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APPLICATION 202510147340 – 6100 GEARY BLVD (CITIBANK)
APPEALS COVER LETTER

Date: April 3, 2026

To: Access Appeals Commission
San Francisco Department of Building Inspection
49 South Van Ness Ave, Suite 500
San Francisco, CA 94103

Project: Citibank
6100 Geary Blvd
San Francisco, CA 94121

Subject: Appeal to denial of Unreasonable Hardship Request

Dear Access Appeals Commission,

This is an appeal to the decision that the cost of providing equivalent accommodation of an accessible parking space and route from the rear parking lot to the area of remodel, (11B-208.1 Minimum Number for Parking Space), does not qualify as an unreasonable hardship.

The project application is a seismic retrofit and interior tenant improvement to an existing Citibank tenant space. There is no change of use or additional square footage.

The project valuation is **\$2,000,000.00**. Considering 20% as the valuation threshold then the project should be anticipated to contribute **\$400,000.00** for accessible elements.

The accessible elements currently included, without the accessible parking and route from parking, are as follows:

- **\$130,000.00** – Provision of accessible path from Geary Blvd public right-of-way into the area of remodel with repaving, ramping, and entry door reconfiguration at recessed exterior entry
- **\$95,000.00** – Provision of (3) accessible restrooms, inclusive of all new compliant plumbing fixtures and accessories
- **\$70,000.00** – Reconstructed interior stairway for provision of compliant rise/run, width, and handrails
- **\$66,000.00** – Provision of accessible ATM machine requiring dropped interior floor condition in ATM Room for new equipment
- **\$58,000.00** – Provision of new teller millwork with accessible transaction station
- **\$419,000.00 Total of provided accessible elements**

The anticipated cost to retrofit the rear parking lot for provision of an accessible parking space and new exterior wheelchair lift, along with provision of an accessible route between these elements and to the area of remodel is anticipated to be **\$1,358,496.00**.

Details and narrative of the above conditions are provided on the following pages. We hope the Commission will consider these conditions and rule in favor of the Unreasonable Hardship Request.

Rough Order of Magnitude | Options Summary

Landlord Roof Truss Repair



| | |
|---------------------------|----------------|
| Market | Outer Richmond |
| Address | - |
| Base Date | April 2, 2026 |
| Mid-Point of Construction | TBD |
| Size | N/A |


| | | ADA Lift | |
|---|--|-----------------------|---------------|
| | | | |
| Ada Lift | | \$35,000.00 | \$0.04 |
| Concrete pads to support steel | | \$40,000.00 | \$0.04 |
| Chop and Demo Existing Concrete Stair Case for ADA Lift | | \$4,800.00 | \$0.00 |
| F&I New accessible Stair Case | | \$7,200.00 | \$0.01 |
| Structural Steel and Awning Enclosure | | \$20,000.00 | \$0.02 |
| Patch repair existing walls. | | \$5,000.00 | \$0.01 |
| F&I New Panel and Electrical Hook up to New ADA lift | | \$20,000.00 | \$0.02 |
| Subtotal Constructon | | \$132,000.00 | \$0.13 |
| | | | |
| | | Regrade Parking Lot | |
| | | | |
| Regrade Parking Lot | | \$360,000.00 | \$0.36 |
| New Curb Cut on Public Sidewalk (incl. Removing Public Parking) | | \$10,000.00 | \$0.01 |
| New Ramp | | \$9,000.00 | \$0.01 |
| New Retaining Walls | | \$2,000.00 | \$0.00 |
| Planters | | \$5,000.00 | \$0.01 |
| Install Topping Asphalt | | \$240,000.00 | \$0.24 |
| F&I New Striping for Parking Spaces | | \$6,750.00 | \$0.01 |
| Subtotal Constructon | | \$632,750.00 | \$0.63 |
| Total Construction | | \$764,750.00 | \$0.76 |
| | | | |
| | | Soft Costs | |
| | | | |
| GC Fee and Insutrance | | \$322,973.63 | \$0.32 |
| Project Design Team Fees | | \$120,000.00 | \$0.12 |
| Contingency @ 10% | | \$120,772.36 | \$0.12 |
| Subtotal Soft Costs | | \$563,746.00 | \$0.56 |
| | | | |
| | | One Time Expense | |
| | | | |
| One Time Expense | | \$30,000.00 | \$0.03 |
| Total | | \$1,358,496.00 | \$1.36 |
| Grand Total | | \$1,358,496.00 | |



