZE AND COVERAGE:	EXISTING	PROPOSED
NO. OF STORIES	3 + BASEMENT	3 + BASEMENT (NO CHANGE)
BUILDING HEIGHT	20'-2"	30'-0"

BUILDING AREA:	CONDITIONED:	UNCONDITIONED:
(E) BASEMENT	0 SF	401 SF
(E) FIRST LEVEL	1,376 SF	-
(E) SECOND LEVEL	1,087 SF	-
(E) THIRD LEVEL	635 SF	-
TOTAL (E) AREA:	3,098 SF	401 SF

BUILDING AREA:	CONDITIONED:	UNCONDITIONED:	DELTA
(N) BASEMENT	248 SF	1,080 SF	-
(N) FIRST LEVEL	640 SF	-	486 SF GARAGE (@ UNIT 1)
(N) SECOND LEVEL	1,271 SF	-	+ 184 SF
(N) THIRD LEVEL	1,139 SF	-	+ 504 SF
TOTAL:	3,298 SF	1,080 SF	486 SF GARAGE + 862 SF (+ 486 SF GARAGE)

## PROJECT DIRECTORY

OWNER: JOANNE SIU & KERRY SHAPIRO  
249 TEXAS STREET  
SAN FRANCISCO, CA 94107

ARCHITECT: JOHN MANISCALCO ARCHITECTURE  
JOHN MANISCALCO, A.I.A. - PRINCIPAL  
442 GROVE STREET, S.F., CA 94102  
T. 415.864.9900 F. 415.864.0830

# 249 Texas Street

## San Francisco, CA 94107

# Project Application Set

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

## PROJECT DATA

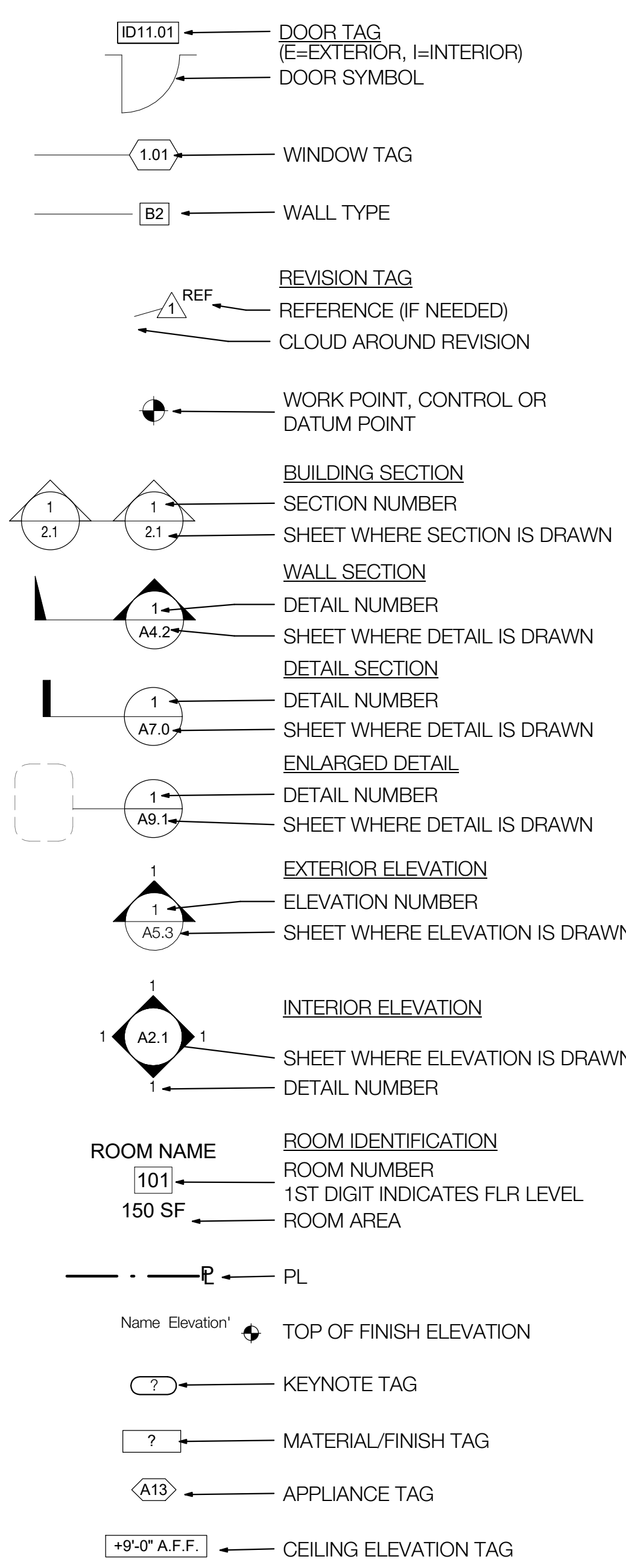
# A0.00



# GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:  
  
2019 SAN FRANCISCO BUILDING CODE  
2019 SAN FRANCISCO ELECTRICAL CODE  
2019 SAN FRANCISCO ENERGY CODE  
2019 SAN FRANCISCO HOUSING CODE  
2019 SAN FRANCISCO MECHANICAL CODE  
2019 SAN FRANCISCO PLUMBING CODE  
2019 CALIFORNIA FIRE CODE  
  
COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- DETAILS ARE USUALLY KEYS ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:  
(E)=EXISTING, (N)=NEW/PROPOSED  
(P.A.)= PREVIOUSLY APPROVED  
GWB=GYP. BD. = GYPSUM WALL BOARD  
MTL=METAL, S.S.= STAINLESS STEEL  
GSM=GALVANIZED SHEET METAL  
GM=GALVANIZED METAL  
SSD=SEE STRUCTURAL DRAWINGS  
AFF= ABOVE FINISH FLOOR  
BUR=BUILT-UP ROOFING

# LEGEND



# CODE NOTES

- PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PROVIDE NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH CBC SECTION 903.3.1.2.
- PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 3 FEET OF AND PARALLEL TO THE PL
- UNLIMITED SQUARE FOOTAGE, UNPROTECTED OPENING PER §705.8.1 EXCEPTION 2. AT EXTERIOR WALL WITH NO FIRE-RESISTANCE RATING REQ. PER §602 & TABLE 602 FOOTNOTE h1
- PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ.
- PROVIDE MIN. 1 EMERGENCY ESCAPE AND RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS
- PER SFPC 102.7, PROVIDE LIMITED VISUAL CONNECTION BETWEEN FIRST LEVEL AND FIRST FLOOR.
- PER CBC, NON-RATED CONST. @ EXTERIOR WALL WITH FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER §602 TABLE 602.i. GROUP R-3, WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE

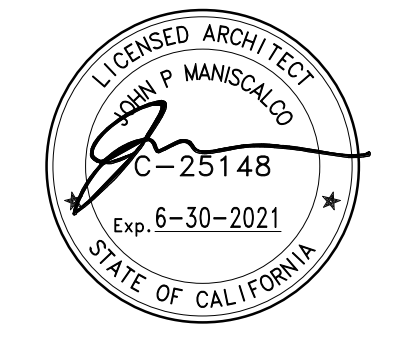
# INDEX OF DRAWINGS

SHEET LIST	
Sheet Number	Sheet Name
A0.00	PROJECT DATA
A0.01	GENERAL NOTES, DRAWING INDEX
A0.31	CODE COMPLIANCE - GRADE PLAN & EXISTING DIAGRAMS
A0.40	LANDSCAPE AREA CALCULATIONS
A0.50	EXISTING SITE CONTEXT PHOTOGRAPHS
A0.51	PROPOSED DESIGN RENDERINGS
GS1	GREEN BUILDING SITE PERMIT SUBMITTAL FORM
A1.00	SURVEY
A1.10	EXISTING SITE PLAN
A1.20	PROPOSED SITE PLAN
A2.00	EXISTING FLOOR PLANS
A2.10	PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS
A2.20	PROPOSED LEVEL 2 & LEVEL 3 FLOOR PLANS
A2.30	PROPOSED ROOF PLAN
A3.00	EXISTING & PROPOSED WEST ELEVATION
A3.01	EXISTING & PROPOSED NORTH ELEVATION
A3.02	EXISTING & PROPOSED EAST ELEVATION
A3.03	EXISTING & PROPOSED SOUTH ELEVATION
A3.10	EXISTING & PROPOSED BUILDING SECTION
A3.11	EXISTING & PROPOSED CROSS SECTION



John Maniscalco  
Architecture

415.864.9900  
442 Grove Street  
San Francisco, CA 94102



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

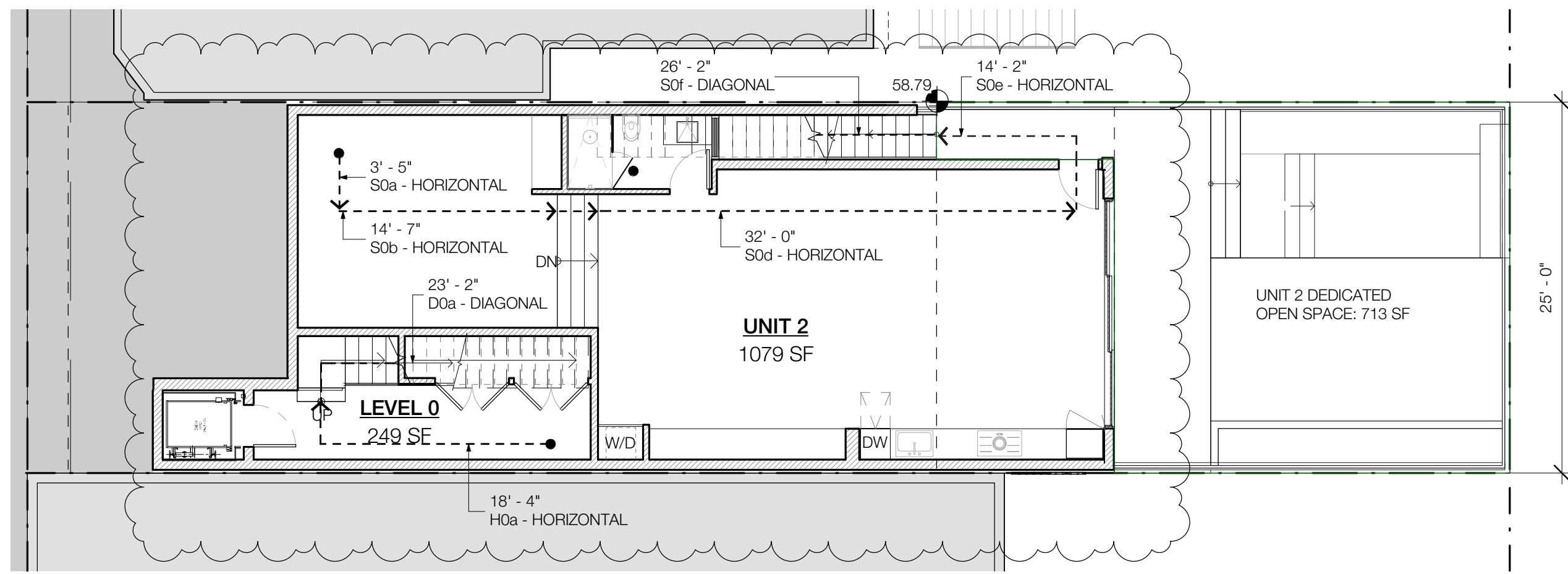
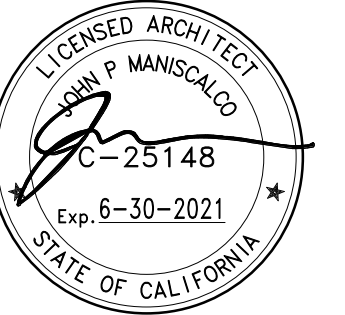
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

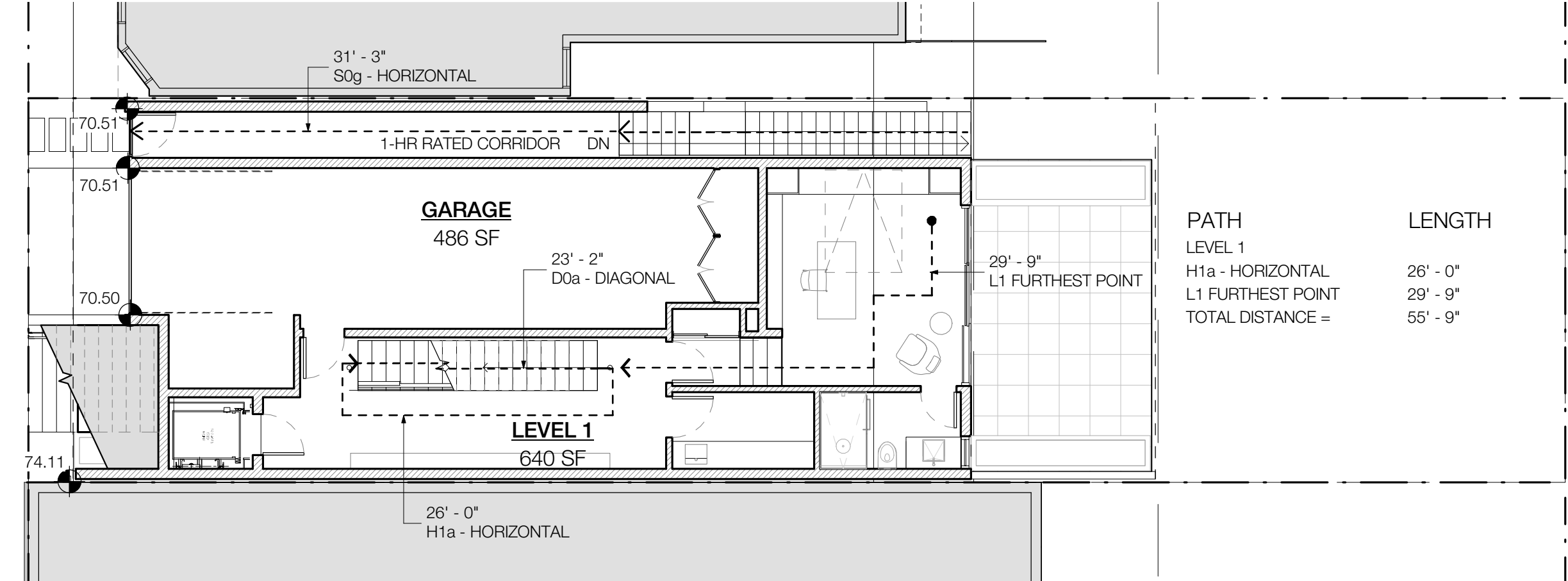
**GENERAL NOTES, DRAWING INDEX**

# A0.01



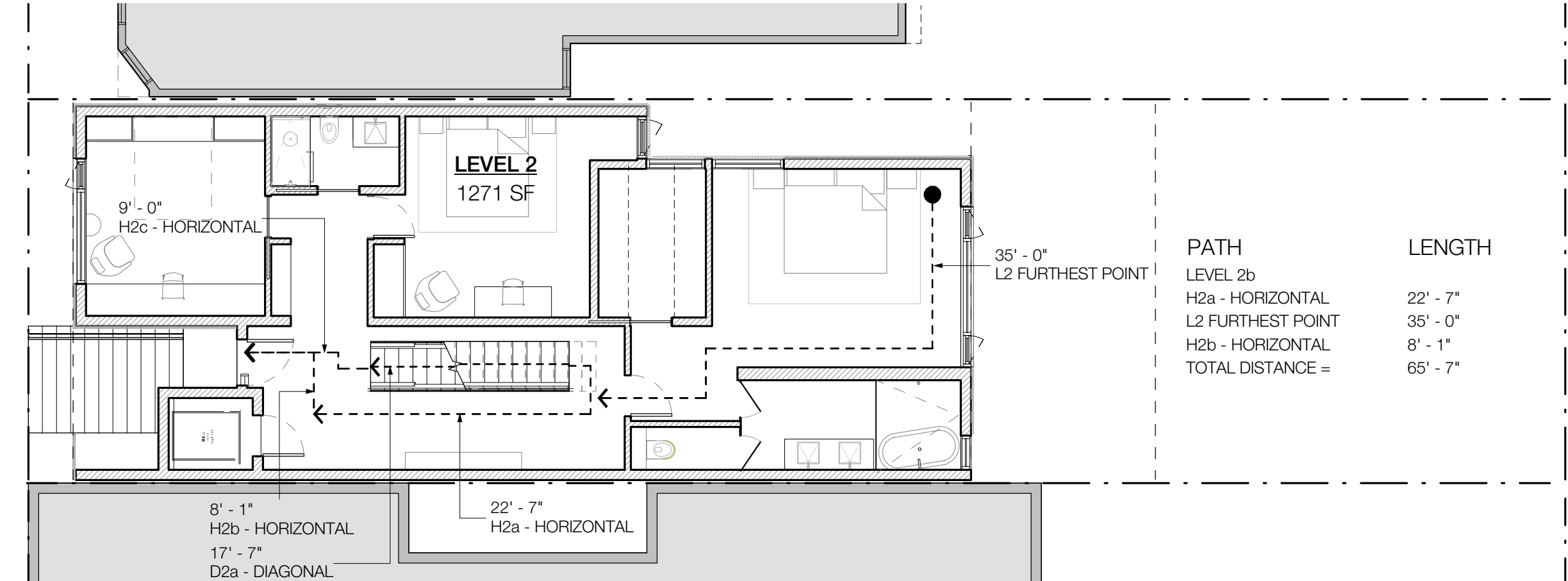
**1** PROPOSED BASEMENT EXITING DIAGRAM

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



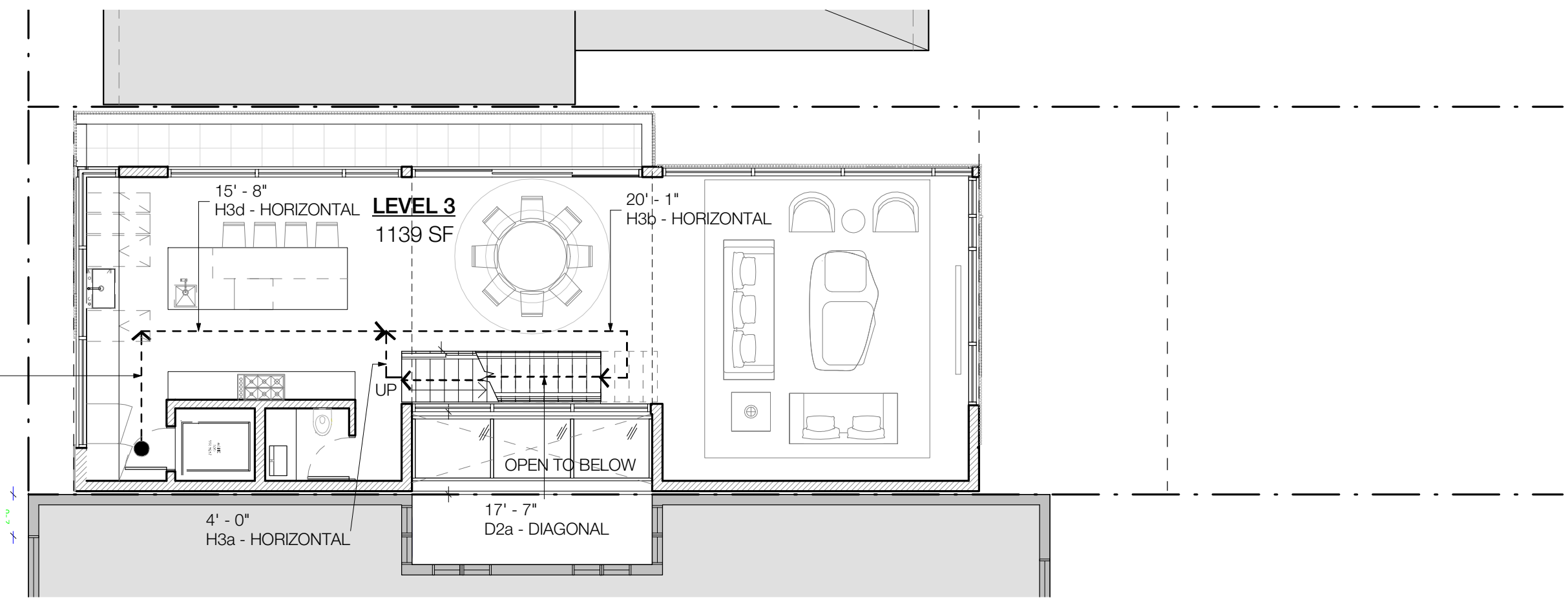
**2** PROPOSED FIRST LEVEL EXITING DIAGRAM

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



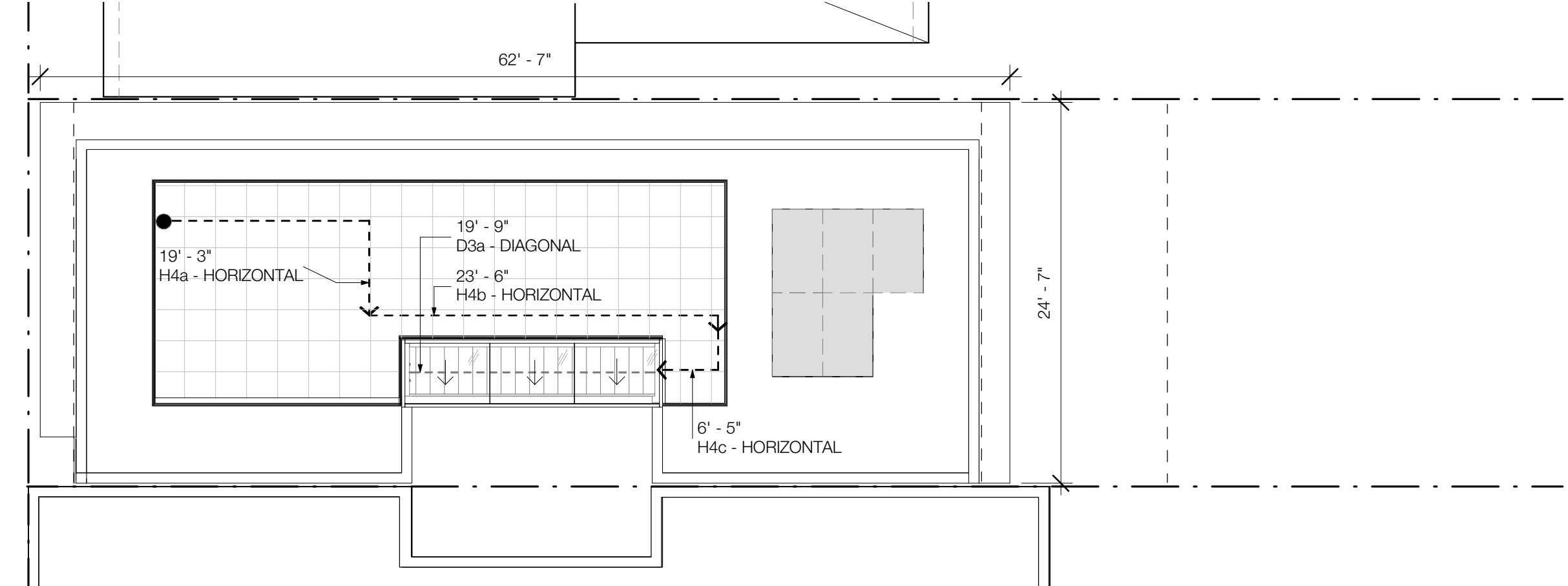
**3** PROPOSED SECOND LEVEL EXITING DIAGRAM

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



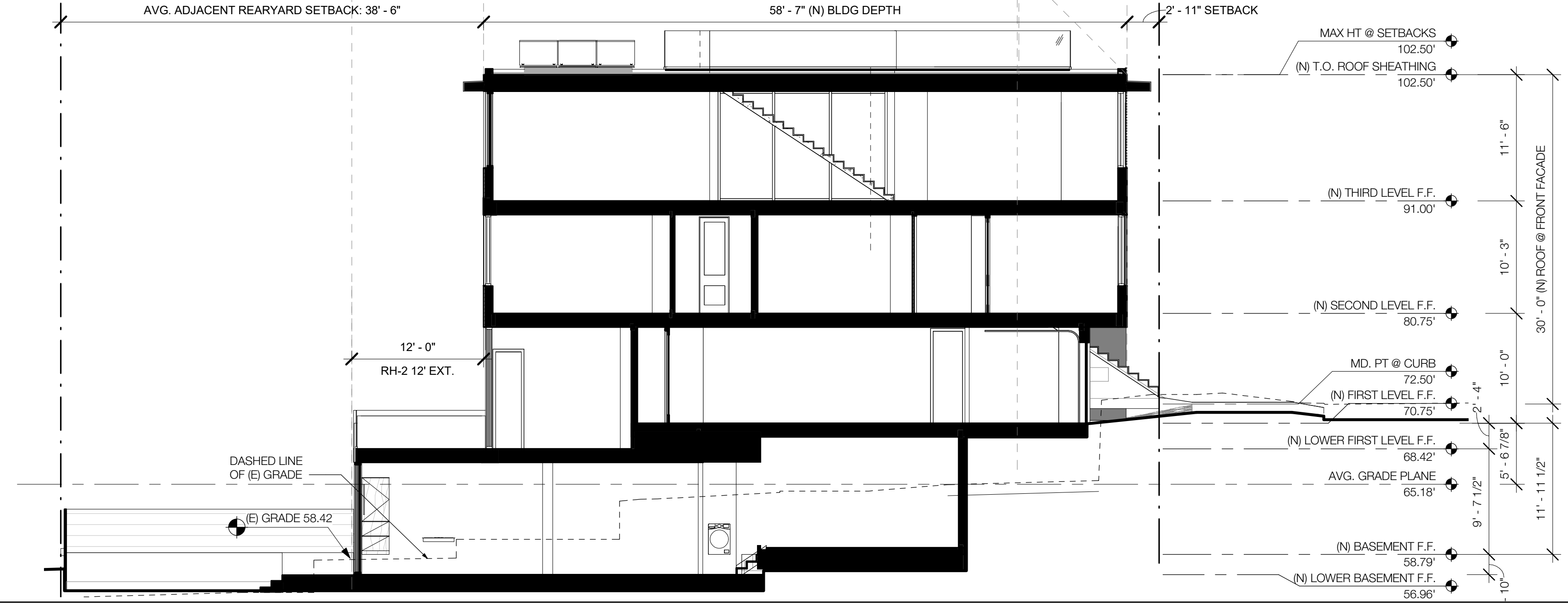
**4** PROPOSED THIRD LEVEL EXITING DIAGRAM

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



**5** PROPOSED ROOF LEVEL EXITING DIAGRAM

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



**GRADE PLANE CALCULATION**

PER CBC 2022, BASEMENT - A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"), THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.

STORY ABOVE GRADE PLANE - ANY STORY HAVING ITS FINISHED SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:

- MORE THAN 6 FEET ABOVE GRADE PLANE; OR
- MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

GRADE PLANE - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS.

SEE "PROPOSED BASEMENT EXITING DIAGRAM" & "PROPOSED FIRST LEVEL EXITING DIAGRAM" FOR SPOT ELEVATIONS.

GRADE LEVELS AT EXTERIOR WALLS	SUM = 521.51
58.71	AVERAGE GRADE PLANE = 521.51 / 8 = 65.18'
58.71	
58.75	PROPOSED FIRST LEVEL IS @ 70.50, LESS THAN 6'-0" ABOVE HORIZONTAL GRADE PLANE, AND IS LESS THAN 12'-0" ABOVE ADJACENT GRADE.
71.51	
70.51	THEFORE, THE BASEMENT IS NOT CONSIDERED A STORY ABOVE GRADE PLANE AND IS DEFINED AS A BASEMENT.
70.50	
74.11	
521.51	

**DESIGN OCCUPANT LOADS**

(RESIDENTIAL OCCUPANT LOAD (PER CBC 1004.1.2 - 200 SF/OCC))

AREA	OCC. LOAD	EXIT REQ'D	EXITS PROVIDED
UNIT 1:			
LEVEL 0:	249 SF	1	1
LEVEL 1:	640 SF	3	1
LEVEL 2:	1,271 SF	6	1
LEVEL 3:	1,139 SF	6	1
TOTAL	3,298 SF	16	1
UNIT 2:			
LEVEL 0 - UNIT 2:	1,080 SF	5	1

PER CBC 1006.2.1 EXC 1: INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, (1) EXIT REQUIRED PER LEVEL.

**EXIT TRAVEL DISTANCE**

TOTAL TRAVEL DISTANCE FROM ROOF		TOTAL TRAVEL DISTANCE FROM BASEMENT (UNIT 1)		TOTAL TRAVEL DISTANCE FROM STUDIO (UNIT 2)	
PATH	LENGTH	PATH	LENGTH	PATH	LENGTH
LEVEL 4		LEVEL 0		LEVEL 0	
H4a - HORIZONTAL	19' - 3"	H0a - HORIZONTAL	18' - 4"	S0a - HORIZONTAL	3' - 5"
H4b - HORIZONTAL	23' - 6"	D0a - DIAGONAL	23' - 2"	S0b - HORIZONTAL	14' - 7"
H4c - HORIZONTAL	6' - 5"			S0c - DIAGONAL	2' - 6"
	49' - 2"	LEVEL 1		S0d - HORIZONTAL	32' - 0"
LEVEL 3		H1a - HORIZONTAL	26' - 0"	S0e - HORIZONTAL	14' - 2"
H3a - HORIZONTAL	4' - 0"	D1a - DIAGONAL	16' - 8"	S0f - DIAGONAL	28' - 2"
H3b - HORIZONTAL	20' - 1"				92' - 10"
D3a - DIAGONAL	19' - 9"	LEVEL 2b			
	43' - 10"	H2a - HORIZONTAL	22' - 7"		
LEVEL 2		H2b - HORIZONTAL	8' - 1"	LEVEL 1	
H2c - HORIZONTAL	9' - 0"			S0g - HORIZONTAL	31' - 3"
D2a - DIAGONAL	17' - 7"	TOTAL DISTANCE =	114' - 9"		31' - 3"
	26' - 6"			TOTAL DISTANCE =	124' - 1'
TOTAL DISTANCE =	119' - 7"				
TOTAL TRAVEL DISTANCE: 119'-7"		TOTAL TRAVEL DISTANCE: 114'-9"		TOTAL TRAVEL DISTANCE: 124'-1"	
ALLOWABLE COMMON PATH: 125'-0"		ALLOWABLE COMMON PATH: 125'-0"		ALLOWABLE COMMON PATH: 125'-0"	
(TABLE 1006.2.1)		(TABLE 1006.2.1)		(TABLE 1006.2.1)	

EGRESS FROM SPACES (PER CBC 1006.2) IN GROUP R-2 AND R-3 OCCUPANCIES, ONE EXIT IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20, WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET.

LEGEND:  
 EXISTING WALL  
 NEW WALL  
 1-HOUR WALL

PROVIDING (2) EXITS FROM BUILDING: (1) AT LEVEL 1, (1) AT LEVEL 2. PER CBC 1017, 1 EXIT IS REQ'D.

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

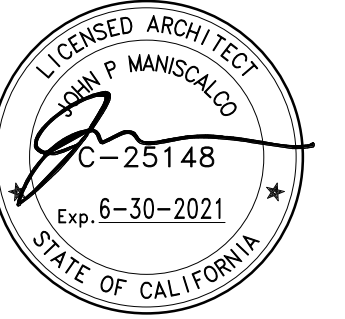
Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**CODE COMPLIANCE - GRADE PLAN & EXITING DIAGRAMS**

**A0.31**



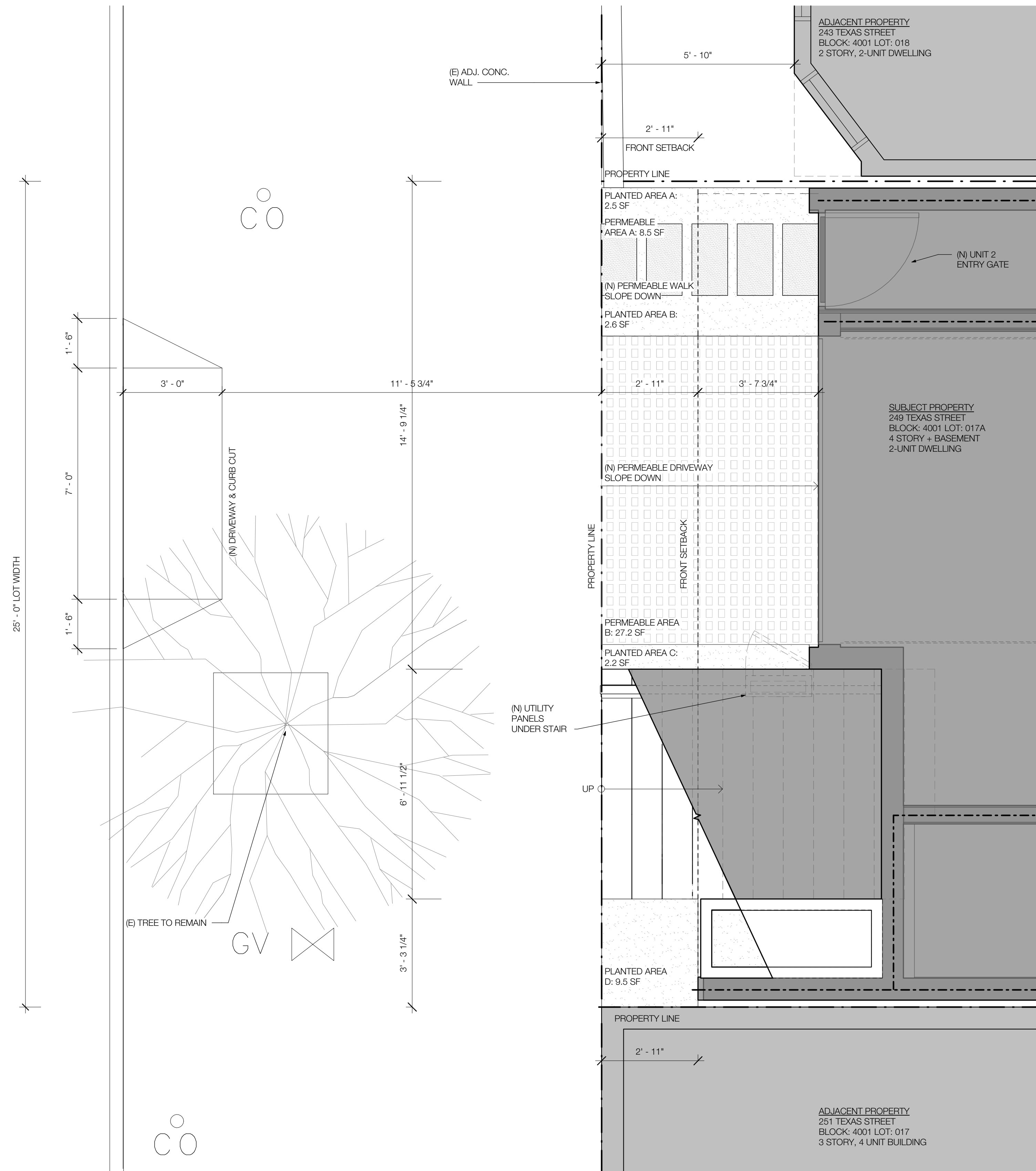


LANDSCAPING AREA CALCULATIONS  
PLANNING CODE SEC. 132(G); UNPAVED PLANTING MATERIALS  
FRONT SETBACK TOTAL AREA: 53 SF (73 SF TOTAL W/ 20.2 SF STAIR)  
REQ'D LANDSCAPE (20%): 10.6 SF

PLANTED AREA A: 2.5 SF  
PLANTED AREA B: 2.6 SF  
PLANTED AREA C: 2.2 SF  
PLANTED AREA D: 9.5 SF  
TOTAL PLANTED AREA: 16.8 SF  
31.6 % PLANTED AREA

PERMEABLE AREA CALCULATIONS  
PLANNING CODE SEC. 132(H); PERMEABLE SURFACES  
FRONT SETBACK TOTAL AREA: 53 SF (73 SF TOTAL W/ 20.2 SF STAIR)  
REQ'D PERMEABLE SURFACE (50%): 26.5 SF

PERMEABLE AREA A: 8.5 SF  
PERMEABLE AREA B: 27.2 SF  
PLANTED AREA A: 2.5 SF  
PLANTED AREA B: 2.6 SF  
PLANTED AREA C: 2.2 SF  
PLANTED AREA D: 9.5 SF  
TOTAL PERM. AREA: 52.5 SF  
99 % PERMEABLE AREA



**1** PROPOSED LANDSCAPE PLAN  
SCALE: 1/2" = 1'-0"

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**LEGEND**

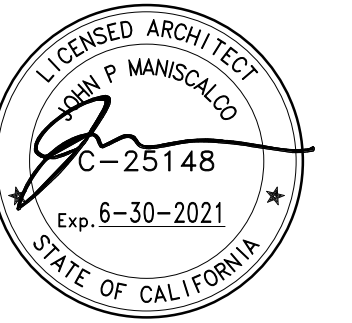
- EXISTING WALL
- NEW WALL
- 1-HOUR WALL

SCALE: 1/2" = 1'-0"

**LANDSCAPE AREA CALCULATIONS**

**A0.40**





**1** STREET ELEVATION / FRONT FACADE OF SUB. PROPERTY

1/4" = 1'-0"



**0** AERIAL - PHOTO LOCATION KEY

1/4" = 1'-0"



**1a** FRONT FACADE OF ADJ. BLDG, 251 TEXAS

1/4" = 1'-0"



**1b** FRONT FACADE OF ADJ. BLDG, 243 TEXAS

1/4" = 1'-0"



**2** REAR FACADE OF SUB. PROP. & NEIGHBORS

1/4" = 1'-0"



**3** BLDGS ON FACING SIDE OF STREET

1/4" = 1'-0"



**4** SIDE FACADE OF SUBJECT PROPERTY

1/4" = 1'-0"



**5** SIDE FACADE OF SUBJECT PROPERTY

1/4" = 1'-0"

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

EXISTING SITE  
CONTEXT  
PHOTOGRAPHS

**A0.50**



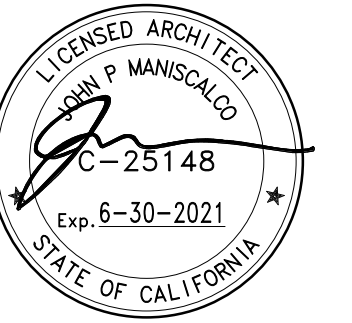


**2** EXISTING & PROPOSED FRONT PERSPECTIVES  
SCALE:



**1** REAR PERSPECTIVES  
SCALE:

PLOT DATE:  
4/5/2021 3:35:27 PM



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

Issuance  
**SITE PERMIT REV 5**

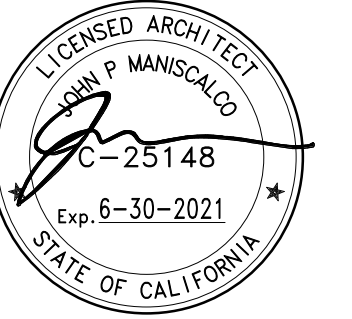
Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**PROPOSED DESIGN RENDERINGS**

