

***Regular Meeting of the Building  
Inspection Commission***

***August 19, 2026***

***BIC Agenda Item 3  
Public Comment #3***

**From:** [Jeremy Beal](#)  
**To:** [Harris, Sonya \(DBI\)](#)  
**Subject:** For distribution to the Commission: oversight questions arising from the Department's own records concerning 248 Valley Street (Block 6614, Lot 015)  
**Date:** Tuesday, August 4, 2026 11:28:15 AM

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Dear Ms. Harris, I ask that the attached letter be distributed to the President and Members of the Building Inspection Commission, and included in the correspondence for the Commission's August 19, 2026 meeting. Thank you.

President and Members of the Building Inspection Commission:

I am the tenant of 246 Valley Street, the occupied home immediately adjacent to, and now in physical contact with, the construction project at 248 Valley Street (Block 6614, Lot 015; alteration Permit No. 202212239051). I write not to ask the Commission to referee my complaints, but to bring to its attention a set of facts drawn from the Department's own records, each of which I can document, and three questions now pending before the Department in writing. I will attend public comment on August 19, and I will provide any source document to the Commission on request.

The record, in brief, with dates:

1. Thirteen complaints have been filed concerning this project since January 2026. Not one Notice of Violation has issued. The complaint records show closures based on the contractor's own statements, including a dust complaint closed on the contractor's representation that cutting was complete, with no contact with the complainant.
2. Complaint No. 202653093, which concerned an inspector's conduct, was assigned to and closed by that same inspector on March 25, 2026. Its closure cites a "site visit on 12/30/2025," a date roughly five weeks before demolition began at the site.
3. On April 5, 2026, the permit activity log contained no entry for an inspection said to have occurred March 20. On April 9, Department staff wrote that the inspection had occurred. On April 13, a note bearing the March 20 date was entered into the log. Whether that is ordinary late entry or something else can only be determined from creation timestamps and revision history, which is one subject of the preservation demand described below.
4. Ninety five of ninety six inspection dispositions on this project were recorded against the wrong records and later corrected. The pre-correction state now exists only in audit history.
5. Shoring Permit No. 202510227848 shows a single field entry, dated April 13, 2026. Excavation reached eight feet per Cal/OSHA Permit No. 719670. The permit expired June 5, 2026. The Special Inspections ledger for the project showed no completed special inspections as of late July.
6. The new building is in documented contact with the occupied home I live in. I reported the contact on June 23, 2026; a complaint of June 25 stated the buildings "are leaning against each other"; on July 22 the Department's own record confirmed "observed

building contact." As of today no separation has been performed, no follow-up inspection has occurred, and the assigned inspector is out of the office until August 17. The complaint remains open, "pending follow up on providing building separation."

7. On or about July 24 and 25, 2026, following an inspector's written site findings, Department staff were directed not to issue a Notice of Violation. I am aware of no written record of that direction, which is why call and calendar records for that period are within the preservation demand described below.
8. On the permit form: on November 6, 2023, DBI Technical Services stated in writing, in response to a Planning Department inquiry about this very project, that Form 6 demolition permits "are only used when demolishing an entire building," and that the alteration form applies when "a portion of the existing building is to remain." The Department's own complaint closure describes the work performed as "demo and new construction," and a Planning Department memorandum of April 22, 2026, produced under the Sunshine Ordinance, states: "It appears that DBI did not require demo and new construction permits." On August 4, 2026, I asked the Interim Director in writing which permit form the Department requires for the work as performed, with a response requested by August 14.
9. On valuation: the permit's estimated cost of construction is \$660,000, a figure identical to the same architect's contemporaneous project at 56 Conrad Street, a modest vertical addition. Records produced under the Sunshine Ordinance show that Department and Planning staff questioned the figure the day before the project's Commission hearing in November 2023, and that the sponsor then produced an amended cost schedule totaling \$2,219,842, prepared using the Department's own cost schedule. DBI Information Sheet G-13 provides that valuation is set at issuance by the cost schedule or actual cost, "whichever is greater." The permit issued November 26, 2025 at \$660,000, with the form's Revised Cost field blank. I ask the Commission to inquire what valuation verification occurred at issuance, because permit fees scale with valuation, and the answer affects every project.
10. On records process: on August 3, 2026, the Department's Sunshine Team stated in writing that text messages "are not maintained by the Department," that when requested, "we contact the staff member directly to retrieve them," and that because the former assigned inspector "is no longer with the department, we are unable to obtain the text messages you requested." It also disclosed that the search supporting prior productions used eight spellings of the street address and no other terms. I do not raise this to fault the staff, whose candor is what makes the gap visible. But a process in which fulfillment means asking rather than obtaining, in which separation defeats retrieval, and in which searches run on address strings alone, cannot reliably comply with the Sunshine Ordinance. Closing that gap is within the Department's power: retention of business communications on Department systems, central retrieval rather than custodian self-collection, and device and account recovery at separation.

Three matters are now pending before the Department in writing: a preservation demand delivered to the Interim Director on August 3, with confirmation requested by August 7; the permit-form question of August 4, with a response requested by August 14; and a custodian-based records search specification provided to the Department's records staff at their request on August 4.