ACCESS APPEALS COMMISSION

Notice of Appeal

Appeal Form

1. Site Address: 6100 GEARY BLVD
2. Permit Application No.: 202510147340
3. Appellants Name: (print) SHAWN ANDERSON () Owner () Tenant () Agent
 The undersigned hereby appeals to the Access Appeals Commission a decision or action taken by the Department of Building Inspection in their enforcement of the California Code of Regulations, Title 24. *Note: An **Unreasonable Hardship Request** must be completed, reviewed, and signed by the plan reviewer or building inspector prior to submitting this appeal. Contact the Secretary to the Commission for additional details.*
4. Description of the specific accessible feature which will not be provided. Include the appropriate Code Section: (Provide attachments as necessary)
Equivalent accommodation of an accessible route from the rear parking lot to the
area of remodel.
Related to 11B-208.1 Minimum Number for parking space.
Existing parking = 6 spaces / 1 accessible parking space required
5. On a separate attached sheet state the following:
 - a. The nature or use of the property including a brief description of the entire building, including the occupancy classifications of all other tenants;
 - b. The specific code section which you are appealing;
 - c. The specific code sections on which you base your appeal;
 - d. The arguments supporting your appeal;
 - e. Why you believe there is an unreasonable hardship to provide the access feature under appeal;
 - f. What equivalent facilitation, if any, you propose to provide; and,
 - g. Any additional reasons why the Commission should grant your appeal.
6. Contact Name: SHAWN ANDERSON
7. Mailing Address: MSA ARCHITECTURE + DESIGN
360 22ND ST, FLR 8
OAKLAND, CA 94612
8. Phone No.: 415-852-4915 9. Email: SHAWNA@MSASF.COM
10. Signature:  11. Date: 03/11/2026

IMPORTANT: Review the information Guide (Notice of Appeals) for detailed requirements concerning the filing of this appeal. Submit the appeal package electronically at techq@sfgov.org; Access Appeals Commission; San Francisco Department of Building Inspection; 49 South Van Ness Avenue Suite 500; San Francisco, CA 94103

HARDSHIP APPEAL NARRATIVE

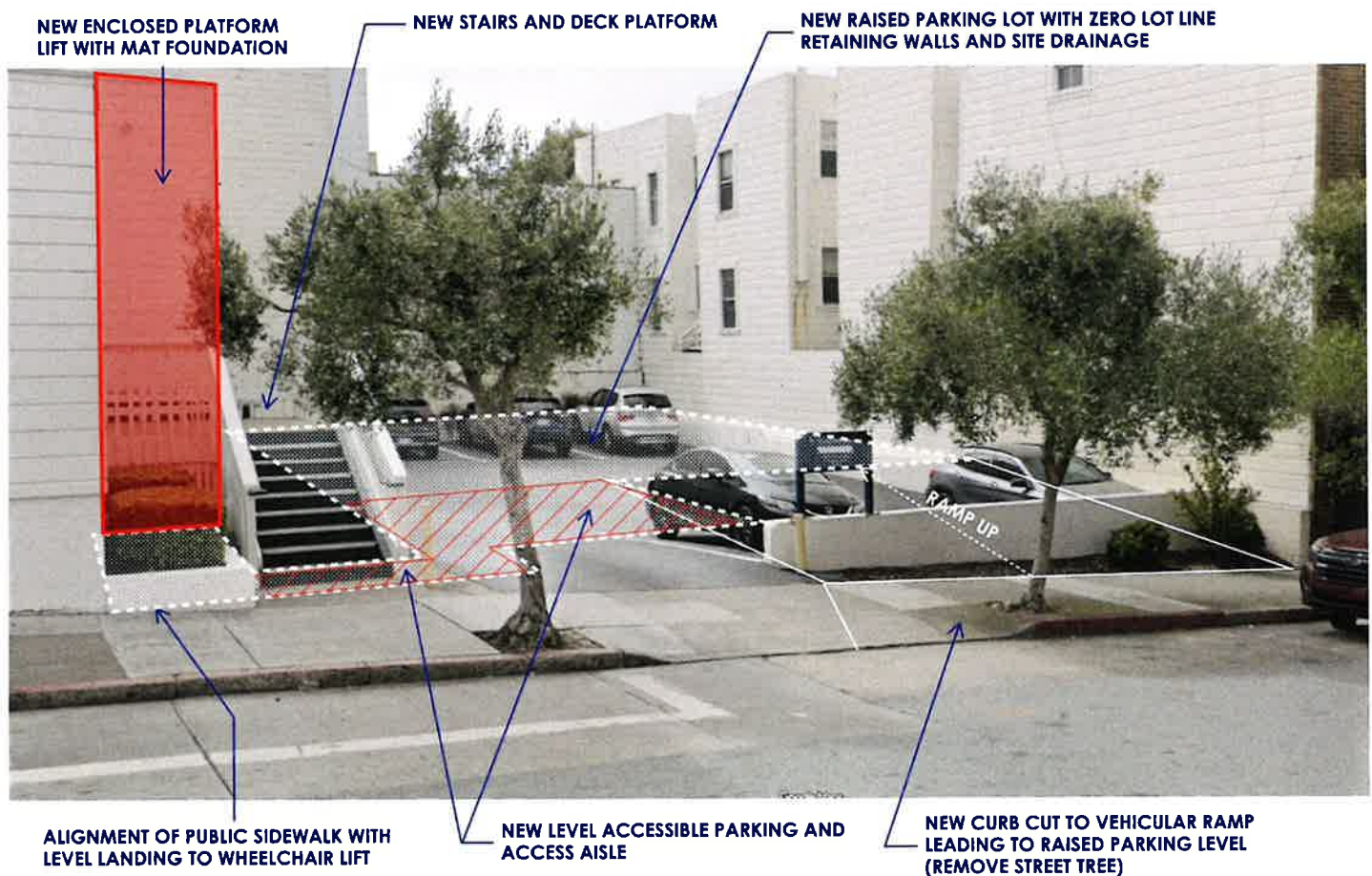
The Unreasonable Hardship Request was denied with the following commentary:

“Reported cost of accessible lift appears excessive. Installing a lift does not seem to be an unreasonable hardship.”

To this point we would like to clarify that the estimate of \$1,000,000.00 to create the accessible feature of an accessible parking space and travel route to the area of remodel (11B-208.1) requires significantly more scope than the purchase and installation of the lift equipment.

All the existing parking area behind the building is sloped downward to the north, following the gradient of 25th Avenue. An accessible parking space and access aisle of no more than 1:48 slope is not possible in these conditions. The scope estimate therefore includes all the work required to raise and level the existing rear lot, to a new height approximately +33” above existing at the northeast corner based on the Civil site survey.

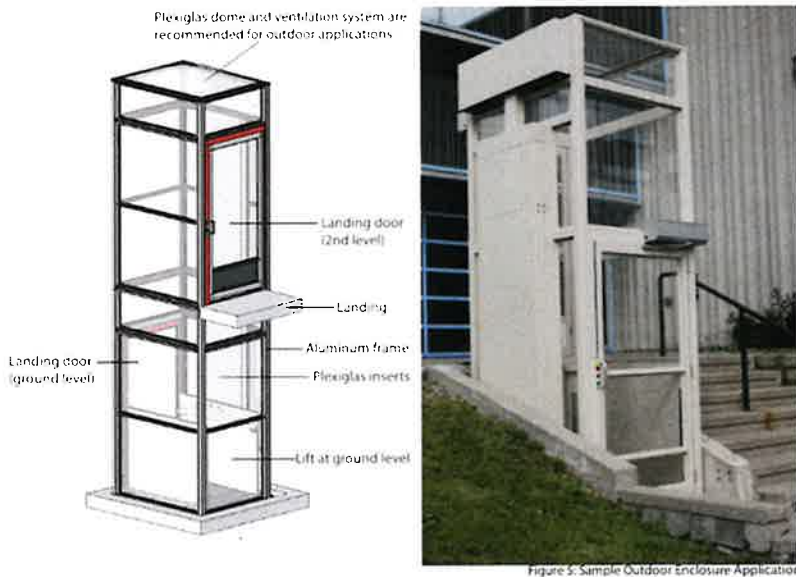
Please refer to image markup below and site scope of work plan.



Work items included in this scope are:

- Site excavation and construction of new zero lot line retaining walls against the adjacent buildings to the north and west
- New site drainage and fill for ~2,600 sqft of level paved parking
- New ramped parking lot vehicular drive lane with new curb cut onto 25th Ave
- Removal of adjacent street tree and public sidewalk restoration and repair
- Reconstructed wooden rear deck platform and stair to integrate with new lift
- New enclosed outdoor wheelchair on new structural foundation and connections to existing building