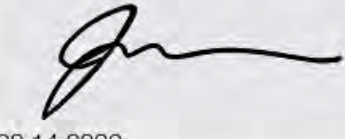
**A0.51**





# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
<p>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</p> <p>2. Provide the Project Information in the box at the right.</p> <p>3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.</p> <p>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</p> <p>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</p>			<p>CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →</p>				<input checked="" type="checkbox"/> <b>LOW-RISE RESIDENTIAL</b> R 1-3 Floors	<input type="checkbox"/> <b>HIGH-RISE RESIDENTIAL</b> R 4+ Floors	<input type="checkbox"/> <b>LARGE NON-RESIDENTIAL</b> A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> <b>OTHER NON-RESIDENTIAL</b> F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> <b>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</b> R 25,000 sq.ft. or greater	<input type="checkbox"/> <b>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</b> R adds any amount of conditioned area	<input type="checkbox"/> <b>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</b> B,M 25,000 sq.ft. or greater	<input type="checkbox"/> <b>FIRST-TIME NON-RESIDENTIAL INTERIORS</b> A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> <b>OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</b> A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	<b>TEXAS ST. RESIDENCE</b> PROJECT NAME <b>4001/ 017A</b> BLOCK/LOT <b>249 TEXAS ST.</b> ADDRESS <b>R-3</b> PRIMARY OCCUPANCY UNIT 1: 3,298 + 486 SF GAR. UNIT 2: 1,980 SF GROSS BUILDING AREA  08.14.2020 DESIGN PROFESSIONAL OR PERMIT APPLICANT (sign & date)
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000					
LEED/GPR	Required LEED or GPR Certification Level SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r					
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.														
MATERIALS	LOW-EMITTING MATERIALS CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6					
WATER	INDOOR WATER USE REDUCTION CALGreen 4.303.1, 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec. 12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec. 12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).			LEED WEc2 (2 pts)											
	NON-POTABLE WATER REUSE Health Code art.12C	New buildings > 40,000 sq. ft. must calculate a water budget. New buildings >250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r				n/r	n/r	n/r	n/r	n/r					
	WATER-EFFICIENT IRRIGATION Administrative Code ch.63	New construction projects with aggregated landscape area >500 sq. ft., or existing projects with modified landscape area >1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with >2,500 sq. ft. of landscape area. See www.sfwater.org for details.														
	WATER METERING CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).	n/r	n/r			n/r	n/r								
ENERGY	ENERGY EFFICIENCY CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.														
	BETTER ROOFS SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r					
	RENEWABLE ENERGY SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r					
	COMMISSIONING (Cx) CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq. ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r								
PARKING	BICYCLE PARKING CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added					
	DESIGNATED PARKING CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r			if >10 stalls added					
	WIRING FOR EV CHARGERS SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r					
WASTE DIVERSION	RECYCLING BY OCCUPANTS SF Building Code AB-068	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.														
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion						
HVAC	HVAC INSTALLER QUALS CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r					
	HVAC DESIGN CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r					
	REFRIGERANT MANAGEMENT CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r								
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Upflight/Glare.	n/r	n/r			n/r	n/r								
	BIRD-SAFE BUILDINGS Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.														
	TOBACCO SMOKE CONTROL CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.														
POLLUTION PREVENTION	STORMWATER CONTROL PLAN Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
	CONSTRUCTION SITE RUNOFF CONTROLS Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq. ft.		if disturbing ≥5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r								
	AIR FILTRATION (CONSTRUCTION) CALGreen 4.504.1.3 & 5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.														
	AIR FILTRATION (OPERATIONS) CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r								
	CONSTRUCTION IAQ MANAGEMENT PLAN SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r					
RESIDENTIAL	GRADING & PAVING CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r					
	RODENT PROOFING CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r					
	FIREPLACES & WOODSTOVES CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r					
	CAPILLARY BREAK, SLAB ON GRADE CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r					
	MOISTURE CONTENT CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r					
	BATHROOM EXHAUST CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r					

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History		Date
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**GREEN BUILDING SITE PERMIT SUBMITTAL FORM**

**GS1**



**GENERAL NOTES**

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- (11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.
- (12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

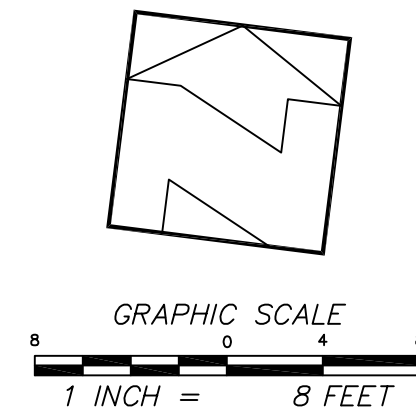
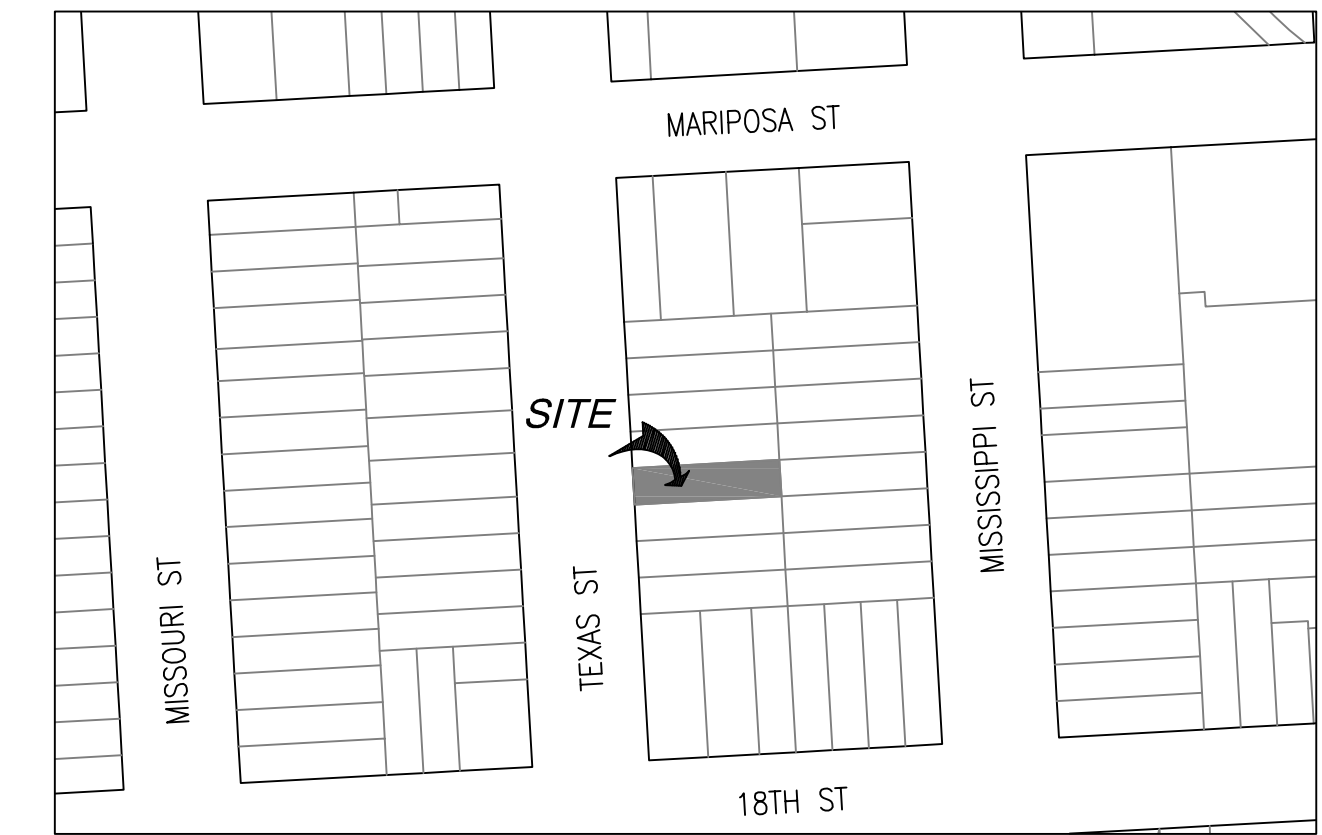
**BASIS OF ELEVATION**

FOUND CUT LOW TERRAZZO STEP, LOCATED IN THE 2' EAST OF THE SOUTHEAST CORNER OF 18TH ST AND TEXAS ST. ELEVATION = 96.909' CITY AND COUNTY OF SAN FRANCISCO OLD CITY DATUM.

**BASIS OF SURVEY**

GRANT DEED RECORDED MARCH 29, 2019 AS DOC.2019-K749167. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

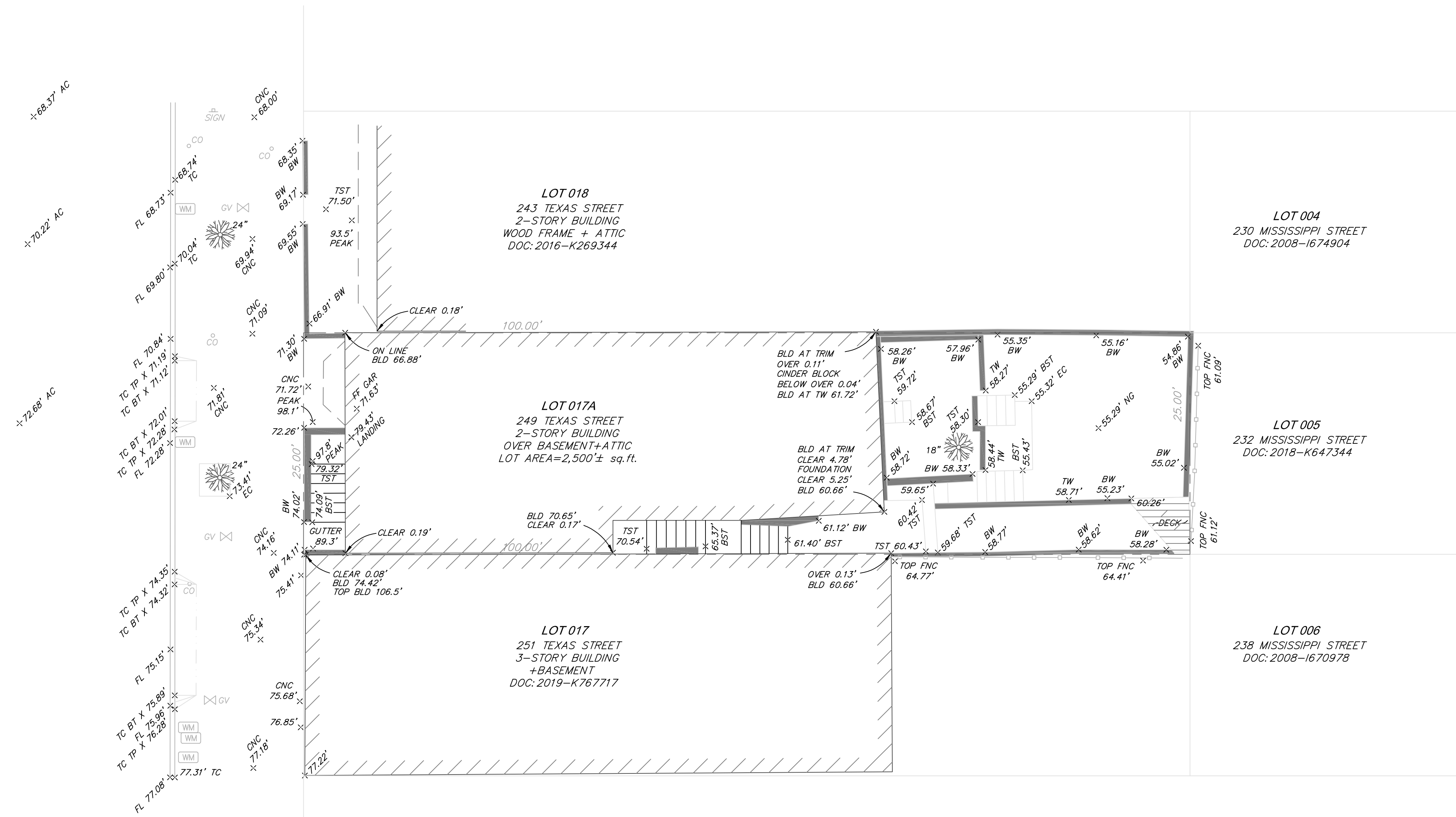
**VICINITY MAP (N.T.S.)**



**LEGEND**

- AC ASPHALT CONCRETE
  - A/G ABOVE GROUND
  - BLD BUILDING
  - BR BRICK
  - BST BOTTOM OF STEP
  - BKW BACK OF SIDEWALK
  - BW BOTTOM OF WALL
  - BX BOTTOM OF DRIVEWAY "X"
  - TV CABLE TELEVISION
  - CO CLEANOUT
  - CLF CHAIN LINK FENCE
  - DWY DRIVEWAY
  - EC EDGE OF CEMENT CONCRETE ELEVATION
  - FD FOUND
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - NG GROUND
  - OH OVERHANG
  - PL PROPERTY LINE
  - PAC PACIFIC BELL
  - PGE PAC GAS AND ELECTRIC
  - RR ROOF RIDGE
  - TB TOP OF BUILDING
  - TC TOP OF CURB
  - TH THRESHOLD
  - TP TOP OF PARAPET
  - TST TOP OF STEP
  - TW TOP OF WALL
  - TX TOP OF DRIVEWAY "X"
  - WM WATER METER
- 
- PROPERTY LINE
  - DECK OR OVERHANG
  - FLOWLINE AND BACK OF CURB
  - FENCE OR RAILING
  - CONTOUR (1' INTERVAL)
  - o CO SANITARY SEWER CLEANOUT
  - PAC PAC BOX
  - PGE PGE BOX
  - SIG SIGNAL BOX
  - TV CABLE TELEVISION BOX
  - SL STREET LIGHT
  - x,x,x x SPOT ELEVATION
  - x" TREE (DIAMETER IN INCHES)
  - WM WATER METER

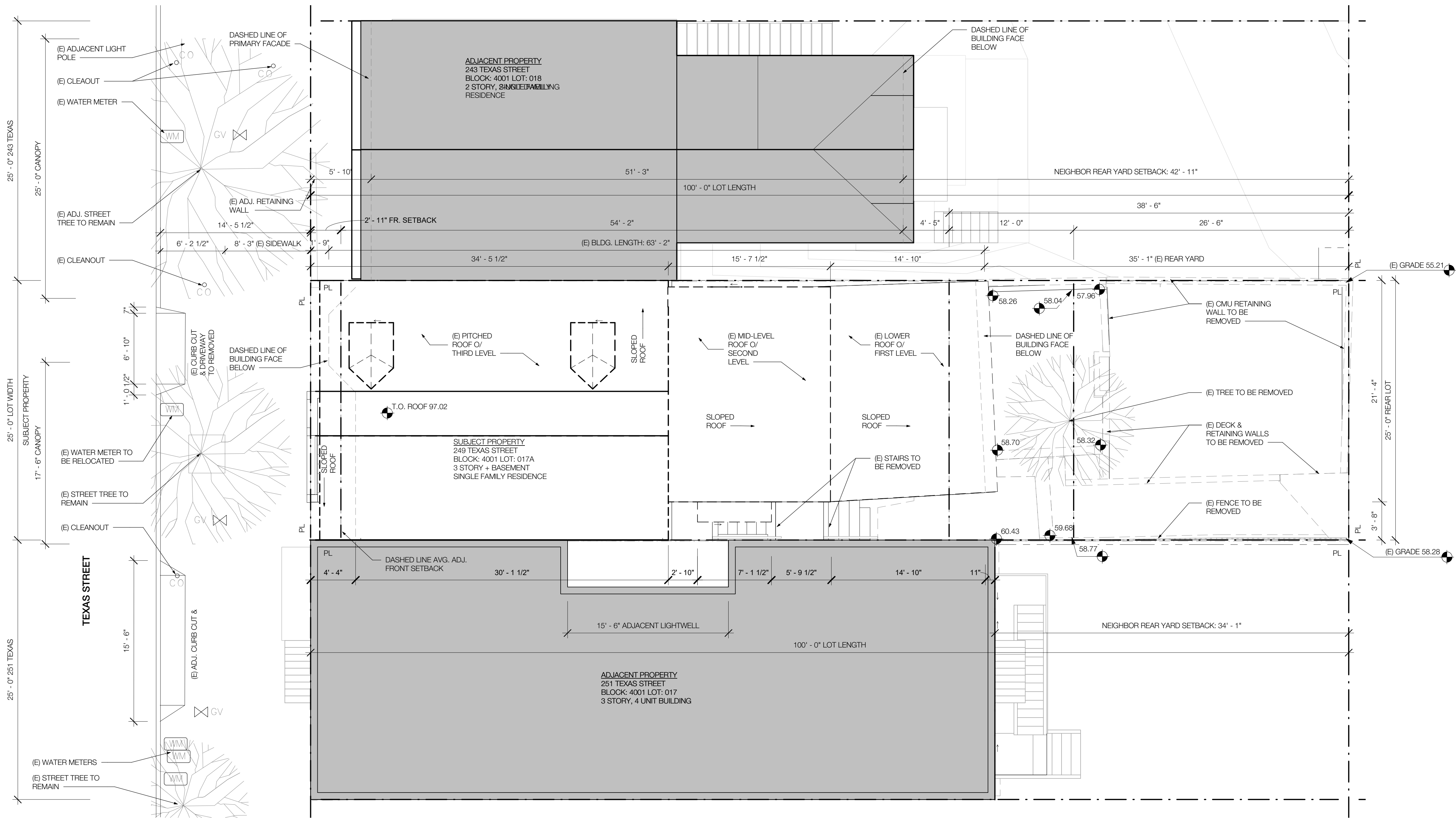
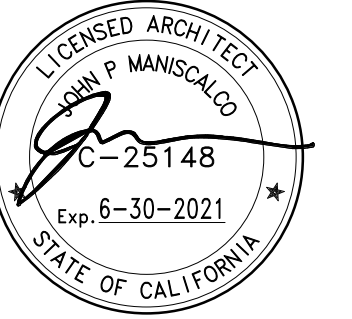
**TEXAS STREET (80' WIDE)**



DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM
DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM
DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM

**FORESIGHT**  
LAND SURVEYING  
301 CALIFORNIA DRIVE SUITE #2  
BURLINGAME, CA 94010  
415-735-6180

SITE SURVEY  
249 TEXAS STREET  
SAN FRANCISCO, CA  
BLOCK 4001 LOT 017A



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Permit Number

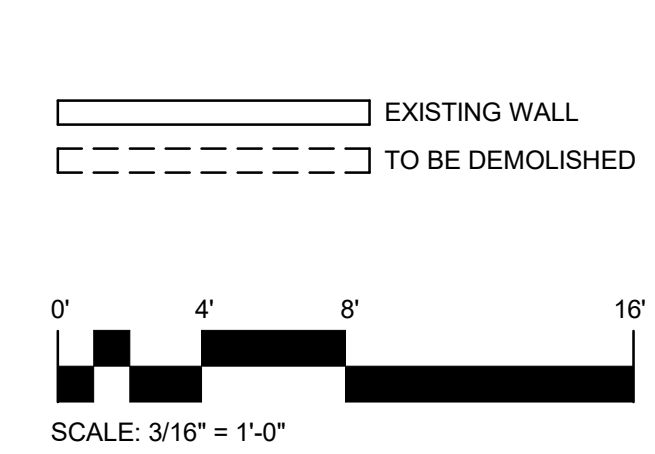
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History

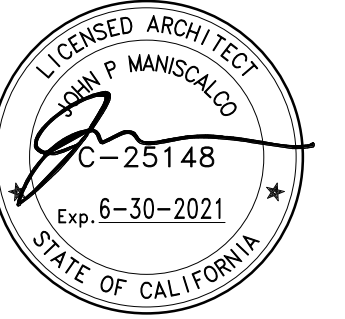
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**1** EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"



EXISTING SITE PLAN

**A1.10**



Project Name  
**Texas St. Residence**

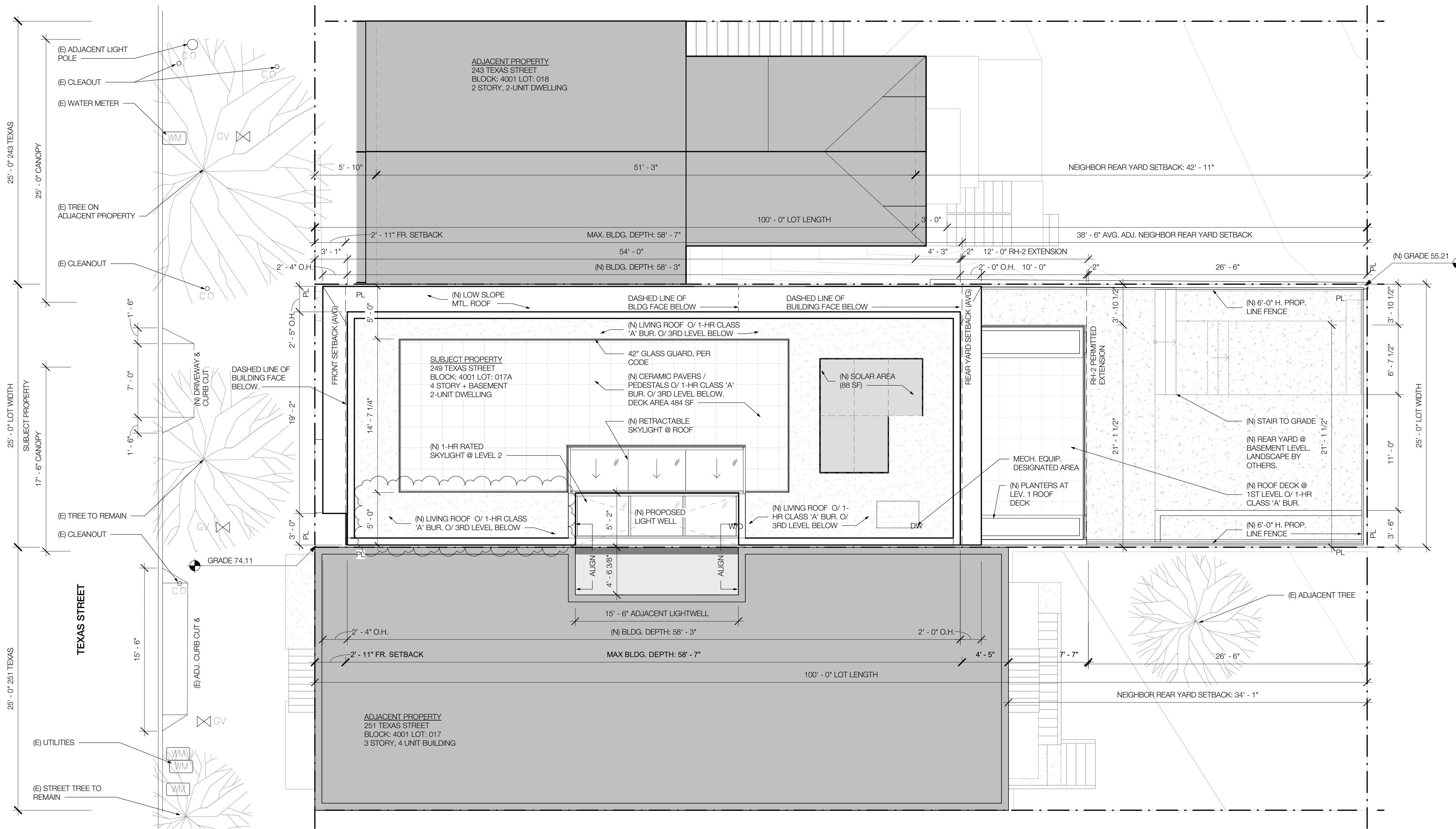
Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

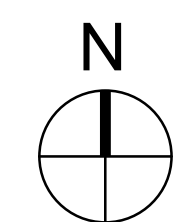
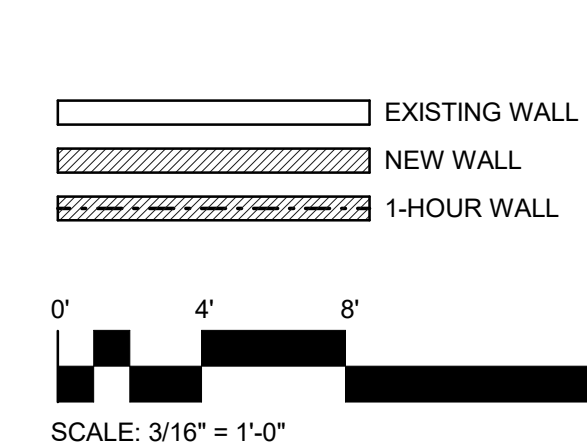
Date  
**04/05/2021**

Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021



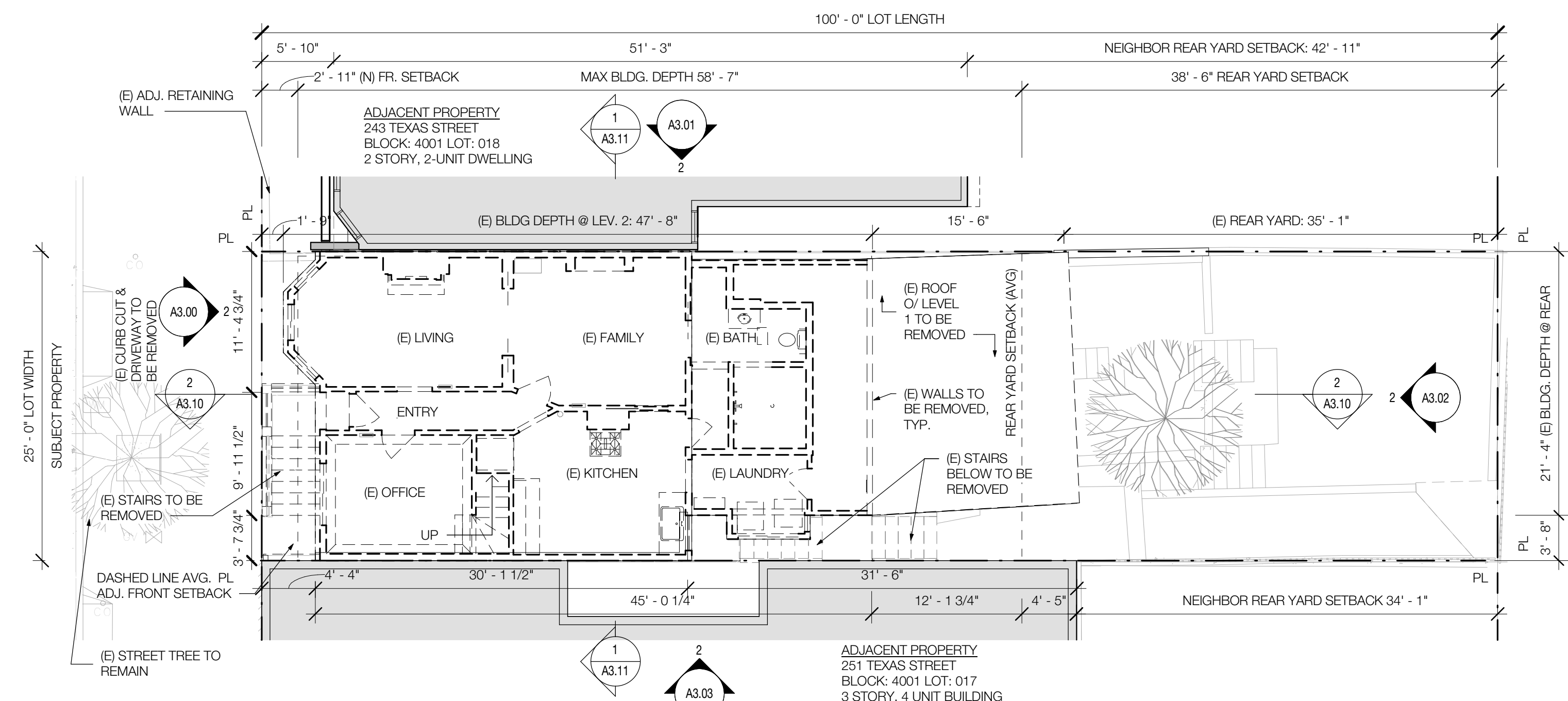
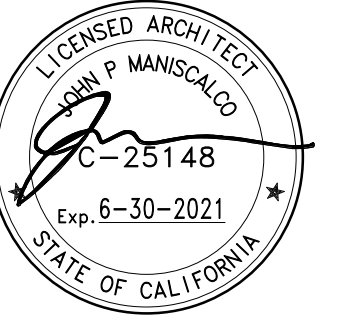
**1** PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"



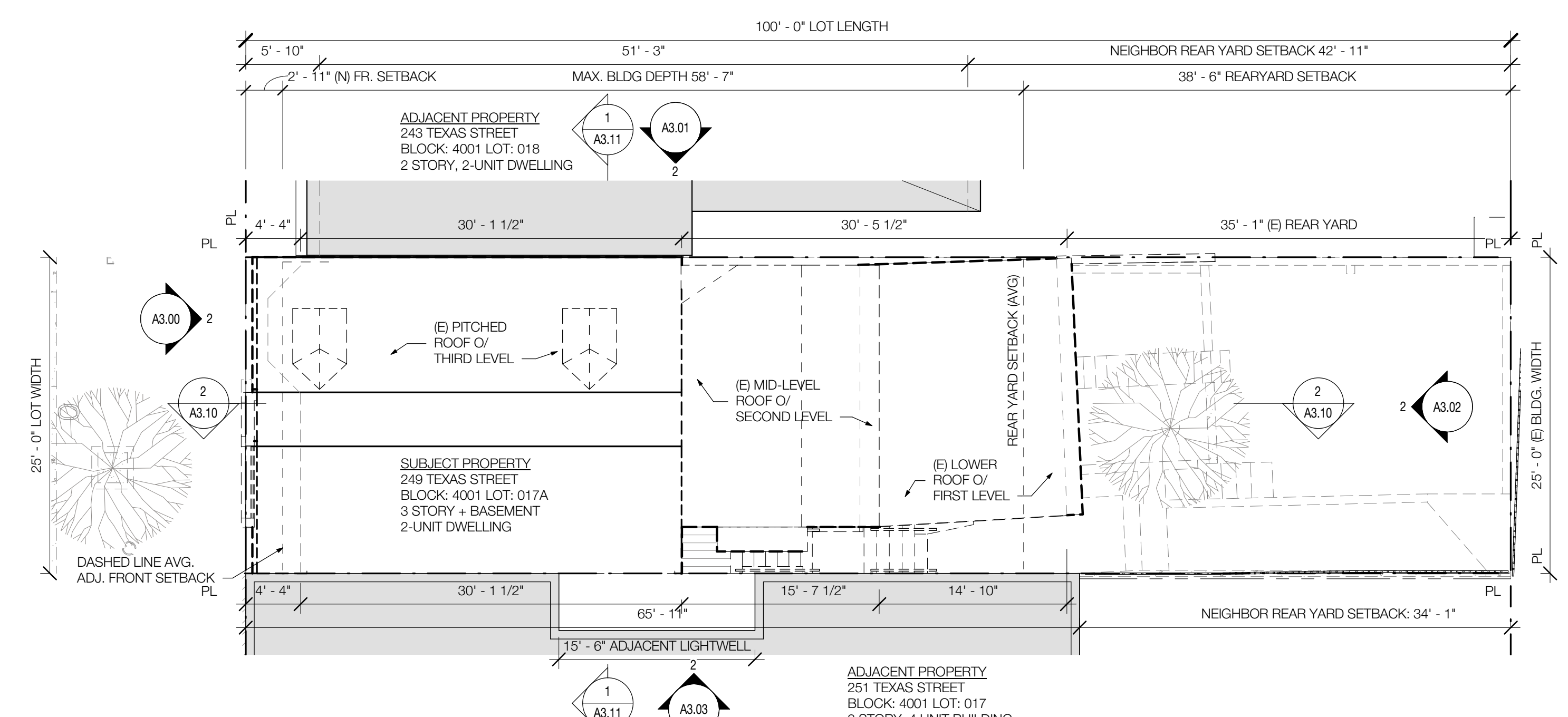
PROPOSED SITE PLAN

**A1.20**

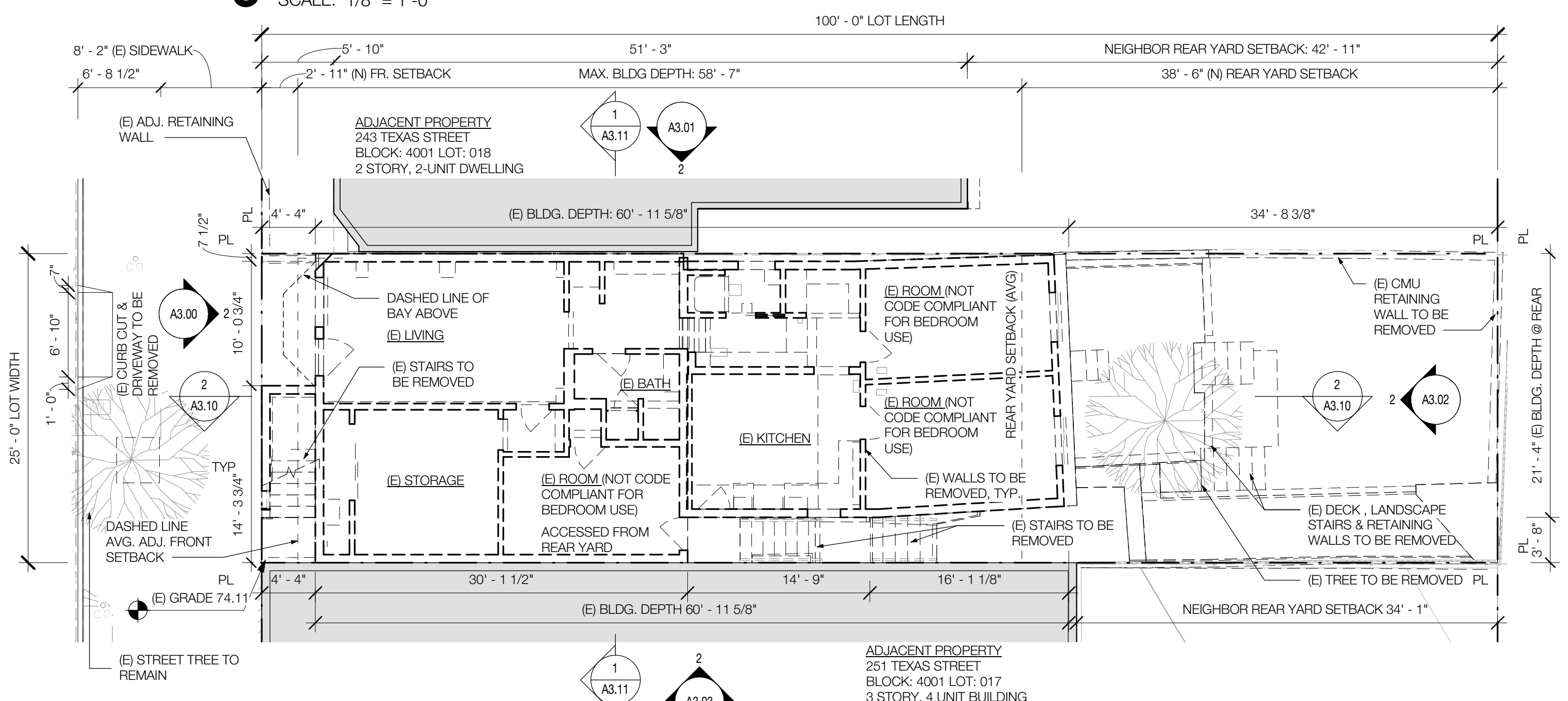




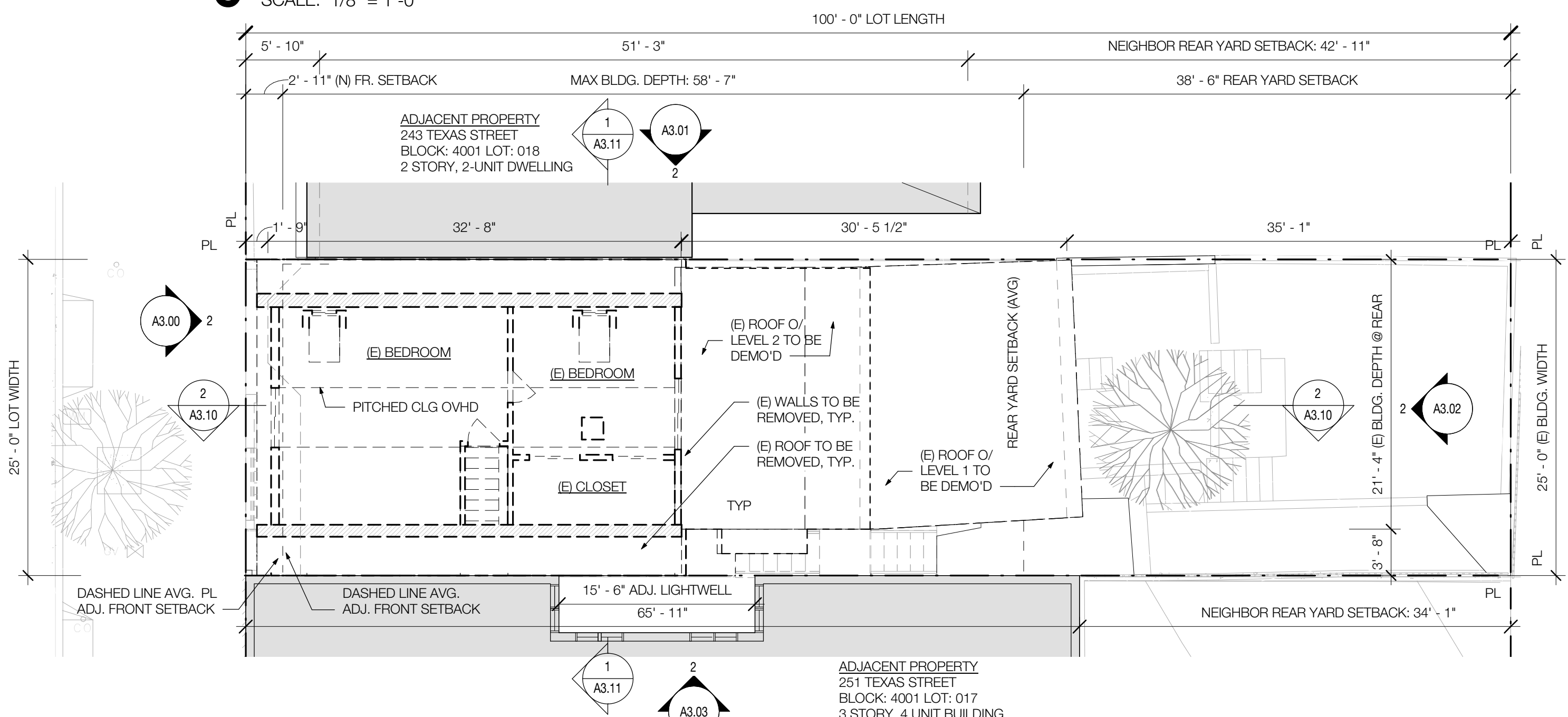
**3 EXISTING SECOND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



