

EXHIBIT E

Timeline of Property History

524 Vallejo Street – Conditional Use Authorization Appeal

This timeline summarizes the documented history of 524 Vallejo Street with respect to **legal unit status, construction activity, occupancy, and ownership**. It demonstrates that while a four-unit configuration was approved on paper in 2013, it was **never constructed, never occupied, and never added to San Francisco's housing stock**.

Pre-2010: Historical Configuration

- Originally built in 1907, the building was historically configured and legally recognized as a **two-unit residential property**, consistent with early City records.
 - At an unknown date, additional dwelling spaces were created **without permits or legal authorization**, resulting in periods of informal or unauthorized occupancy.
 - **Only two units were legally recognized** prior to redevelopment.
 - Prior tenant testimonies stated one resident occupied the home for 17 years prior to the buyout, another stated ~30 years of residency.
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2010: Developer Acquisition

- **Purchaser:** Peter Iskandar (developer). **Date:** Oct 12, 2010
- **Developer Associations:**
 - Peter Iskandar; SP Twin Boys Corporation; SF Affordable Housing LLC; Ichi Nuts, LLC; Bubble Real Estate / Master Builders (contractor)
- **Occupancy at acquisition:**
 - 3 of the 4 dwelling spaces occupied, including ~~units~~ **1 unit** without legal authorization.
- **Tenant resolution:**
 - Existing tenants were vacated through buyout agreements (approximately \$35,000 per unit).
 - These matters were resolved at that time and **predate Appellants' ownership by more than a decade**.

2013: Paper Approval for Four Units

- City approvals were granted to legalize two additional units, resulting in **approved plans for a four-unit building**.
- **Critical fact:**
 - There is no evidence found or presented by the Appellants, Planning Department, Planning Commission, or opponents that the approved four-unit configuration **was ever constructed**. It existed **only on paper**.

2014–2017: Construction and Final Inspection

- **By January 26, 2016**, all substantial construction work was completed, including foundations, framing, and shear walls. City inspection was completed for this work.
- **May 9, 2016:**
 - The Department of Building Inspection issued a **Certificate of Final Completion (CFC)**.
 - **As-built condition certified by the CFC:**
 - One continuous residential layout
 - One kitchen
 - Unified internal circulation
 - **No physical separation into four dwelling units**
- **May 5, 2017:**
 - **Permit 201401277110 final inspection by Sean Birmingham.**

2016–2017: First Arms-Length Sale

- Property listed for sale by Peter Iskander on **Jun 27, 2016**, again on **July 29, 2016** and then again on **April 28, 2017** under different MLS numbers. ALL listings show the home in a single family configuration, not four units.
- Property sold in an arm's-length transaction to Roumana LLC on **June 23, 2017**, which purchased and occupied the building in its as-built condition as a single-family residence
- **Marketing and due diligence:**
 - MLS listed the property as a **single-family residence**
 - Floor plans depict a single, continuous home
 - Lender inspections completed
- **No City enforcement action** or requirement to reinstate four units.

- Physical condition matched the **2016 as-built certification**.
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2017–2021: Continuous Single-Family Use

- Property continuously occupied and used as a **single-family home**.
 - No construction, subdivision, or reconfiguration into multiple units.
 - No enforcement actions.
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2021: Appellants' Purchase

- **Purchasers:** Katelin Holloway and Ben Ramirez.
 - **Disclosure:** While the Property was disclosed as having a multi-unit designation **by the sellers**, neither the marketing materials, physical configuration of the building, nor the City's prior issuance of a Certificate of Final Completion suggested that compliance would require reconstructing a four-unit configuration that had never been built and that materially diverged from the as-built condition.
 - **Physical condition at purchase:**
 - Identical to the **2016/2017** condition
 - Single kitchen and unified circulation
 - **Reasonable reliance based on:**
 - Two prior arms-length sales
 - City-issued Certificate of Final Completion
 - MLS marketing and inspections
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2022: Discovery of Record Discrepancy

- An anonymous complaint triggered City review.
 - Appellants learned for the first time of the discrepancy between:
 - The **2013 approved plans (never built)**, and
 - The **certified as-built condition**
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2022–2024: Good-Faith Compliance Efforts

- Appellants retained legal, architectural, and expediting professionals.

- Extensive investigation undertaken to reconcile decades of inconsistent City records.
 - Reinstatement of four units was studied and determined to be:
 - Physically infeasible
 - Disproportionate
 - Incompatible with the existing structure
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2024: Conditional Use Authorization Application

- Appellants submitted a CUA application proposing:
 - Legalization of a **two-unit configuration**
 - Creation of a new **440 sq. ft. rent-controlled studio**
 - Proposal aligned with:
 - The as-built condition
 - Housing policy objectives
 - Recent Planning Commission precedent
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December 4, 2025: Planning Commission Hearing

- The Planning Commission held a duly noticed public hearing.
 - Extensive evidence presented regarding:
 - The as-built condition
 - Architectural feasibility
 - Public benefits
 - Result: **3–3 tie vote**, resulting in **procedural denial**, not a merits-based determination.
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Present

- Appellants continue to reside in the home with their children.
 - Appeal filed seeking a **feasible, proportional, and policy-aligned resolution**.
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Key Takeaway

At no point since the **May 2016 Certificate of Final Completion** or the **May 2017 Final Inspection** has 524 Vallejo Street existed as a four-unit building in physical reality. The four-unit configuration was approved on paper, never built, never occupied, and never contributed housing to the City. The proposed

project corrects this long-standing discrepancy by legalizing the actual structure and adding real, rent-controlled housing.
