

524 Vallejo Street

Existing Conditions & Housing Proposal

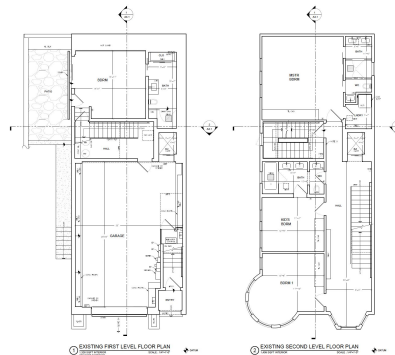
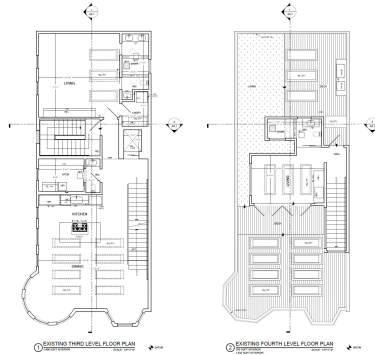
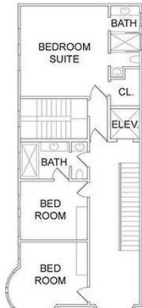
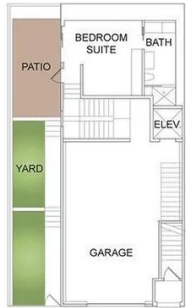
December 4, 2025



Documented Continuity Over Nearly a Decade

2017 MLS Listing Layout

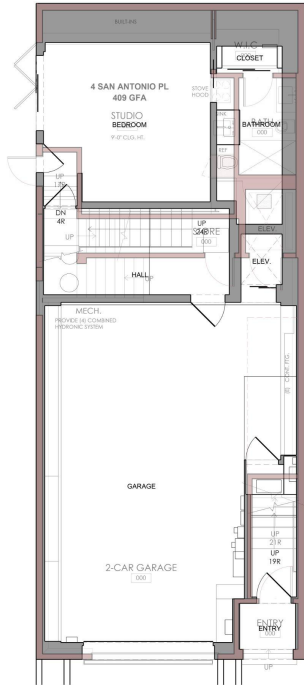
2024 As-Builts



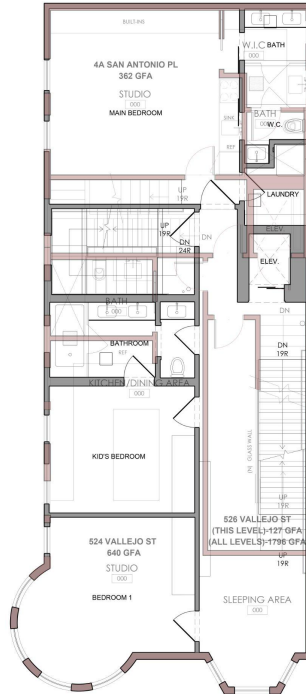
All evidence sources reflect the same **single-family layout** from 2017 to current.

What Was Approved on Paper vs. What Was Built

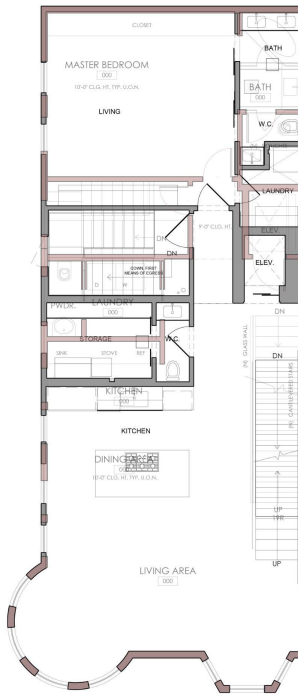
2013 4-unit plan overlaid with 2017 MLS as-built layout



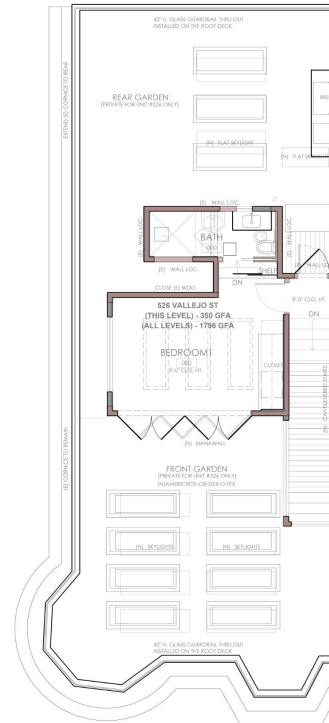
1st Level Plan



2nd Level Plan



3rd Level Plan



4th Level Plan

Callouts:

- Significant load-bearing wall shifts
- Elevator shaft position & size difference
- Open internal stairwell
- Unified circulation path
- Singular kitchen
- Major layout changes to bathrooms and laundry room
- Rear stairwell dimensions altered

2016: What the City Approved

Final inspection certifies the as-built condition.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:


Activity Date	Inspector	Inspection Description	Inspection Status
5/9/2016	Sean Birmingham	FINAL INSPECT/APPRVD	CFC ISSUED
5/4/2016	Sean Birmingham	FINAL INSPECT/APPRVD	PRE-FINAL
5/4/2016	Sean Birmingham	FINAL INSPECT/APPRVD	PRE-FINAL

Special Inspections:


Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1	1/29/2016	MGREENE	1	CONCRETE (PLACEMENT & SAMPLING)	
1	1/29/2016	MGREENE	2	BOLTS INSTALLED IN CONCRETE	
1	1/29/2016	MGREENE	18A	BOLTS INSTALLED IN EXISTING CONCRETE	
1	1/29/2016	MGREENE	24A	FOUNDATIONS	
1	1/29/2016	MGREENE	20	HOLDOWNS	
1	1/29/2016	MGREENE	24E	WOOD FRAMING	
1	1/29/2016	MGREENE	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1	1/20/2015	MGREENE	23B	STEEL FRAMING	
1	1/20/2015	MGREENE	6	HIGH-STRENGTH BOLTING	
1	1/20/2015	MGREENE	5A1	SINGLE PASS FILLET WELDS < 5/16"	

Structural Inspections Logged:

- 1/20/2015 - Steel Framing Completed
- 1/29/2016 - Foundations, Wood Framing & Shear Walls Completed
- 5/9/2016 - CFC Issued



Home



Welcome to our Permit / Complaint Tracking System

Permit Details Report

Report Date: 12/1/2025 10:14:59 PM

Application Number: 201102049686
 Form Number: 3
 Address(es): 0132 / 009 / 0 524 VALLEJO ST
 0132 / 009 / 0 524 VALLEJO ST

Description: INTERIOR RECONFIGURATION (GRD, FIRST, SECOND FLR) EXPAND THIRD FLOOR REPLACE ALL WINDOWS WITH IN KIND. ADD 1 BATH @ UNIT#526. LEGALIZE 2 EXISTING UNITS TO REFLECT 4 TOTAL. BLDG WILL BE FULLY SPRINKLERED (UNDER SEPER. PERMIT)

Cost: \$466,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
2/4/2011	TRIAGE	
2/4/2011	FILED	
2/4/2011	FILED	
1/28/2013	PLANCHHECK	
1/28/2013	APPROVED	
1/28/2013	ISSUED	
5/9/2016	COMPLETE	2961921 CFC ISSUED

Contact Details:

Contractor Details:
 License Number: 850407
 Name: PETER IMAM ISKANDAR
 Company Name: SF TWIN BOYS CORP. DBA MASTER BUILDERS
 Address: 3 STARK ST SAN FRANCISCO CA 94133-0000
 Phone: 4152975185

Addenda Details:

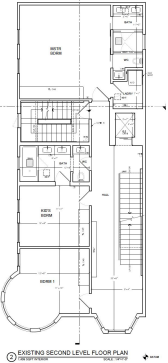
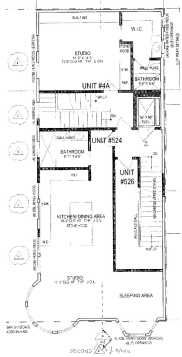
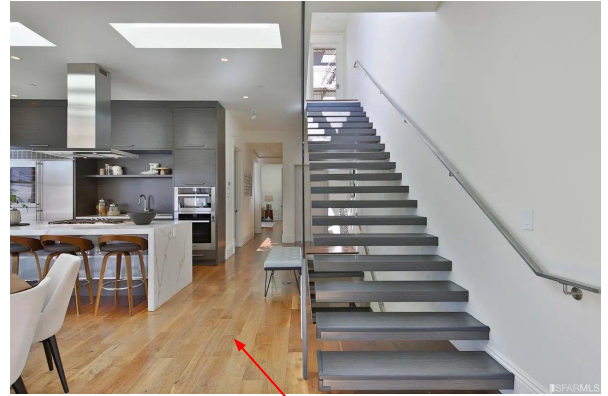
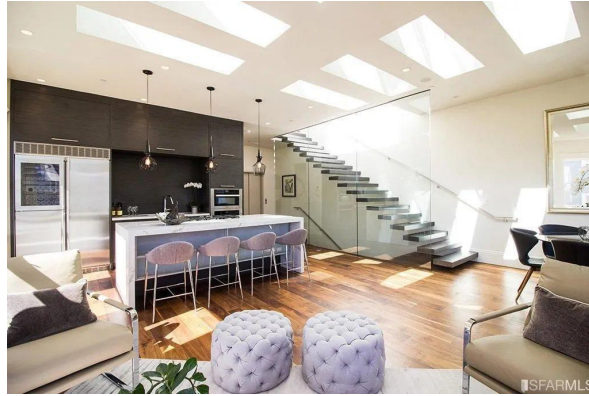
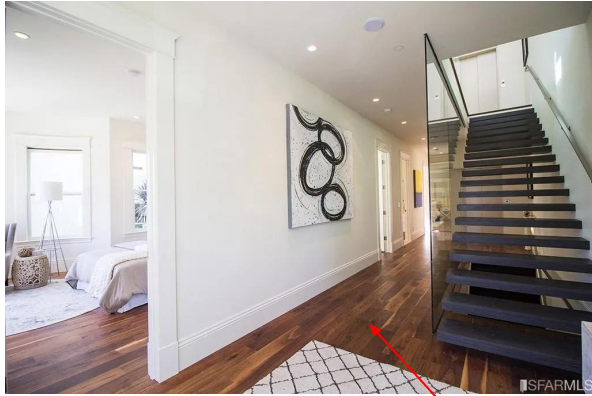
Description: SITE

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		2/4/11	2/4/11				2/4/11 SHEK KATHY		
CP-ZOC		2/4/11	10/1/11			11/8/12 LAWALLEY PILAR			11/28/12: approved exterior alterations including in-kind window replacement, new wood claspboard siding, vertical addition, and interior remodel with no change of unit count. MFL
CP-NP		10/10/12	10/10/12			11/8/12 LAWALLEY PILAR			Section 311 Mailed: 9/9/2011 Exp: 10/8/2011 (Milton Martin) Cover Letter Mailed: 2012/12 Mailed: 10/10/12 Exp: 11/8/12 (Milton)
BLOG		11/29/12	12/11/12	12/11/12	12/24/12	12/24/12	RALLS MATTHEW		
DPW: BSM		12/12/12	12/13/12			12/13/12 CY LIONGTIAN			12-13-12 A separate permit from the Bureau of Street-Use & Mapping (BSM) is required for work involving alteration, reconstruction or repair of sidewalks, curb or gutter in the City right-of-way. DPW/BSM sign off is required.
SFPUC		12/24/12	12/23/13			1/22/13 SZU-WHITNEY MONICA			Permit has been assessed a Capacity Charge. 50% paid with permit fees, balance due within 12 months of permit issued date. (See Invoice attached to application. Route to PPC - 01/22/13.
DFCU		1/24/13	1/24/13			1/24/13 BLACKSHEAR JOHN			1/24/13: No impact fees. No First Source Hiring Agreement is required.
CP-ZOC		12/31/12	12/31/12			12/31/12			MR double checked w/ planning - no need to route back 12/31/12
PPC		1/24/13	1/24/13			1/24/13 SAMARASINGHE GILES			1/24/13: no CFB grs 12/4/13; GC done. To DFCU grs 12/24/12; to M. Ralls grs 12/13/12; Plans in HOLD BIN; sent 12/13/12 to BSM ext.
CPB		1/24/13	1/28/13			1/28/13 SHEK KATHY			01/28/2013: SFUSD NOT REQ. APPROV BY BYAN.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

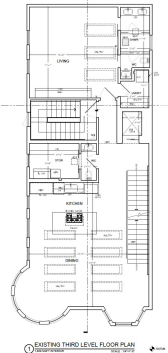
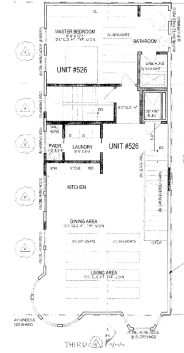
No Evidence of Multi-Unit Configuration After 2016

The building lacks the elements required for more than one unit.



2013 Plan vs. 2017 MLS Image & 2024 As-Builts

- Hallway wall is offset by several inches west as compared to 2013 plans
- Fire separations and unit entrance do not exist
- No kitchen on second floor
- No independent circulation
- Elevator bank and stairwell are adjusted south by several feet
- Rear stairwell significantly different dimension
- Installation of glass wall
- Rear unit is now open bedroom with no kitchen, and dynamically different bathroom layout



2013 Plan vs. 2017 MLS Image & 2024 MLS Image + As-Builts

- Hallway wall is offset by several feet west as compared to 2013 plans
- Elevator bank and stairwell are adjusted south by several feet
- Rear stairwell significantly different dimension
- Installation of glass wall
- Powder room in different location
- Laundry room dimensions significantly different
- Rear bathroom and bedroom significantly different layouts and dimensions

Precedent: 1090 Randolph

Commission approved a nearly identical fact pattern.