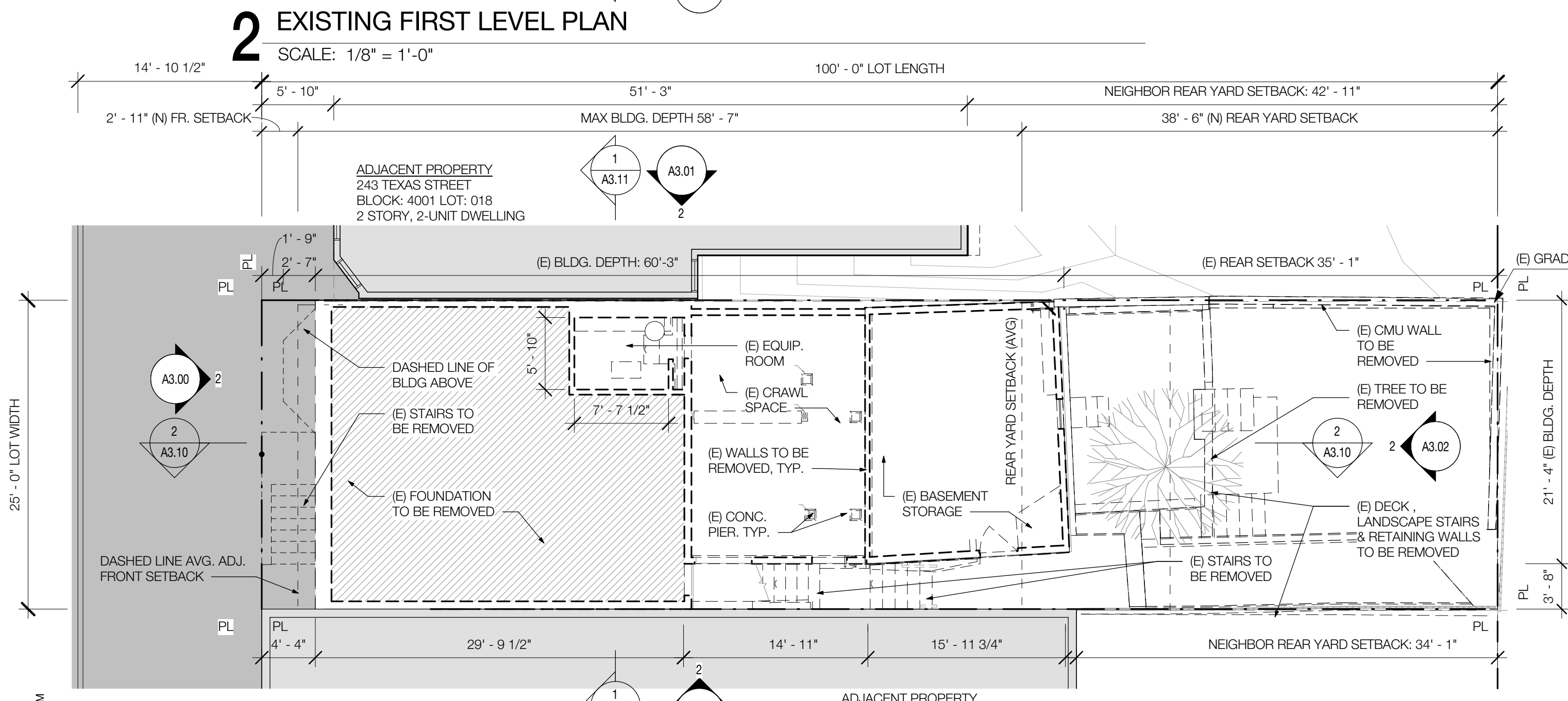
**5 EXISTING ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**2 EXISTING FIRST LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**4 EXISTING THIRD LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**1 EXISTING BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

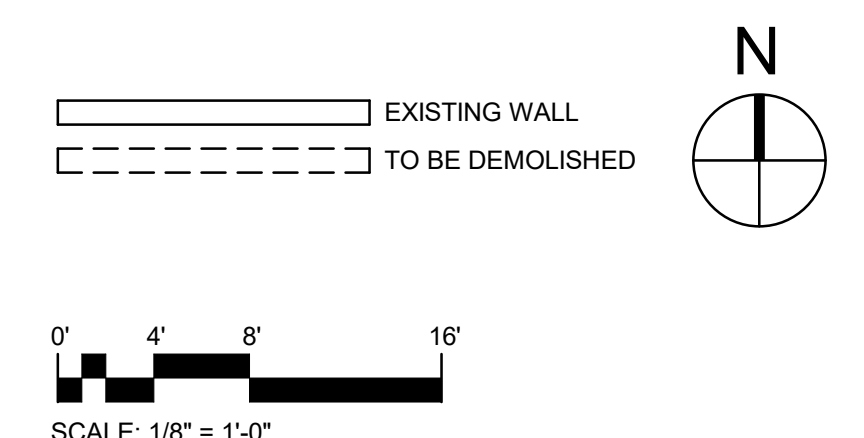
Permit Number

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

Revision History

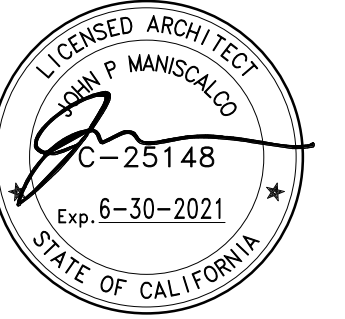
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021



**EXISTING FLOOR PLANS**

**A2.00**





Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

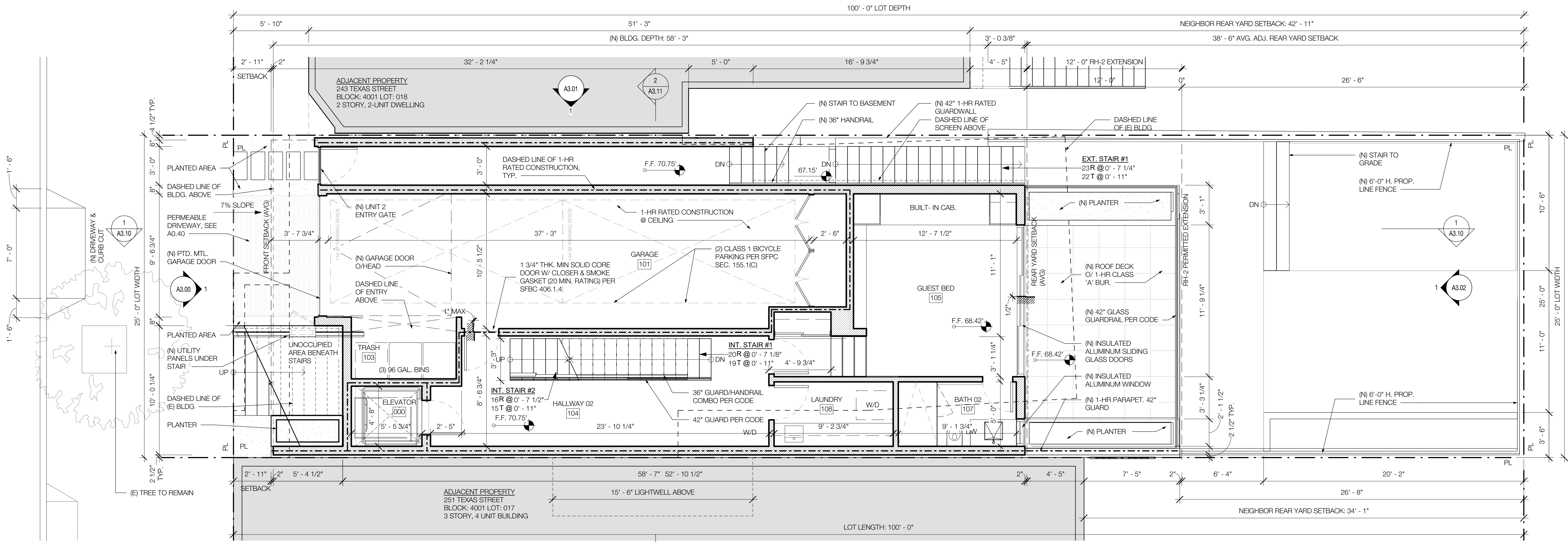
Date  
**04/05/2021**

Revision History

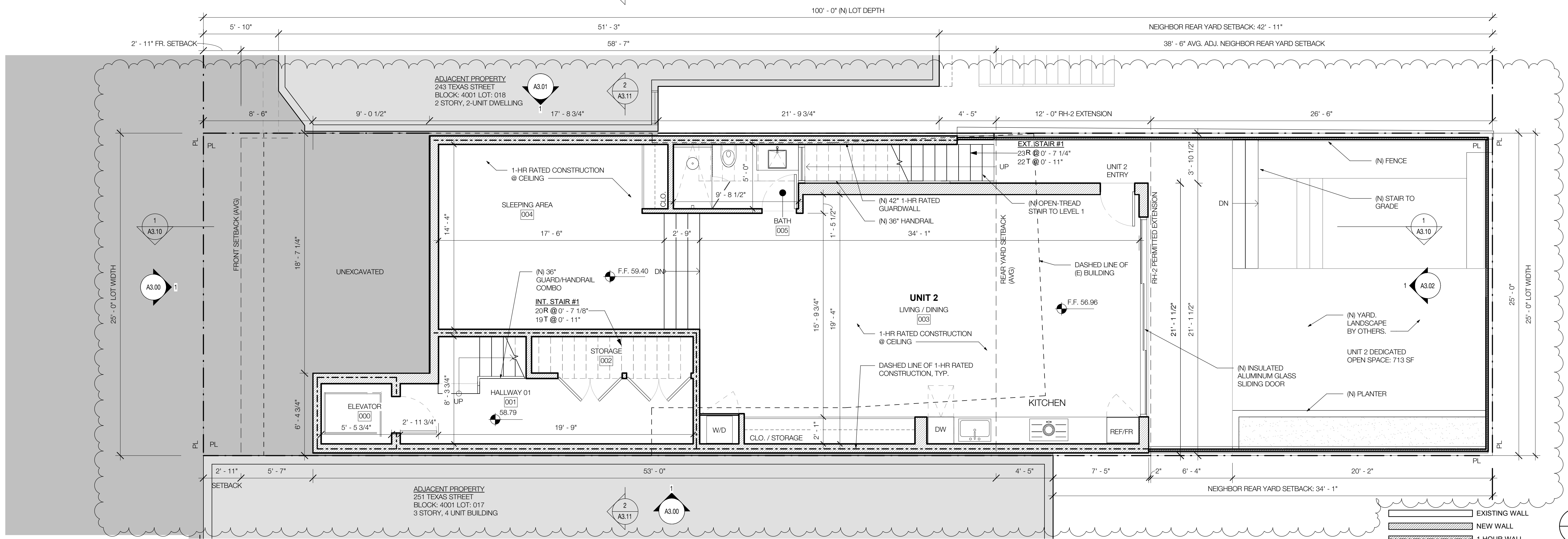
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS**

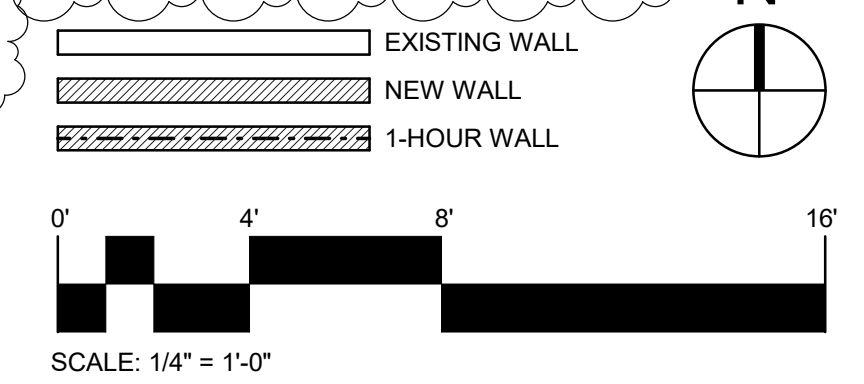
**A2.10**



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

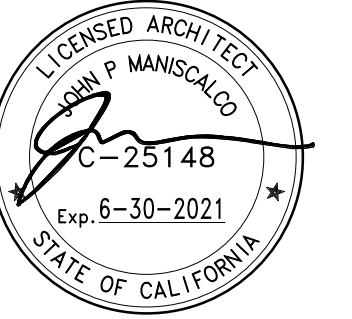


**1 PROPOSED BASEMENT LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



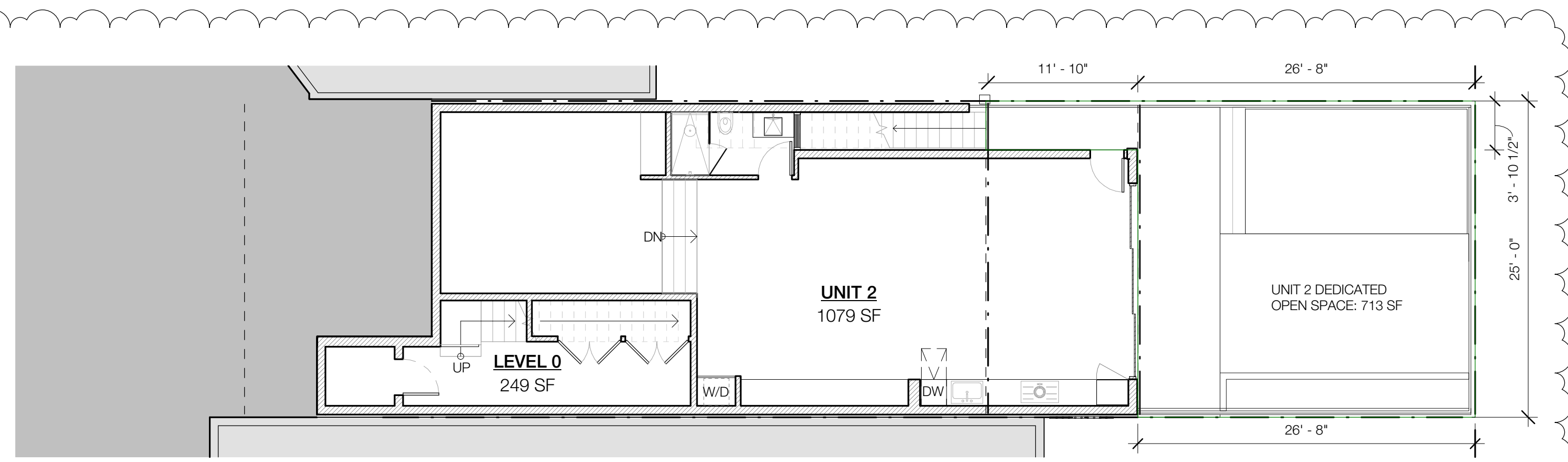




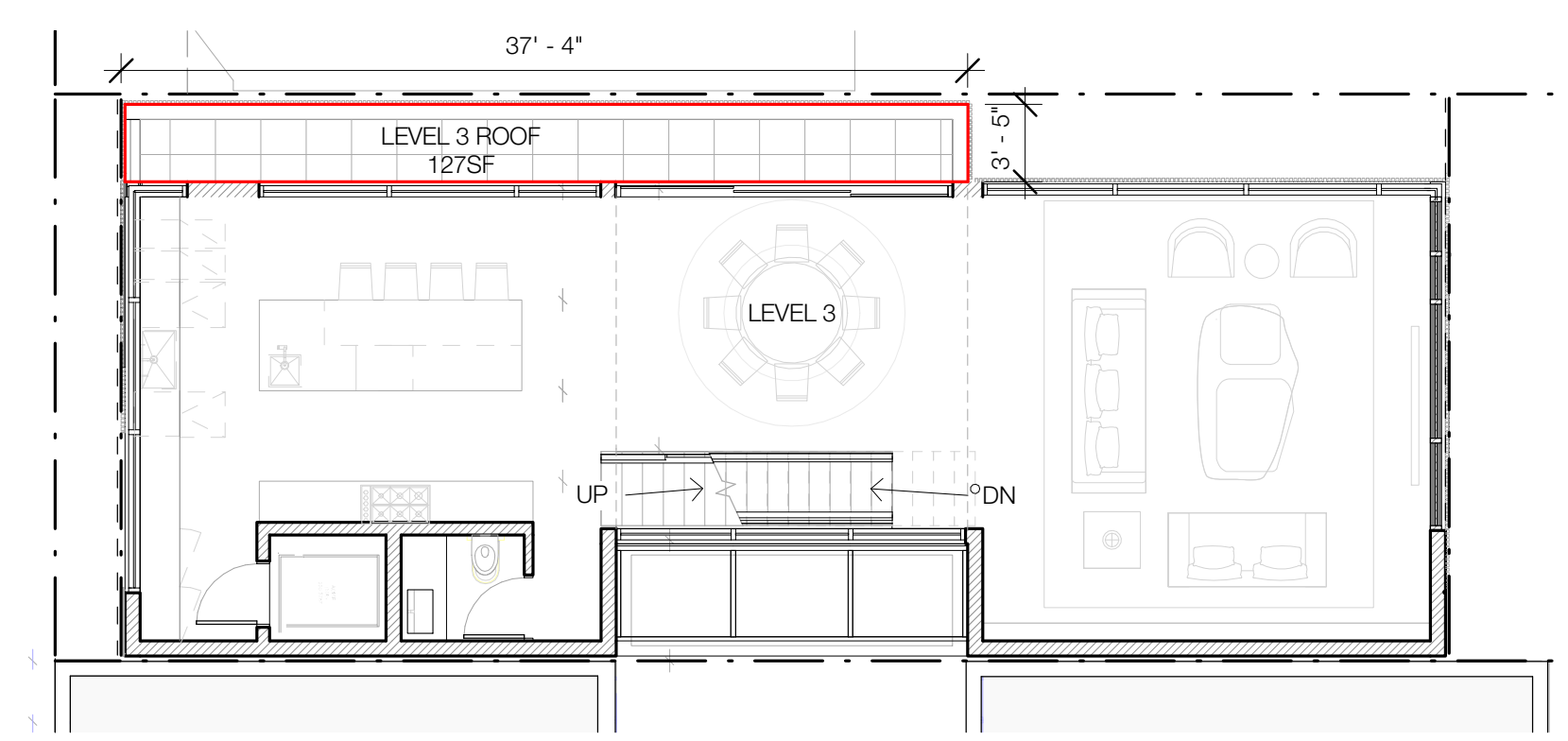


Roof Schedule		PROPOSED USABLE OPEN SPACE		
Mark	Area	PER SFPC, TABLE 135A, MIN. 125 SF OF USABLE OPEN SPACE REQ'D FOR EACH DWELLING UNIT		
LEVEL 1 ROOF	238 SF	UNIT 1	LEVEL 1 ROOF DECK	238 SF
LEVEL 3 ROOF	127 SF		LEVEL 1 ROOF DECK	450 SF
TOTAL UPPER ROOF	1386 SF	UNIT 2	REAR YARD	713 SF
LIVING ROOF	486 SF	LOT TOTAL:		1,401 SF
ROOF - SOLAR AREA	88 SF			
	88 SF			

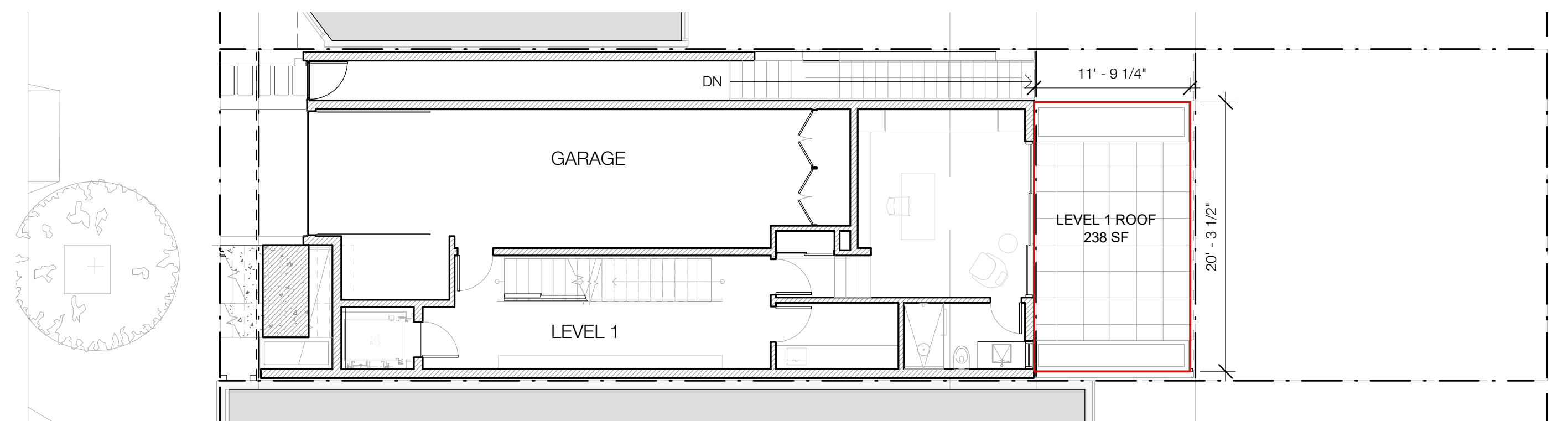
**NOTE:**  
SFPC ZA BULLETIN NO. 11 - BETTER ROOFS ORDINANCE:  
  
TOTAL PROPOSED ROOFTOP AREA = 1,752 SF  
TOTAL REQ'D SOLAR AREA (15%) = 263 SF  
  
PROPOSED SOLAR AREA = 88 SF  
PROPOSED LIVING ROOF AREA = 486 SF x .5 = 243 SF  
TOTAL SOLAR / LIVING ROOF AREA = 331 SF (19%)



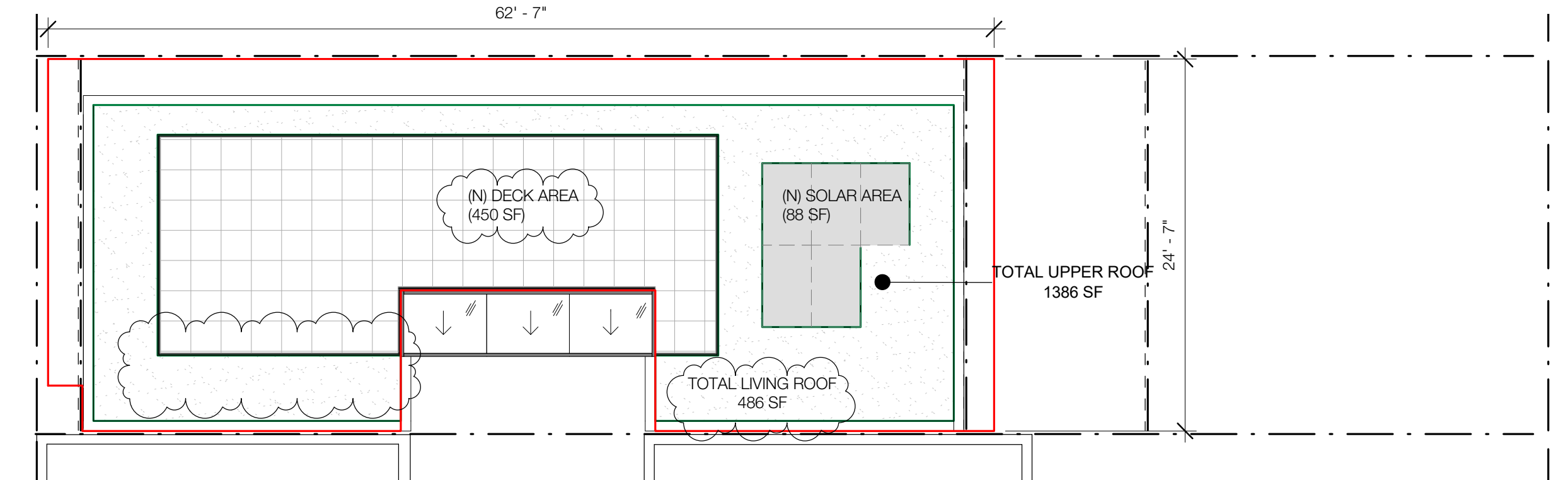
**2** PROPOSED BASEMENT OPEN SPACE DIAGRAM  
SCALE: 1/8" = 1'-0"



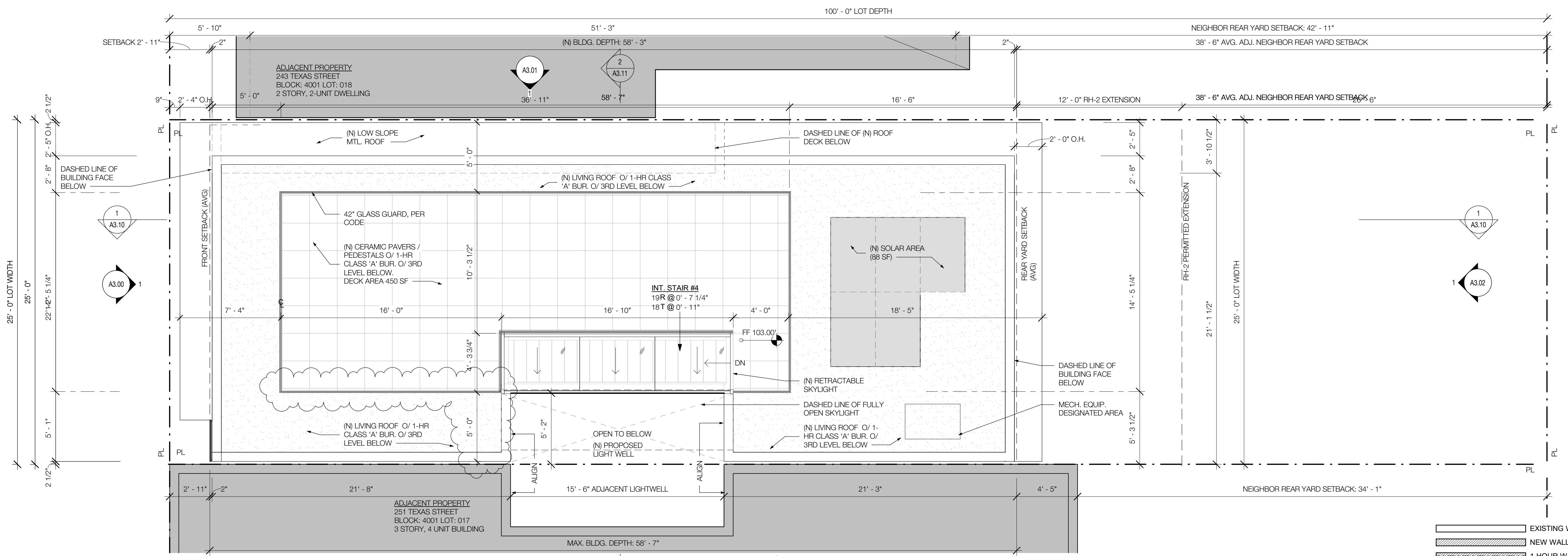
**4** PROPOSED THIRD LEVEL ROOF DIAGRAM  
SCALE: 1/8" = 1'-0"



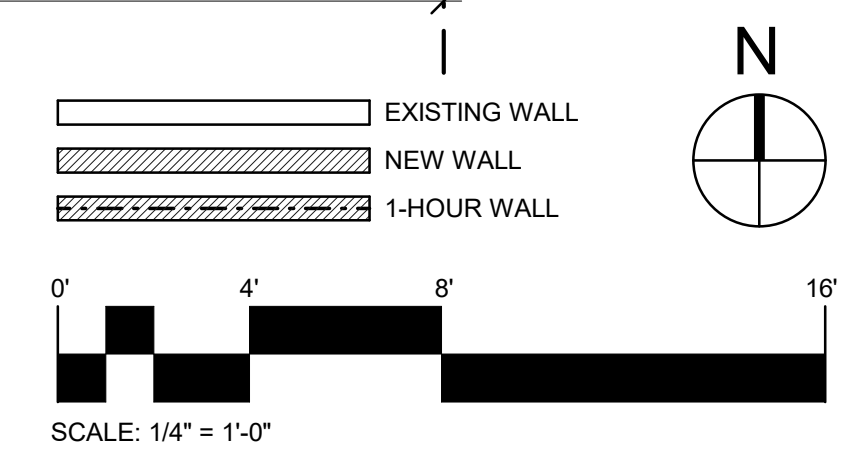
**3** PROPOSED FIRST LEVEL ROOF/OPEN SPACE DIAGRAM  
SCALE: 1/8" = 1'-0"



**5** PROPOSED ROOF/OPEN SPACE DIAGRAM  
SCALE: 1/8" = 1'-0"



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



Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

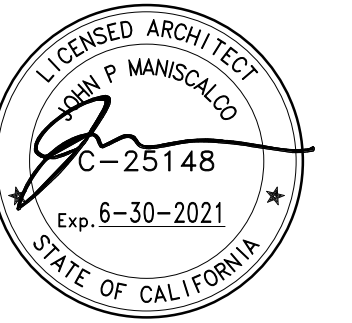
Date  
**04/05/2021**

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**PROPOSED ROOF PLAN**

**A2.30**





Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

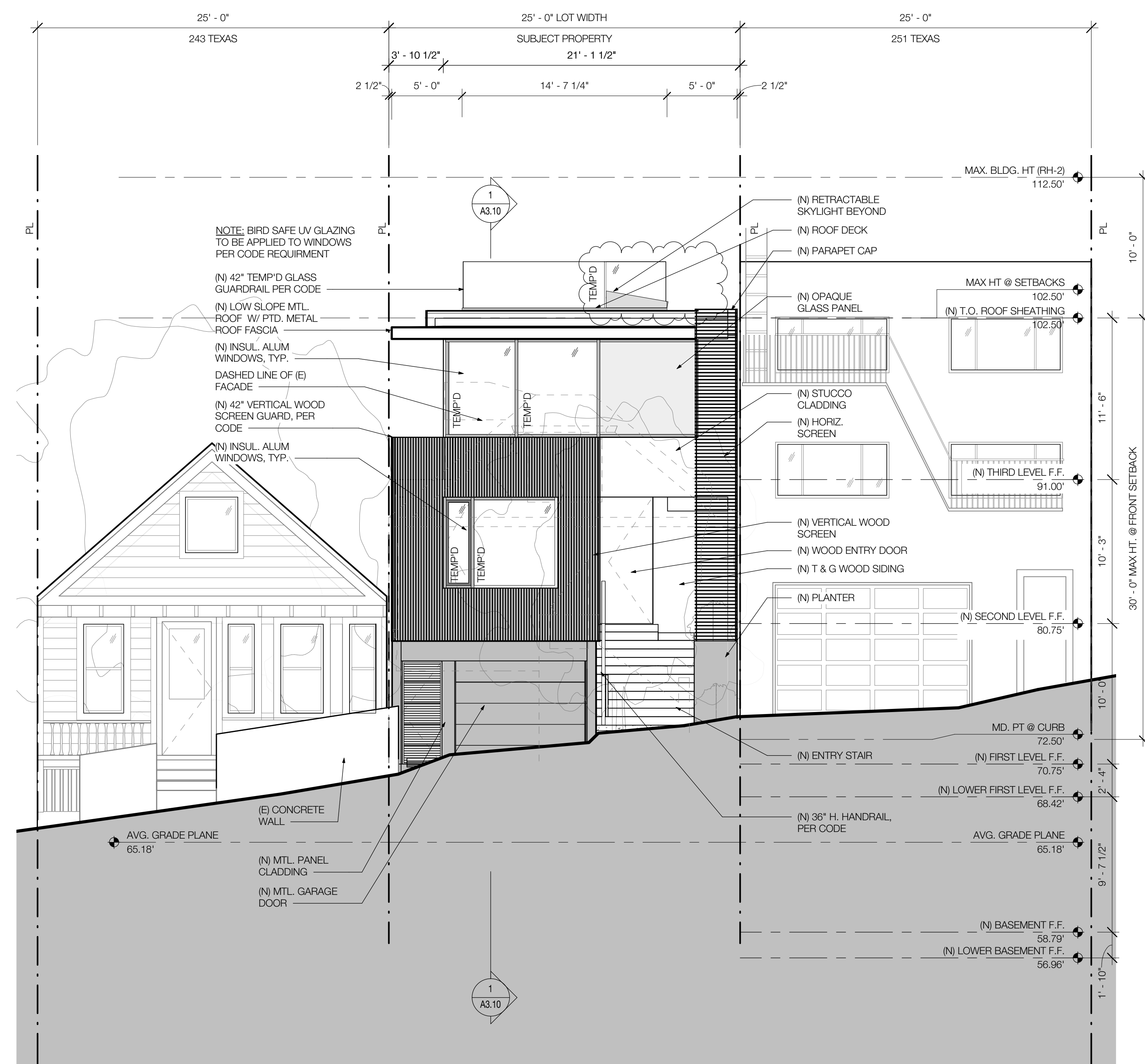
Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

**EXISTING & PROPOSED WEST ELEVATION**

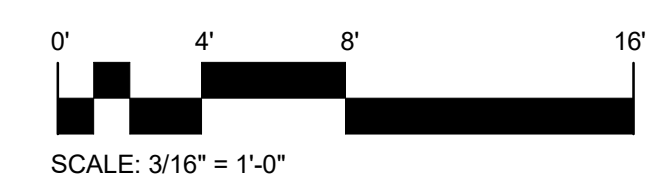
# A3.00



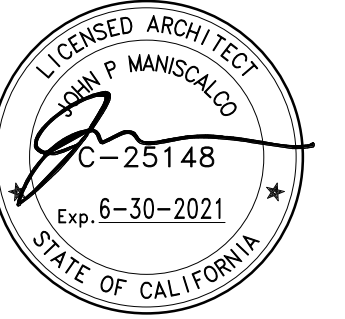
**2 (E) WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



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







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

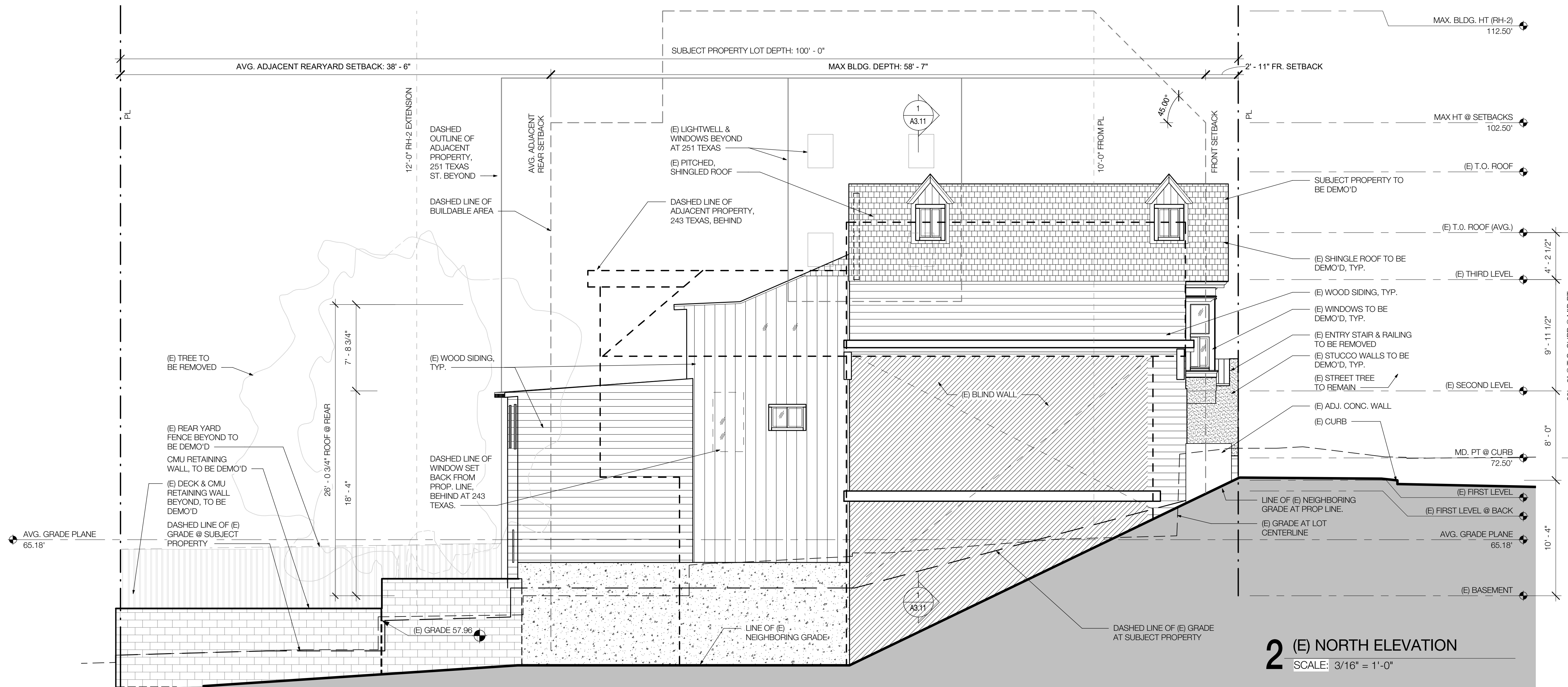
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