I ask the Commission to do three things: first, request that the Department report to the Commission on its complaint-handling and Notice of Violation practices as applied to this property, including the basis for closing complaints on contractor representations; second,

request that the Department answer the three pending matters above in writing by the dates already requested; and third, inquire into the valuation verification and records process questions in items 9 and 10, which reach beyond this one project.

Every statement above is drawn from Department records, City records, or my own dated correspondence, and I will provide the underlying documents to the Commission or its staff on request. I appreciate the Commission's time, and the professionalism of the Department staff who have dealt with me straightforwardly through a difficult seven months.

Respectfully,

Jeremy Beal 246 Valley Street, San Francisco, CA 94131 [REDACTED]  
[REDACTED]

**From:** [Jeremy Beal](#)  
**To:** [Harris, Sonya \(DBI\)](#)  
**Subject:** Correction to my letter of August 4, 2026 concerning 248 Valley Street (Block 6614, Lot 015)  
**Date:** Thursday, August 6, 2026 1:59:02 PM

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

Dear Ms. Harris,

I ask that this correction be distributed to the President and Members of the Building Inspection Commission alongside my letter of August 4, 2026 concerning 248 Valley Street, and included in the correspondence for the Commission's August 19, 2026 meeting. Thank you.

President and Members of the Building Inspection Commission:

I am writing to correct an error in my letter of August 4, 2026. In item 9 I wrote that Permit No. 202212239051 issued on November 26, 2025 at \$660,000, "with the form's Revised Cost field blank," and I asked the Commission to inquire what valuation verification occurred at issuance. That was wrong, and the error was mine. The Revised Cost field on the issued permit is not blank. It reads \$2,778,870, entered by the plan checker on December 11, 2024, and the same figure appears in the permit's Characteristics record and in the Department's permit tracking history. The blank field I described is on an earlier copy of the same application form held in the Planning Department's file, last modified November 15, 2023, two years before the permit issued. I read the earlier copy and wrote about the issued permit. In doing so I asked the Commission to look into a verification the Department's own record shows it performed: the figure the plan checker entered is more than four times the applicant's estimate, and a Department engineer reviewed it later that month against the Department's own 2022 Cost Schedule and left it in place. I withdraw the last two sentences of item 9, and the part of my third request that asks the Commission to inquire into valuation verification. With those two sentences removed, item 9 reports what the record shows about the estimated cost figure and about the Department's valuation standard, and asks the Commission for nothing. The remainder of the letter stands as written.

Respectfully,

Jeremy Beal 246 Valley Street, San Francisco, CA 94131 [REDACTED]  
[REDACTED]

August 20, 2026

President Alysabeth Alexander-Tut and Commissioners  
Building Inspection Commission  
49 South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103

**Re: 246 and 248 Valley Street. In support of the follow up the President requested on August 19.**

Dear President Alexander-Tut and Commissioners,

My wife Kimberly and I spoke during public comment on August 19. We rent 246 Valley Street, with our daughter, five, and our son, two. Thank you for hearing us, and thank you, President Alexander-Tut, for your kindness to my wife.

**A correction first.** I said at the podium that no special inspections have been performed. That was imprecise. A special inspection report dated March 20, 2026 exists, and I have a copy because the Department produced it to me. What is accurate: the Department told me in writing on August 7, 2026 that it had not received any special inspection reports for this permit, and its own special inspection record showed none completed as of July 27, 2026. I will always correct my own record, unprompted.

**Our situation.** Before this project, the building next door stood about ten feet from ours. The new building constructed in its place is in physical contact with our home. On March 23, 2026, after a crack opened and grew at the front corner of our foundation during the excavation next door, I wrote to the assigned inspector: "I am formally requesting a structural inspection of 246 Valley St and I'd like your response to that request documented." That request was never answered and no such inspection has occurred. On June 23, 2026, the then-assigned inspector walked through our home and saw the two buildings in contact. The current senior inspector has since been inside twice. Both saw doors in our home that stick. Yet no order, notice, or correction followed, no record of what either saw inside our home appears in anything produced to us, and to this day nothing at the point where the two buildings meet has ever been measured.

**We ask for two things.**

**First, that the Commission ask the Director to answer, in writing, the question we put to him on August 6.** On November 6, 2023, DBI Technical Services stated in writing that a Form 6 demolition permit is used only when demolishing an entire building; if a portion remains, the work belongs on an alteration permit. This project was permitted on a Form 3. On August 6 we asked Director Kane whether the Department contends any portion of the pre-existing house still stands, and if not, what permit form this work requires. We asked for a response by August 14. We have not received one.

**Second, that the Commission ask the Director to obtain a joint, written determination with the Planning Department of which department enforces what at this project,** and to convene the joint site visit that Deputy Director Greene suggested to me directly, with both departments present and the condition at the interface measured while they are there.

We ask because the answer to every question has depended on which department we asked. On July 3, 2026, Zoning Administrator Corey Teague wrote to me that "DBI is the lead agency and the project must comply with their requirements as determined through their enforcement process." Our understanding of DBI's position is the reverse. In the gap between them:

Mr. Teague wrote on July 3 that the project "was closer to a full demolition than being close to the Planning Code Section 317 threshold for de facto demolition," and that per photographs we provided, "it appears that portion of wall was actually demolished as part of the construction."

