From:	Mitchell Omerberg
To:	BOS Legislation, (BOS)
Subject:	524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021) - Item
Date:	Wednesday, February 11, 2026 12:17:40 PM
Attachments:	524-526 Vallejo 4 4a San Antonio.docx

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Attached please find for inclusion in the Board file referenced above our letter opposing the merger of these four rent controlled apartments into a mega mansion, and thus also opposing the appeal of the Planning Commission.
Thank you,
Mitchell Omerberg

Sent from my iPhone

February 9, 2026

Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall Room 260
San Francisco, CA 94102

Re: **524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)** - **Item 27**

Dear Supervisor:

Please vote to uphold the Planning Commission's rejection of merging this four unit rent-controlled building into a mega mansion.

There really should be no confusion or ambiguity here, despite the appellants efforts:

- The *address* itself makes clear that it is a four unit building;
- The 3-R Report, a required disclosure in any real estate sale, states that it is a four unit building;
- The property tax record and property tax bill state that it is four units;
- And former tenants from each of the four units clearly state that is a four unit building.

Please oppose the merger of four rent-controlled units into a mega mansion.

Sincerely,

Mitchell Omerberg
Director

71 Norwich Street, San Francisco, CA 94110 415-756-3037
www.sfaffordablehousingalliance.org

From:	Somera, Alisa (BOS)
To:	BOS Legislation, (BOS)
Cc:	Calvillo, Angela (BOS); Meg Heisler; Mchugh, Eileen (BOS)
Subject:	FW: SFADC letter re: 524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)
Date:	Wednesday, February 11, 2026 11:30:11 AM
Attachments:	SFADC Letter re 524-526 Vallejo 4 & 4a San Antonio.pdf Exhibit I - Vallejo St Tenant Letter.pdf Exhibit II - 3R Report issued Oct 2020.pdf

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Leg Clerks... please add to File 260021 and confirm. Thank you!

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click HERE to complete a Board of Supervisors Customer Service Satisfaction form.

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From: Meg Heisler <meg@sfadc.org>
Sent: Wednesday, February 11, 2026 11:19 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Fwd: SFADC letter re: 524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello! I am writing to make sure the letter and exhibits attached below are included in the post-packet public correspondence for File #260021. Thanks so much.

Meg

---------- Forwarded message ---------
From: Meg Heisler <meg@sfadc.org>
Date: Mon, Feb 9, 2026 at 10:15 AM
Subject: SFADC letter re: 524-526 Vallejo/4-4A San Antonio CUA appeal (File No. 260021)
To: <rafael.mandelman@sfgov.org>, <connie.chan@sfgov.org>, <stephen.sherrill@sfgov.org>, <Danny.Sauter@sfgov.org>, Wong, Alan (BOS) <alan.wong@sfgov.org>, <bilal.mahmood@sfgov.org>, <matt.dorsey@sfgov.org>, <myrna.melgar@sfgov.org>, <Jackie.Fielder@sfgov.org>, <Shamann.Walton@sfgov.org>, <chyanne.chen@sfgov.org>, <angela.calvillo@sfgov.org>
Cc: <calvin.yan@sfgov.org>, <lorenzo.rosas@sfgov.org>, Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>, <jessica.cen@sfgov.org>, <raynell.cooper@sfgov.org>, <madison.r.tam@sfgov.org>, Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>, <sophie.marie@sfgov.org>, <ana.herrera@sfgov.org>, <percy.burch@sfgov.org>, Sciammas, Charlie (BOS) <charlie.sciammas@sfgov.org>

Dear President Mandelman and members of the Board of Supervisors,

Please find attached a letter from the San Francisco Anti-Displacement Coalition, signed by a number of our members and allies, strongly urging you to uphold the Planning Department's recommendation to reject the appeal at 524-526 Vallejo/4-4A San Antonio (File No. 260021). We have also attached two exhibits referenced in the letter.

Thank you. We are available to discuss or respond to any questions.

Meg Heisler
--
Meg Heisler
San Francisco Anti-Displacement Coalition
1212 Market Street, Unit 200
San Francisco, CA 94102
SFADC.org

February 9, 2026

San Francisco Board of Supervisors
1 Dr Carlton B Goodlett Place
San Francisco, CA 94102

Re: Appeal of CUA Denial, 524-526 Vallejo/4-4A San Antonio (File #260021), BOS Agenda Item 27

Dear President Mandelman and members of the Board of Supervisors,

The San Francisco Anti-Displacement Coalition and the undersigned organizations write to strongly urge the Board of Supervisors to uphold the Planning Department's recommendation to reject this flagrant attempt to legitimize the unlawful conversion of a 4-unit apartment building into a luxury single family home.