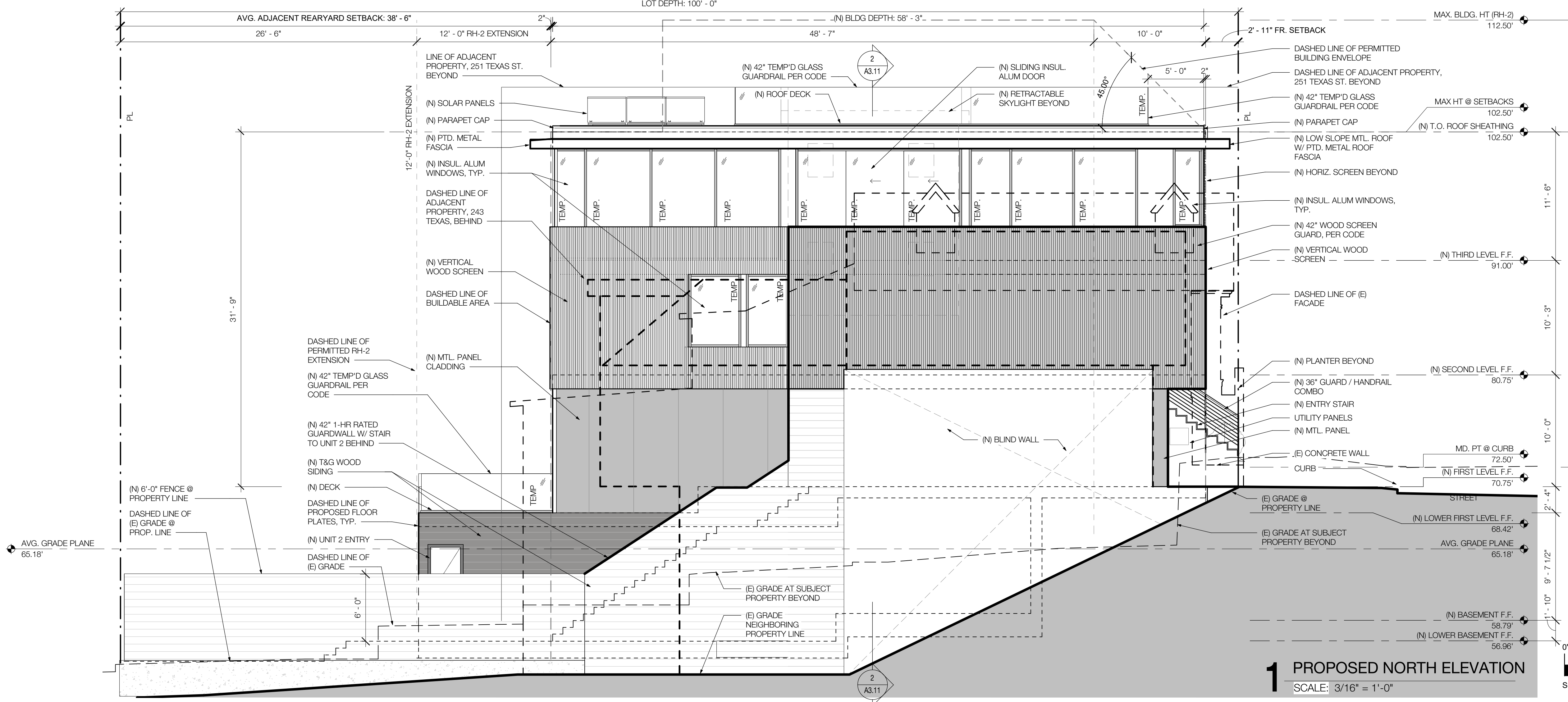
Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED NORTH ELEVATION**

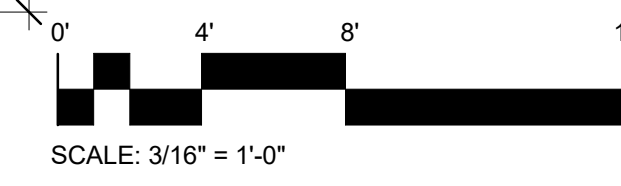
**A3.01**



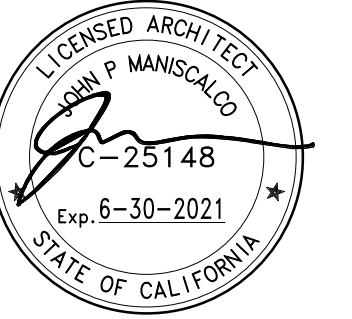
**2 (E) NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



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







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

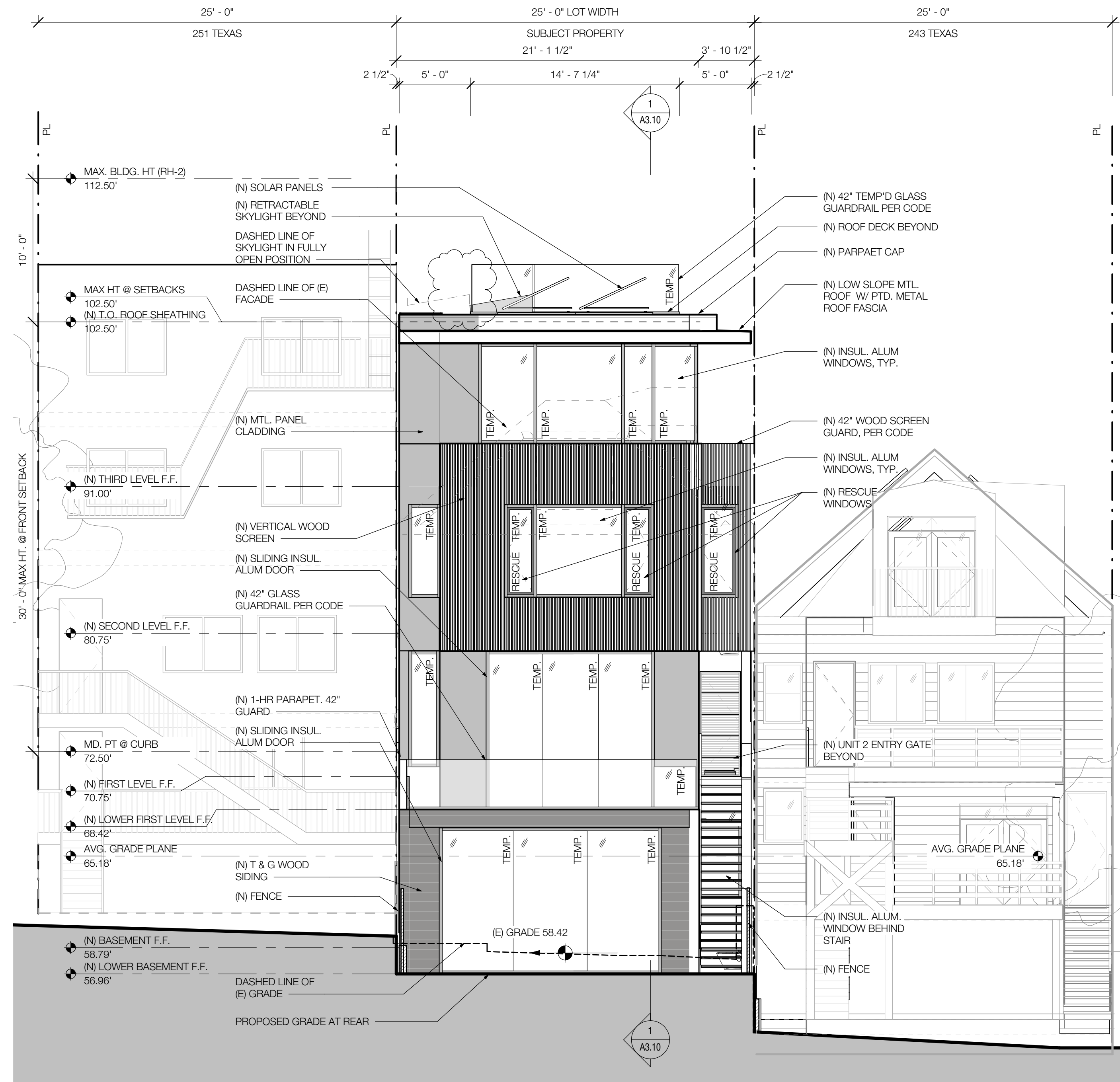
Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

**EXISTING & PROPOSED EAST ELEVATION**

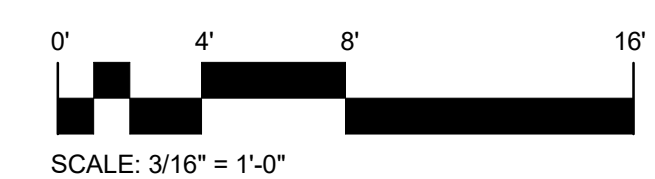
# A3.02



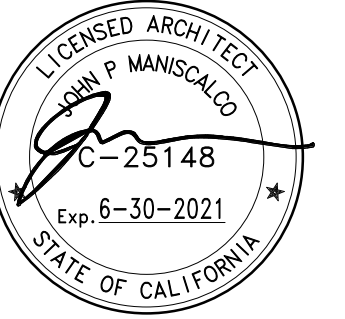
**2 (E) EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



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







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

Issuance  
**SITE PERMIT REV 5**

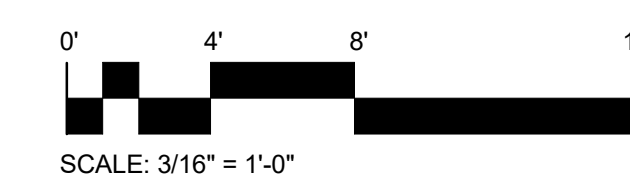
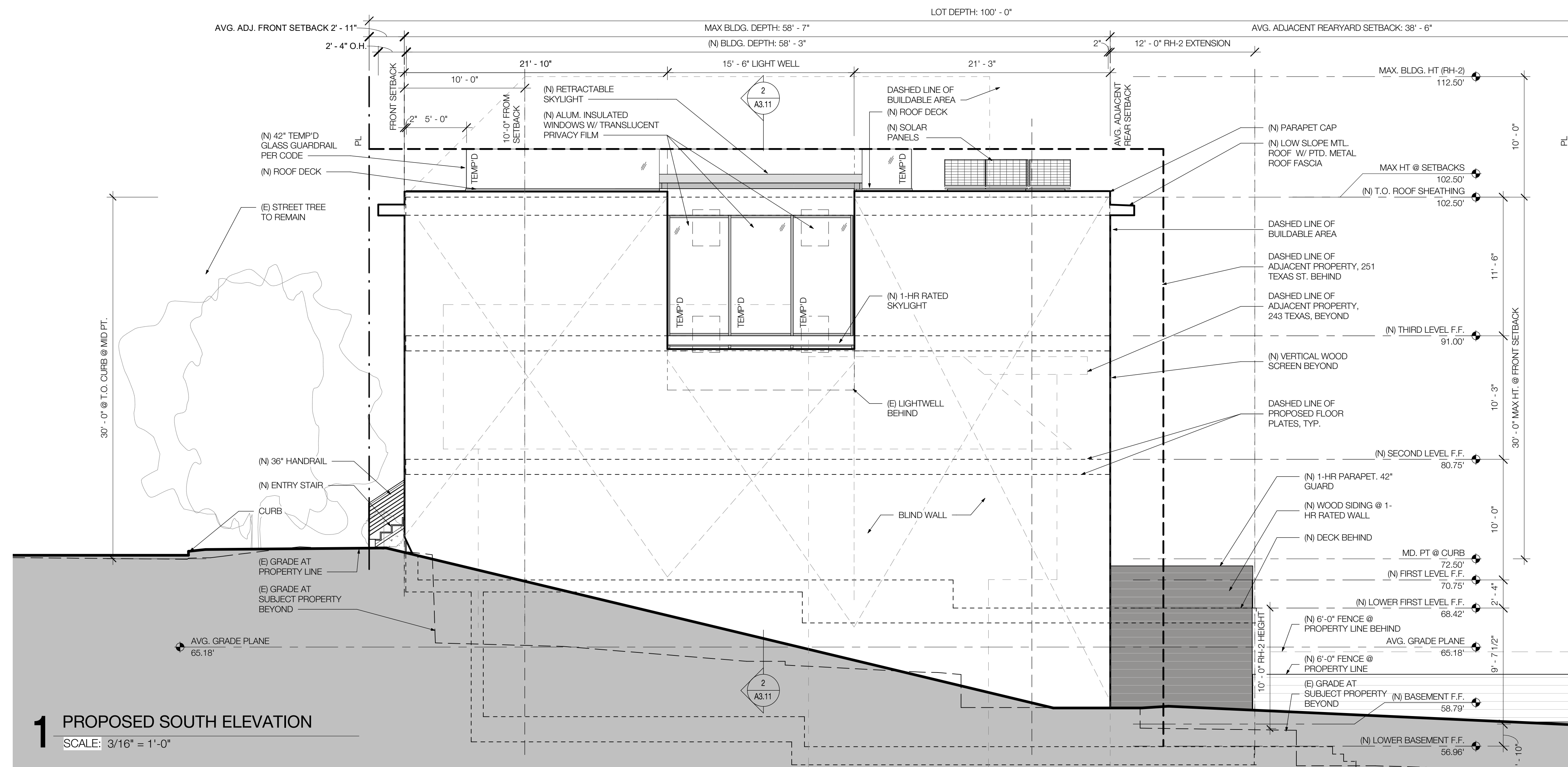
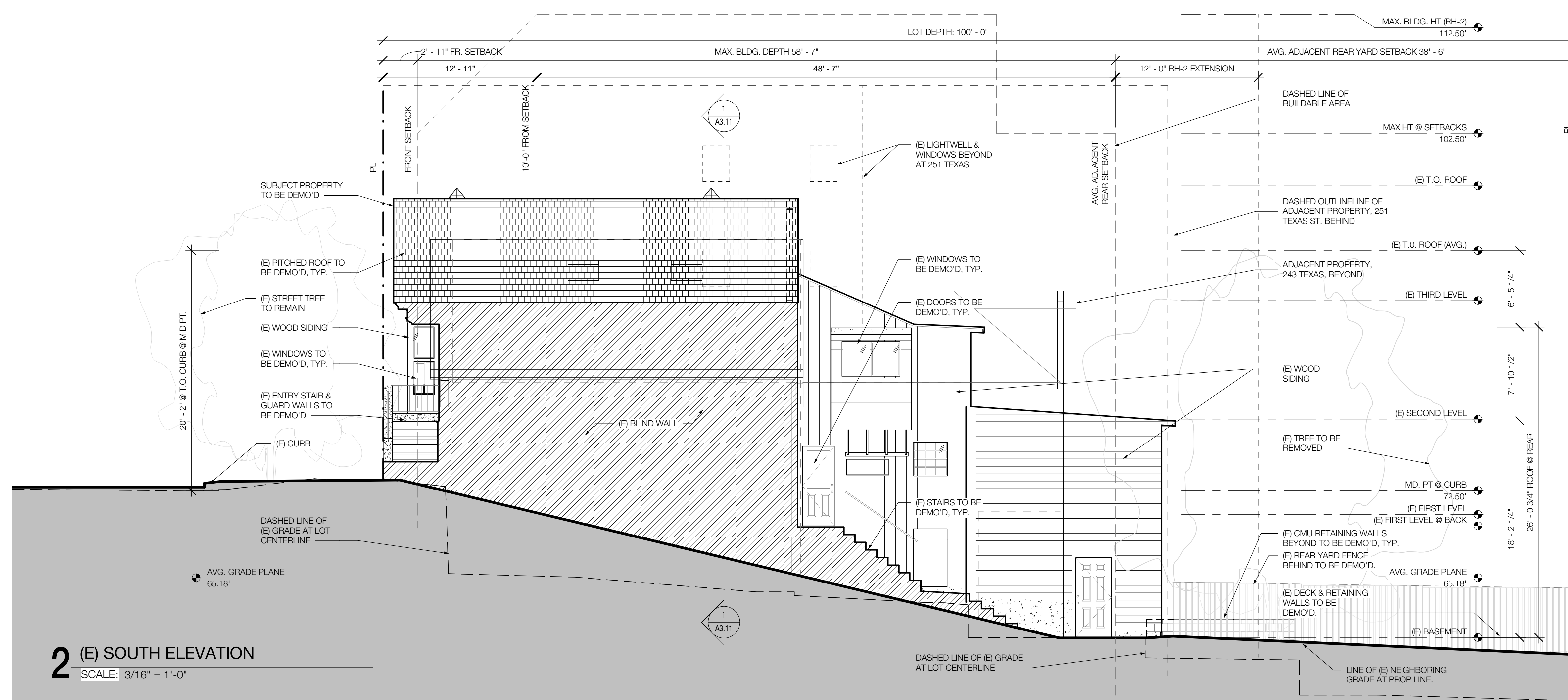
Date  
**04/05/2021**

Revision History

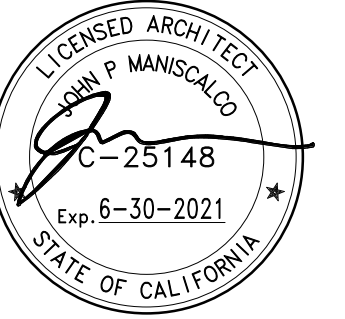
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED SOUTH ELEVATION**

**A3.03**







Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

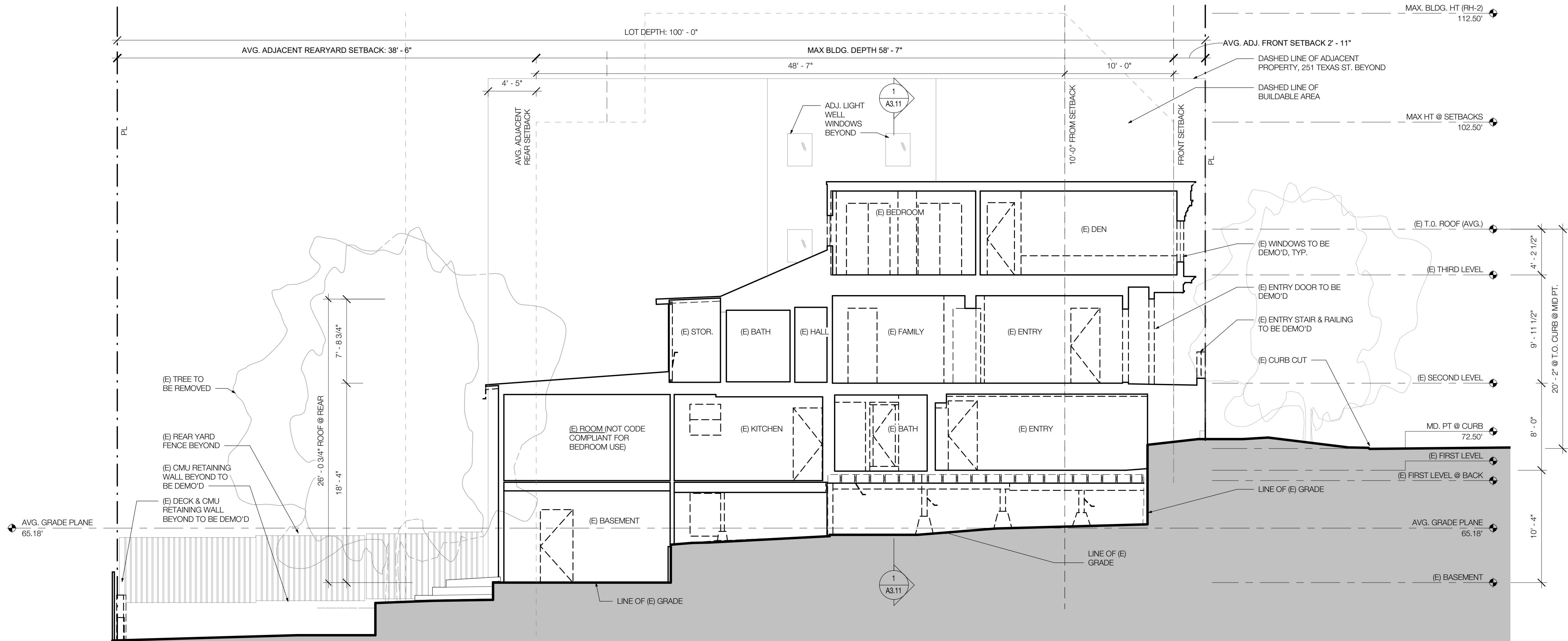
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

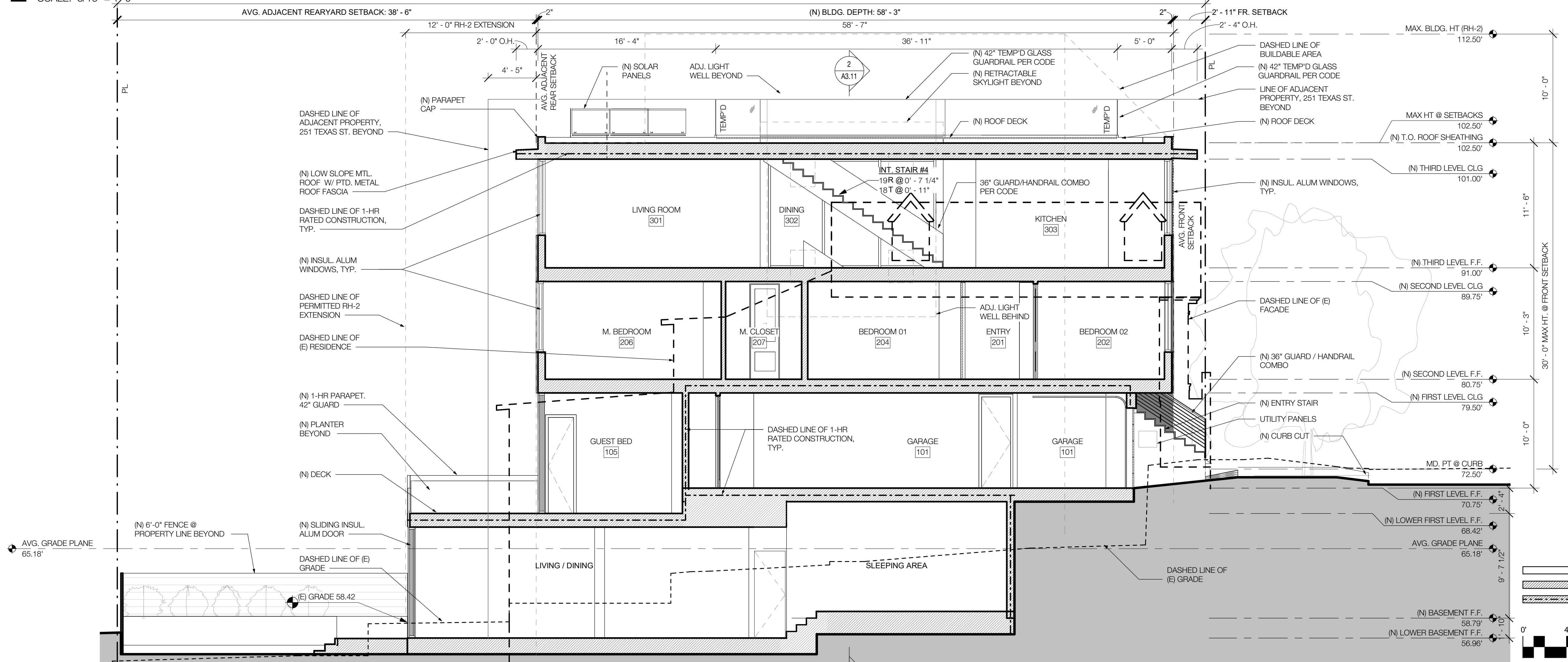
Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021
8	SITE PERMIT REV 5	04/05/2021

**EXISTING & PROPOSED BUILDING SECTION**

# A3.10



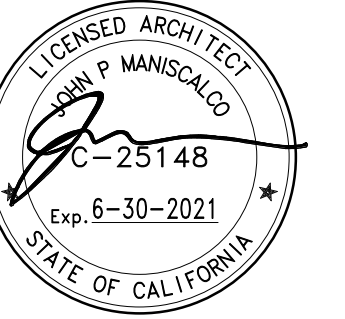
**2 EXISTING LONGITUDINAL SECTION**  
SCALE: 3/16" = 1'-0"



**1 PROPOSED LONGITUDINAL SECTION**  
SCALE: 3/16" = 1'-0"

PLOT DATE:  
5/26/2021 3:56:43 PM





Project Name  
**Texas St. Residence**

Project Address  
**249 Texas St. San Francisco, CA 94107**

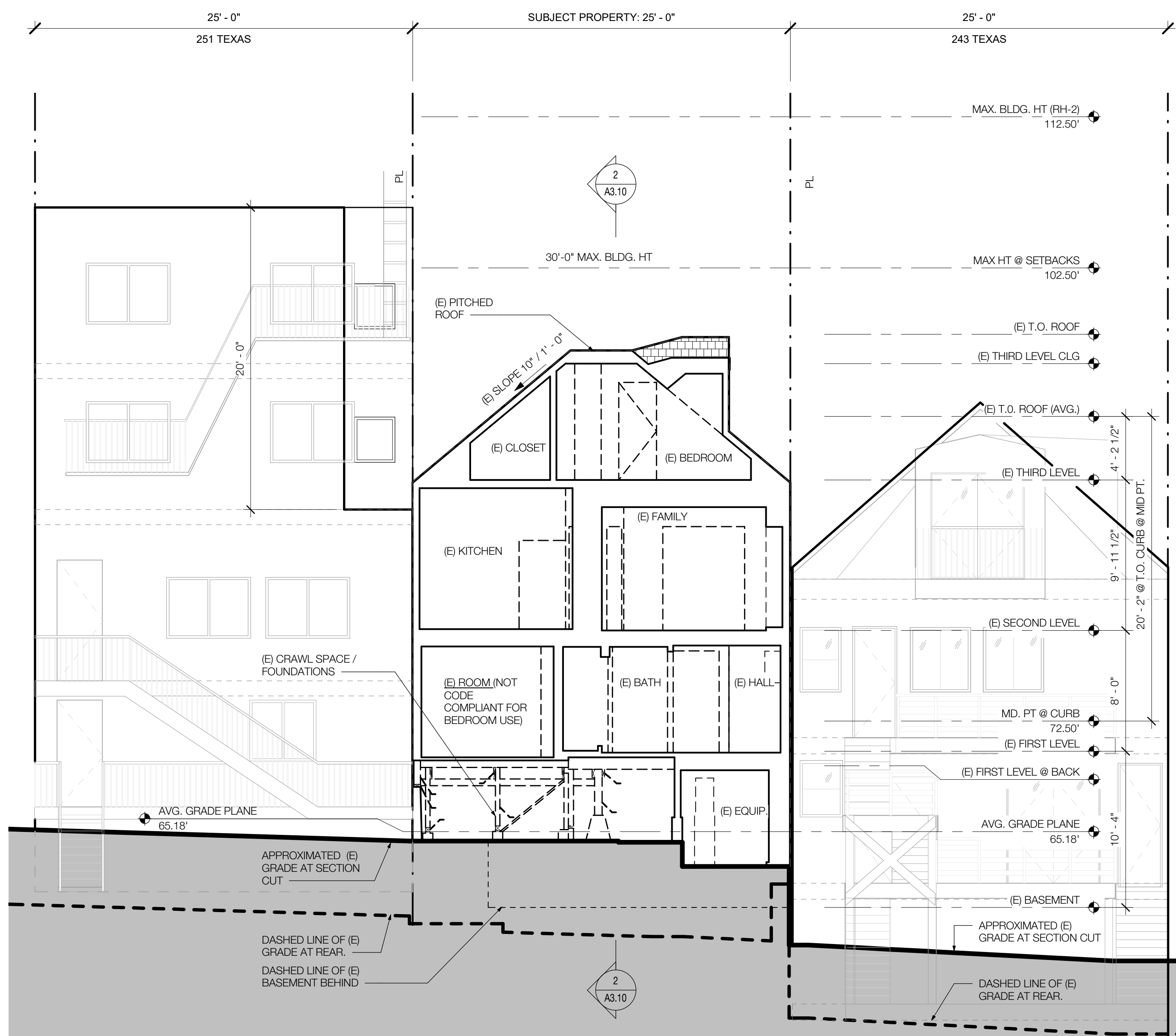
Issuance  
**SITE PERMIT REV 5**

Date  
**04/05/2021**

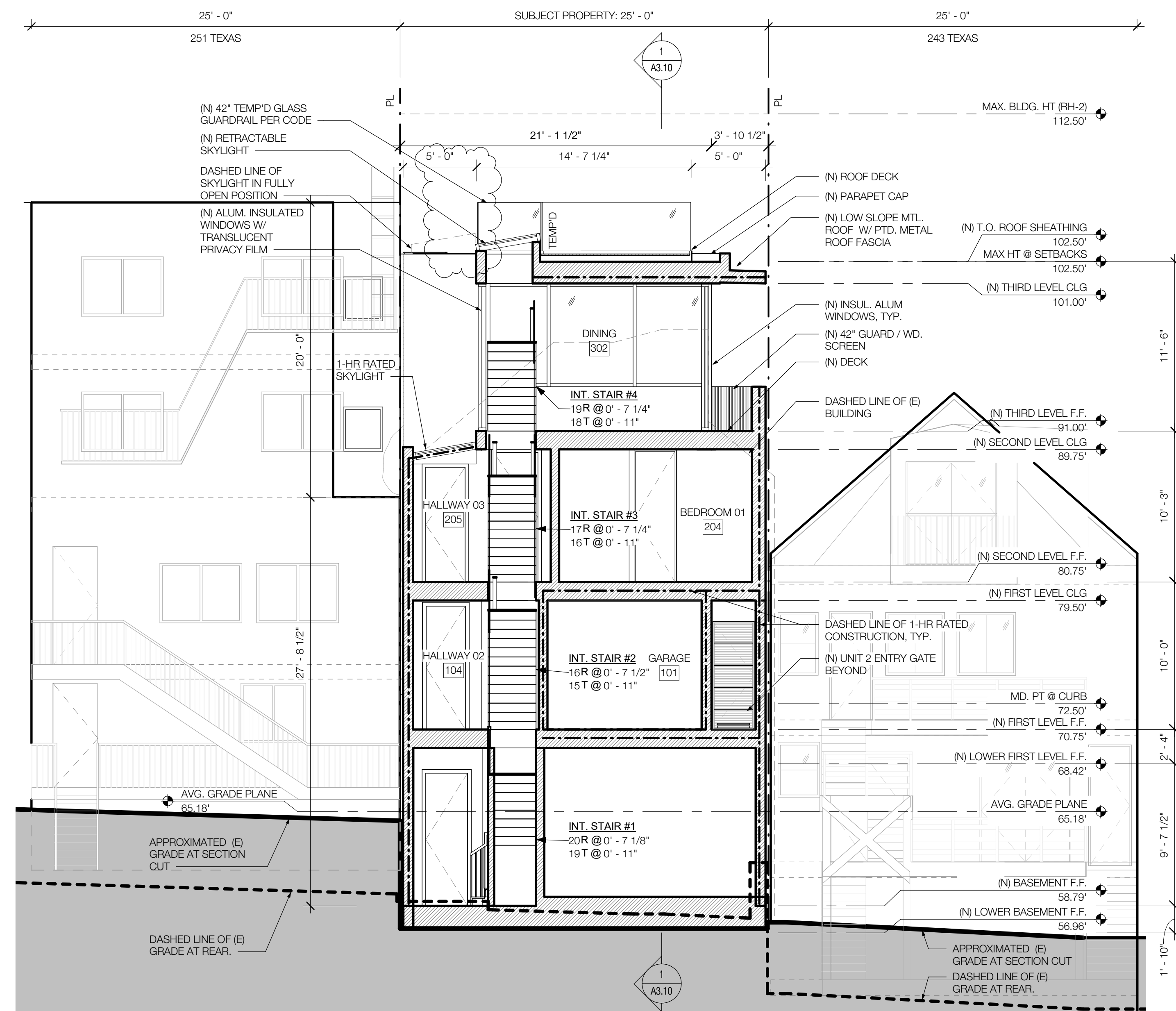
Revision History	No.	Issuance	Date
1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
3	SITE PERMIT REV 1		04/21/2020
4	SITE PERMIT REV 2		08/14/2020
5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021
8	SITE PERMIT REV 5		04/05/2021

**EXISTING & PROPOSED CROSS SECTION**

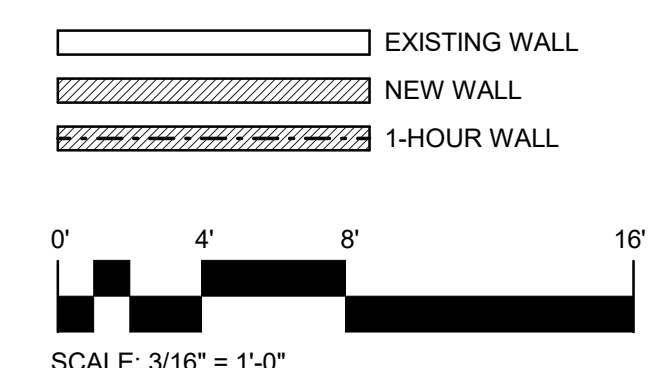
**A3.11**



**1 EXISTING CROSS SECTION**  
SCALE: 3/16" = 1'-0"



**2 PROPOSED CROSS SECTION**  
SCALE: 3/16" = 1'-0"





# Exhibit 3



1 **JOHN E. BOESSENECKER (SBN 121884)**  
2 **RANDALL D. BOESSENECKER (SBN 315243)**  
3 220 Montgomery St., 15th Floor  
4 San Francisco, CA 94104  
5 Tel: (415)392-3374  
6 Fax: (415)397-1577

7 Attorneys for Petitioner NANCY AMANDA ALVARADO

8 **MICHAEL E. FREEDMAN, SBN 122446**  
9 **FREEDMAN LAW FIRM**  
10 580 California Street, Suite 1200  
11 San Francisco, California 94104  
12 Telephone: (415) 777-1666  
13 Facsimile: (415) 777-1699  
14 michael@freedmanlawfirm.com

15 Attorneys for Petitioner WILLIAM BOYD

ELECTRONICALLY  
**FILED**  
Superior Court of California,  
County of San Francisco

**07/23/2020**  
Clerk of the Court  
BY: ALISON AGBAY  
Deputy Clerk

16 SUPERIOR COURT, STATE OF CALIFORNIA  
17 COUNTY OF SAN FRANCISCO

18 In the Matter of the

No. PTR-18-301763

19 The RICHARD L. BOYD REVOCABLE  
20 TRUST dated October 9, 2017.

**TRIAL BRIEF OF PETITIONERS  
WILLIAM BOYD AND NANCY  
ALVARADO**

21 \_\_\_\_\_ /  
22 WILLIAM BOYD, NANCY AMANDA  
23 ALVARADO,

Trial date: 8/17/20  
Time: 9:30 a.m.  
Dept: 206

24 Petitioners,

25 vs.

26 ERNESTO VALENCIA, et al.

27 Respondents.  
28 \_\_\_\_\_ /

TRIAL BRIEF OF PETITIONERS WILLIAM BOYD AND NANCY ALVARADO







1 obviously intended.

2 II. STATEMENT OF FACTS

3 Petitioner Nancy Alvarado is the surviving spouse of Richard Boyd and the now serving successor  
4 trustee of the Richard L. Boyd Revocable Trust date October 9, 2017. The Decedent Richard L.  
5 Boyd died on February 18, 2018. Respondent, Ernesto Valencia and Richard owned the real  
6 property located at 249 Texas Street, San Francisco, California as tenants in common prior to the  
7 sale of the real property. Both Richard L. Boyd and Ernesto Valencia severed their joint tenancy by  
8 transferring their interests to their own revocable trusts. Richard Boyd's 50% interest in the real  
9 property was properly funded to the Richard L. Boyd Revocable Trust dated October 9, 2017, by  
10 Trust Transfer Deed dated October 9, 2017. Ernesto Valencia's 50% interest was funded to his  
11 revocable trust by Grant Deed dated November 22, 2017. Respondent and Decedent each owned a  
12 50% interest in the real property and were legally responsible for 50% of the existing first mortgage  
13 on the property.

14 1. Ownership of 249 Texas Street, San Francisco, CA.

15 The Texas Street property was acquired by Ernesto Valencia and Richard Boyd in equal  
16 shares for the purchase price of \$600,000.00 on August 3, 2006. (See Exhibit "A" Grant Deed.)  
17 The manner by which Ernesto Valencia and Richard Boyd acquired this property was by a purchase  
18 of fair market value from the owners of the real property who were: (1) Henry X. Valencia, Jr., (2)  
19 Arthur Valencia, (3) David Guadalupe Valencia, (4) James Dennis Valencia, (5) Ernesto Valencia  
20 (respondent herein), and (6) Susan Blank, the conservator for Anna Maria Valencia, conservatee, the  
21 mother of the five children who all owned the property as co-owners in joint tenancy through a grant  
22 deed recorded 8/15/1997, in which Ana Maria Valencia granted her 100% undivided interest in the  
23 real property to herself and her five children in equal shares.

24 The property was owned by Ana Maria Valencia and her five children in equal shares. Thus,  
25 each Valencia family member owned a 1/6th interest in the real property prior to the sale in August  
26



1 2006. During the conservatorship of Ana Maria Valencia, the conservator, Susan Blank, who was  
2 represented by the law firm of Witherspoon & Siracusa, petitioned the court for authorization to list  
3 and sell the 1/6th interest owned by Ana Maria Valencia. (See Exhibit "B" Ex Parte Petition for  
4 Authorization to List and Sell.) Prior to the sale to Ernesto Valencia, the Conservator filed a  
5 reappraisal for sale of Ana Valencia's 1/6th interest in the real property. The value was listed at  
6 \$101,500.00. (See Exhibit "C" Reappraisal for Sale.)

7 On May 9, 2006, a sale of the 1/6th interest to Ernesto Valencia was approved by court order.  
8 The court approved the sale price of \$100,000.00. (See Exhibit "D" Court Order Confirming Sale.)  
9 However, Ernesto Valencia could not buy the property because he did not qualify for a loan.  
10 Therefore, Mr. Valencia sought out and obtained Richard Boyd's oral agreement to buy the real  
11 property with Mr. Valencia as tenants in common, each owning a 50% interest therein. Mr. Boyd  
12 agreed to the purchase and Mr. Boyd qualified for a first mortgage to make the purchase. (See  
13 Exhibit "E" Order Nunc Pro Tunc to Amend Order.). The purchase of the Texas property closed on  
14 August 3, 2006 for a contract price of \$600,000. (See Exhibit "F" Seller Closing Statement.) Both  
15 Richard Boyd and Ernesto Valencia borrowed the sum of \$480,000 to purchase the Texas property  
16 and each were jointly and severally liable for the first mortgage. (See Exhibit "G" 2006 Deed of  
17 Trust.)

18 2. Refinance of 249 Texas Street.

19 One year after Ernesto Valencia and Richard Boyd purchased the Texas property, they agreed  
20 to refinance the first mortgage. At the time of the refinance, Mr. Valencia either refused to sign or  
21 otherwise failed to sign the Promissory Note for the refinance. However, Mr. Valencia signed the  
22 Deed of Trust. (See Exhibit "H" 2007 Deed of Trust.) The refinance was for a total of \$539,500.  
23 Thus, the new first mortgage was \$539,500. Both Mr. Valencia and Mr. Boyd paid the monthly  
24 expenses for the real property in equal shares. The total monthly expense for the mortgage was  
25 \$3,534.07 and Mr. Valencia and Mr. Boyd each paid one-half of this sum each month.

1 On or about March 31, 2016, Mr. Valencia commenced a Chapter 13 bankruptcy. In his bankruptcy  
2 petition, Mr. Valencia states that he is a 50% owner of 247 Texas Street, that the real property has a  
3 current value of \$822,052.00, and that he pays \$2,113.50 for the mortgage. (See Exhibit "I"  
4 Bankruptcy Petition.)

5 3. Sale of 249 Texas Street.

6 The Texas property was listed and sold by agreement of Mr. Valencia and Ms. Alvarado. At  
7 no time before or during the sale of the Texas property did Mr. Valencia make any claims against the  
8 Estate of Richard Boyd, nor did Mr. Valencia ever mention to Ms. Alvarado that Mr. Valencia was  
9 planning on making a claim against her or the Estate. The property sold on March 29, 2019 for  
10 \$1,600,000. Upon the close of escrow, the lender, Bank of the West, submitted its pay-off demand  
11 for \$547,778.44, (principal due of \$499,897.75.)