DBI's own Board of Appeals brief of May 20, 2026 called the permit's project description "less than complete" and stated that DBI "has instructed all plan review staff to verify the Project Description/Scope of Work stated on all plans and permit applications clearly captures the major scope of the proposed project." The Department changed its procedure citywide because of this project. What follows for this project has never been resolved.

Mr. Teague confirmed in writing that the community liaison requirement, due before permit issuance, "was not met in a timely manner." The City confirmed on July 28, 2026 that the Residential Child Care Impact Fee, also due before issuance, had never been entered. It was entered July 29, the day after we asked.

The permit's inspection history shows start of work on December 30, 2025 and no further entry until March 20, 2026. The demolition beside our home and the excavation beside our foundation both occurred between those two dates.

Every request we have made of the Department concerns its code enforcement function: which permit form its own rule requires, whether required inspections occurred, and whether a physical condition between two buildings should be measured. The questions that are civil in nature we are pursuing elsewhere, at our own expense, and we have asked this Department for none of them.

We are also acting on the Director's August 19 comments. He suggested we retain a private engineer; we are doing so at our own expense and will provide the findings to the Department. He also said the Department has not heard from the owner of our building. One clarification: Department inspectors have communicated with our landlord repeatedly throughout this project, by phone and by text. On June 24, 2026, the then-assigned inspector wrote to me, "I spoke with David and he and Anton have come to an agreement to the wall." What does not exist is anything from our landlord in writing, and we are asking him to put his position in the record.

We are not asking you to stop anyone's project or to penalize anyone. We are asking that one written question be answered, and that the City decide who is responsible.

Thank you for your time and your service.

Respectfully,

Jeremy and Kimberly Beal  
246 Valley Street, San Francisco, CA 94131

[REDACTED]  
[REDACTED]

## DBI covered up the construction and sale of eight unpermitted units at 2177 3<sup>rd</sup> Street.

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- DBI and Planning approved a building permit for 109 condo units (slide 2).
  - The permit was finalized on November 14, 2025, 2.4 years after it expired.
  - The permit was finalized the same day three other expired permits were finalized on an administrative permit (slide 3).
- Why did DBI and Planning approve building plans for 114 condo units, when the permit was issued for 109 units (slide 5)?
  - Why did DPW approve a condo plat map for 117 units (slide 7)?
- The Assessor/Recorder records show 117 residential and commercial condo units were sold and recorded (slide 6)
- DBI covered up the unpermitted units when it approved an administrative permit to correct the number of housing units from 109 to 114 (slide 7).
- DBI should not have extended the July 15, 2020, Temporary Occupancy Certificate 19 times over a period of 5 years.
  - The building code limits TCOs to 12 months (slide 8).
- The clean up of DBI remains a work in progress. Will the proposed merger with the Planning Dept. delay the clean up?



The CFC and the Inspection History report for the \$43.1 million building permit show the permit was finalized **2.4 years** after the permit **expired on June 8, 2023**.

City and County of San Francisco  
Department of Building Inspection

**CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY**

LOCATION: 2171 3RD ST (number) (street) 4045/003 (block and lot)

Permit Application No: 201306210213 Type of Construction: 1B Stories: 7 Dwelling Units: 109

Basements: 1 Occupancy Classification: R-2, M, S-2 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: TO ERRECT 7 STORIES, 1 BASEMENT, TYPE 1B 109 UNITS RESIDENTIAL, RETAIL & PARKING BUILDING,

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

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

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in.

This certificate issued on: **NOVEMBER 14, 2025**

Patrick O'Riordan, C.B.O. Director  
Copies: White (original to applicant), Blue (to property owner), Yellow (to Building Inspector), Pink (to Housing Inspector)

Application Number 201306210213 Block/Lot 4045 / 003 Address 2171 03RD ST

Description TO ERRECT 7 STORIES, 1 BASEMENT, TYPE 1B, 109 UNITS RESIDENTIAL, RETAIL, PARKING BUILDING.

Owner Name [Redacted] Farm # 1 Job Cost \$43,100,000.00 ISSUED 06/08/2017

Owner Phone (415) 551-7884 # of Plans 2 # of Units 109 # of Stories 7 Occupancy R-2, M, S-2 Bldg Use 24 Expiration Date 06/08/2023 Penalty 0