This case represents a direct challenge to San Francisco's hard won policies that protect and preserve rent-controlled housing. Should the Board of Supervisors overturn the Commission's decision, the City will be giving the greenlight to speculators seeking to convert rent-controlled multifamily housing into mansions. The result will be a net loss in housing and an increase in displacement across the city. Our existing protections, including the Tenant Protection Ordinance which passed unanimously in January, will be undermined and more rent-controlled units will be lost.

1. **This appeal is premised upon an inaccurate and misleading description of the history of this property as rental housing**.

At the center of the owners' claim have been repeated distortions of fact obscuring the long existence of four rent-controlled apartment units located at the property. Last month, prior to filing their appeal, the owners emailed individual members of this Board describing the missing housing as "three nonfunctional 'paper units' that have never existed as usable housing." Then, dismissing reports by displaced tenants, the owners claimed one tenant lived in a "storage" space and others shared a single unit. At the Planning Commission they falsely described the four rent-controlled units as "ghost" housing.

In reality, public records provide unequivocal evidence that until 2013, there were four units at the site with two units on each of the two floors over the ground floor. The plans for renovating the building approved by DBI in 2013 show the following then-existing conditions:

"As built" site plans in the 2013 approved remodel showing <u>two</u> existing units on the 1st Floor.[1]

[1] Dept of Building Inspection, 524-526 Vallejo Street Remodel, Permit 2011-02049686, Proposed Site Plan, Proposed Site Plan, Approved 1-29-2013, Sheet A-2A (color highlighting added). The approved remodel reconfigured but *retained* the number of apartment units.

"As built" site plans from the 2013 approved remodel showing <u>two</u> existing units on the 2nd Floor.[2]

These public records fully confirm the accounts of previous tenants that the building was a 4-unit apartment building prior to its illegal conversion. Some of those tenants resided at the property for decades (see e.g. Exhibit I). The owners' claim that the former apartments were "paper units" is a fiction crafted to justify combining what were formerly four apartments units into a <u>single</u> 3,700 square foot home.

2. **The owners were provided ample prior notice that the building was legally designated a 4-unit apartment building regardless of how the property was marketed at the time it was being sold**.

Prior to the sale of any property in the city, the purchaser must be provided a copy of a "3-R" report that describes the lawful uses of the existing property. A 3-R report expressly cautions buyers:

> **Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement and should be reviewed with the Planning Department and the Department of Building Inspection.**

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[2] Dept of Building Inspection, 524-526 Vallejo Street Remodel, Permit 2011-02049686, Proposed Site Plan, Proposed Site Plan, Approved 1-29-2013, Sheet A-2AB (color highlighting added).

The 3-R report for this property issued in October 2020, months prior to the present owners' purchase of the building, is attached as Exhibit II. That report clearly stated that "present authorized occupancy and use" for the property was "**four family dwelling**."

Having received a copy of the 3-R report, the owners then had the legal responsibility to inquire with City departments into the actual legal status of the property that was being marketed as a single family home despite having multiple addresses.[3]

3. **The owners fail to prove their claim that it is "infeasible" to restore the building to its legal use.**

In their argument that it is "infeasible" to restore the building's four lost rent-controlled units, the owners have made a number of unproven claims. Most recently, in their "Supervisor Brief," they assert: "The lot size, envelope, and existing structure cannot support four code-compliant units with the reinstatement requirements."

We are unaware of any documentation that has been submitted to prove such a claim. But we note that in 2013 DBI approved the previously referenced permit to remodel the site and maintain the four units at the site. Presumably such a plan was code-compliant. Absent a presentation of compelling evidence to the contrary, the Board can assume that such a plan is feasible again today.

4. **"Equity and Fairness" requires restoration of the four rent-controlled housing units without further delay.**

We understand the owners or their proponents may have suggested a "compromise" that the owners be allowed to remain in the converted property with a restriction that upon sale it would be restored as a 4-unit building. We view such a status quo outcome as a major setback for housing policy and for the many other families who are searching for rental housing.

The status quo, with or without the provision of an ADU in the basement, would reward the owners for disregarding the legal status of the building as a 4-unit apartment and indefinitely extend the loss of at least two rent-controlled housing units. It would also set a dangerous precedent for other owners to feign ignorance, bend the law when it is convenient for them, and continue the legacy of displacing tenants and erasing the history of rent-controlled units.

Such an outcome is fundamentally *inequitable*, impacting less economically advantaged San Franciscans who will bear the burden of weakened protections for rent-controlled housing and fueling further displacement of existing seniors, working families and individuals.

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[3] We note that to the extent the MLS, the marketing materials, or real estate agents were misleading or obscured the actual legal status of the property as a multifamily apartment building then the owner may have additional remedies against those responsible. But the adverse impact of those misrepresentations should not be borne by the public – particularly those who need rent-controlled housing.

Nothing short of a denial of the appeal is appropriate in this case.

We are available to discuss or respond to any questions.