12 Again, at no time before the close of escrow did Mr. Valencia make anyone aware of any  
13 claims he had or planned to make against Ms. Alvarado or the Estate. Neither Mr. Valencia nor  
14 Bank of the West submitted any specific instructions to First American Title Company concerning  
15 the payoff demand. Therefore, upon receipt of the payoff demand, First American Title Company,  
16 the escrow-holder, provided the sellers with the preliminary settlement statement showing the Bank  
17 of the West payoff demand. Mr. Valencia signed the settlement statement and the payoff demand to  
18 Bank of the West was made in the ordinary course of business. After all debts were paid, the amount  
19 due to the sellers was a total of \$917,863.70. (See Exhibit "J" 2019 Settlement Statement)

20 On April 9, 2019, Petitioners made a written demand on Ernesto Valencia to immediately  
21 disburse the sum of \$471,612.85 to Nancy Alvarado in her capacity as successor trustee. The  
22 amount of \$471,612.85 was calculated as follows:

23	Proceeds of sale	\$917,863.70
24	50% disbursement	\$458,931.85
25	Ernesto Valencia deductions	\$12,056.00 + \$625.00



1 Net to Ernesto Valencia \$446,250.85

2 Net to Nancy Alvarado \$471,612.85

3 The deductions taken from Ernesto Valencia's share of the proceeds are due to his filing of a  
4 bankruptcy petition and recovery of sums due to his creditors by the Bankruptcy Trustee and the  
5 bankruptcy attorney for Bank of the West.

6 III. LEGAL ARGUMENT

7 1. Ernesto Valencia is liable for one-half of the mortgage.

8 Mr. Valencia claims that his is not liable for the mortgage. His claim that he is a 50% owner  
9 of the property free and clear of any mortgage is based upon his refusal or failure to sign the  
10 promissory note in 2007, (despite signing such a note in 2006), and that under the 2007 Deed of  
11 Trust that he signed, clause 13 absolves him of responsibility for the note.

12 The Deed of Trust is a contract and Mr. Valencia agreed that he was a co-borrower with the  
13 same obligations and responsibilities to the lender as Mr. Boyd. Mr. Valencia pledged his ownership  
14 interest in the real property to the lender in order to secure the payment to the lender and as  
15 consideration for the refinance. Mr. Valencia is not absolved of his responsibility for the mortgage.  
16 Clause 13 of the Deed of Trust is applicable only in the rare circumstance when the collection of the  
17 proceeds of sale of the real property are insufficient to payoff the entire note. Under that type of  
18 circumstance, the lender would need to look to the note to enforce any judgments against the  
19 borrower for breach of contract.

20 The law in California is that "[t]here can be but one form of action for the recovery of any  
21 debt . . . secured by mortgage upon real property. . . ." The existence of the security denies the  
22 secured creditor the right to bring an independent cause of action on the underlying promissory note.  
23 The Code of Civil Procedure provides that whenever a mortgage is given to secure a debt there can  
24 be but one action for its recovery or enforcement. After it is given, the law steps in and limits the  
25 action to foreclosure proceedings to enforce the debt. The debtor, by signing a note secured by a  
26

1 deed of trust, does not make an absolute promise to pay the entire obligation, but rather makes only a  
2 conditional promise to pay any deficiency that remains if a judicial sale of the encumbered property  
3 does not satisfy the debt. Pacific Valley Bank v. Schwenke (1987) 189 Cal.App.3d 134.

4 The Pacific Valley Bank case explains the language of Clause 13. Of course, a lender has  
5 considered the possibility that the foreclosure sale will result in a deficiency on the loan. If that were  
6 the case, then only the person who signed the promissory note would be "personally" liable.  
7 However, the lender under California law is limited to foreclosure. In this case, no such scenario  
8 existed. There was no such deficiency. The borrowers, Ernesto Valencia and Richard Boyd paid the  
9 debt from the proceeds of sale.

10 The fact is, Mr. Valencia and Mr. Boyd purchased this property as tenants in common as  
11 shown in the conservatorship documents. Each were equally liable for the first note in 2006. Both  
12 owned the property in equal shares. The refinance in 2007 paid off the first note. Under Mr.  
13 Valencia's theory, if Mr. Valencia is not responsible for the loan, then Richard either gifted by loan  
14 forgiveness 50% of this loan for unknown reasons. By Mr. Valencia's own admission, he received  
15 \$240,000 as pay-off of his obligation under the \$480,000 mortgage. If that is true, then Mr. Valencia  
16 must have given consideration to Mr. Boyd for the receipt of \$240,000. By Mr. Valencia's account  
17 and argument, the transaction in 2007 was a buy-out of Mr. Valencia's interest in the Texas property.  
18 If the Texas property was worth \$650,000 in 2007, then Mr. Boyd purchased an additional 33% of  
19 the Texas property from Mr. Valencia. ( $539,500/650,00 = 83\%$ ). Thus, if Mr. Boyd is solely  
20 responsible for the new mortgage of \$537,500, Mr. Boyd now owns 83% of the Texas property and  
21 Mr. Valencia owns 17%.

22 2. If the court accepts Respondent Ernesto Valencia's claim, the court must find that  
23 Respondent owned only a 17% interest in the Texas Street property.

24 Respondent Valencia claims that he and decedent Richard Boyd agreed that Richard would  
25 be solely responsible for the new loan of \$539,500 and that Mr. Valencia would owe nothing for the  
26



1 loan. The grant deed in 2006 is silent on the percentages that the two owners have. However, those  
2 percentages of ownership changed in 2007 when Mr. Boyd, according to Mr. Valencia's own  
3 admission, agreed to pay-off the entire mortgage of 2006, and assume the entire mortgage of 2007.  
4 Mr. Valencia received substantial consideration for this new transaction. Mr. Valencia received  
5 \$240,000 in the full payment of his share of the mortgage. In return, Mr. Valencia sold to Mr. Boyd  
6 an additional interest in the property for the receipt of \$240,000. The additional percentage owned  
7 by Mr. Boyd would be 33%, for a total ownership interest of 83%.

8 This is based upon a valuation of approximately \$650,000 for the property in 2007. If Mr.  
9 Boyd owed a total of \$539,500, his percentage interest in the property would be 83%. The  
10 transaction in 2007 was a purchase for an additional 33% interest in the real property. Mr. Valencia  
11 retained a 17% interest and had a right to live in the property. However, as Mr. Valencia admits, he  
12 had no obligation under the new loan. According to Respondent's position, the transaction in 2007  
13 was a buy-out of his interest in the property. Any other conclusion would result in unjust enrichment  
14 of respondent Ernesto Valencia.

15 Therefore, the court can only draw two conclusions: (1) This was a 50% joint venture for  
16 ownership of the property and liability for the loan; (2) If the court accepts Ernesto Valencia's  
17 position, he must, under the law, have paid consideration for Mr. Boyd's assuming all of the debt on  
18 the property. Therefore the agreement must have been a buy out and Ernesto received 17% of the  
19 subject property.

20 3. Ernesto Valencia's claims and defenses are barred by the statute of limitations.

21 Further, Mr. Valencia has never timely filed a claim of any kind against the Estate of Richard  
22 Boyd. The limitations period to commence an action against the decedent's estate is 1 year after the  
23 date of death. Code Civ. Proc. §366.2.

24 The limitations period to commence an action against the decedent's estate is 1 year after the  
25 date of death. Code Civ. Proc. §366.2, (whether accrued or not). Under Probate Code Section  
26

1 13554, the 1-year statute of limitations applies to suits against a surviving spouse for any debt of the  
2 decedent. Collection Bureau of San Jose v. Rumsey (2000) 24 Cal.4th 301 (action against surviving  
3 spouse for decedent's medical bills must be commenced within 1 year of death). A claim barred by  
4 the statute of limitations may not be allowed by the personal representative or approved by the court  
5 or judge. Prob. Code Sec. 9253.

6 No probate of Decedent's estate was commenced, and no creditor's claim filed, and no action  
7 was commenced prior to the expiration of the statute of limitations. Apparently, if any claim existed  
8 against Richard Boyd, for example Mr. Boyd's breach of agreement, Mr. Valencia was aware of it in  
9 June 2007 when the refinance was funded and paid off the prior mortgage. Any claims against  
10 Richard Boyd are barred by the statute of limitations.

11 4. Petitioners are entitled to an award of double damages and attorney fees.

12 Finally, Petitioners requested in their Probate Code Section 850 Petition that the court  
13 determine that Mr. Valencia has wrongfully taken, concealed or disposed of the property belonging  
14 to the Successor Trustee of the Richard L. Boyd Revocable Trust date October 9, 2017 in bad faith,  
15 and that Mr. Valencia is liable for twice the value of the property recovered by this action, as well as  
16 an award of reasonable attorney fees. See Probate Code §859.

17 Dated: July 23, 2020.

18  
19   
20 JOHN E. BOESSENECKER  
21  
22  
23  
24  
25  
26  
27  
28





# Exhibit 4



April 5, 2021

To whom it may concern:

We, Amadeia Rector and Gweltaz Lever, entered into a Residential Tenancy Agreement ("Agreement") for the rental of 249 Texas Street, San Francisco, CA 94107 for a term from November 1, 2020 to October 31, 2021 for a monthly rent of \$3,500.

Prior to entering into this Agreement, we had been informed and understand that the rental was only for a one-year period without extension because the Landlords, Joanne Siu & Kerry Shapiro, will be renovating and moving into the home as their residence and were renting out the home while their plans were being developed and approved by the City.

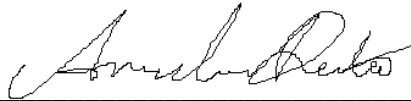
Consistent with this understanding and the terms of our lease, we plan to move out of 249 Texas Street at the end of our one-year lease, in October 2021.

Sincerely,



---

Gweltaz Lever



---

Amadeia Rector

# Exhibit 5



April 9<sup>th</sup> 2021

RE: Remediation costs for 249 Texas Street, San Francisco

Please find the budget for the remediation of the illegal unit at 249 Texas below.

<b>Scope</b>	<b>Ceiling height is 6'-9" for 50% of space - approximately 750 sf (Remediate to 7'-6" min. as required by CBC 1207.2)</b>	
1	Demo, excavate, and replace foundation and slab to achieve legal ceiling height (currently 6'-9" for 50% of the unit)	\$95,000
2	Replace flooring	\$21,000
3	Replace insulation	\$7,500
<b>Scope</b>	<b>Rear unpermitted addition has failing, poorly constructed concrete block foundation</b>	
	Replace rear foundation at addition - approximately 650 sf	
	Shore, demolish, excavate, and replace foundation with code compliant concrete foundation	\$135,000
<b>Scope</b>	<b>Heating is not provided throughout unit</b>	
	New forced air unit and ducting	\$23,000
<b>Scope</b>	<b>Existing windows on two rear bedrooms do not provide code required rescue windows - sill height is 46", opening is substandard</b>	
	Remove and reframe existing windows	\$4,500
	Provide and install 2 new windows at rear bedrooms to meet rescue window requirements per code	\$2,500
	Replace sheathing, siding, and paint at affected areas	\$6,500
	Insulation	\$2,000
<b>Scope</b>	<b>Existing siding and exposed framing is dry-rotted and unfinished</b>	
	Remove and replace/reframe affected areas	\$11,000
	Replace sheathing, siding, and paint at affected areas	\$3,500
<b>Scope</b>	<b>Provide separate utilities for unit</b>	
	New independent electrical meter	\$6,500
	New independent gas meter	\$4,500
	New sewer lateral required	\$15,000

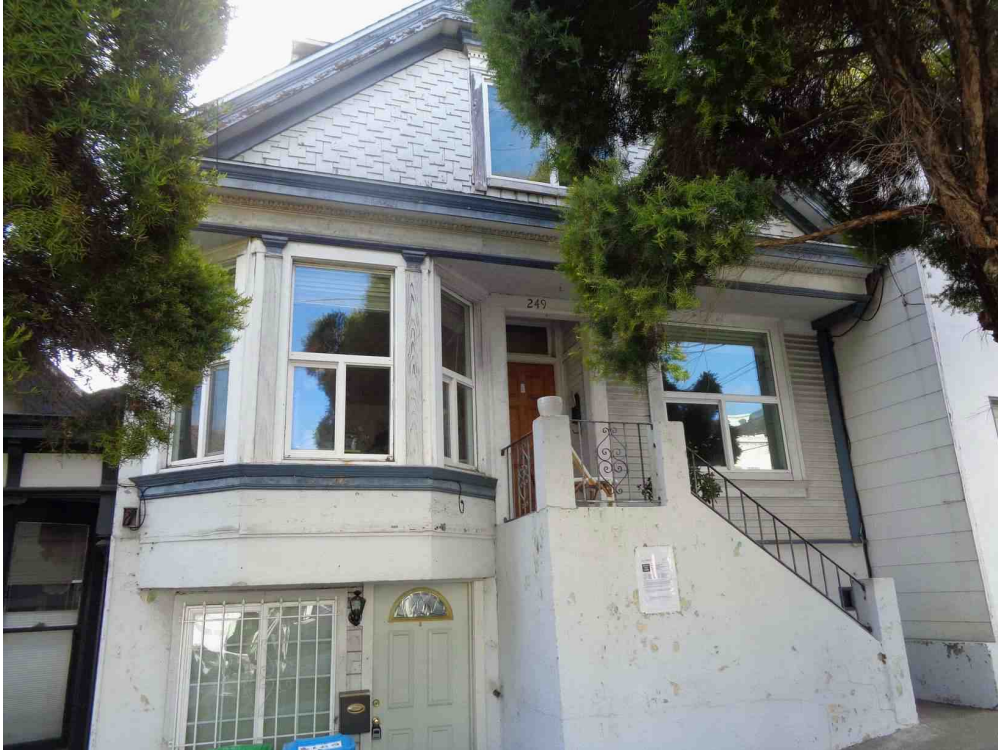
# DESIGN LINE Construction

<b>Scope</b>	<b>Existing electrical does not meet code in any way</b>	
	New electrical and lighting throughout	\$26,000
<b>Scope</b>	<b>Two existing bathrooms do not meet code required minimum clearances, plumbing, or electrical codes.</b>	
	Demo and replace all plumbing and electrical in redesigned locations	\$18,000
	Purchase and replace all plumbing fixtures	\$6,000
	Purchase and replace all finishes - ceramic tile or equal	\$11,000
<b>Scope</b>	<b>Demolish and replace finishes to access code required scope</b>	
	Replace all sheet rock and interior finish elements affected by compliance work	\$17,500
		\$416,000



# Exhibit 6

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

249 Texas St  
San Francisco, CA 94107  
Lot 017A, Block 4001

## FOR

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

## OPINION OF VALUE

1,455,000

## AS OF

04/26/2021

## BY

Robert V. Singer  
TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
orders@tracappraisal.com  
www.tracappraisal.com



TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
www.tracappraisal.com

05/17/2021

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

Re: Property: 249 Texas St  
San Francisco, CA 94107  
Borrower: N/A  
File No.: 26040332

Opinion of Value: \$ 1,455,000  
Effective Date: 04/26/2021

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,



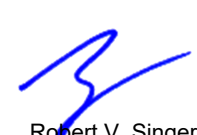
Robert V. Singer  
Certification #: AR016094  
State: CA Expires: 07/20/2021  
orders@tracappraisal.com





# RESTRICTED APPRAISAL REPORT

File No.: 26040332

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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): <u>MLS/RealQuest</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The decrease in value for the subject property is due declining demand for properties which lack remodeling and have in-law units.</u>
	Date: <u>03/29/2019</u> Price: <u>1,600,000</u> Source(s): <u>Public Record</u>	
MARKET	Subject Market Area and Marketability: <u>The marketing and exposure time for the subject property is estimated to be under 3 months.</u>	
SITE	Site Area: <u>2500 SF</u> Site View: <u>Average</u> Topography: <u>Down Slope</u> Drainage: <u>Adequate</u>	
	Zoning Classification: <u>RH-2</u> Description: <u>Residential up to 2 units.</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: <u>Single Family Home</u> Use as appraised in this report: <u>Single Family Home</u>	
	Opinion of Highest & Best Use: <u>Single Family Home</u>	
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    FEMA Flood Zone <u>X</u> FEMA Map # <u>0602980119A</u> FEMA Map Date <u>03/23/2021</u>	
	Site Comments: <u>No adverse easements were noted at the time of inspection. No signs of environmental hazards or adverse soil conditions were noted. However, the appraiser is not considered an expert in these fields and it is possible that detection of such conditions could negatively impact the value conclusion.</u>	
RECONCILIATION	Improvements Comments: <u>The subject lacks recent updating and is in overall average condition. The lower level previously functioned as an in-law unit and appears to be a garage and basement conversion which was not completed with permits. This area is inferior in quality and functions including lower ceiling heights (6.35 feet to 7.87 feet), uneven floors and lack of natural light in some rooms. For the purpose of this report, the subject is valued "as-is" as a single family home with lower level bonus rooms. Bonus rooms are typical and have good marketability.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>1,455,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>Primary weight is given to the sales comparison approach as it best reflects the buyer's reaction in this market. The cost approach and income approach are not necessary to develop credible results.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	<b>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: \$ <u>1,455,000</u>, as of: <u>04/26/2021</u>, 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.</b>	
	A true and complete copy of this report contains <u>19</u> 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.	
SIGNATURES	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
	Client Contact: _____ Client Name: <u>Siu-Shapiro</u>	
	E-Mail: _____ Address: <u>249 Texas St, San Francisco, CA 94107</u>	
SIGNATURES	APPRaiser	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
		
	Supervisory or Co-Appraiser Name: _____	
	Company: _____	
	Phone: _____ Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): <u>05/17/2021</u>	
	License or Certification #: <u>AR016094</u> State: <u>CA</u>	
	Designation: _____	
Expiration Date of License or Certification: <u>07/20/2021</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>04/26/2021</u>		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: _____		

## Supplemental Addendum

File No. 26040332

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						

### Summary of Sales Comparison Approach:

The appraiser has conducted a 12 month search for comparable properties within the subject's immediate neighborhood and in similar and competing neighborhoods. Those comparables utilized in this report are considered the best available at the time of the inspection and most representative of the subject property. Adjustments are based on market data, matched pair analysis, and/or the appraiser's experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution.

**LOCATION:** Comparable #3 backs to Highway 280 with noted external obsolescence. Based on market data, this comparable is adjusted upward \$75,000 for its inferior location as compared to the subject property.

**CONDITION:** Differences in overall condition are made relative to the subject property. The resulting adjustment reflects the high cost of updating and remodeling older properties.

**ROOM COUNT:** No adjustment is given for differences in bedroom or bathroom count as this is reflected in the overall square footage adjustment. This also considered the typical buyer would likely renovate and reconfigure the existing structure.

**SQUARE FOOTAGE:** According to current market data, differences in living area 100 square feet are adjusted at \$150/sq. ft. (rounded to the nearest \$500). The square footage for Comparable #1 has been estimated to account for the lower level bonus rooms which are not included in the GLA.

**PARKING:** Comparables are adjusted at \$75,000 per garage space difference based on market data and the appraiser's experience in the market area. This adjustment also considers the general lack of street and driveway parking throughout the neighborhood.

**BONUS ROOMS:** Based on market data and matched paired analysis, properties with additional finished bonus rooms are adjusted at \$75,000. Bonus rooms are typical and have good marketability.

**RECONCILIATION:** Greatest weight is given to Comparable #1 for its most recent date of sale which best reflects current market conditions.



# Assumptions, Limiting Conditions & Scope of Work

File No.: 26040332

Property Address: 249 Texas St

City: San Francisco

State: CA

Zip Code: 94107

Client: Siu-Shapiro

Address: 249 Texas St, San Francisco, CA 94107

Appraiser: Robert V. Singer

Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. 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. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 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.
- 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.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

# Certifications

File No.: 26040332

Property Address: 249 Texas St	City: San Francisco	State: CA	Zip Code: 94107
Client: Siu-Shapiro	Address: 249 Texas St, San Francisco, CA 94107		
Appraiser: Robert V. Singer	Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160		

## APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### DEFINITION OF MARKET VALUE \*:

Market value means 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 and knowledgeably, and assuming the price is not affected by undue stimulus.


Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions

Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____	Client Name: Siu-Shapiro
E-Mail: _____	Address: 249 Texas St, San Francisco, CA 94107

<p>APPRAISER</p>  <p>Appraiser Name: Robert V. Singer</p> <p>Company: TRAC: The Real Estate Appraisal Co.</p> <p>Phone: (415) 759-8892 Fax: _____</p> <p>E-Mail: orders@tracappraisal.com</p> <p>Date Report Signed: 05/17/2021</p> <p>License or Certification #: AR016094 State: CA</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: 07/20/2021</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 04/26/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SIGNATURES



# USPAP Compliance Addendum

Loan #  
File # 26040332

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County	San Francisco
		State	CA
		Zip Code	94107
Lender/Client	Siu-Shapiro		

### APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

### ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

### PRIOR SERVICES

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

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

### PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

### APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

### ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

### MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 120 day(s) utilizing market conditions pertinent to the appraisal assignment.

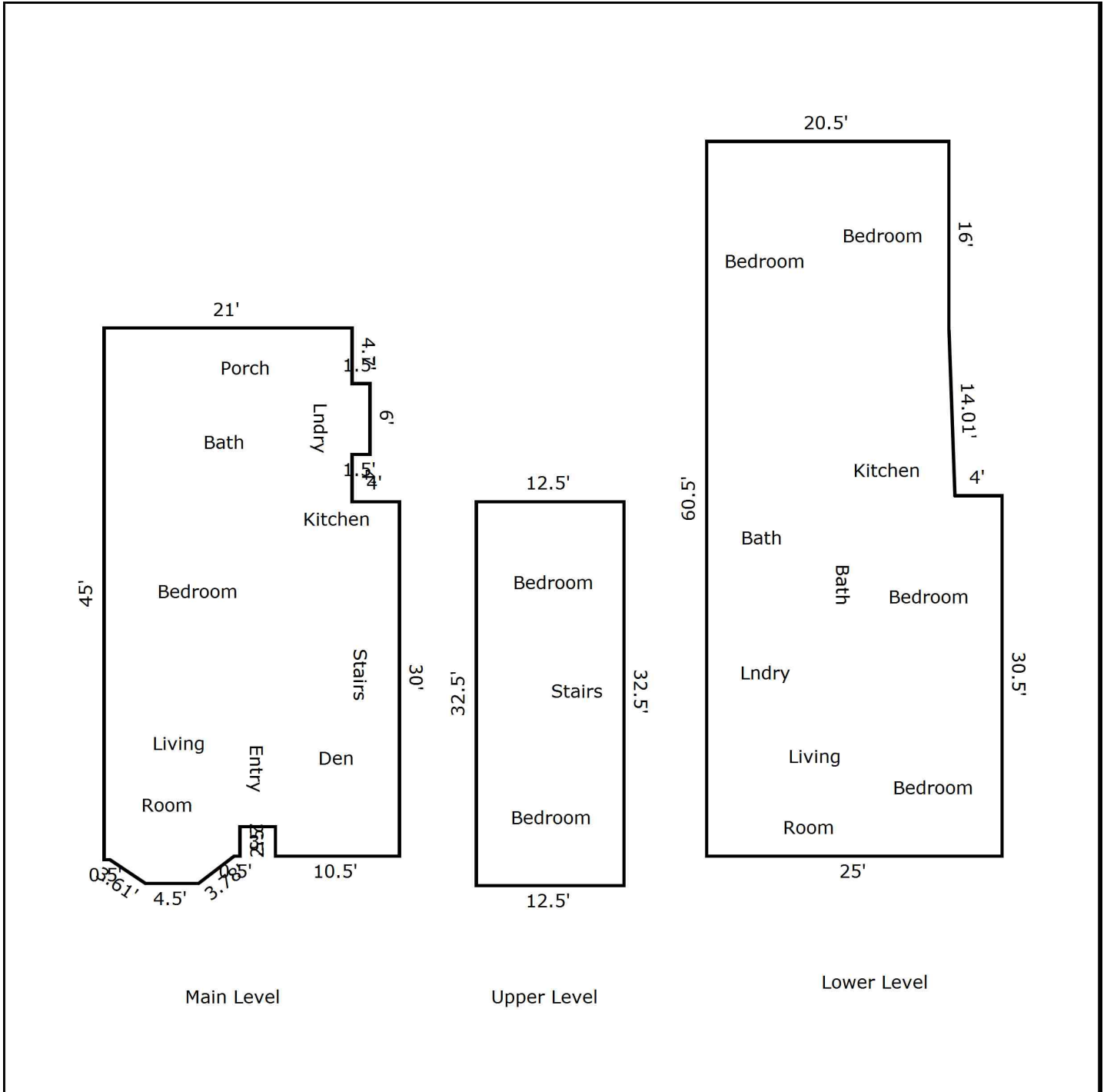
A reasonable exposure time for the subject property is 120 day(s).

### APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Robert V. Singer</u></p> <p>Date of Signature <u>05/17/2021</u></p> <p>State Certification # <u>ARO16094</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>07/20/2021</u></p> <p>Effective Date of Appraisal <u>04/26/2021</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Building Sketch

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



TOTAL Sketch by a la mode, inc.

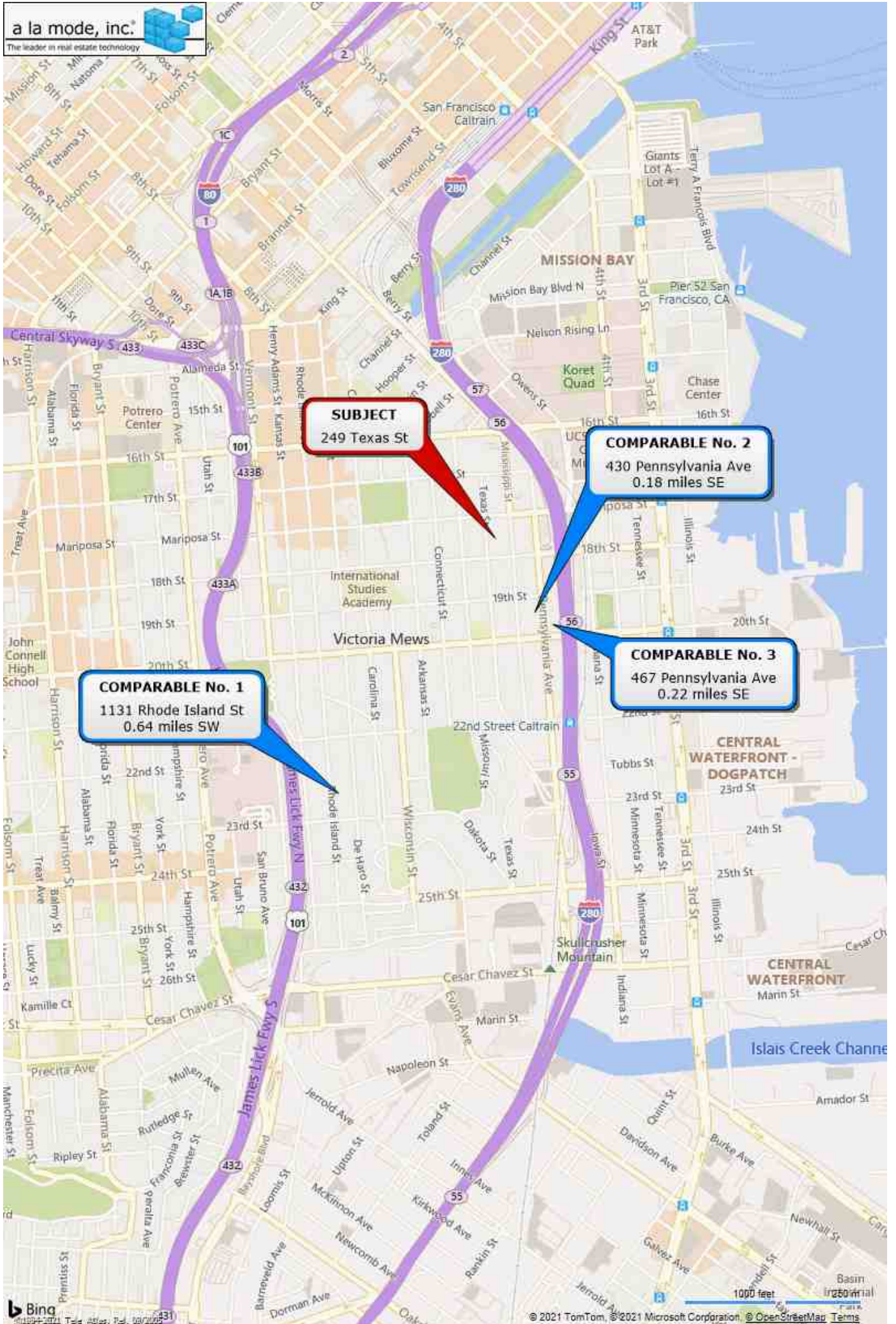
### Area Calculations Summary

Living Area	Calculation Details		
Main Level	1078.05 Sq ft	6 × 1.5	= 9
		21 × 14.7	= 308.7
		25 × 27.5	= 687.5
		11.5 × 2.5	= 28.75
		0.3 × 0.5	= 0.15
		0.3 × 3	= 0.9
		0.5 × 2 × 3	= 3
		2.3 × 4.5	= 10.35
		0.5 × 2.3 × 3	= 3.45
		2.5 × 10.5	= 26.25
Upper Level	406.25 Sq ft	32.5 × 12.5	= 406.25
<b>Total Living Area (Rounded):</b>	<b>1484 Sq ft</b>		
<b>Non-living Area</b>			
Lower Level In-Law	1381 Sq ft	25 × 30.5	= 762.5
		20.5 × 16	= 328
		14 × 20.5	= 287
		0.5 × 14 × 0.5	= 3.5



## Location Map

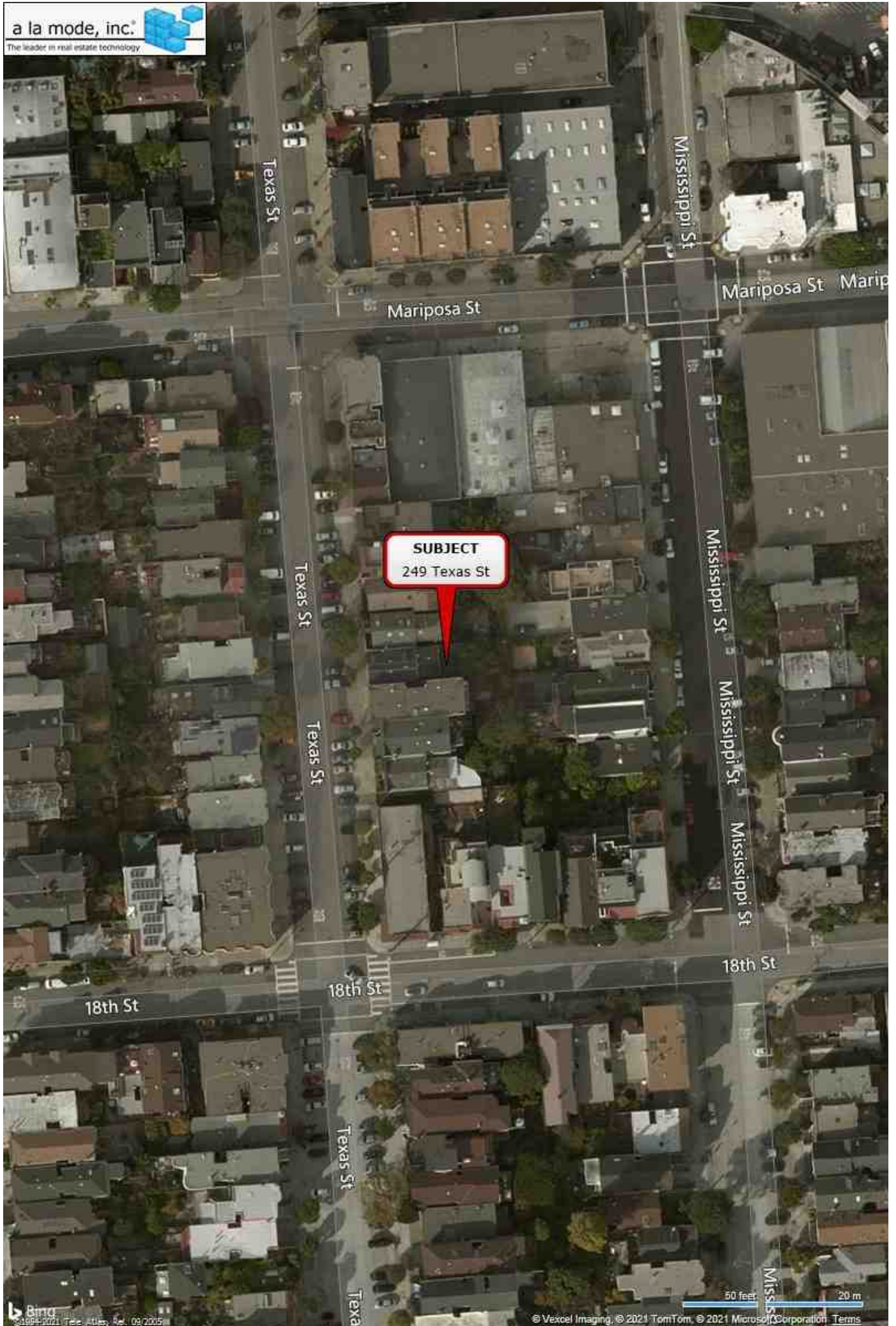
Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County San Francisco	State CA	Zip Code 94107	
Lender/Client	Siu-Shapiro				





## Location Map

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						





# Plat Map

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County San Francisco	State CA Zip Code 94107
Lender/Client	Siu-Shapiro		

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

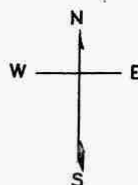
## 4001

### LOTS MERGED

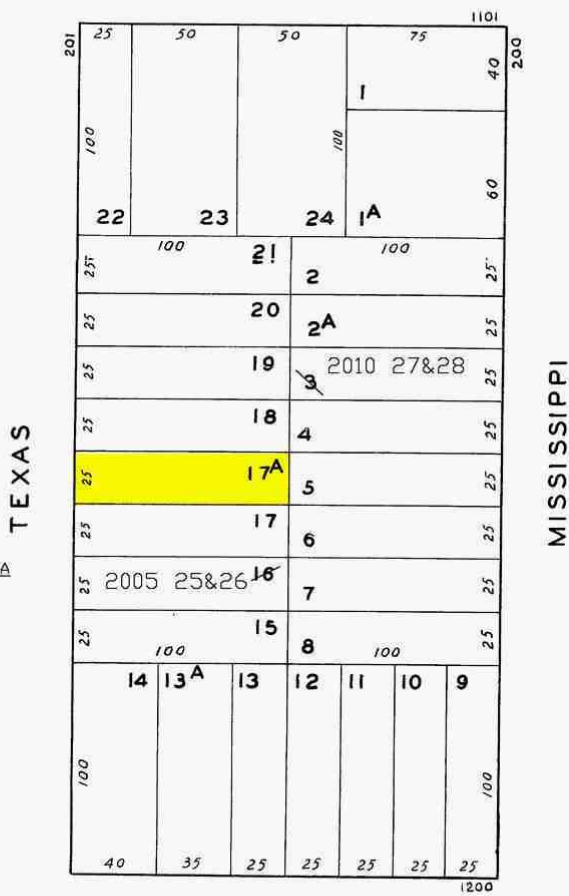
LOT 26 INTO LOTS 1-1<sup>A</sup> 1946  
LOTS 23<sup>A</sup>-25 INTO LOT 23 1950  
lot16 into lots25&26 for 2005 roll  
lot3 into lots27&28 for 2010 roll

NEW POTRERO BLK. 280

Revised 2005  
Revised 2010



### MARIPOSA



261-263 Texas St.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
25	261	51
26	263	49

18<sup>TH</sup>

# Appraiser's License

Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94107
Lender/Client	Siu-Shapiro				



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

**Robert V. Singer**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 016094

Effective Date: July 21, 2019  
Date Expires: July 20, 2021

3048136

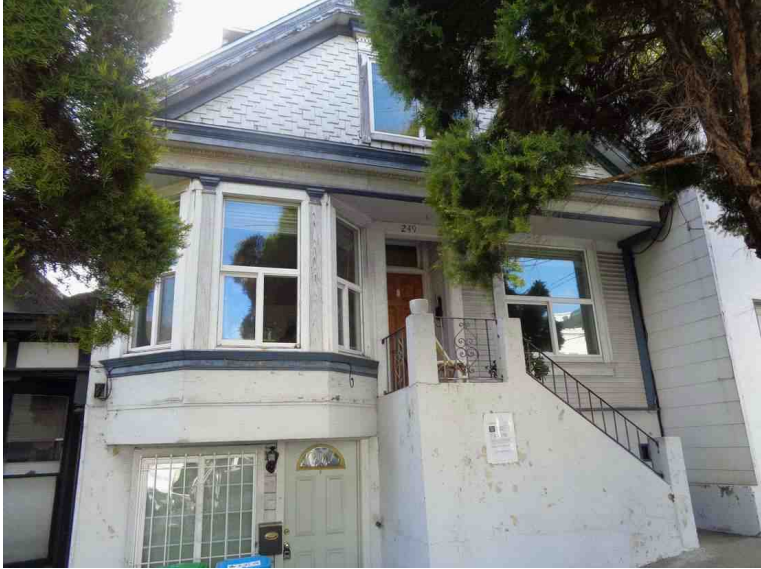
  
Jim Martin, Bureau Chief, BREA

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



## Subject Photos

Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94107
Lender/Client	Siu-Shapiro				



### Subject Front

249 Texas St		
Sales Price		
Gross Living Area		1,484
Total Rooms	6	
Total Bedrooms	2	
Total Bathrooms	1.0	
Location	Good	
View	Average	
Site	2500 SF	
Quality	Average	
Age	111	



### Subject Rear



### Subject Street

## Interior Photos

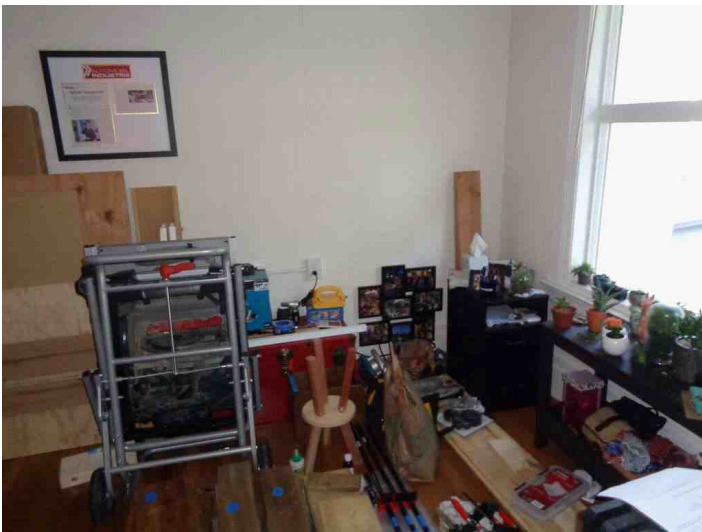
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Main Living Area**