| Inspector Name    | Activity Date | Status Code | Status Description  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|---------------|-------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tienda, Braulio   | 06/23/2025    | 142         | PRE-FINAL           | Permit 201602250567 is missing green halo. Permit 201801128512, 201804055592 201805027964 are expired. Ok to final at office pending renewal and Green halo                                                                                                                                                                                                                                                                                                                                                              |
| Tienda, Braulio   | 06/23/2025    | 142         | PRE-FINAL           | Permit 201602250567 is missing green halo. Permit 201801128512, 201804055592 201805027964 are expired. Ok to final at office pending renewal and Green halo                                                                                                                                                                                                                                                                                                                                                              |
| Tienda, Braulio   | 06/23/2025    | 142         | PRE-FINAL           | Permit 201602250567 is missing green halo. Permit 201801128512, 201804055592 201805027964 are expired. Ok to final at office pending renewal and Green halo                                                                                                                                                                                                                                                                                                                                                              |
| Greene, Matthew   | 02/28/2023    | 145         | TC O ISSUED         | 90-day TCO extension issued (retroactive to August 30, 2023)                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Greene, Matthew   | 10/24/2022    | 145         | TC O ISSUED         | PARTIAL TCO ISSUED JULY 15TH 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Gonzalez, Kenneth | 08/03/2020    | 145         | TC O ISSUED         | Attempt to issue TCO addenda #8 has not been issued and must be issued BEFORE issuance of TCO                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Gonzalez, Kenneth | 07/17/2020    | 111         | SITE VERIFICATION   | Life/safety, FSD, egress, egress lighting and accessibility OK some minor corrections needed OK for payment processing for TCO.                                                                                                                                                                                                                                                                                                                                                                                          |
| Gonzalez, Kenneth | 06/29/2020    | 111         | SITE VERIFICATION   | B-level 1) Bike ramp being used as exit path provide detail for ramp that is not accessible. 2) Provide clearly marked accessible path of travel to area of Refuge. 3) Projections at corridor 5-24, Level 1 corridor 127 provide accessible route with signage for accessible path of travel. All levels 1) Cane guards are required for all projections @ stairs and paths of travel. 2) glass guard rails not stable at bridge as level. Roof level. Provide continuity and safe path of travel to west side of roof. |
| Gonzalez, Kenneth | 05/26/2020    | 114         | CORRECTION REQUIRED | Wanted eld/ fire inspector                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Birmingham, Sean  | 04/16/2020    | 148         | OTHER               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

The expired permit for 109 units was finaled on 11/14/2025, the same day an admin permit finaled three other building permits.

**SAN FRANCISCO**  
DEPARTMENT OF  
BUILDING INSPECTION

**Welcome to our Permit / Complaint Tracking System!**

**Permit Details Report**  
Report Date: 8/18/2026 11:59:16 AM

Application Number: 202507030189  
Form Number: 8  
Address(es):  
Description: To obtain final inspection for work approved under PA # 201801128512, 201805027964, 201804055592. All work is complete.  
Cost: \$1.00  
Occupancy Code: R-2,M,S-2  
Building Use: 24 - APARTMENTS

**Disposition / Stage:**

| Action Date | Stage    | Comments                          |
|-------------|----------|-----------------------------------|
| 7/3/2025    | TRIAGE   |                                   |
| 7/3/2025    | FILING   |                                   |
| 7/3/2025    | FILED    |                                   |
| 7/3/2025    | APPROVED |                                   |
| 7/3/2025    | ISSUED   |                                   |
| 11/14/2025  | COMPLETE | 6311096 Final Inspection/Approved |

**SAN FRANCISCO**  
DEPARTMENT OF  
BUILDING INSPECTION

**Welcome to our Permit / Complaint Tracking System!**

**Permit Details Report**  
Report Date: 8/18/2026 11:53:59 AM

Application Number: 201306210213  
Form Number:  
Address(es): 4045/00370 2171 03RD ST  
Description: TO ERECT 7 STORIES, 1 BASEMENT, TYPE IB, 109 UNITS RESIDENTIAL, RETAIL, PARKING BUILDING.  
Cost: \$43,100,000.00  
Occupancy Code: R-2,M,S-2  
Building Use: 24 - APARTMENTS

**Disposition / Stage:**

| Action Date | Stage    | Comments           |
|-------------|----------|--------------------|
| 6/21/2013   | TRIAGE   |                    |
| 6/21/2013   | FILING   |                    |
| 6/21/2013   | FILED    |                    |
| 6/8/2017    | ISSUED   |                    |
| 11/14/2025  | COMPLETE | 6311084 CFC ISSUED |

**Contact Details:**  
**Contractor Details:**  
License Number: OWN  
Name: OWNER OWNER  
Company Name: OWNER BUILDER  
Address: OWNER \* OWNER CA 00000-0000  
Phone:

The **expired** shear wall and foundation permit **was not renewed** it was **finaled** on an **administrative permit**.

City & County of San Francisco  
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226  
**Building Inspection History** Printed On: 06/23/2026 01:32:13 PM

Application Number **201801128512** Block/Lot **4045 / 003** Address **2171 03RD ST**  
Description **REVISE CONCRETE SHEARWALLS AND FOUNDATION DESIGN PER APPROVED PA #2013-06210213 S1 & S2, NO CHANGE IN ARCHITECTURAL.**

Owner Name \_\_\_\_\_ Form # **3** Job Cost **\$1,000.00** Disposition **EXPIRED** Disposition Date **11/14/2025**

Owner Phone \_\_\_\_\_ # of Plans **2** # of Units \_\_\_\_\_ # of Stories \_\_\_\_\_ Occupancy \_\_\_\_\_ Bldg Use **79** Expiration Date **08/27/2018** Penalty **0**

| Inspector Name    | Activity Date | Status Code | Status Description |
|-------------------|---------------|-------------|--------------------|
| Tienda, Braulo    | 11/14/2025    | 105         | EXPIRE             |
| Gonzalez, Kenneth | 11/21/2018    | 122         | REINFORCING STEEL  |
| Gonzalez, Kenneth | 11/20/2018    | 122         | REINFORCING STEEL  |
| Gonzalez, Kenneth | 11/19/2018    | 122         | REINFORCING STEEL  |
| Gonzalez, Kenneth | 11/18/2018    | 102         | NO ENTRY/NO        |