- Paper units ≠ as-built condition
- Commission relied on actual, verified layout
- Feasible path: legalizing real units
- Approved 2 units

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project would reduce the number of authorized Dwelling Units on the Site, it would result in a de facto addition of a high-quality family-sized unit. In addition, it would legalize a long-standing Religious Institution use that is compatible in nature with the residential community and adds to the social and cultural fabric of the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.



San Francisco
Planning

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San Francisco, CA 94103
628.682.7600
www.sfplanning.org

EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: JUNE 13, 2024

Record No.: 2022-009810CUA
Project Address: 1060-1090 Randolph Street
Zoning: RH-2 (Residential – House, Two Family) Zoning District
40-X Height and Bulk District
Oceanview Large Residence Special Use District
Priority Equity Geographies Special Use District
Cultural District: N/A
Block/Lot: 7081A / 032 and 033
Project Sponsor: David Locicero
2340 Powell Street #290
Emeryville, CA 94608
Property Owner: Khaniqah Nimatullahi
4021 19th Avenue
San Francisco, CA 94132
Staff Contact: Maggie Laush – (628) 652-7339
Maggie.Laush@sfgov.org
Environmental Review: Categorical Exemption

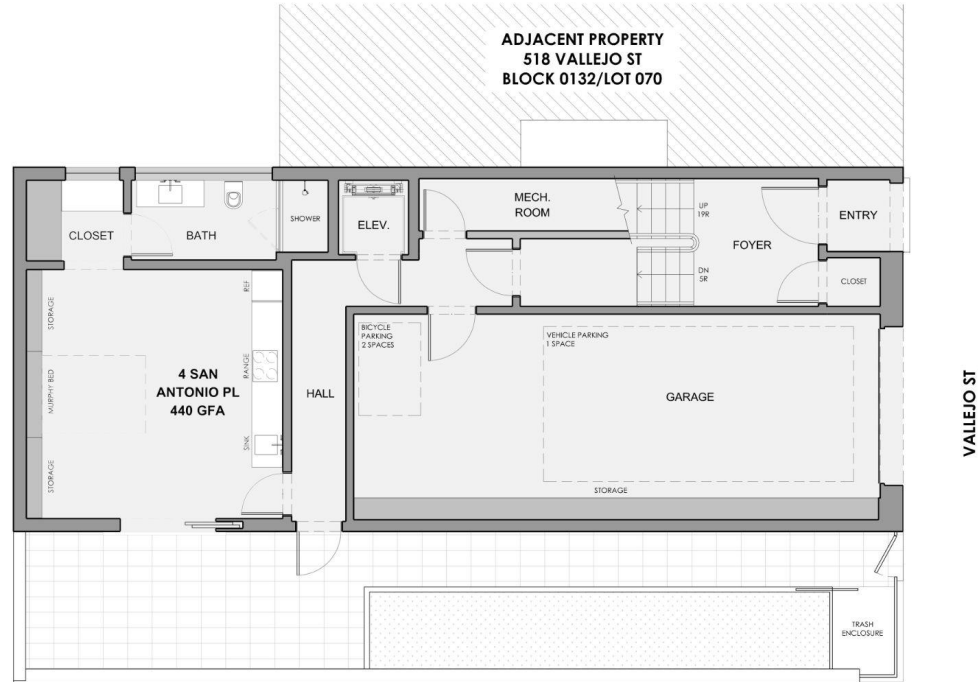
Recommendation: Approval with Conditions

Project Description

The Project proposes to legalize an existing meditation center at 1060 and 1090 Randolph Street, d.b.a. Khaniqah Nimatullahi Meditation Center, comprising two residential properties that are used for congregation and communal meditation, and which are each occupied by families that are members and caretakers of the Meditation Center. Along with establishing the approximately 1,900 square-foot Religious Institution use the Project would merge two studio units, which had been removed without the benefit of permit by a prior owner, to create a two-bedroom dwelling unit on the ground floor at 1090 Randolph Street. The Project includes interior remodeling and legalizing a 54-square-foot side addition at 1090 Randolph Street.

The Proposal: A Real, Livable Second Unit

Family home above + new 440 sq ft studio below.



SAN ANTONIO PL.