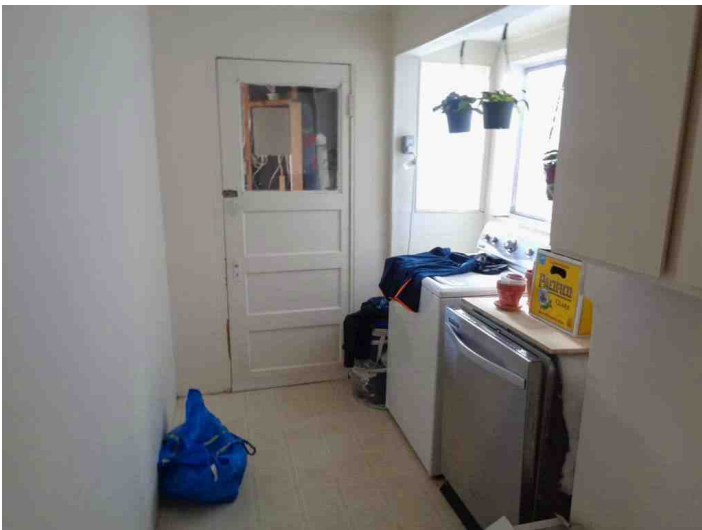
**Kitchen**



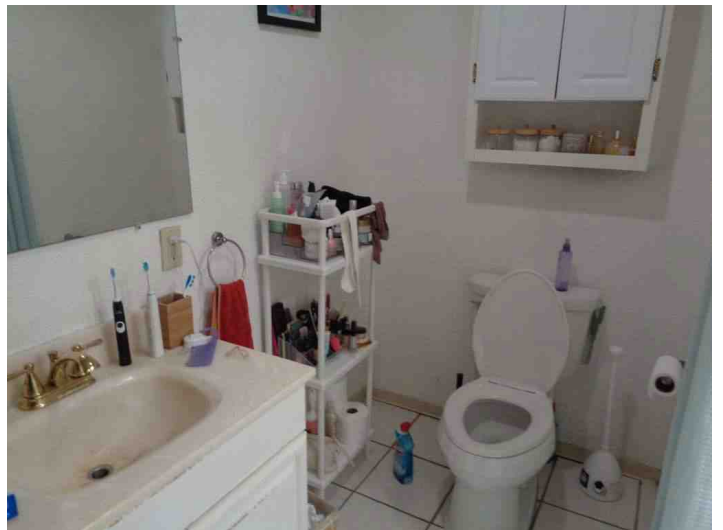
**Den**



**Bedroom**



**Laundry**



**Bath**

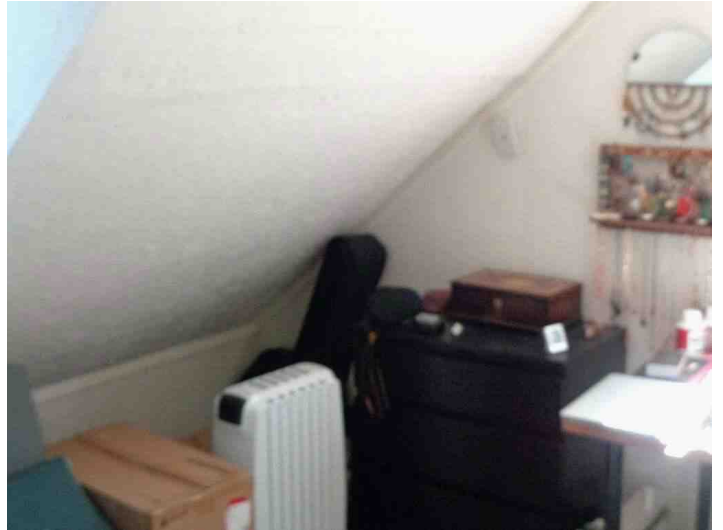


## Interior Photos

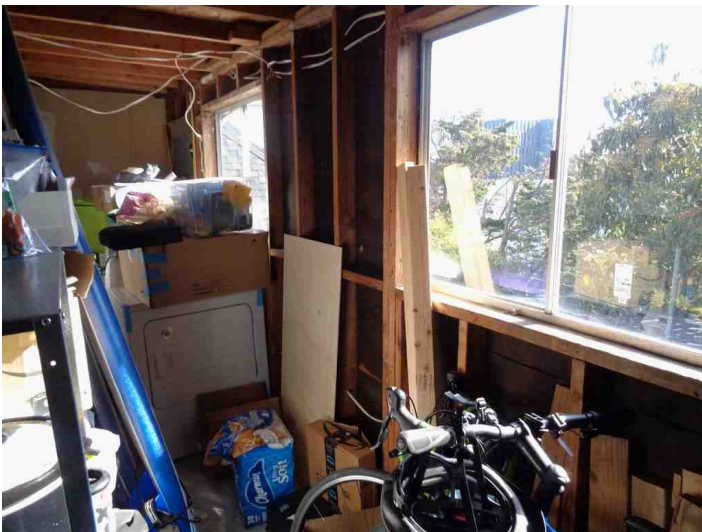
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



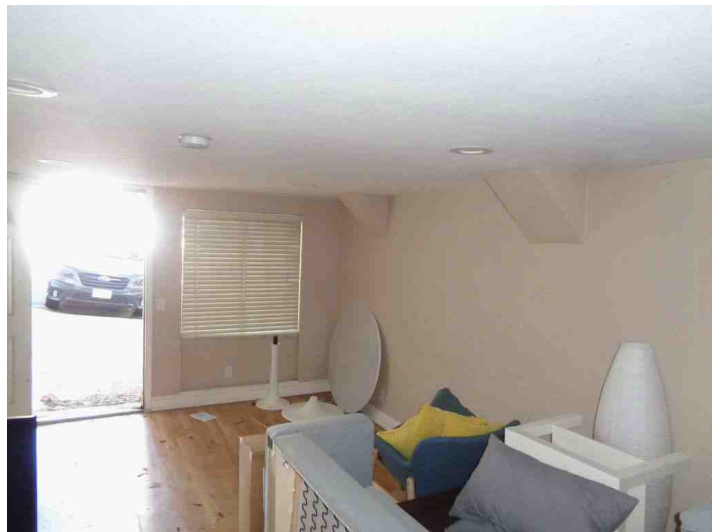
**Top Floor Bedroom**



**Top Floor Bedroom**



**Rear Porch**



**Lower Level Rooms**



**Lower Level Rooms**



**Lower Level Rooms**

## Interior Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Lower Level Rooms**



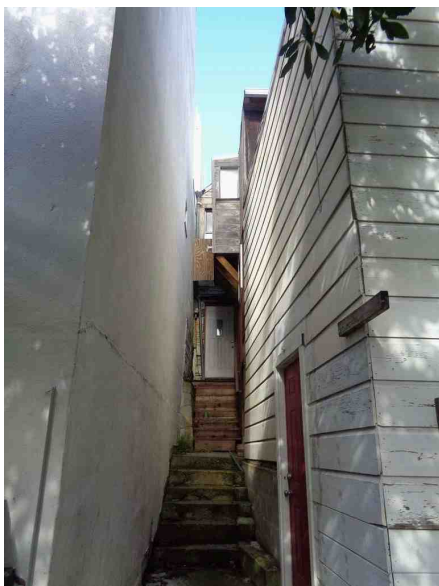
**Lower Level Rooms**



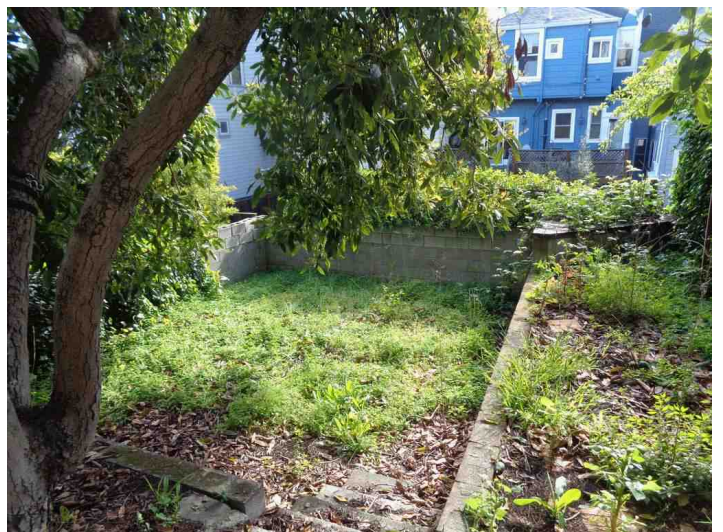
**Lower Level Rooms**



**Lower Level Rooms**



**Side/Rear**



**Rear Yard**



## Comparable Photos 1-3

Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County	San Francisco	State	CA
Lender/Client	Siu-Shapiro				
				Zip Code	94107



### Comparable 1

1131 Rhode Island St	
Prox. to Subject	0.64 miles SW
Sales Price	1,706,250
Gross Living Area	1,478
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	121



### Comparable 2

430 Pennsylvania Ave	
Prox. to Subject	0.18 miles SE
Sales Price	1,350,000
Gross Living Area	1,300
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	108



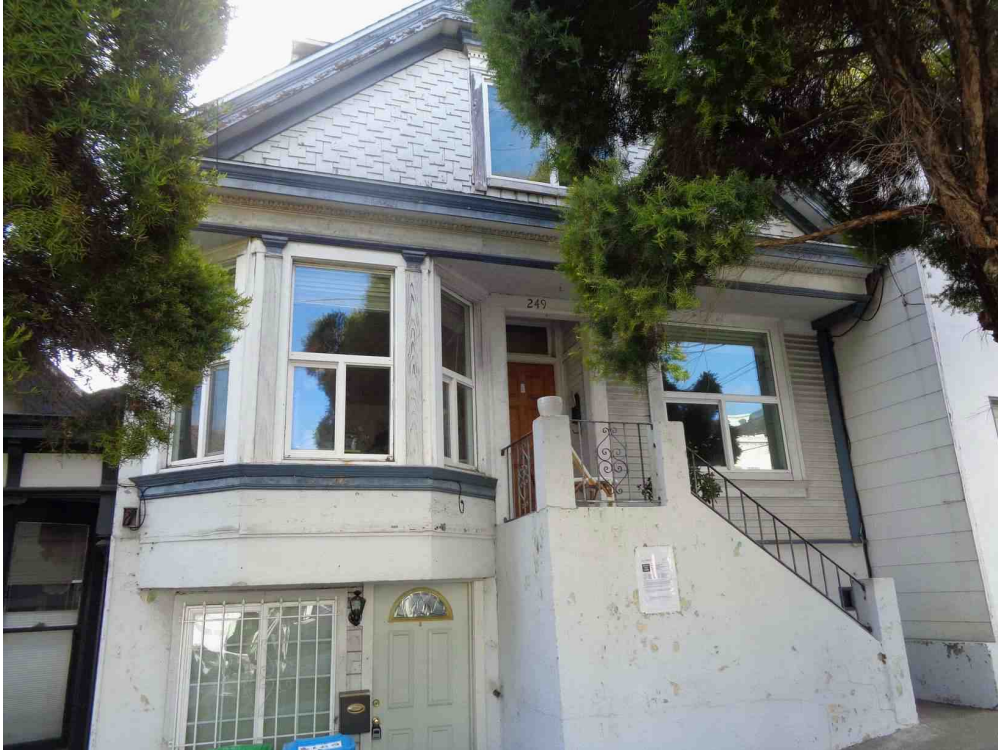
### Comparable 3

467 Pennsylvania Ave	
Prox. to Subject	0.22 miles SE
Sales Price	1,425,000
Gross Living Area	1,506
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.0
Location	Backs Highway
View	Average
Site	2500 SF
Quality	Average
Age	91

# Exhibit 7



# APPRAISAL OF REAL PROPERTY



## LOCATED AT

249 Texas St  
San Francisco, CA 94107  
Lot 017A, Block 4001

## FOR

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

## OPINION OF VALUE

1,565,000

## AS OF

04/26/2021

## BY

Robert V. Singer  
TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
orders@tracappraisal.com  
www.tracappraisal.com

TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
www.tracappraisal.com

05/17/2021

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

Re: Property: 249 Texas St  
San Francisco, CA 94107  
Borrower: N/A  
File No.: 26040332/Units

Opinion of Value: \$ 1,565,000  
Effective Date: 04/26/2021

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,



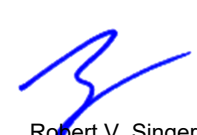
Robert V. Singer  
Certification #: AR016094  
State: CA Expires: 07/20/2021  
orders@tracappraisal.com





# RESTRICTED APPRAISAL REPORT

File No.: 26040332/Units

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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): <u>MLS/RealQuest</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The decrease in value is due to Covid 19 and reduced demand for units and properties in need of work.</u>
	Date: <u>03/29/2019</u> Price: <u>1,600,000</u> Source(s): <u>Public Record</u>	
MARKET	Subject Market Area and Marketability: <u>The marketing and exposure time for the subject property is estimated to be under 3 months.</u>	
SITE	Site Area: <u>2500 SF</u> Site View: <u>Average</u> Topography: <u>Down Slope</u> Drainage: <u>Adequate</u>	
	Zoning Classification: <u>RH-2</u> Description: <u>Residential up to 2 units.</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: <u>Single Family Home</u> Use as appraised in this report: <u>Legal 2 units</u>	
	Opinion of Highest & Best Use: <u>Single Family Home</u>	
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    FEMA Flood Zone <u>X</u> FEMA Map # <u>0602980119A</u> FEMA Map Date <u>03/23/2021</u>	
	Site Comments: <u>No adverse easements were noted at the time of inspection. No signs of environmental hazards or adverse soil conditions were noted. However, the appraiser is not considered an expert in these fields and it is possible that detection of such conditions could negatively impact the value conclusion.</u>	
RECONCILIATION	Improvements Comments: <u>The subject lacks recent updating and is in overall average condition. The lower level previously functioned as an in-law unit and appears to be a garage and basement conversion which was not completed with permits. This area is inferior in quality and functions including lower ceiling heights (6.35 feet to 7.87 feet), uneven floors and lack of natural light in some rooms. For the purpose of this report, the subject is valued based on the hypothetical assumption that the lower level bonus rooms were a legal unit.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>1,565,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>Primary weight is given to the sales comparison approach as it best reflects the buyer's reaction in this market. The cost approach and income approaches are not necessary to develop credible results.</u>	
SIGNATURES	This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input checked="" type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>This value is based on the hypothetical assumption that the lower unit were legal.</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	<b>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: \$ <u>1,565,000</u>, as of: <u>04/26/2021</u>, 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.</b>	
	A true and complete copy of this report contains <u>18</u> 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.	
SIGNATURES	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Client Contact: _____ Client Name: <u>Siu-Shapiro</u>	
	E-Mail: _____ Address: <u>249 Texas St, San Francisco, CA 94107</u>	
SIGNATURES	APPRaiser	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	 Appraiser Name: <u>Robert V. Singer</u>	
	Supervisory or Co-Appraiser Name: _____	
	Company: <u>TRAC: The Real Estate Appraisal Co.</u>	
	Company: _____	
	Phone: <u>(415) 759-8892</u> Fax: _____	
	Phone: _____      Fax: _____	
	E-Mail: <u>orders@tracappraisal.com</u>	
	E-Mail: _____	
Date of Report (Signature): <u>05/17/2021</u>		
Date of Report (Signature): _____		
License or Certification #: <u>AR016094</u> State: <u>CA</u>		
License or Certification #: _____      State: _____		
Designation: _____		
Designation: _____		
Expiration Date of License or Certification: <u>07/20/2021</u>		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>04/26/2021</u>		
Date of Inspection: _____		



## Supplemental Addendum

File No. 26040332/Units

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						

### Summary of Sales Comparison Approach:

The appraiser has conducted a 12 month search for comparable properties within the subject's immediate neighborhood and in similar and competing neighborhoods. Those comparables utilized in this report are considered the best available at the time of the inspection and most representative of the subject property. Adjustments are based on market data, matched pair analysis, and/or the appraiser's experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution.

**CONDITION:** Differences in overall condition are made relative to the subject property. The resulting adjustment reflects the high cost of updating and remodeling older properties.

**ROOM COUNT:** No adjustment is given for differences in bedroom or bathroom count as this is reflected in the overall square footage adjustment. This also considers the typical buyer in this price range would likely renovate and reconfigure the existing structure.

**SQUARE FOOTAGE:** According to current market data, differences in living area 100 square feet are adjusted at \$150/sq. ft. (rounded to the nearest \$500).

**PARKING:** Comparables are adjusted at \$75,000 per garage space difference based on market data and the appraiser's experience in the market area. This adjustment also considers the general lack of street and driveway parking throughout the neighborhood.

**OCCUPANCY:** Due to rent control restrictions and regulations, properties which are sold vacant typically sell at a premium. As a result, a \$75,000 per tenant adjustment has been applied to properties with tenants in place at the close of escrow.

**RECONCILIATION:** Greatest weight is given to Comparable #1 for its most recent date of sale which best reflects current market conditions. Some net and/or gross adjustments exceed typical guidelines which is unavoidable due the premium paid for condition, square footage and parking.

# Assumptions, Limiting Conditions & Scope of Work

File No.: 26040332/Units

Property Address: 249 Texas St

City: San Francisco

State: CA

Zip Code: 94107

Client: Siu-Shapiro

Address: 249 Texas St, San Francisco, CA 94107

Appraiser: Robert V. Singer

Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. 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. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 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.
- 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.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



# Certifications

File No.: 26040332/Units

Property Address: 249 Texas St	City: San Francisco	State: CA	Zip Code: 94107
Client: Siu-Shapiro	Address: 249 Texas St, San Francisco, CA 94107		
Appraiser: Robert V. Singer	Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160		

## APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

## DEFINITION OF MARKET VALUE \*:

Market value means 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 and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions

whereby:


1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions

Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____	Client Name: Siu-Shapiro
E-Mail: _____	Address: 249 Texas St, San Francisco, CA 94107

<p>APPRAISER</p>  <p>Appraiser Name: Robert V. Singer</p> <p>Company: TRAC: The Real Estate Appraisal Co.</p> <p>Phone: (415) 759-8892 Fax: _____</p> <p>E-Mail: orders@tracappraisal.com</p> <p>Date Report Signed: 05/17/2021</p> <p>License or Certification #: AR016094 State: CA</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: 07/20/2021</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 04/26/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SIGNATURES

# USPAP Compliance Addendum

Loan #  
File # 26040332/Units

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County	San Francisco
		State	CA
		Zip Code	94107
Lender/Client	Siu-Shapiro		

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

## PRIOR SERVICES

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

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

## PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 120 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 120 day(s).

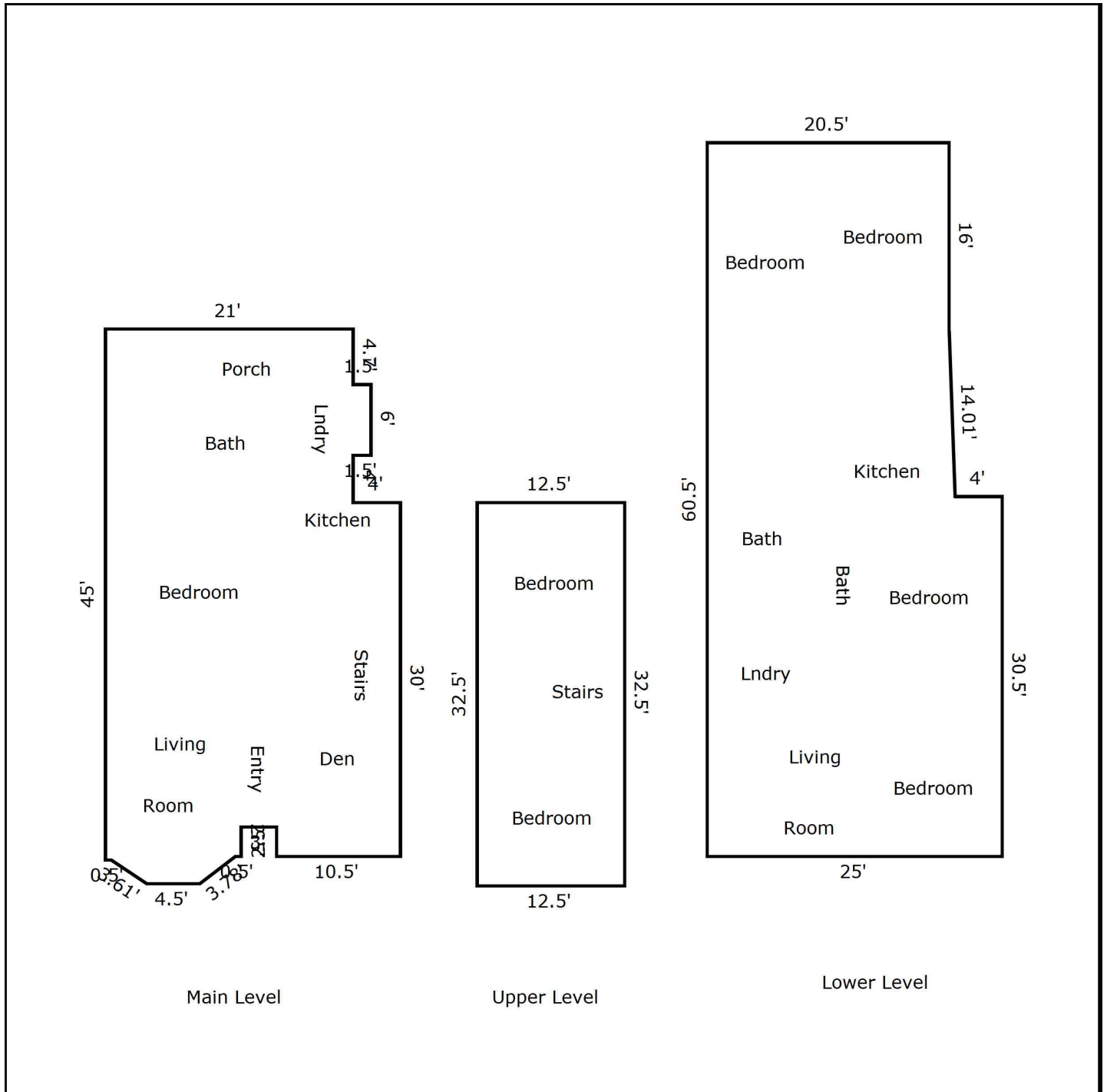
## APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Robert V. Singer</u></p> <p>Date of Signature <u>05/17/2021</u></p> <p>State Certification # <u>ARO16094</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>07/20/2021</u></p> <p>Effective Date of Appraisal <u>04/26/2021</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



## Building Sketch

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



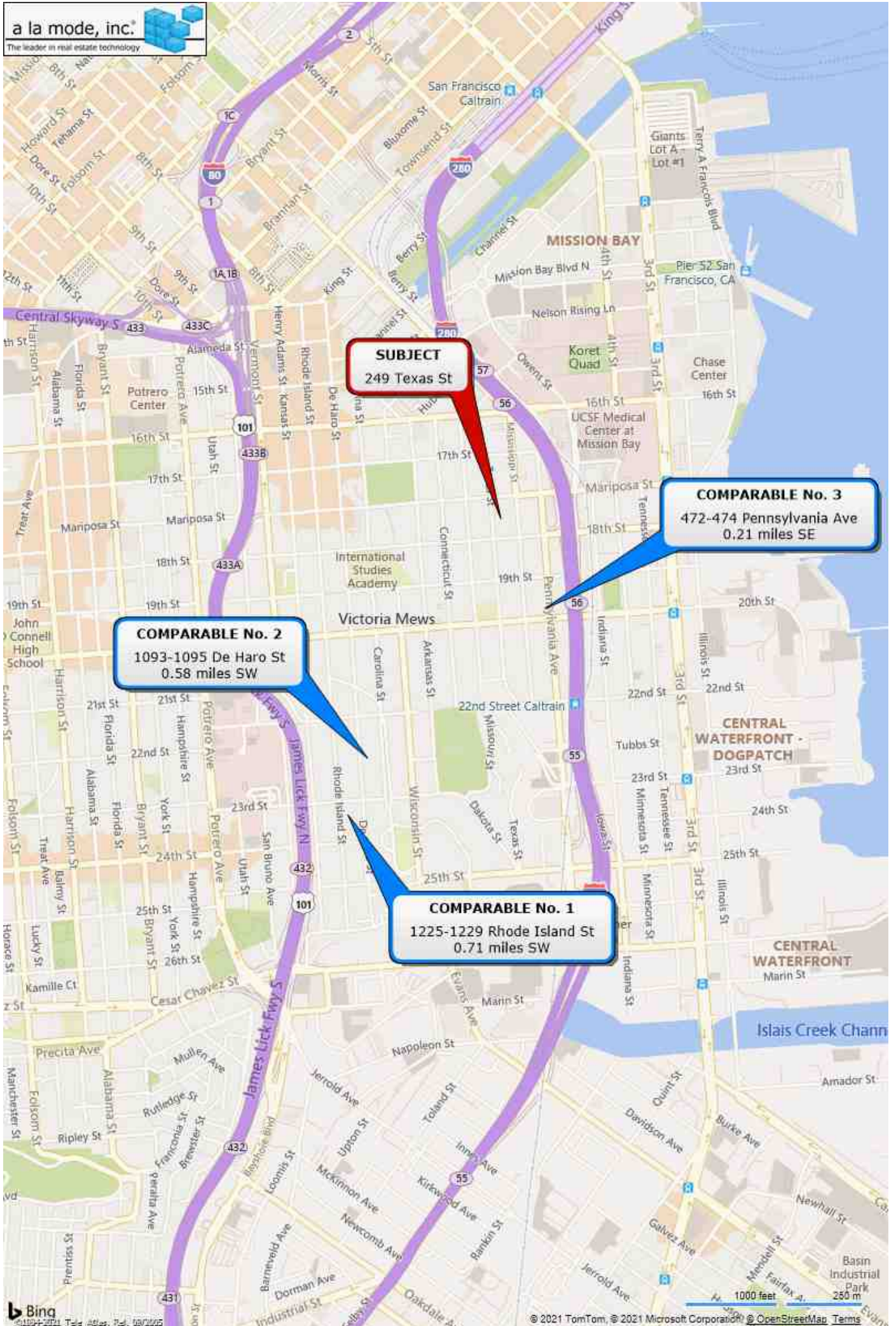
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
Main Level	1078.05 Sq ft	6 × 1.5	= 9
		21 × 14.7	= 308.7
		25 × 27.5	= 687.5
		11.5 × 2.5	= 28.75
		0.3 × 0.5	= 0.15
		0.3 × 3	= 0.9
		0.5 × 2 × 3	= 3
		2.3 × 4.5	= 10.35
		0.5 × 2.3 × 3	= 3.45
		2.5 × 10.5	= 26.25
Top Floor	406.25 Sq ft	32.5 × 12.5	= 406.25
"Legalized Unit"	1381 Sq ft	25 × 30.5	= 762.5
		20.5 × 16	= 328
		14 × 20.5	= 287
		0.5 × 14 × 0.5	= 3.5
<b>Total Living Area (Rounded):</b>	<b>2865 Sq ft</b>		

## Location Map

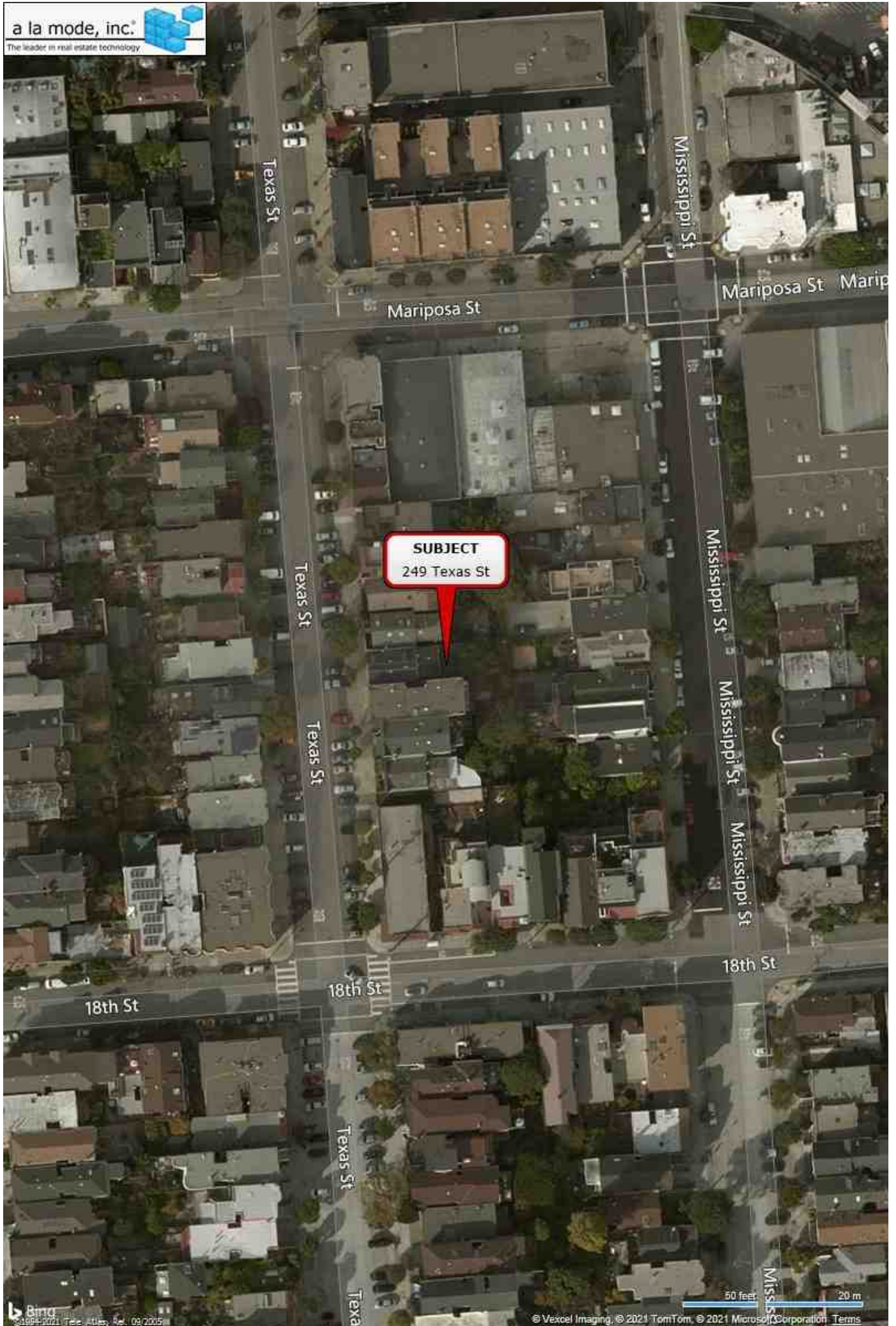
Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County San Francisco	State CA	Zip Code 94107	
Lender/Client	Siu-Shapiro				





## Location Map

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



# Plat Map

Borrower	N/A			
Property Address	249 Texas St			
City	San Francisco	County San Francisco	State CA	Zip Code 94107
Lender/Client	Siu-Shapiro			

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

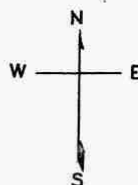
## 4001

### LOTS MERGED

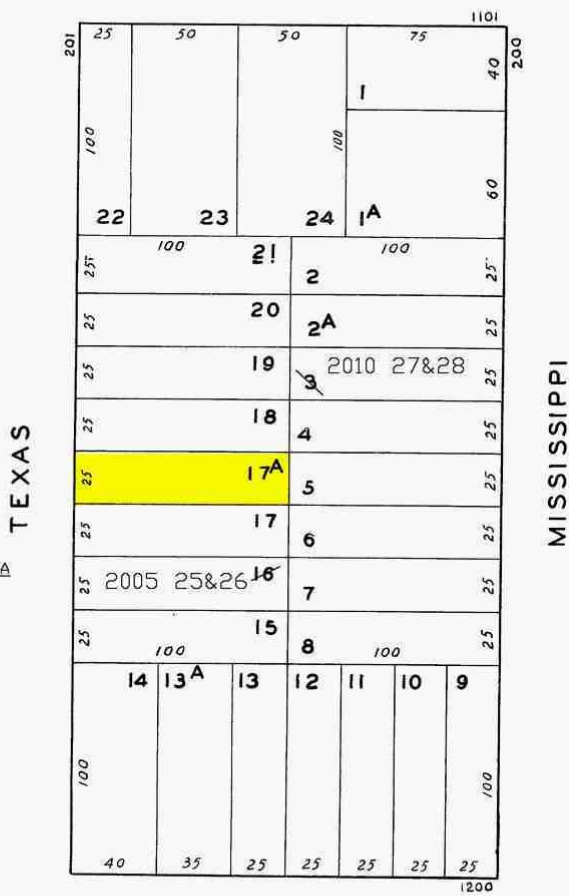
LOT 26 INTO LOTS 1-1<sup>A</sup> 1946  
LOTS 23<sup>A</sup>-25 INTO LOT 23 1950  
lot16 into lots25&26 for 2005 roll  
lot3 into lots27&28 for 2010 roll

NEW POTRERO BLK. 280

Revised 2005  
Revised 2010



### MARIPOSA



261-263 Texas St.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
25	261	51
26	263	49

TEXAS

MISSISSIPPI

18<sup>TH</sup>



# Appraiser's License

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



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

**Robert V. Singer**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 016094

Effective Date: July 21, 2019  
Date Expires: July 20, 2021

  
Jim Martin, Bureau Chief, BREA

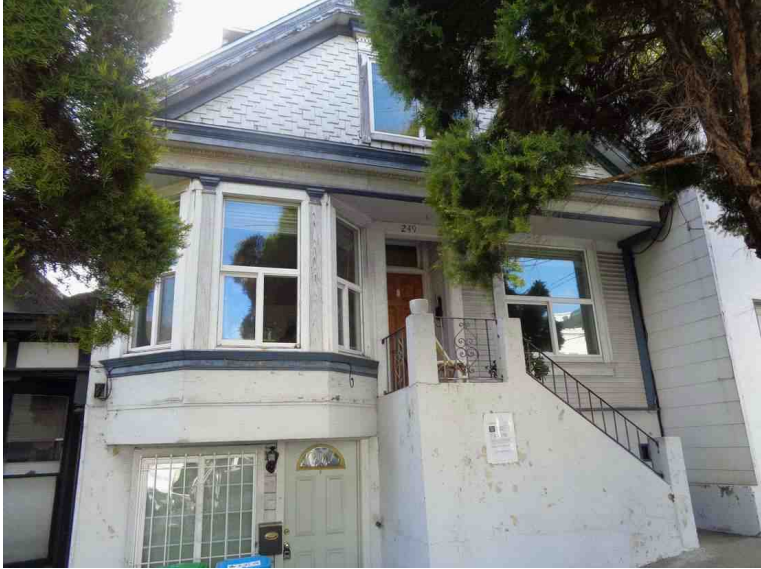
3048136

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



## Subject Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



### Subject Front

249 Texas St	
Sales Price	
Gross Living Area	2,865
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	3.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	111



### Subject Rear



### Subject Street



## Interior Photos

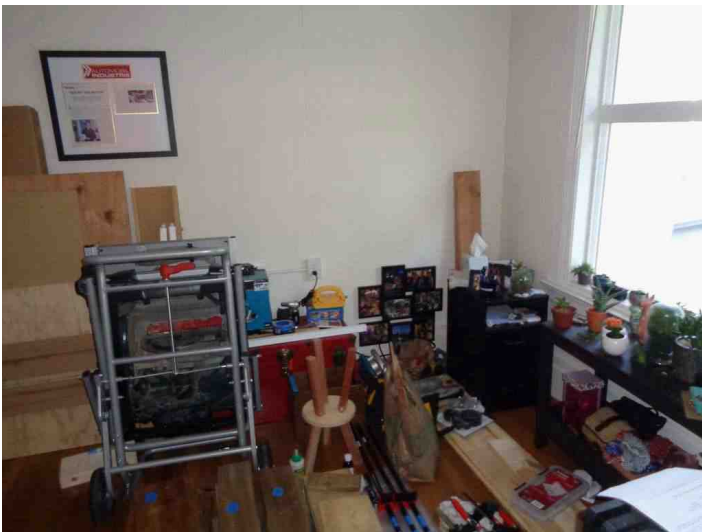
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Main Living Area**



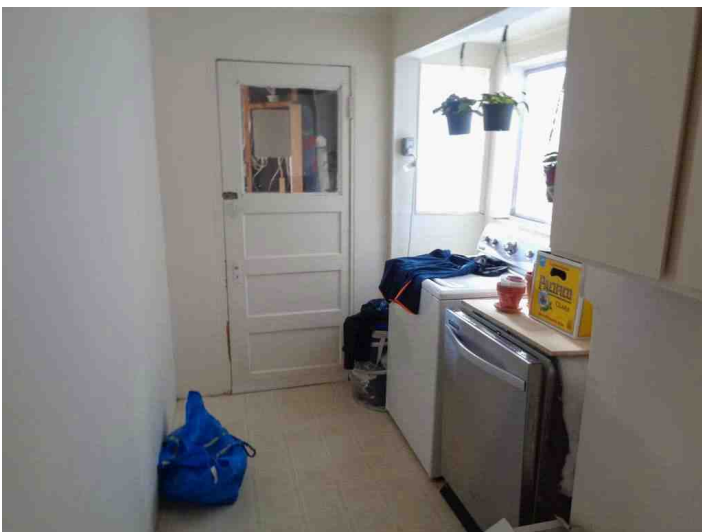
**Kitchen**



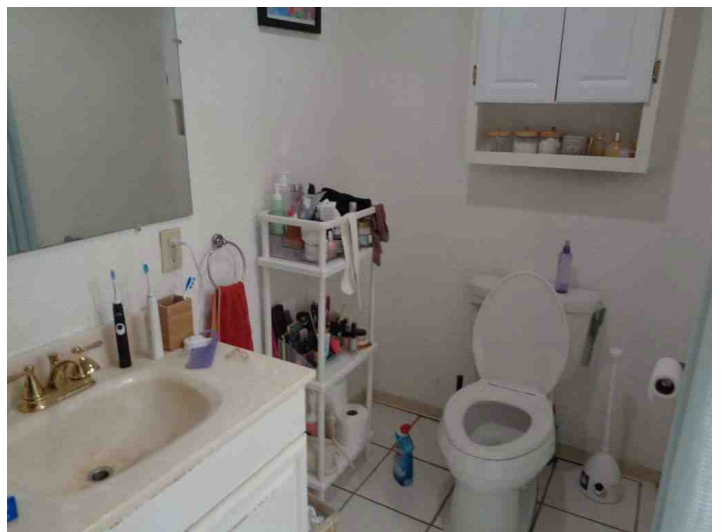
**Den**



**Bedroom**



**Laundry**



**Bath**

## Interior Photos

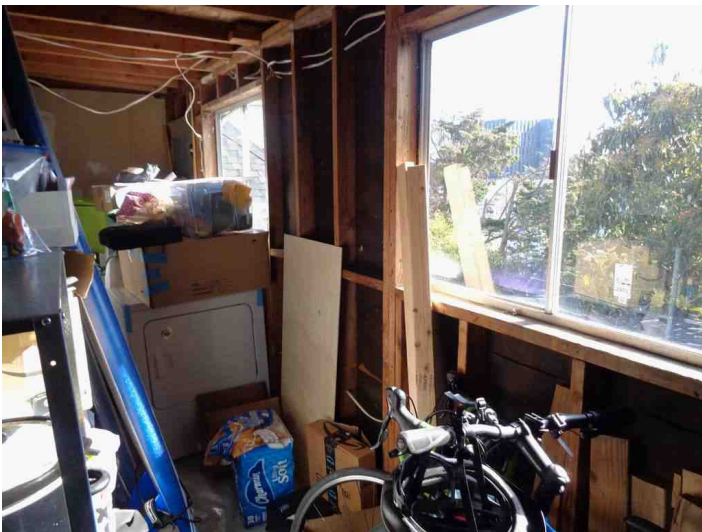
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