Home

**Welcome to our Permit / Complaint Tracking System!**

**Permit Details Report**  
Report Date: 8/18/2026 11:48:24 AM

Application Number: 202507030189  
Form Number: 8  
Address(es): 201801128512, 201805027964, 201804055592, All work is complete.  
Description: **To obtain final inspection for work approved under PA #**  
Cost: **\$1.00**  
Occupancy Code: **24 - APARTMENTS**  
Building Use: **24 - APARTMENTS**

**Disposition / Stage:**

| Action Date | Stage    | Comments                          |
|-------------|----------|-----------------------------------|
| 7/3/2025    | TRIAGE   |                                   |
| 7/3/2025    | FILED    |                                   |
| 7/3/2025    | APPROVED |                                   |
| 7/3/2025    | ISSUED   |                                   |
| 11/14/2025  | COMPLETE | 6311096 Final Inspection/Approved |

**Contact Details:**  
Contractor Details:  
License Number: 894951  
Name: NATHAN C. RUNDEL ROSSER BROPHY EDWARDS JR  
Company Name: BUILD GROUP INC  
Address: 160 SOUTH VAN NESS AVENUE \* SAN FRANCISCO CA  
Phone: 94103-0000 4153679399

**Addenda Details:**  
Description:

| Station | Rev# | Arrive | Start  | In Hold | Out Hold | Finish | Checked By | Review Result  | Hold Description |
|---------|------|--------|--------|---------|----------|--------|------------|----------------|------------------|
| HIS     |      | 7/3/25 | 7/3/25 |         |          | 7/3/25 | LOPEZ      | Approved       |                  |
| INTAKE  |      | 7/3/25 | 7/3/25 |         |          | 7/3/25 | LACORA     | Administrative |                  |
| RID     |      | 7/3/25 | 7/3/25 |         |          | 7/3/25 | CRUI       | Approved       |                  |
| CRP     |      | 7/3/25 | 7/3/25 |         |          | 7/3/25 | BENARD     | Administrative |                  |

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

**Appointments:**

| Appointment Date | Appointment AM/PM | Appointment Code | Appointment Type | Description          | Time Slots |
|------------------|-------------------|------------------|------------------|----------------------|------------|
| 11/14/2025       | PM                | IWS              | Web Scheduled    | FINAL INSPECT/APPRVD | 1          |

**Inspections:**

| Activity Date | Inspector      | Inspection Description | Inspection Status    |
|---------------|----------------|------------------------|----------------------|
| 11/14/2025    | Braulio Tienda | FINAL INSPECT/APPRVD   | FINAL INSPECT/APPRVD |

| Unit summary chart |            |               |            |
|--------------------|------------|---------------|------------|
| Market rate        |            |               |            |
| # of beds          | Number     | Area          | Average    |
| 0                  | 10         | 4,822         | 482        |
| 1                  | 48         | 32,490        | 677        |
| 2                  | 48         | 53,576        | 1116       |
| <b>Total</b>       | <b>106</b> | <b>90,888</b> | <b>857</b> |
| BMR                |            |               |            |
| 0                  | 1          | 499           | 499        |
| 1                  | 4          | 2,664         | 666        |
| 2                  | 3          | 3,021         | 1007       |
| <b>Total</b>       | <b>8</b>   | <b>6,184</b>  | <b>773</b> |
| <b>Total</b>       | <b>114</b> | <b>97,072</b> | <b>852</b> |

The architectural plans DBI and Planning approved in 2019 with the 109-unit, \$43.1 million site permit has **114 housing units**.

- The unit summary is from DBI plans dated May 8, 2019, with a document id# 605462.
- The plans were stamped by Peter Tan, Justin Chen, Richard Sucre and David Pang.
- **The five additional housing units that were constructed were unpermitted.**

117 condominium deeds have been recorded at 2177 3<sup>rd</sup> Street,  
**39** were recorded in the first 12 months the TCO was in place.