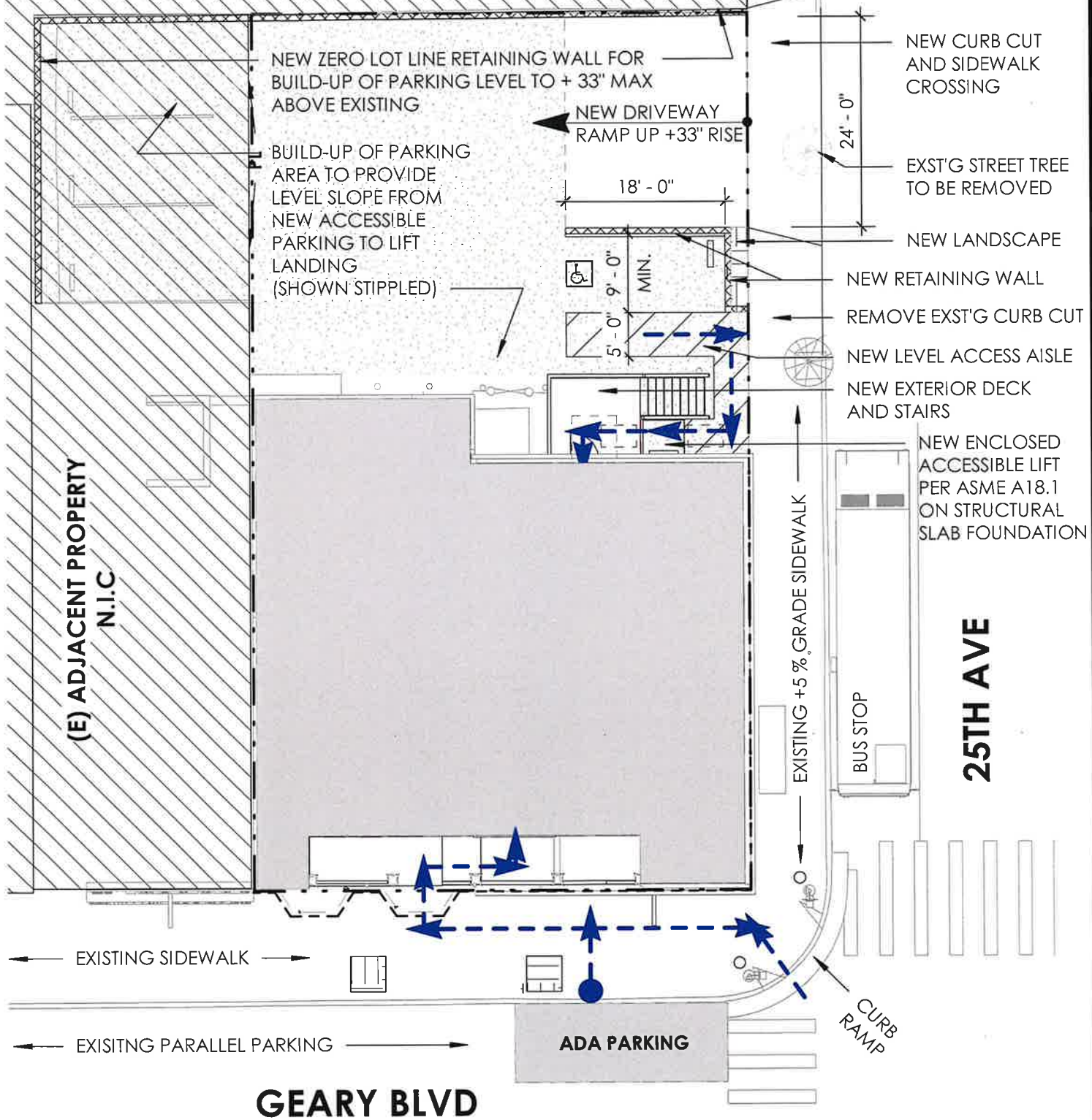
Please also consider that per ASME A18.1, commercial lifts of greater than 60” vertical travel must be an enclosed model type like the image below. The equipment purchase cost of this type of unit is estimated to be ~\$100K.



There is additional complexity in that a portion of the parking lot is on the adjacent property, but it is not yet known how the ownership condition will affect the ability to modify the existing grade of the parking area.

It should be mentioned in closing that the current project scope without the addition of a lift contains significant accessibility improvements, such as bringing the main exterior entrance on Geary Blvd to compliance, adding a new accessible ground floor restroom, remodeling both second floor restrooms to full compliance, adding and removing all interior accessible path barriers and door maneuvering encroachments. The project without the lift satisfies the requirement for provision of accessible entry to the area of remodel. The rear door where the lift would be located is a secondary egress exit location. Adding the lift reconciles only the equivalent accommodation for off-street customer parking. Off-street parking is not required in this Zoning District (NCD – Geary Blvd Neighborhood Commercial District).

**(E) ADJACENT PROPERTY
N.I.C**



MSA
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citibank
ISSUE/REVISION:

6100 GEARY BOULEVARD
SAN FRANCISCO, CA 94121
HARDSHIP APPEAL - SITE SCOPE OF WORK

SCALE: 1/16" = 1'-0"
DATE: 03/11/26
PROJECT NO: 24112
HA-1