Respectfully submitted,
Meg Heisler, Policy Director
San Francisco Anti-Displacement Coalition
meg@sfadc.org

AND

Affordable Housing Alliance
Asian Law Caucus
Chinatown Community Development Center
Community Tenants Association
Eviction Defense Collaborative
Housing Rights Committee of San Francisco
Race & Equity in All Planning Coalition
San Francisco Tenants Union
West Side Tenants Association
Westside Community Coalition

From:	CPC-Commissions Secretary
Cc:	Page, Vincent (CPC); Feliciano, Josephine (CPC)
Subject:	FW: Planning Commission Request
Date:	Monday, December 01, 2025 8:13:22 AM

Best,
Josephine O. Feliciano, Planning Technician II
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

From: John Grant <jpgrant@hotmail.com>
Sent: Friday, November 28, 2025 2:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Subject: Planning Commission Request

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November 28, 2025

San Francisco Planning Commission
San Francisco, CA

Dear President So and Commissioners:

Re: 524-526 Vallejo Street & 4-4A San Antonio Place
Case No. 2024-011561CUA

Dear President So and Commissioners:

As a former displaced resident of 4A San Antonio Place, I write in strong support of Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family residence.

I lived in my unit for 17 years before being forced out in 2013. I can attest to the fact that

there were four (4) separate units that housed 4 families, all of whom were forced to vacate or be evicted. The new buyer lied to the Planning Department and claimed that there were only three units even though there were actually four units. I would still be living in that affordable rent-controlled apartment in the great neighborhood of North Beach that was my home, but instead I have been forced out of the Bay Area.

It is important that you set an example that the demolition of badly needed affordable, rent-controlled housing will not be tolerated or rewarded.

Sincerely,

John Grant

cc: Jonas Ionan, Planning Commission Secretary
Vincent Page, Planner

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DEPARTMENT OF BUILDING INSPECTION
FOR OFFICE USE ONLY

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building *524 - 526 VALLEJO ST* **Block** *0132* **Lot** *009*

Other Addresses *4 A SAN ANTONIO PL*

1. A. Present authorized Occupancy or use: FOUR FAMILY DWLELING
   B. Is this building classified as a residential condominium? Yes No ✓
   C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RM-1 3. Building Code Occupancy Classification R-2
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
   If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): 1906
6. Original Occupancy or Use: TWO FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
6321	6321	Dec 03, 1906	NEW CONSTRUCTION	N
22934	23858	Nov 19, 1936	GENERAL ALTERATION. MOVING STAIRS, INSTALL SKYLIGHT	C
38147	37401	Sep 27, 1938	STUCCO FRONT	C
325334	290819	Feb 14, 1966	REMOVE EXISTING ROOF DECK FOR ROOFING AND REBUILD	C
201102049686	1285027	Jan 29, 2013	INTERIOR RECONFIGURATION (GROUND, FIRST, SECOND FLOOR). EXPAND THIRD FLOOR. REPLACE ALL WINDOWS WITH IN KIND. ADD ONE BATH AT UNIT #526. LEGALIZE TWO EXISTING UNITS TO REFLECT FOUR TOTAL. BUILDING WILL BE FULLY SPRINKLERED (UNDER SEPARATE PERMIT) - CFC 4FD	C
201307222435	1299633	Jul 23, 2013	INSTALLATION OF FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING (4 UNITS) INCLUDING UNDERGROUND SERVICE, 57 TOTAL FIRE SPRINKLER HEADS	C
201401277110	1315762	Jan 30, 2014	REVISION TO PERMIT APPLICATION #201102049686-S1-R1. ADD SLAB DETAIL	C
201406269589	1329764	Jul 09, 2014	MINOR STRUCTURAL REVISION TO PERMIT APPLICATION #201102049686-S1-R-1 AND PERMIT APPLICATION #201401277110, REVISE BEAM DETAIL	C
201504214168	1355221	Apr 21, 2015	MINOR STRUCTURAL REVISION TO PERMIT APPLICATION #201102049686. ADD RAILING DETAIL	C
201505146296	1358914	May 29, 2015	INSTALL A FIRE SPRINKLER FLOW AND SUPERVISORY SYSTEM (SPRINKLER SYSTEM UNDER PERMIT APPLICATION #201307222435)	C
201506017623	1358971	Jun 01, 2015	MINOR REVISION TO PERMIT APPLICATION #201102049686 TO SPECIFY ROOF DECK MATERIAL	C

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FOR OFFICE USE ONLY

Address of Building *524 - 526 VALLEJO ST* **Block** *0132* **Lot** *009*

Other Addresses *4 A SAN ANTONIO PL*

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
   B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes ✓ No B. If yes, has a proof of compliance been issued? Yes ✓ No
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓
    B. If yes, has the required upgrade work been completed? Yes No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes No ✓

Date of Issuance: 22 OCT 2020
Date of Expiration: 22 OCT 2021
By: CHLOE PURDY
Report No: ***202010206118***

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)