| Condo<br>plan<br># | APN # | Floor #   | Assessor<br>/Recorder<br>Doc. # | Date<br>recorded | year<br>recorded | count     |
|--------------------|-------|-----------|---------------------------------|------------------|------------------|-----------|
| 108                | 158   | 1st floor | 2020014882                      | 2020-09-09       | 2020             | 1         |
| 304                | 177   | 3rd floor | 2020014538                      | 2020-09-09       | 2020             | 1         |
| 312                | 184   | 3rd floor | 2020015412                      | 2020-09-10       | 2020             | 1         |
| 308                | 181   | 3rd floor | 2020016631                      | 2020-09-14       | 2020             | 1         |
| 501                | 212   | 5th floor | 2020016786                      | 2020-09-15       | 2020             | 1         |
| 323                | 190   | 3rd floor | 2020017302                      | 2020-09-16       | 2020             | 1         |
| 502                | 213   | 5th floor | 2020023440                      | 2020-09-16       | 2020             | 1         |
| 607                | 237   | 6th floor | 2020017997                      | 2020-09-17       | 2020             | 1         |
| 204                | 163   | 2nd floor | 2020018910                      | 2020-09-18       | 2020             | 1         |
| 315                | 187   | 3rd floor | 2020018857                      | 2020-09-18       | 2020             | 1         |
| 408                | 200   | 4th floor | 2020018903                      | 2020-09-18       | 2020             | 1         |
| 603                | 233   | 6th floor | 2020018870                      | 2020-09-18       | 2020             | 1         |
| 213                | 166   | 2nd floor | 2020020267                      | 2020-09-22       | 2020             | 1         |
| 303                | 176   | 3rd floor | 2020025093                      | 2020-10-02       | 2020             | 1         |
| 414                | 205   | 4th floor | 2020028336                      | 2020-10-09       | 2020             | 1         |
| 309                | 182   | 3rd floor | 2020031221                      | 2020-10-16       | 2020             | 1         |
| 401                | 193   | 4th floor | 2020035000                      | 2020-10-23       | 2020             | 1         |
| 403                | 195   | 4th floor | 2020036603                      | 2020-10-27       | 2020             | 1         |
| 413                | 204   | 4th floor | 2020036230                      | 2020-10-27       | 2020             | 1         |
| 625                | 249   | 6th floor | 2020041162                      | 2020-10-30       | 2020             | 1         |
| 313                | 185   | 3rd floor | 2020051434                      | 2020-11-17       | 2020             | 1         |
| 402                | 194   | 4th floor | 2020072277                      | 2020-12-21       | 2020             | 1         |
| 214                | 167   | 2nd floor | 2021003219                      | 2021-01-08       | 2021             | 1         |
| 324                | 191   | 3rd floor | 2021002575                      | 2021-01-08       | 2021             | 1         |
| 302                | 175   | 3rd floor | 2021007118                      | 2021-01-19       | 2021             | 1         |
| 405                | 197   | 4th floor | 2021007496                      | 2021-01-20       | 2021             | 1         |
| 601                | 231   | 6th floor | 2021019737                      | 2021-02-04       | 2021             | 1         |
| 404                | 196   | 4th floor | 2021020311                      | 2021-02-05       | 2021             | 1         |
| 314                | 186   | 3rd floor | 2021048552                      | 2021-03-18       | 2021             | 1         |
| 609                | 239   | 6th floor | 2021052778                      | 2021-03-26       | 2021             | 1         |
| 415                | 206   | 4th floor | 2021055558                      | 2021-03-31       | 2021             | 1         |
| 206                | 164   | 2nd floor | 2021063660                      | 2021-04-16       | 2021             | 1         |
| 707                | 256   | 7th floor | 2021064550                      | 2021-04-19       | 2021             | 1         |
| 306                | 179   | 3rd floor | 2021077271                      | 2021-05-07       | 2021             | 1         |
| 411                | 202   | 4th floor | 2021082769                      | 2021-05-20       | 2021             | 1         |
| 514                | 224   | 5th floor | 2021093697                      | 2021-06-10       | 2021             | 1         |
| 406                | 198   | 4th floor | 2021094088                      | 2021-06-21       | 2021             | 1         |
| 606                | 236   | 6th floor | 2021101728                      | 2021-06-24       | 2021             | 1         |
| 307                | 180   | 3rd floor | 2021111023                      | 2021-07-16       | 2021             | 1         |
| <b>Total</b>       |       |           |                                 |                  |                  | <b>39</b> |

### Assessor/Recorder recorded condo deeds by year

| Year recorded      | Units recorded |
|--------------------|----------------|
| 2020               | 22             |
| 2021               | 26             |
| 2022               | 17             |
| 2023               | 20             |
| 2024               | 10             |
| 2025               | 18             |
| 2026               | 3              |
| no date            | 1              |
| <b>Total units</b> | <b>117</b>     |



DPW approved condo plans for **114 residential and 3 commercial condominiums** (C1-C3) on May 18, 2020, after the site permit for 109 units was approved

2177 3RD STREET

| #  | UNIT | APN      | %     |
|----|------|----------|-------|
| 1  | C-1  | 4045-148 | 1.223 |
| 2  | C-2  | 4045-148 | 0.941 |
| 3  | C-3  | 4045-150 | 2.383 |
| 4  | 102  | 4045-155 | 0.964 |
| 5  | 104  | 4045-158 | 0.785 |
| 6  | 106  | 4045-157 | 1.201 |
| 7  | 108  | 4045-150 | 0.423 |
| 8  | 121  | 4045-186 | 1.289 |
| 9  | 122  | 4045-180 | 1.150 |
| 10 | 125  | 4045-181 | 1.295 |
| 11 | 202  | 4045-163 | 1.137 |
| 12 | 204  | 4045-163 | 0.645 |
| 13 | 208  | 4045-164 | 0.904 |
| 14 | 208  | 4045-165 | 0.656 |
| 15 | 213  | 4045-165 | 0.495 |
| 16 | 214  | 4045-167 | 0.952 |
| 17 | 215  | 4045-168 | 1.094 |
| 18 | 221  | 4045-169 | 1.340 |
| 19 | 222  | 4045-170 | 0.617 |
| 20 | 223  | 4045-171 | 0.619 |
| 21 | 224  | 4045-172 | 0.607 |
| 22 | 225  | 4045-173 | 1.542 |
| 23 | 301  | 4045-174 | 1.003 |
| 24 | 302  | 4045-175 | 0.929 |
| 25 | 303  | 4045-170 | 0.680 |
| 26 | 304  | 4045-177 | 0.651 |
| 27 | 305  | 4045-178 | 0.680 |
| 28 | 306  | 4045-179 | 0.902 |
| 29 | 307  | 4045-180 | 0.488 |
| 30 | 308  | 4045-181 | 0.656 |
| 31 | 309  | 4045-182 | 0.675 |
| 32 | 311  | 4045-183 | 0.712 |
| 33 | 312  | 4045-184 | 1.054 |
| 34 | 313  | 4045-185 | 0.479 |
| 35 | 314  | 4045-186 | 0.952 |
| 36 | 315  | 4045-187 | 1.094 |
| 37 | 321  | 4045-188 | 1.340 |
| 38 | 322  | 4045-189 | 0.617 |
| 39 | 323  | 4045-190 | 0.619 |
| 40 | 324  | 4045-191 | 0.607 |
| 41 | 325  | 4045-192 | 1.542 |