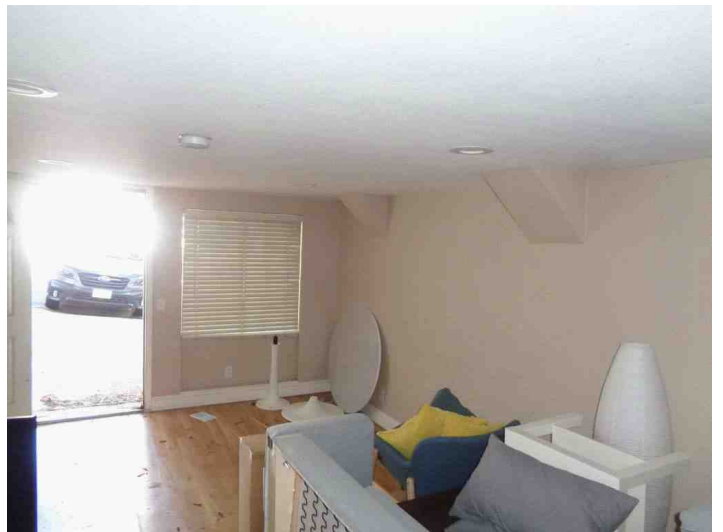
**Top Floor Bedroom**



**Top Floor Bedroom**



**Rear Porch**



**Lower Level Rooms**



**Lower Level Rooms**



**Lower Level Rooms**



## Interior Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Lower Level Rooms**



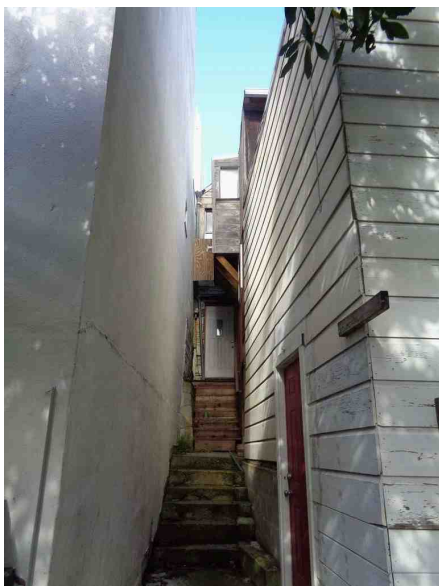
**Lower Level Rooms**



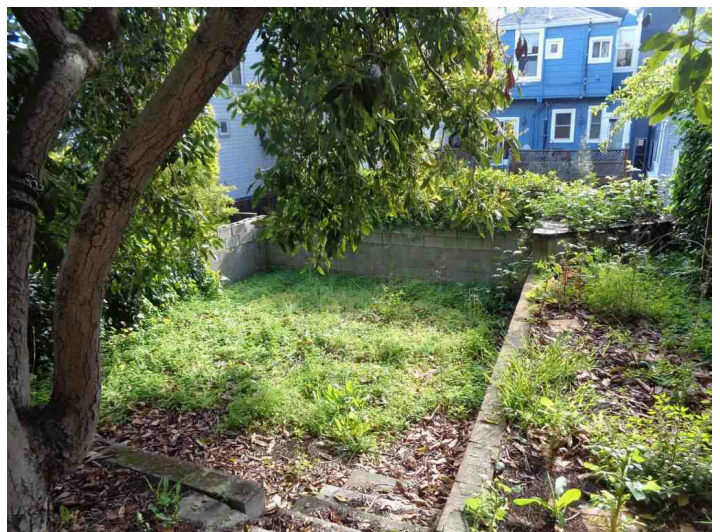
**Lower Level Rooms**



**Lower Level Rooms**



**Side/Rear**



**Rear Yard**

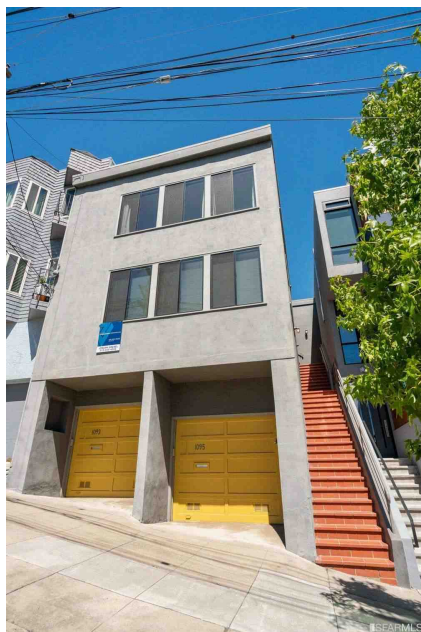
## Comparable Photos 1-3

Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County	San Francisco	State	CA
Lender/Client	Siu-Shapiro			Zip Code	94107



### Comparable 1

1225-1229 Rhode Island St	
Prox. to Subject	0.71 miles SW
Sales Price	1,700,000
Gross Living Area	2,119
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	2.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	110



### Comparable 2

1093-1095 De Haro St	
Prox. to Subject	0.58 miles SW
Sales Price	1,725,000
Gross Living Area	1,898
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	2.0
Location	Good
View	Good
Site	2000 SF
Quality	Average
Age	60

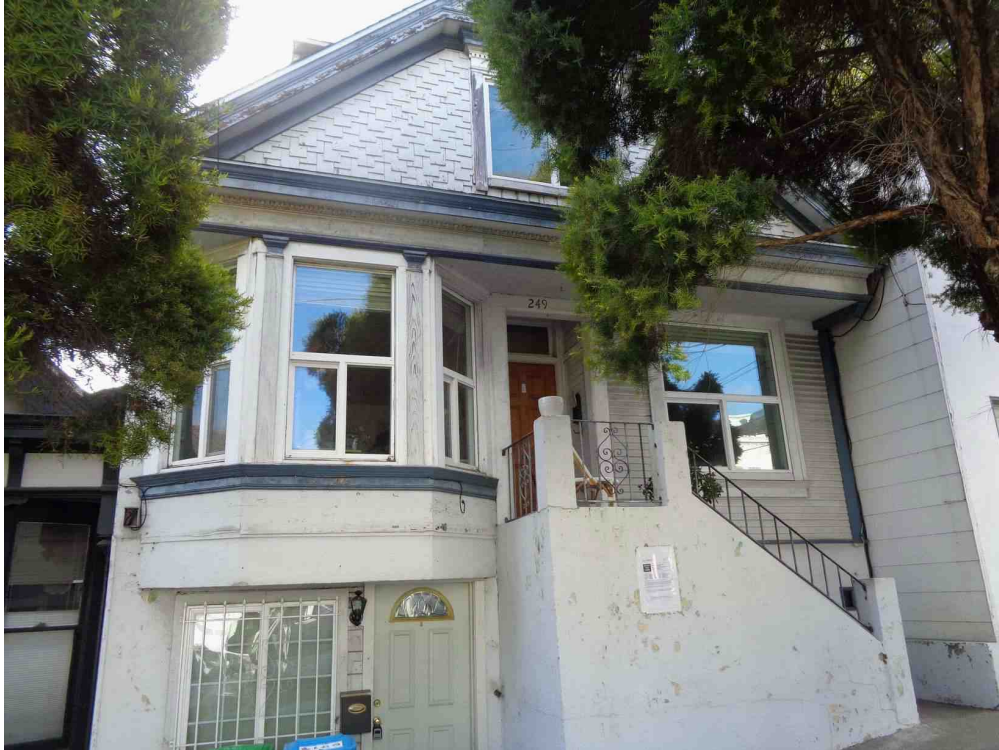


### Comparable 3

472-474 Pennsylvania Ave	
Prox. to Subject	0.21 miles SE
Sales Price	1,650,000
Gross Living Area	2,090
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	2.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	59



# APPRAISAL OF REAL PROPERTY



## LOCATED AT

249 Texas St  
San Francisco, CA 94107  
Lot 017A, Block 4001

## FOR

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

## OPINION OF VALUE

1,565,000

## AS OF

04/26/2021

## BY

Robert V. Singer  
TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
orders@tracappraisal.com  
www.tracappraisal.com

TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
www.tracappraisal.com

05/17/2021

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

Re: Property: 249 Texas St  
San Francisco, CA 94107  
Borrower: N/A  
File No.: 26040332/Units

Opinion of Value: \$ 1,565,000  
Effective Date: 04/26/2021

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,



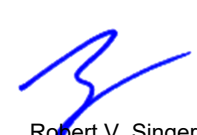
Robert V. Singer  
Certification #: AR016094  
State: CA Expires: 07/20/2021  
orders@tracappraisal.com





# RESTRICTED APPRAISAL REPORT

File No.: 26040332/Units

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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): <u>MLS/RealQuest</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The decrease in value is due to Covid 19 and reduced demand for units and properties in need of work.</u>
	Date: <u>03/29/2019</u> Price: <u>1,600,000</u> Source(s): <u>Public Record</u>	
MARKET	Subject Market Area and Marketability: <u>The marketing and exposure time for the subject property is estimated to be under 3 months.</u>	
SITE	Site Area: <u>2500 SF</u> Site View: <u>Average</u> Topography: <u>Down Slope</u> Drainage: <u>Adequate</u>	
	Zoning Classification: <u>RH-2</u> Description: <u>Residential up to 2 units.</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: <u>Single Family Home</u> Use as appraised in this report: <u>Legal 2 units</u>	
	Opinion of Highest & Best Use: <u>Single Family Home</u>	
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    FEMA Flood Zone <u>X</u> FEMA Map # <u>0602980119A</u> FEMA Map Date <u>03/23/2021</u>	
	Site Comments: <u>No adverse easements were noted at the time of inspection. No signs of environmental hazards or adverse soil conditions were noted. However, the appraiser is not considered an expert in these fields and it is possible that detection of such conditions could negatively impact the value conclusion.</u>	
RECONCILIATION	Improvements Comments: <u>The subject lacks recent updating and is in overall average condition. The lower level previously functioned as an in-law unit and appears to be a garage and basement conversion which was not completed with permits. This area is inferior in quality and functions including lower ceiling heights (6.35 feet to 7.87 feet), uneven floors and lack of natural light in some rooms. For the purpose of this report, the subject is valued based on the hypothetical assumption that the lower level bonus rooms were a legal unit.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>1,565,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>Primary weight is given to the sales comparison approach as it best reflects the buyer's reaction in this market. The cost approach and income approaches are not necessary to develop credible results.</u>	
SIGNATURES	This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input checked="" type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>This value is based on the hypothetical assumption that the lower unit were legal.</u>	
	<input type="checkbox"/> 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: \$ <u>1,565,000</u> , as of: <u>04/26/2021</u> , 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.	
	A true and complete copy of this report contains <u>18</u> 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.	
SIGNATURES	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Client Contact: _____ Client Name: <u>Siu-Shapiro</u>	
	E-Mail: _____ Address: <u>249 Texas St, San Francisco, CA 94107</u>	
SIGNATURES	APPRaiser	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	 Appraiser Name: <u>Robert V. Singer</u>	
	Supervisory or Co-Appraiser Name: _____	
	Company: <u>TRAC: The Real Estate Appraisal Co.</u>	
	Company: _____	
	Phone: <u>(415) 759-8892</u> Fax: _____	
	Phone: _____      Fax: _____	
	E-Mail: <u>orders@tracappraisal.com</u>	
	E-Mail: _____	
Date of Report (Signature): <u>05/17/2021</u>		
Date of Report (Signature): _____		
License or Certification #: <u>AR016094</u> State: <u>CA</u>		
License or Certification #: _____      State: _____		
Designation: _____		
Designation: _____		
Expiration Date of License or Certification: <u>07/20/2021</u>		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>04/26/2021</u>		
Date of Inspection: _____		



## Supplemental Addendum

File No. 26040332/Units

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						

### Summary of Sales Comparison Approach:

The appraiser has conducted a 12 month search for comparable properties within the subject's immediate neighborhood and in similar and competing neighborhoods. Those comparables utilized in this report are considered the best available at the time of the inspection and most representative of the subject property. Adjustments are based on market data, matched pair analysis, and/or the appraiser's experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution.

**CONDITION:** Differences in overall condition are made relative to the subject property. The resulting adjustment reflects the high cost of updating and remodeling older properties.

**ROOM COUNT:** No adjustment is given for differences in bedroom or bathroom count as this is reflected in the overall square footage adjustment. This also considers the typical buyer in this price range would likely renovate and reconfigure the existing structure.

**SQUARE FOOTAGE:** According to current market data, differences in living area 100 square feet are adjusted at \$150/sq. ft. (rounded to the nearest \$500).

**PARKING:** Comparables are adjusted at \$75,000 per garage space difference based on market data and the appraiser's experience in the market area. This adjustment also considers the general lack of street and driveway parking throughout the neighborhood.

**OCCUPANCY:** Due to rent control restrictions and regulations, properties which are sold vacant typically sell at a premium. As a result, a \$75,000 per tenant adjustment has been applied to properties with tenants in place at the close of escrow.

**RECONCILIATION:** Greatest weight is given to Comparable #1 for its most recent date of sale which best reflects current market conditions. Some net and/or gross adjustments exceed typical guidelines which is unavoidable due the premium paid for condition, square footage and parking.

# Assumptions, Limiting Conditions & Scope of Work

File No.: 26040332/Units

Property Address: 249 Texas St

City: San Francisco

State: CA

Zip Code: 94107

Client: Siu-Shapiro

Address: 249 Texas St, San Francisco, CA 94107

Appraiser: Robert V. Singer

Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. 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. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 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.
- 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.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



# Certifications

File No.: 26040332/Units

Property Address: 249 Texas St	City: San Francisco	State: CA	Zip Code: 94107
Client: Siu-Shapiro	Address: 249 Texas St, San Francisco, CA 94107		
Appraiser: Robert V. Singer	Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160		

## APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

## DEFINITION OF MARKET VALUE \*:

Market value means 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 and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions

whereby:


1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions

Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____	Client Name: Siu-Shapiro
E-Mail: _____	Address: 249 Texas St, San Francisco, CA 94107

<p>APPRAISER</p>  <p>Appraiser Name: Robert V. Singer</p> <p>Company: TRAC: The Real Estate Appraisal Co.</p> <p>Phone: (415) 759-8892 Fax: _____</p> <p>E-Mail: orders@tracappraisal.com</p> <p>Date Report Signed: 05/17/2021</p> <p>License or Certification #: AR016094 State: CA</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: 07/20/2021</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 04/26/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SIGNATURES

# USPAP Compliance Addendum

Loan #  
File # 26040332/Units

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County	San Francisco
		State	CA
		Zip Code	94107
Lender/Client	Siu-Shapiro		

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

## PRIOR SERVICES

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

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

## PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 120 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 120 day(s).

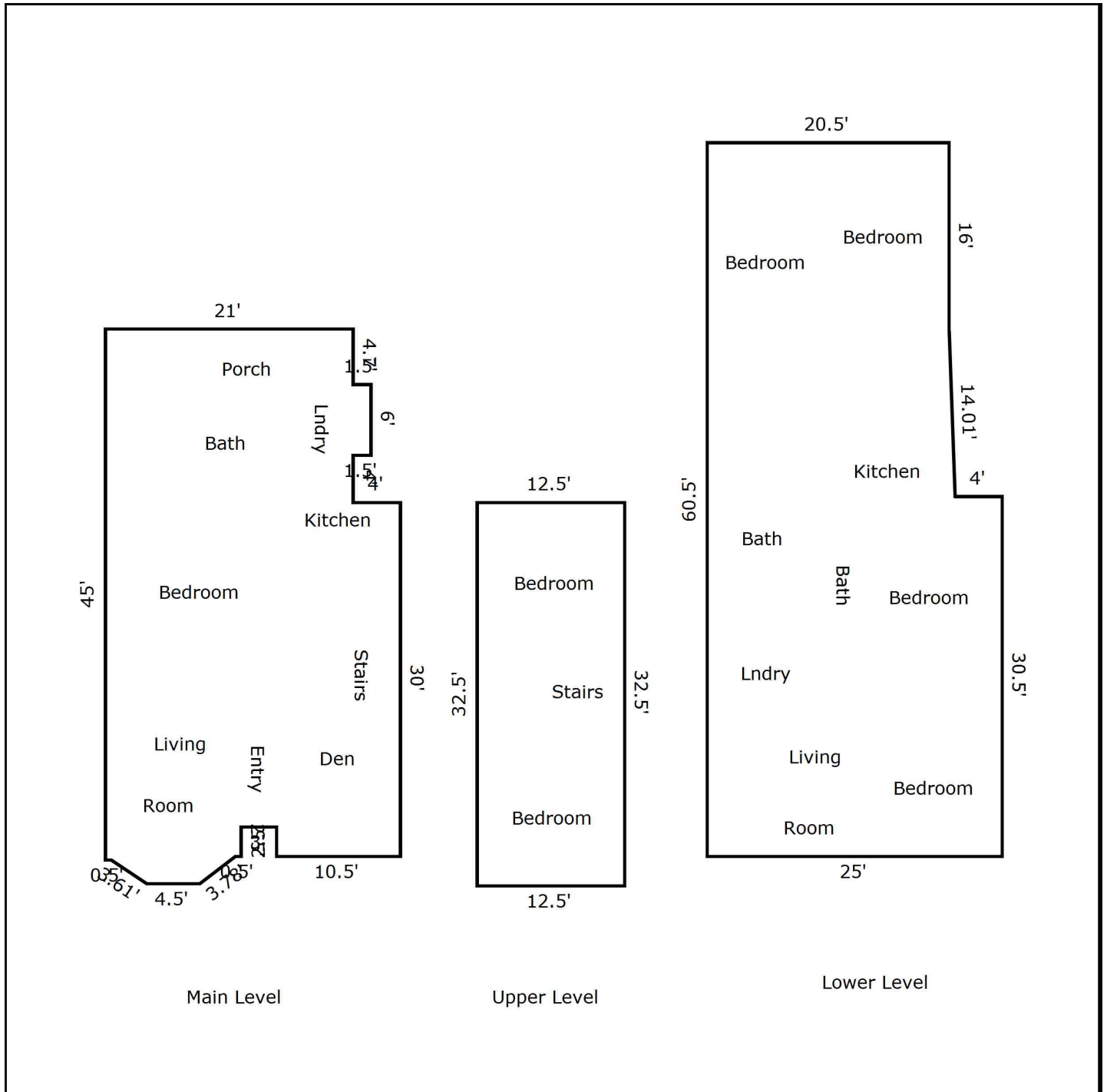
## APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Robert V. Singer</u></p> <p>Date of Signature <u>05/17/2021</u></p> <p>State Certification # <u>ARO16094</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>07/20/2021</u></p> <p>Effective Date of Appraisal <u>04/26/2021</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



## Building Sketch

Borrower	N/A			
Property Address	249 Texas St			
City	San Francisco	County San Francisco	State CA	Zip Code 94107
Lender/Client	Siu-Shapiro			



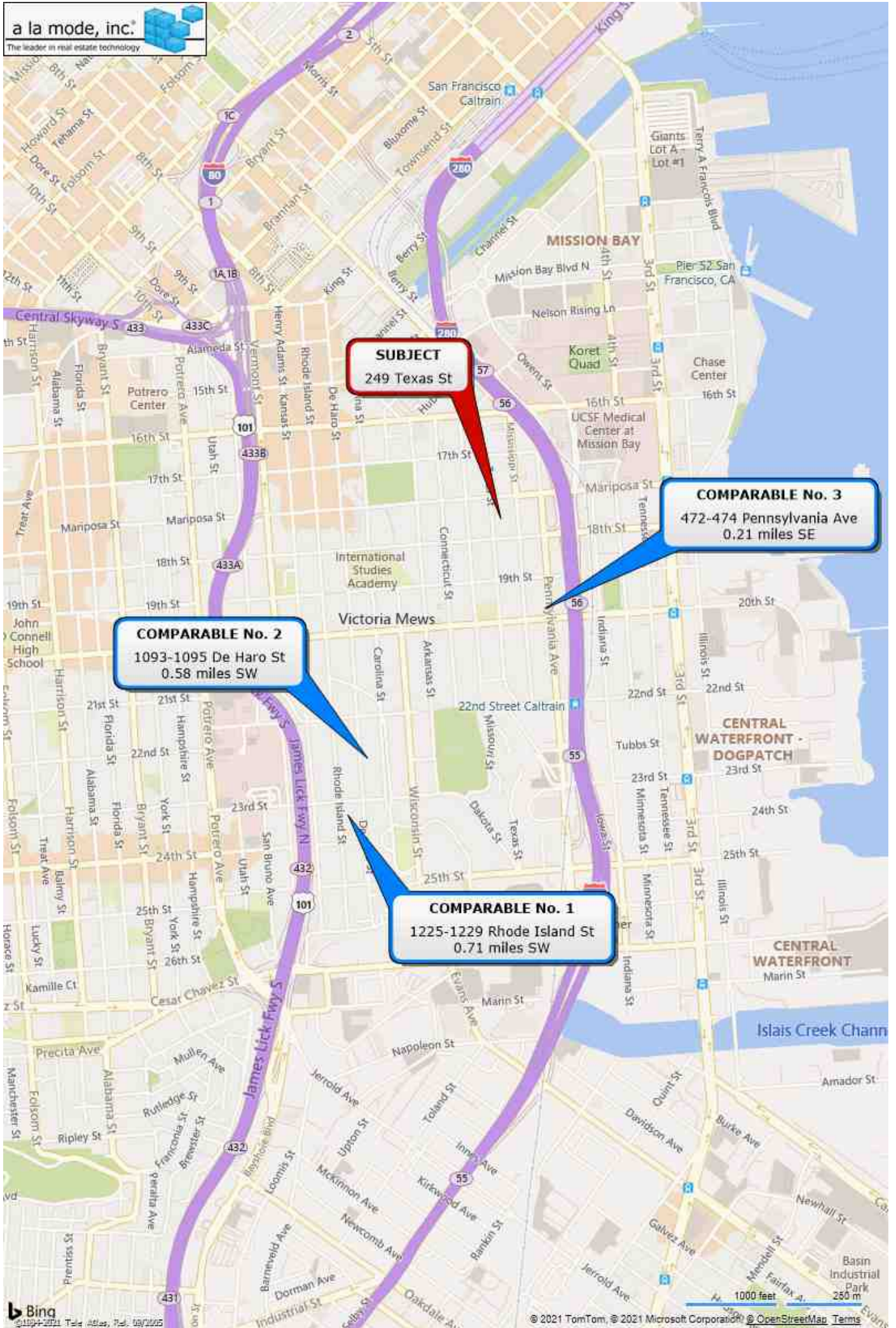
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
Main Level	1078.05 Sq ft	6 × 1.5	= 9
		21 × 14.7	= 308.7
		25 × 27.5	= 687.5
		11.5 × 2.5	= 28.75
		0.3 × 0.5	= 0.15
		0.3 × 3	= 0.9
		0.5 × 2 × 3	= 3
		2.3 × 4.5	= 10.35
		0.5 × 2.3 × 3	= 3.45
		2.5 × 10.5	= 26.25
Top Floor	406.25 Sq ft	32.5 × 12.5	= 406.25
"Legalized Unit"	1381 Sq ft	25 × 30.5	= 762.5
		20.5 × 16	= 328
		14 × 20.5	= 287
		0.5 × 14 × 0.5	= 3.5
<b>Total Living Area (Rounded):</b>	<b>2865 Sq ft</b>		

## Location Map

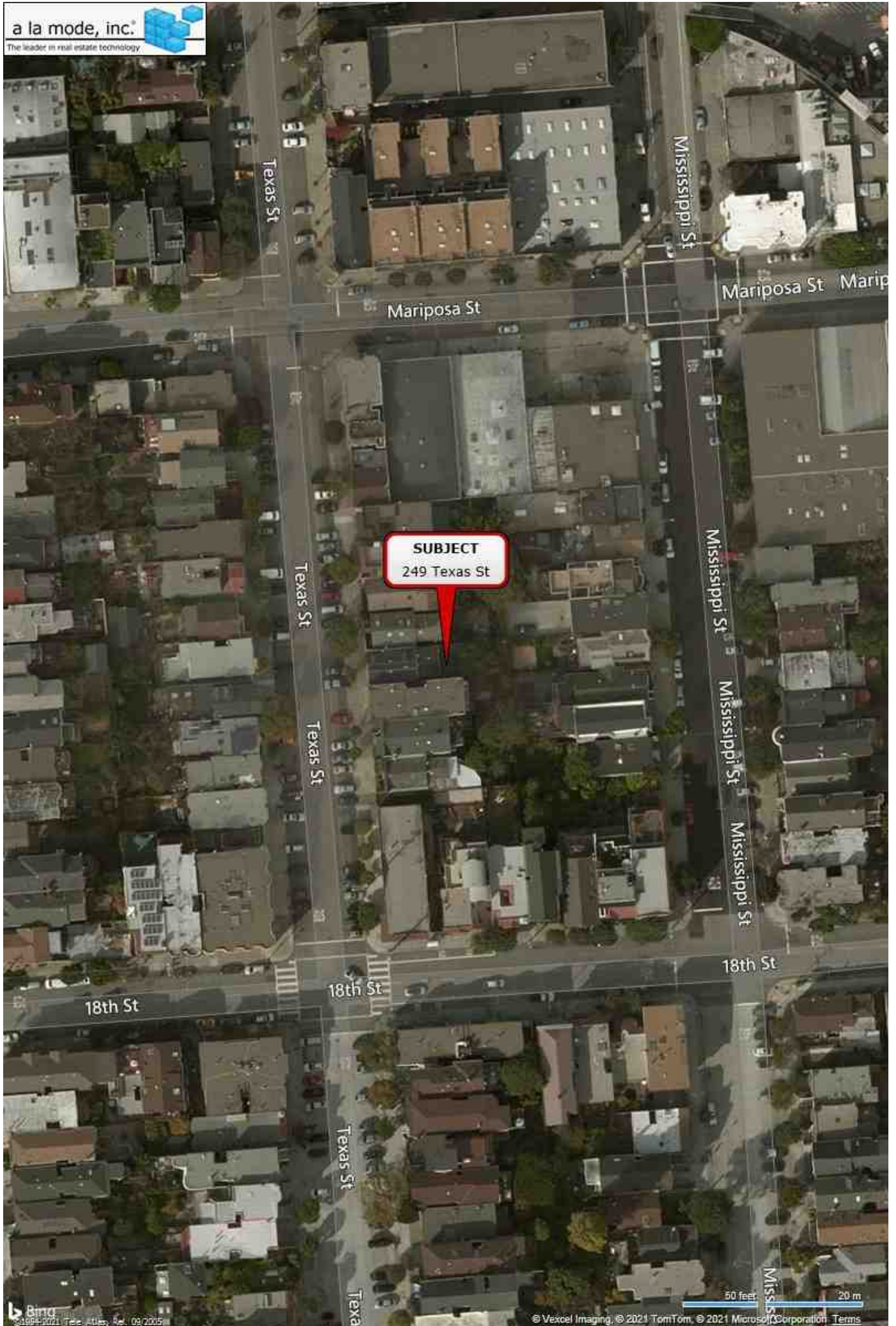
Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County San Francisco	State CA	Zip Code 94107	
Lender/Client	Siu-Shapiro				





## Location Map

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



# Plat Map

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County San Francisco	State CA Zip Code 94107
Lender/Client	Siu-Shapiro		

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

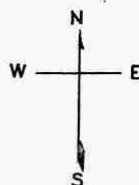
## 4001

### LOTS MERGED

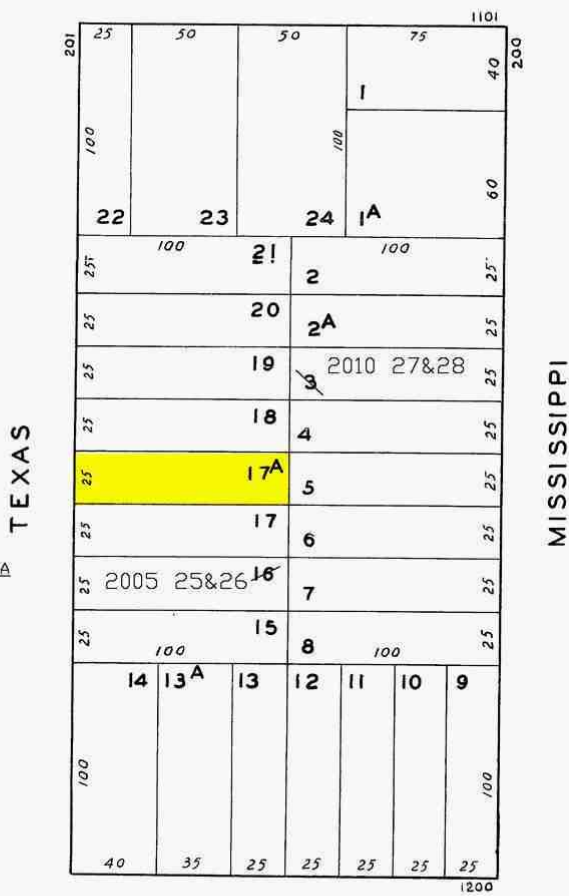
LOT 26 INTO LOTS 1-1<sup>A</sup> 1946  
LOTS 23<sup>A</sup>-25 INTO LOT 23 1950  
lot16 into lots25&26 for 2005 roll  
lot3 into lots27&28 for 2010 roll

NEW POTRERO BLK. 280

Revised 2005  
Revised 2010



### MARIPOSA



261-263 Texas St.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
25	261	51
26	263	49

TEXAS

MISSISSIPPI



# Appraiser's License

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



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

**Robert V. Singer**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 016094

Effective Date: July 21, 2019  
Date Expires: July 20, 2021

3048136

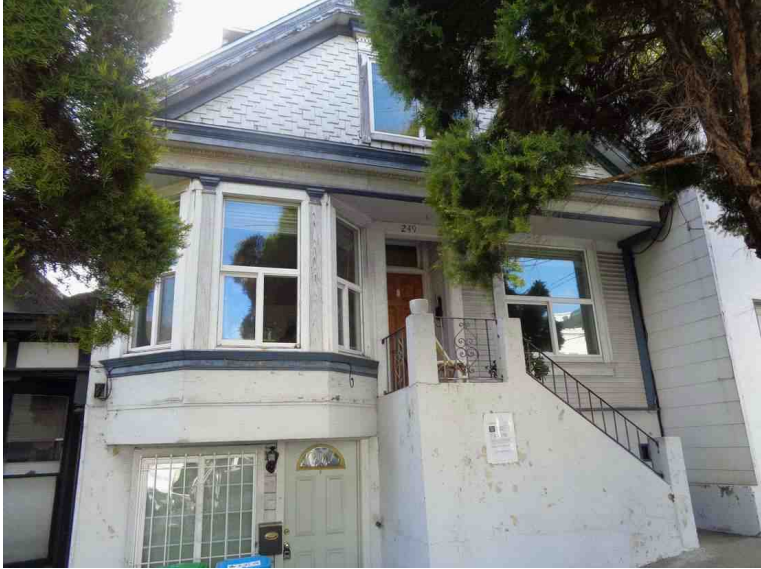
*Jim Martin*  
Jim Martin, Bureau Chief, BREA

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



## Subject Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



### Subject Front

249 Texas St	
Sales Price	
Gross Living Area	2,865
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	3.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	111



### Subject Rear



### Subject Street



## Interior Photos

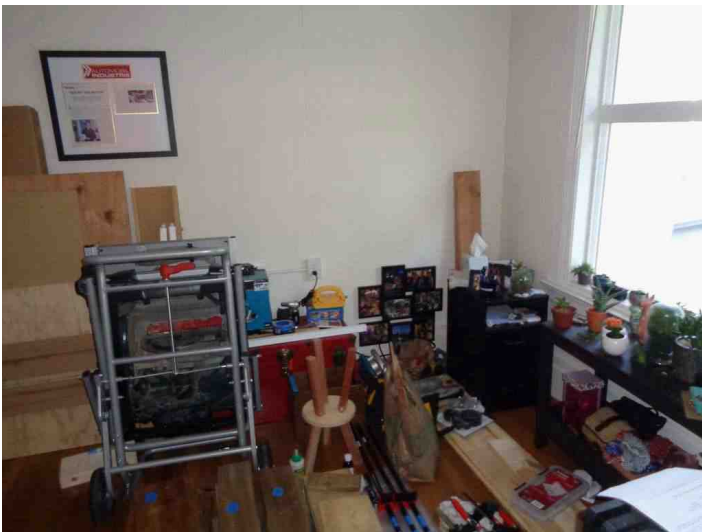
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Main Living Area**



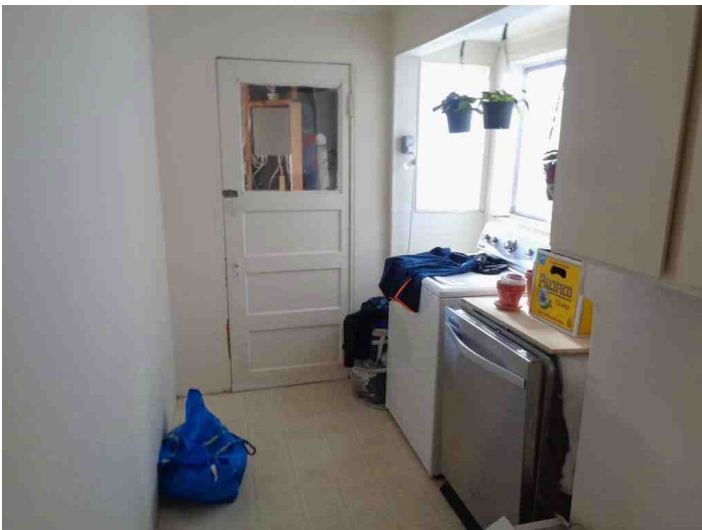
**Kitchen**



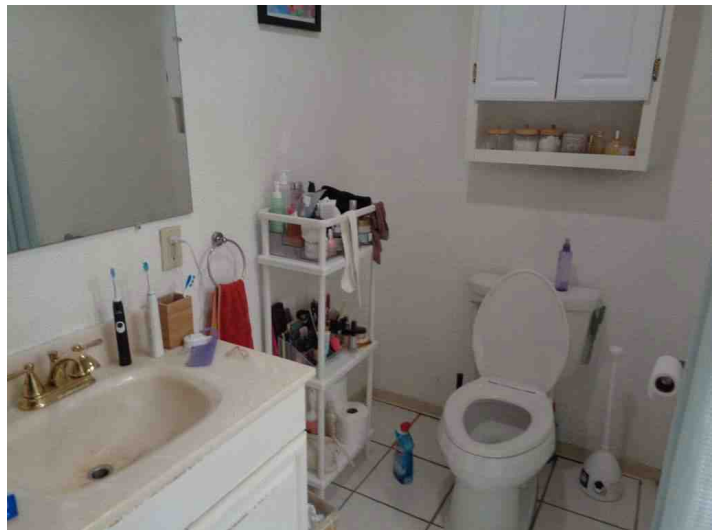
**Den**



**Bedroom**



**Laundry**



**Bath**

## Interior Photos

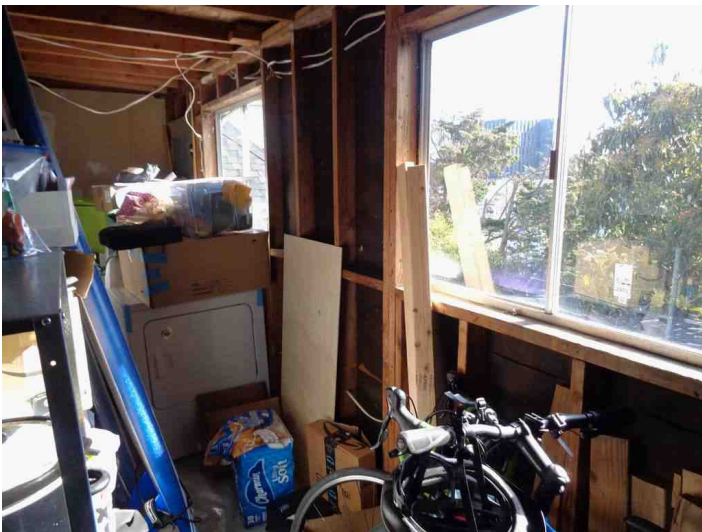
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