UNIT TABLE  
APN = ASSESSOR'S PARCEL NUMBER  
ASSESSOR'S BLOCK 4045

MAY 12, 2020

SHEET 24

% REPRESENTS THE  
PERCENTAGE OF UNDIVIDED  
INTEREST IN THE OWNERSHIP  
OF THE COMMON AREA

2177 3RD STREET

| #     | UNIT | APN      | %       |
|-------|------|----------|---------|
| 42    | 401  | 4045-193 | 1.009   |
| 43    | 402  | 4045-194 | 0.929   |
| 44    | 403  | 4045-195 | 0.680   |
| 45    | 404  | 4045-199 | 0.651   |
| 46    | 405  | 4045-197 | 0.677   |
| 47    | 406  | 4045-198 | 0.502   |
| 48    | 407  | 4045-199 | 0.492   |
| 49    | 408  | 4045-200 | 0.656   |
| 50    | 409  | 4045-201 | 0.675   |
| 51    | 411  | 4045-202 | 0.712   |
| 52    | 412  | 4045-203 | 1.054   |
| 53    | 413  | 4045-204 | 0.479   |
| 54    | 414  | 4045-205 | 0.952   |
| 55    | 415  | 4045-208 | 1.094   |
| 56    | 421  | 4045-207 | 1.340   |
| 57    | 422  | 4045-208 | 0.617   |
| 58    | 423  | 4045-209 | 0.619   |
| 59    | 424  | 4045-210 | 0.607   |
| 60    | 425  | 4045-211 | 1.342   |
| 61    | 601  | 4045-212 | 1.003   |
| 62    | 602  | 4045-213 | 0.929   |
| 63    | 603  | 4045-214 | 0.680   |
| 64    | 604  | 4045-215 | 0.651   |
| 65    | 605  | 4045-216 | 0.677   |
| 66    | 606  | 4045-217 | 0.502   |
| 67    | 607  | 4045-218 | 0.492   |
| 68    | 608  | 4045-219 | 0.656   |
| 69    | 609  | 4045-220 | 0.675   |
| 70    | 611  | 4045-221 | 0.712   |
| 71    | 612  | 4045-222 | 1.054   |
| 72    | 613  | 4045-223 | 0.479   |
| 73    | 614  | 4045-224 | 0.952   |
| 74    | 615  | 4045-225 | 1.094   |
| 75    | 621  | 4045-228 | 1.340   |
| 76    | 622  | 4045-227 | 0.617   |
| 77    | 623  | 4045-228 | 0.619   |
| 78    | 624  | 4045-229 | 0.607   |
| 79    | 625  | 4045-230 | 1.342   |
| Total |      |          | 100.000 |

% REPRESENTS THE PERCENTAGE OF  
UNDIVIDED INTEREST IN THE OWNERSHIP  
OF THE COMMON AREA

MAY 12, 2020

SHEET 25

% REPRESENTS THE  
PERCENTAGE OF UNDIVIDED  
INTEREST IN THE OWNERSHIP  
OF THE COMMON AREA

OWNER: 2177 THIRD STREET PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: 2177 THIRD STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: 2177 THIRD STREET MM, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: ALIGN 2177 THIRD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: ALIGN REAL ESTATE, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGER

BY: David Balducci  
NAME: DAVID BALDUCCI  
TITLE: MANAGER

#### OWNER'S ACKNOWLEDGEMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Francisco

ON May 18, 2020 BEFORE ME, Europa Banis Baldevig,  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
David Balducci

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they, EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Europa Banis Baldevig

NAME: Europa Banis Baldevig

COMM. #: 2204008

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.



8/18/26

J. Dratler

MAY 12, 2020

SHEET 2

7

DBI should not have issued an April 2026 administrative permit to “correct the number of units” from 109 to 114 units.

City and County of  
**San Francisco**

Home

 **Welcome to our Permit / Complaint Tracking System!**

**Permit Details Report**  
Report Date: 8/18/2026 6:42:24 PM

Application Number: 202601294785  
Form Number: 8  
Address(es): 4045 / 003 / 0 2171 03RD ST  
Description: Correct the record of number of units for issued PA#2013-0621-0213 S from 109 to 114 units per City Planning Commission Motion Number 19568.  
Cost: \$1.00  
Occupancy Code: R-2,M,S-2  
Building Use: 24 - APARTMENTS

**Disposition / Stage:**

| Action Date | Stage    | Comments           |
|-------------|----------|--------------------|
| 1/29/2026   | TRIAGE   |                    |
| 1/29/2026   | FILING   |                    |
| 1/29/2026   | FILED    |                    |
| 4/9/2026    | APPROVED |                    |
| 1/5/2026    | ISSUED   |                    |
| 5/29/2026   | COMPLETE | 6372628 CFC ISSUED |

- Why did the DBI inspectors correct the number of units on a building permit that expired on June 8, 2023, and was null and void?
- The Planning Department never approved a building permit for 114 units of housing.
- The Planning Dept. motion referenced in the administrative permit was unrelated to the approval of five additional housing units.

The July 15, 2020, Temporary Occupancy Certificate was **extended 19 times**. **Eight TCO extensions** were approved **after the building permit expired**. **Five TCO extensions expired without a new extension or CFC** (highlighted in yellow). The last TCO extension expired on September 18, 2025.

### Extensions before permit expiration

| Pg. #                         | TCO letter date | negative # = days without an Occ. Cert. | Signed by Chief Building Inspector             | TCO expiration date per letter | TCO term in # of days | TCO applicant                  |
|-------------------------------|-----------------|-----------------------------------------|------------------------------------------------|--------------------------------|-----------------------|--------------------------------|
| 0.0                           | 7/15/20         |                                         | Joseph Duffy Acting Chief Building Inspector   | 10/13/20                       | 90                    | Bulld Group Inc.               |
| 1                             | 9/9/20          |                                         | Joseph Duffy Acting Chief Building Inspector   | 12/8/20                        | 56                    | Bulld Group Inc.               |
| 2                             | 12/4/20         |                                         | Joseph Duffy Acting Chief Building Inspector   | 3/8/21                         | 90                    | Bulld Group Inc.               |
| 3                             | 3/5/21          |                                         | Joseph Duffy Acting Chief Building Inspector   | 6/6/21                         | 90                    | Bulld Group Inc.               |
| <b>First 12 months # days</b> |                 |                                         |                                                | <b>326</b>                     |                       |                                |
| 4                             | 6/3/21          |                                         | Joseph Duffy Acting Chief Building Inspector   | 9/4/21                         | 90                    | Bulld Group Inc.               |
| 5                             | 8/19/21         |                                         | Joseph Duffy Acting Chief Building Inspector   | 12/3/21                        | 90                    | Bulld Group Inc.               |
| 6                             | 11/30/21        |                                         | Kevin McHugh Acting Chief Building Inspector   | 3/3/22                         | 90                    | Bulld Group Inc.               |
| 7                             | 3/18/22         | -15                                     | Matthew Greene Acting Chief Building Inspector | 6/1/22                         | 90                    | Bulld Group Inc.               |
| 8                             | 5/24/22         |                                         | Matthew Greene Acting Chief Building Inspector | 8/30/22                        | 90                    | Julian Marsh Align Real Estate |
| 9                             | 10/24/22        | -55                                     | Matthew Greene Acting Chief Building Inspector | 11/28/22                       | 90                    | Julian Marsh Align Real Estate |
| 10                            | 12/2/22         | -4                                      | Matthew Greene Acting Chief Building Inspector | 2/26/23                        | 90                    | Julian Marsh Align Real Estate |
| 11                            | 2/27/23         | -1                                      | Matthew Greene Acting Chief Building Inspector | 5/27/23                        | 90                    | Julian Marsh Align Real Estate |

### Extensions after permit expiration

| Pg. # | TCO letter date | negative # = days without an Occ. Cert. | Signed by Chief Building Inspector           | TCO expiration date per letter | TCO term in # of days | TCO applicant                     |
|-------|-----------------|-----------------------------------------|----------------------------------------------|--------------------------------|-----------------------|-----------------------------------|
| 12    | 7/24/23         | -58                                     | Kevin McHugh Acting Chief Building Inspector | 8/25/23                        | 32                    | Julian Marsh Align Real Estate    |
| 13    | 8/24/23         |                                         | Kevin McHugh Acting Chief Building Inspector | 11/23/23                       | 91                    | Julian Marsh Align Real Estate    |
| 14    | 11/22/23        |                                         | for KB                                       | 2/21/24                        | 91                    | Julian Marsh Align Real Estate    |
| 15    | 2/20/24         |                                         | Kevin McHugh Acting Chief Building Inspector | 6/26/24                        | 127                   | Julian Marsh Align Real Estate    |
| 16    | 6/25/24         |                                         | Kevin McHugh Acting Chief Building Inspector | 12/22/24                       | 180                   | Julian Marsh Align Real Estate    |
| 17    | 12/20/24        |                                         | Kevin McHugh Acting Chief Building Inspector | 3/22/25                        | 92                    | Julian Marsh Align Real Estate    |
| 18    | 3/21/25         |                                         | Kevin McHugh Acting Chief Building Inspector | 6/20/25                        | 91                    | Julian Marsh Align Real Estate    |
| 19    | 6/17/25         |                                         | Kevin McHugh Acting Chief Building Inspector | 9/18/25                        | 93                    | Europa Baldevia Align Real Estate |