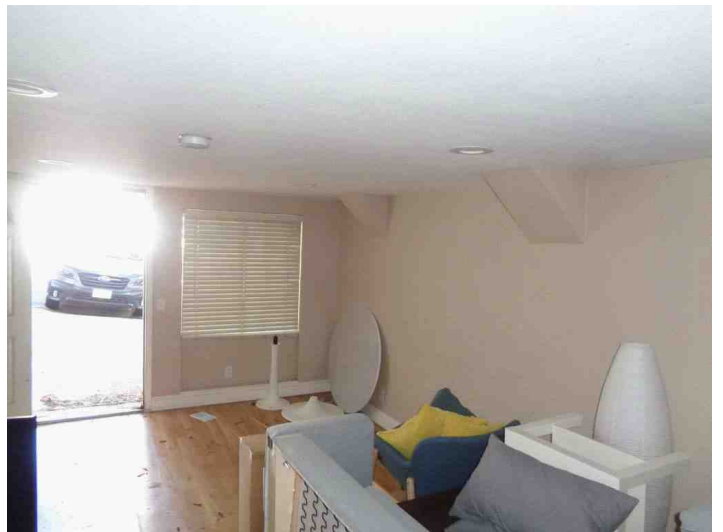
**Top Floor Bedroom**



**Top Floor Bedroom**



**Rear Porch**



**Lower Level Rooms**



**Lower Level Rooms**



**Lower Level Rooms**



## Interior Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Lower Level Rooms**



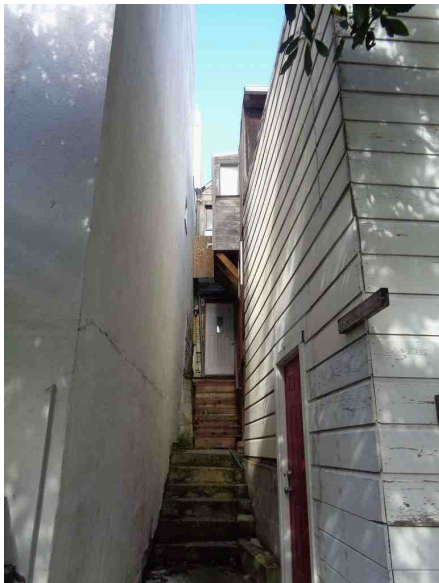
**Lower Level Rooms**



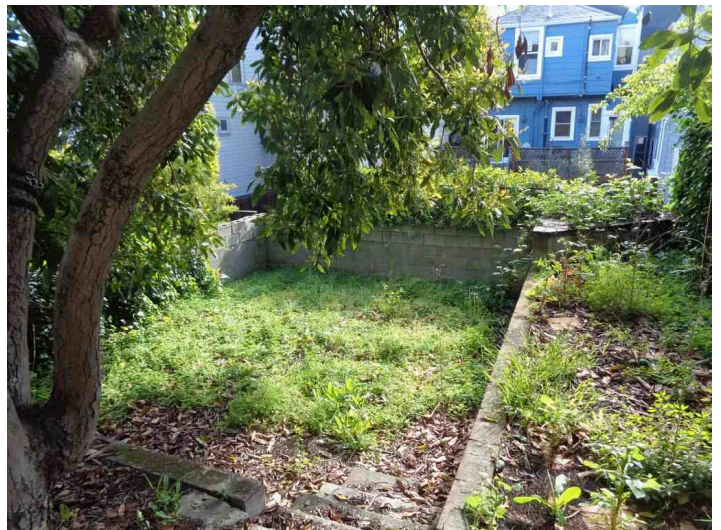
**Lower Level Rooms**



**Lower Level Rooms**



**Side/Rear**



**Rear Yard**

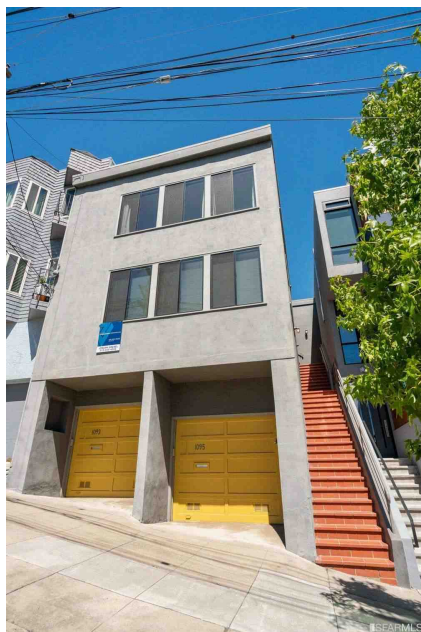
## Comparable Photos 1-3

Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County	San Francisco	State	CA
Lender/Client	Siu-Shapiro			Zip Code	94107



### Comparable 1

1225-1229 Rhode Island St	
Prox. to Subject	0.71 miles SW
Sales Price	1,700,000
Gross Living Area	2,119
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	2.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	110



### Comparable 2

1093-1095 De Haro St	
Prox. to Subject	0.58 miles SW
Sales Price	1,725,000
Gross Living Area	1,898
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	2.0
Location	Good
View	Good
Site	2000 SF
Quality	Average
Age	60

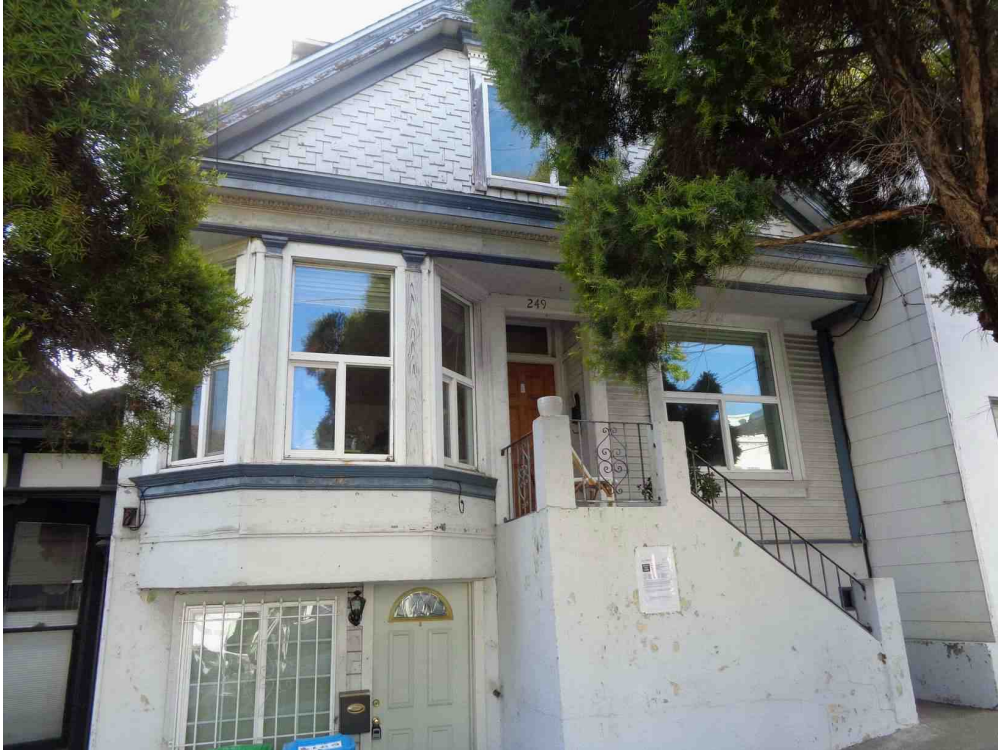


### Comparable 3

472-474 Pennsylvania Ave	
Prox. to Subject	0.21 miles SE
Sales Price	1,650,000
Gross Living Area	2,090
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	2.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	59



# APPRAISAL OF REAL PROPERTY



## LOCATED AT

249 Texas St  
San Francisco, CA 94107  
Lot 017A, Block 4001

## FOR

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

## OPINION OF VALUE

1,455,000

## AS OF

04/26/2021

## BY

Robert V. Singer  
TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
orders@tracappraisal.com  
www.tracappraisal.com

TRAC: The Real Estate Appraisal Co.  
58 West Portal Ave Suite 108  
San Francisco, CA 94127-1160  
(415) 759-8892  
www.tracappraisal.com

05/17/2021

Siu-Shapiro  
249 Texas St  
San Francisco, CA 94107

Re: Property: 249 Texas St  
San Francisco, CA 94107  
Borrower: N/A  
File No.: 26040332

Opinion of Value: \$ 1,455,000  
Effective Date: 04/26/2021

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,




Robert V. Singer  
Certification #: AR016094  
State: CA Expires: 07/20/2021  
orders@tracappraisal.com





# RESTRICTED APPRAISAL REPORT

File No.: 26040332

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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): <u>MLS/RealQuest</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The decrease in value for the subject property is due declining demand for properties which lack remodeling and have in-law units.</u>
	Date: <u>03/29/2019</u> Price: <u>1,600,000</u> Source(s): <u>Public Record</u>	
MARKET	Subject Market Area and Marketability: <u>The marketing and exposure time for the subject property is estimated to be under 3 months.</u>	
SITE	Site Area: <u>2500 SF</u> Site View: <u>Average</u> Topography: <u>Down Slope</u> Drainage: <u>Adequate</u>	
	Zoning Classification: <u>RH-2</u> Description: <u>Residential up to 2 units.</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: <u>Single Family Home</u> Use as appraised in this report: <u>Single Family Home</u>	
	Opinion of Highest & Best Use: <u>Single Family Home</u>	
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    FEMA Flood Zone <u>X</u> FEMA Map # <u>0602980119A</u> FEMA Map Date <u>03/23/2021</u>	
	Site Comments: <u>No adverse easements were noted at the time of inspection. No signs of environmental hazards or adverse soil conditions were noted. However, the appraiser is not considered an expert in these fields and it is possible that detection of such conditions could negatively impact the value conclusion.</u>	
RECONCILIATION	Improvements Comments: <u>The subject lacks recent updating and is in overall average condition. The lower level previously functioned as an in-law unit and appears to be a garage and basement conversion which was not completed with permits. This area is inferior in quality and functions including lower ceiling heights (6.35 feet to 7.87 feet), uneven floors and lack of natural light in some rooms. For the purpose of this report, the subject is valued "as-is" as a single family home with lower level bonus rooms. Bonus rooms are typical and have good marketability.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>1,455,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>Primary weight is given to the sales comparison approach as it best reflects the buyer's reaction in this market. The cost approach and income approach are not necessary to develop credible results.</u>	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	<b>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: \$ <u>1,455,000</u>, as of: <u>04/26/2021</u>, 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.</b>	
	A true and complete copy of this report contains <u>19</u> 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.	
SIGNATURES	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
	Client Contact: _____ Client Name: <u>Siu-Shapiro</u>	
	E-Mail: _____ Address: <u>249 Texas St, San Francisco, CA 94107</u>	
SIGNATURES	APPRaiser	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
		
	Supervisory or Co-Appraiser Name: _____	
	Company: <u>TRAC: The Real Estate Appraisal Co.</u>	
	Company: _____	
	Phone: <u>(415) 759-8892</u> Fax: _____	
	Phone: _____      Fax: _____	
	E-Mail: <u>orders@tracappraisal.com</u>	
	E-Mail: _____	
Date of Report (Signature): <u>05/17/2021</u>		
Date of Report (Signature): _____		
License or Certification #: <u>AR016094</u> State: <u>CA</u>		
License or Certification #: _____      State: _____		
Designation: _____		
Designation: _____		
Expiration Date of License or Certification: <u>07/20/2021</u>		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>04/26/2021</u>		
Date of Inspection: _____		



## Supplemental Addendum

File No. 26040332

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						

### Summary of Sales Comparison Approach:

The appraiser has conducted a 12 month search for comparable properties within the subject's immediate neighborhood and in similar and competing neighborhoods. Those comparables utilized in this report are considered the best available at the time of the inspection and most representative of the subject property. Adjustments are based on market data, matched pair analysis, and/or the appraiser's experience in the market area. These adjustments are considered to reflect the typical buyer's reaction based on the principle of substitution.

**LOCATION:** Comparable #3 backs to Highway 280 with noted external obsolescence. Based on market data, this comparable is adjusted upward \$75,000 for its inferior location as compared to the subject property.

**CONDITION:** Differences in overall condition are made relative to the subject property. The resulting adjustment reflects the high cost of updating and remodeling older properties.

**ROOM COUNT:** No adjustment is given for differences in bedroom or bathroom count as this is reflected in the overall square footage adjustment. This also considered the typical buyer would likely renovate and reconfigure the existing structure.

**SQUARE FOOTAGE:** According to current market data, differences in living area 100 square feet are adjusted at \$150/sq. ft. (rounded to the nearest \$500). The square footage for Comparable #1 has been estimated to account for the lower level bonus rooms which are not included in the GLA.

**PARKING:** Comparables are adjusted at \$75,000 per garage space difference based on market data and the appraiser's experience in the market area. This adjustment also considers the general lack of street and driveway parking throughout the neighborhood.

**BONUS ROOMS:** Based on market data and matched paired analysis, properties with additional finished bonus rooms are adjusted at \$75,000. Bonus rooms are typical and have good marketability.

**RECONCILIATION:** Greatest weight is given to Comparable #1 for its most recent date of sale which best reflects current market conditions.

# Assumptions, Limiting Conditions & Scope of Work

File No.: 26040332

Property Address: 249 Texas St

City: San Francisco

State: CA

Zip Code: 94107

Client: Siu-Shapiro

Address: 249 Texas St, San Francisco, CA 94107

Appraiser: Robert V. Singer

Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. 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. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 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.
- 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.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



# Certifications

File No.: 26040332

Property Address: 249 Texas St	City: San Francisco	State: CA	Zip Code: 94107
Client: Siu-Shapiro	Address: 249 Texas St, San Francisco, CA 94107		
Appraiser: Robert V. Singer	Address: 58 West Portal Ave Suite 108, San Francisco, CA 94127-1160		

## APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### DEFINITION OF MARKET VALUE \*:

Market value means 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 and knowledgeably, and assuming the price is not affected by undue stimulus.


Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions

Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____	Client Name: Siu-Shapiro
E-Mail: _____	Address: 249 Texas St, San Francisco, CA 94107

<p>APPRAISER</p>  <p>Appraiser Name: Robert V. Singer</p> <p>Company: TRAC: The Real Estate Appraisal Co.</p> <p>Phone: (415) 759-8892 Fax: _____</p> <p>E-Mail: orders@tracappraisal.com</p> <p>Date Report Signed: 05/17/2021</p> <p>License or Certification #: AR016094 State: CA</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: 07/20/2021</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 04/26/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SIGNATURES

# USPAP Compliance Addendum

Loan #  
File # 26040332

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County	San Francisco
		State	CA
		Zip Code	94107
Lender/Client	Siu-Shapiro		

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

## PRIOR SERVICES

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

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

## PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 120 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 120 day(s).

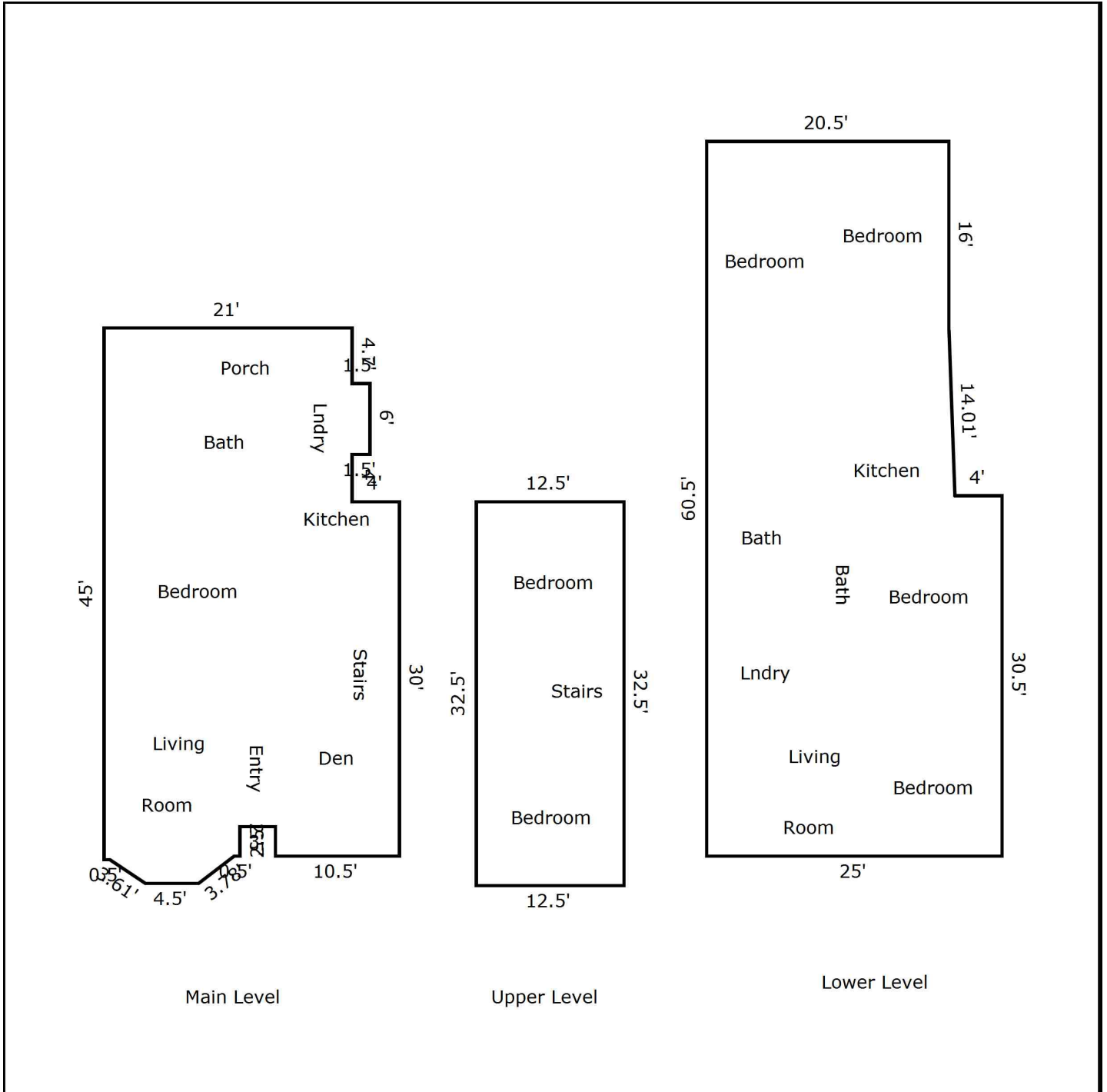
## APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Robert V. Singer</u></p> <p>Date of Signature <u>05/17/2021</u></p> <p>State Certification # <u>ARO16094</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>07/20/2021</u></p> <p>Effective Date of Appraisal <u>04/26/2021</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



## Building Sketch

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



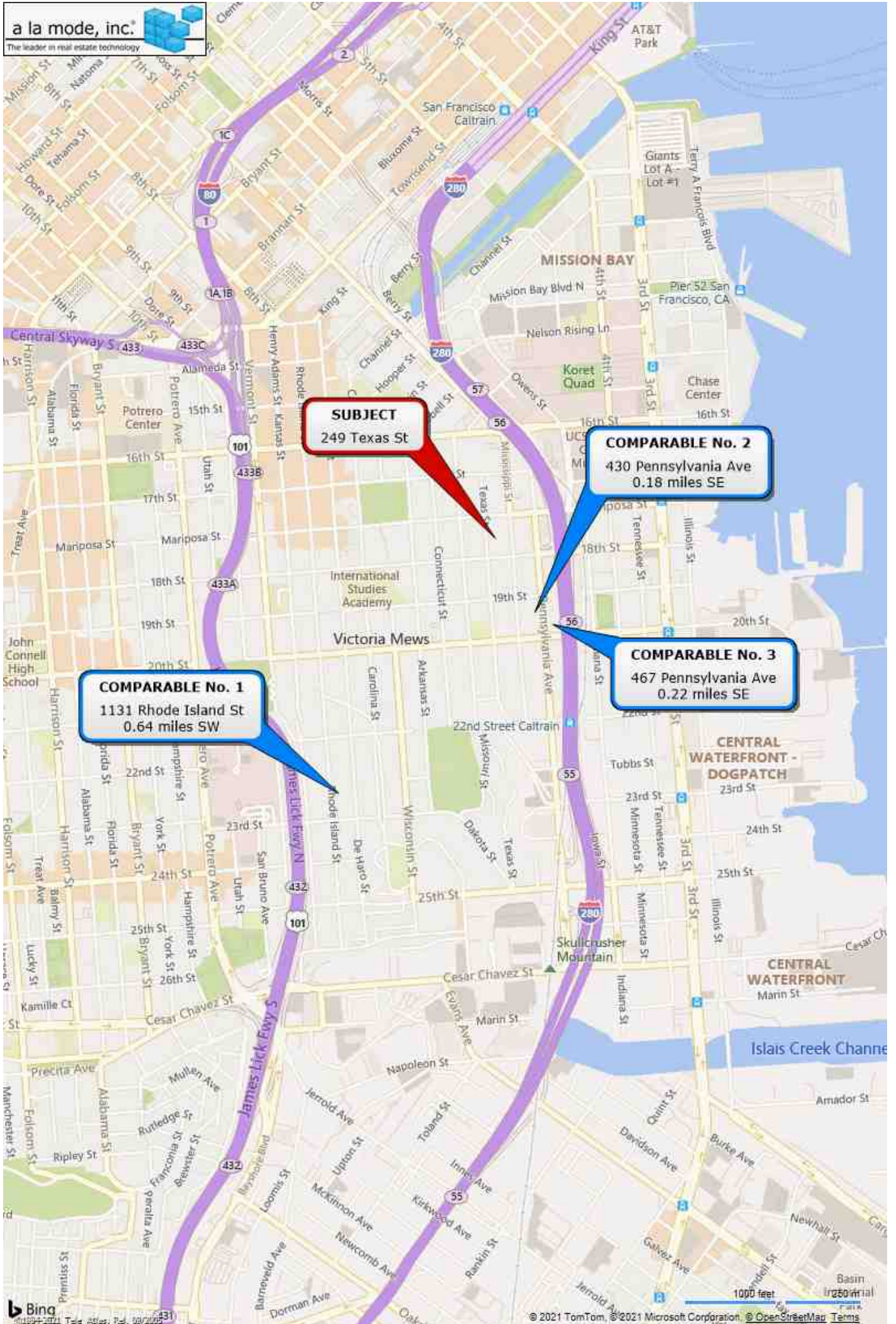
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
Main Level	1078.05 Sq ft	6 × 1.5	= 9
		21 × 14.7	= 308.7
		25 × 27.5	= 687.5
		11.5 × 2.5	= 28.75
		0.3 × 0.5	= 0.15
		0.3 × 3	= 0.9
		0.5 × 2 × 3	= 3
		2.3 × 4.5	= 10.35
		0.5 × 2.3 × 3	= 3.45
		2.5 × 10.5	= 26.25
Upper Level	406.25 Sq ft	32.5 × 12.5	= 406.25
<b>Total Living Area (Rounded):</b>	<b>1484 Sq ft</b>		
<b>Non-living Area</b>			
Lower Level In-Law	1381 Sq ft	25 × 30.5	= 762.5
		20.5 × 16	= 328
		14 × 20.5	= 287
		0.5 × 14 × 0.5	= 3.5

## Location Map

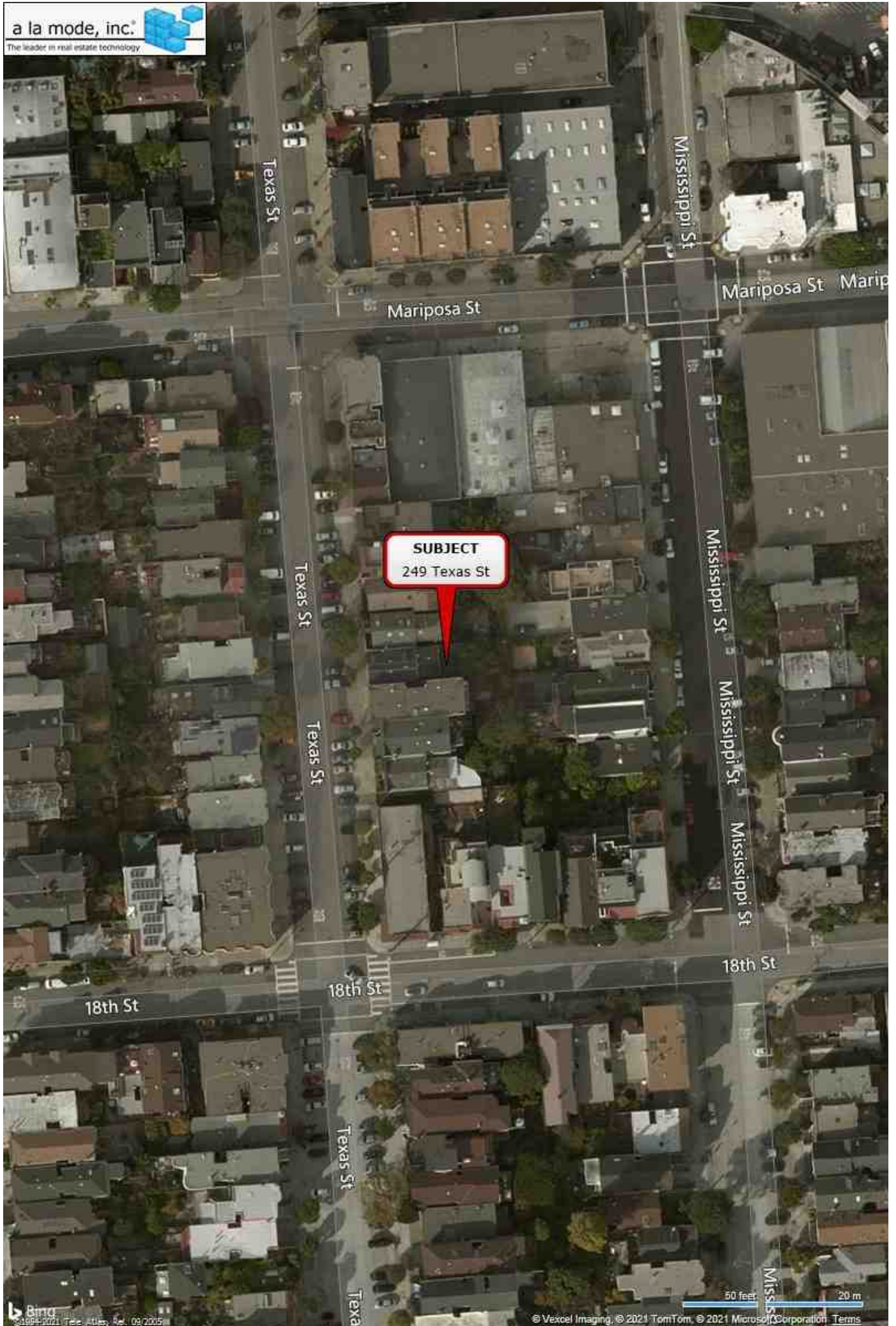
Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County San Francisco	State CA	Zip Code 94107	
Lender/Client	Siu-Shapiro				





## Location Map

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



# Plat Map

Borrower	N/A		
Property Address	249 Texas St		
City	San Francisco	County San Francisco	State CA Zip Code 94107
Lender/Client	Siu-Shapiro		

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

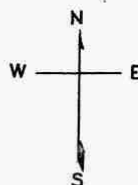
## 4001

### LOTS MERGED

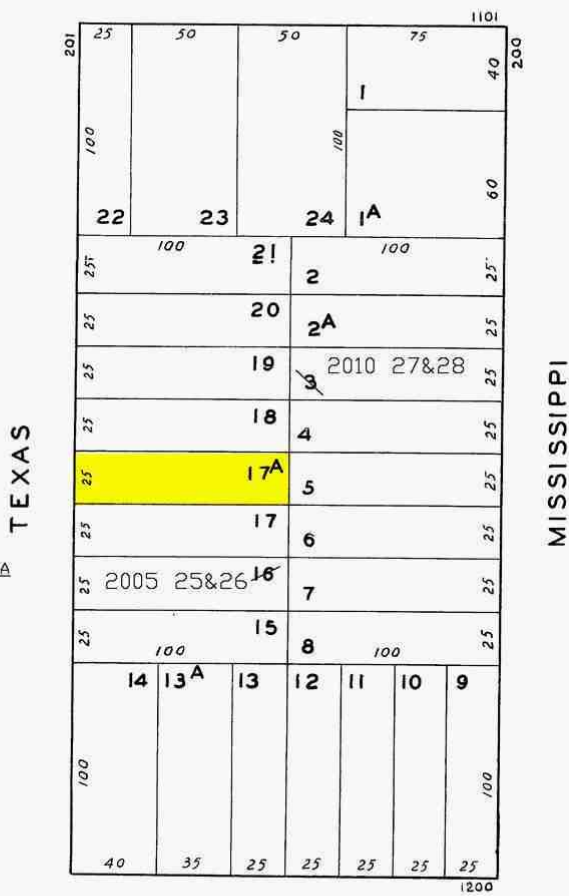
LOT 26 INTO LOTS 1-1<sup>A</sup> 1946  
LOTS 23<sup>A</sup>-25 INTO LOT 23 1950  
lot16 into lots25&26 for 2005 roll  
lot3 into lots27&28 for 2010 roll

NEW POTRERO BLK. 280

Revised 2005  
Revised 2010



### MARIPOSA



261-263 Texas St.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
25	261	51
26	263	49

18<sup>TH</sup>



# Appraiser's License

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



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

**Robert V. Singer**

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 016094

Effective Date: July 21, 2019  
Date Expires: July 20, 2021

3048136

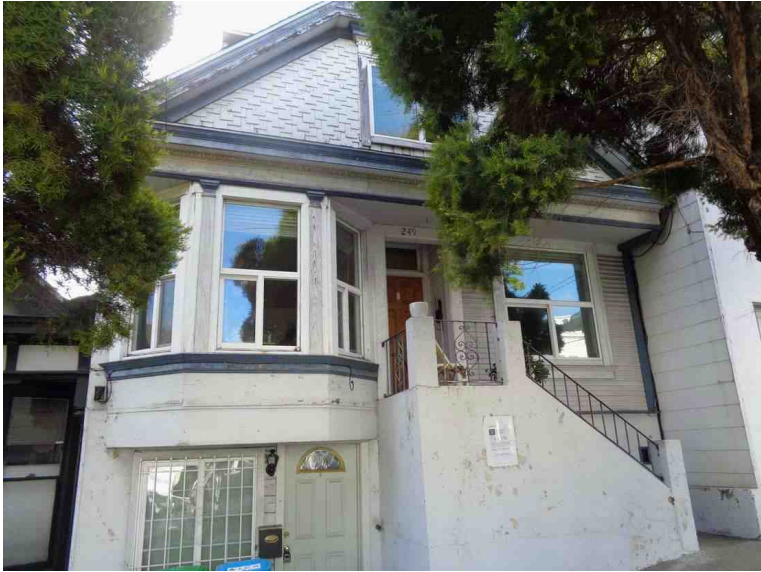
*Jim Martin*  
Jim Martin, Bureau Chief, BREA

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



## Subject Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



### Subject Front

249 Texas St		
Sales Price		
Gross Living Area		1,484
Total Rooms	6	
Total Bedrooms	2	
Total Bathrooms	1.0	
Location	Good	
View	Average	
Site	2500 SF	
Quality	Average	
Age	111	



### Subject Rear



### Subject Street



## Interior Photos

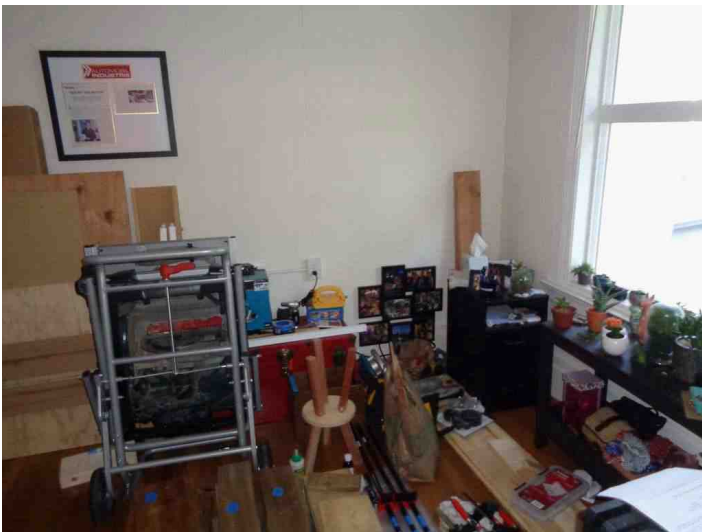
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Main Living Area**



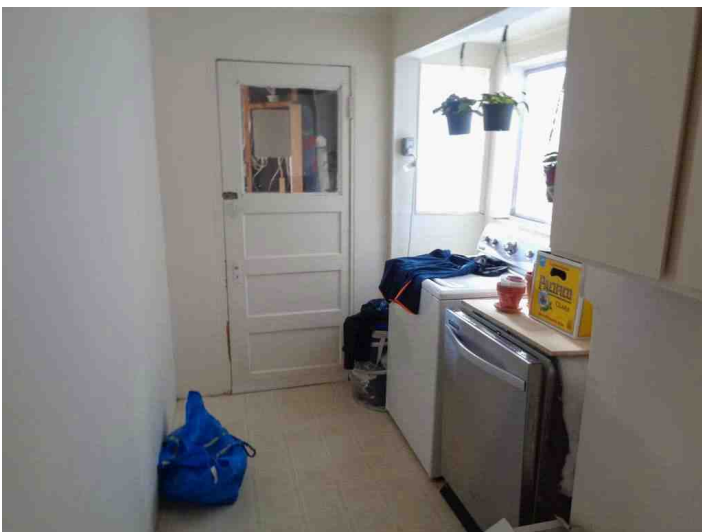
**Kitchen**



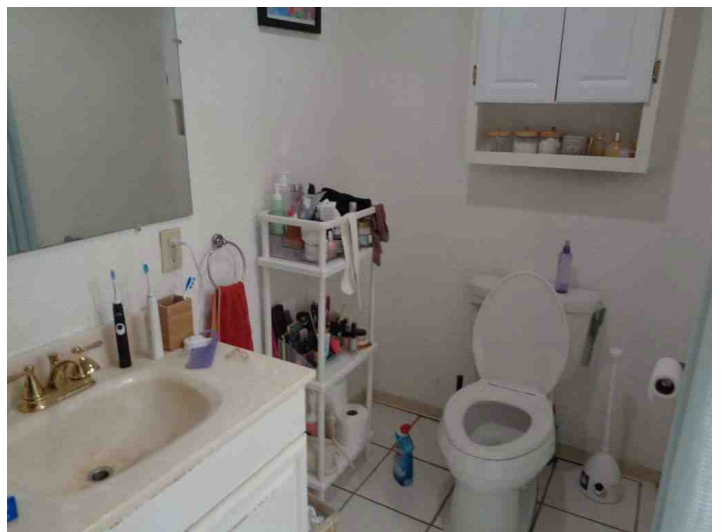
**Den**



**Bedroom**



**Laundry**



**Bath**

## Interior Photos

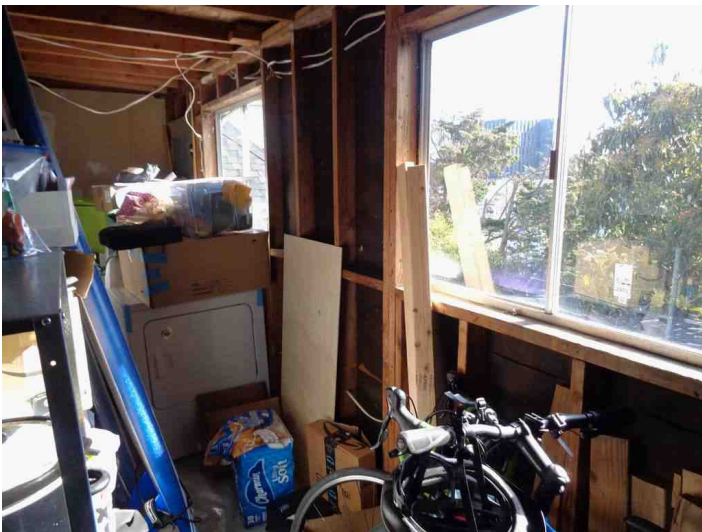
Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



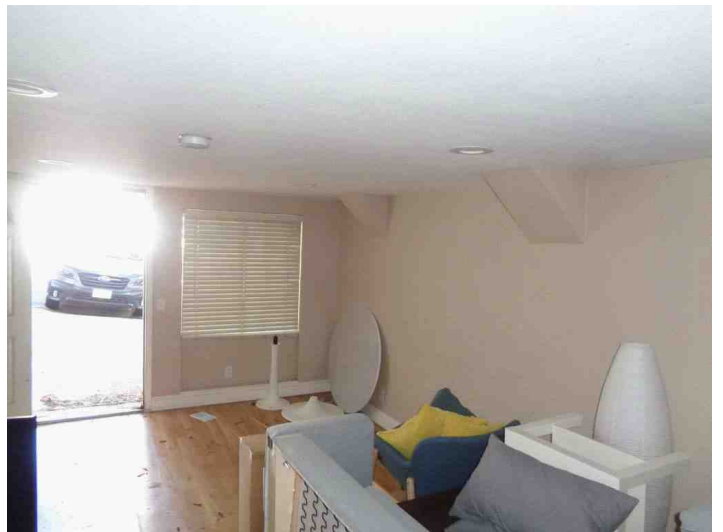
**Top Floor Bedroom**



**Top Floor Bedroom**



**Rear Porch**



**Lower Level Rooms**



**Lower Level Rooms**



**Lower Level Rooms**



## Interior Photos

Borrower	N/A						
Property Address	249 Texas St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94107
Lender/Client	Siu-Shapiro						



**Lower Level Rooms**



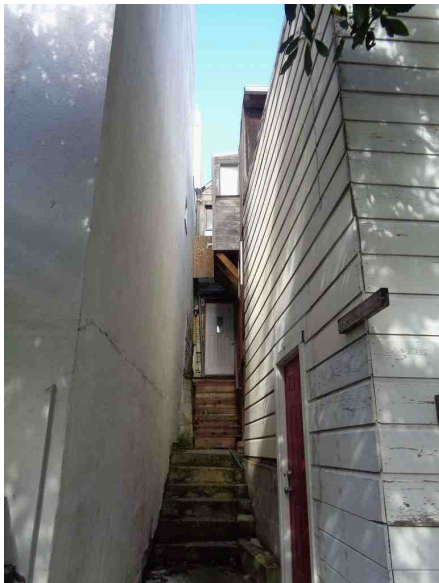
**Lower Level Rooms**



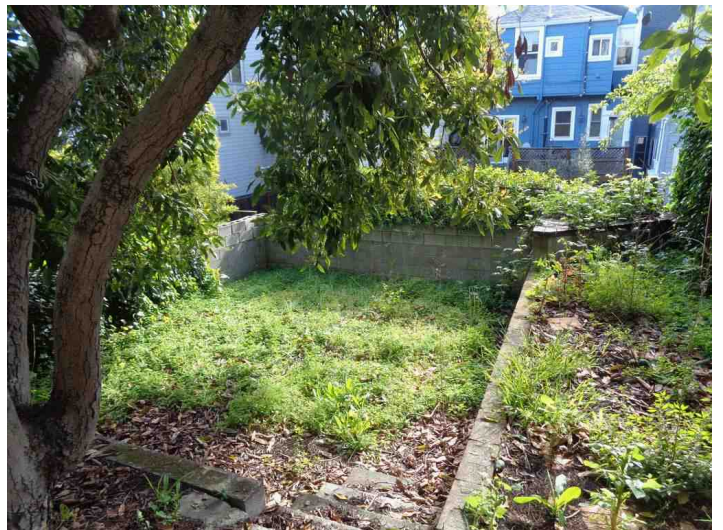
**Lower Level Rooms**



**Lower Level Rooms**



**Side/Rear**



**Rear Yard**

## Comparable Photos 1-3

Borrower	N/A				
Property Address	249 Texas St				
City	San Francisco	County	San Francisco	State	CA
Lender/Client	Siu-Shapiro				
				Zip Code	94107



### Comparable 1

1131 Rhode Island St	
Prox. to Subject	0.64 miles SW
Sales Price	1,706,250
Gross Living Area	1,478
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	121



### Comparable 2

430 Pennsylvania Ave	
Prox. to Subject	0.18 miles SE
Sales Price	1,350,000
Gross Living Area	1,300
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.0
Location	Good
View	Average
Site	2500 SF
Quality	Average
Age	108



### Comparable 3

467 Pennsylvania Ave	
Prox. to Subject	0.22 miles SE
Sales Price	1,425,000
Gross Living Area	1,506
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.0
Location	Backs Highway
View	Average
Site	2500 SF
Quality	Average
Age	91