SUPPLEMENTAL BRIEF SUBMITTED BY THE APPELLANT(S)

May 14, 2026

John Trasvina, President
Board of Appeals
City and County of San Francisco
San Francisco, CA 94102

RE: Appellant's Brief
659 Union Street/1656 Powell Street
Appeal No.: 26-019

Dear President Trasvina and Members:

Appellant North Beach Tenants Committee appreciates the probing questions raised by the Board of Appeals (BOA) on April 22, 2026.

Appellant's Prayer:

Because the BOA has been advised that it cannot impose conditions on the Emergency Demolition Permit that is the subject of this appeal, Appellant respectfully requests that the BOA grant this appeal and direct the Department of Building Inspection (DBI) and the Planning Department to condition any subsequent demolition permit on (1) providing the former tenants the right to return, and (2) requiring that the replacement structure adhere to the Project Sponsor's 2023 Plan (attached as **Exhibit A)** which enjoyed widespread community support.

See the letter from the North Beach Business Association (NBBA) dated April 20, 2023, (attached as **Exhibit B)** and the Telegraph Hill Dwellers (THD) dated April 5, 2023, (attached as **Exhibit C)** supporting the 2023 Plan that would restore the Verdi Apartment Building[1] by building a new structure within its historic brick walls, cast no new shadow on Washington Square, and provide former tenants the right to return. Submitted to the BOA on April 21, 2026,

[1] For purposes of this Brief, please note that the building at 659 Union Street/1656 Powell Street is also known as and referred to as the Verdi Apartment Building.

an email from Daniel Macchiarini, former President of NBBA, (attached as **Exhibit D)** confirms the Project Sponsor's representations to NBBA as the basis for NBBA' support of the 2023 Plan.

Appellant's Responses to Issues and Questions Raised by BOA.

The following are Appellant's responses to the issues and questions raised by the BOA on April 22, 2026.

1. LEGAL ANALYSIS AND HISTORY OF RIGHT OF RETURN FOR DISPLACED TENANTS.

Legal Opinion on Tenants' Right to Return:

As set forth in the legal opinion to the BOA dated May 12, 2026, from esteemed tenant rights attorney Steve Collier (attached as **Exhibit E**), the previous tenants retain the right to return. As the BOA will recall, at the April 22 hearing the attorney for the Project Sponsor, John Kevlin, wrongfully claimed he was in possession of a legal opinion by the San Francisco City Attorney's office supporting his argument that tenants' right to return and rent control were extinguished. A transcript of Mr. Kevlin's testimony to the BOA in response to questions by President Trevino and Vice President Saroyan is attached as **Exhibit F**). In fact, no such legal opinion existed. Instead, Mr. Kevlin produced a Planning Department memorandum prepared by a non-lawyer that had been emailed to the Project Sponsor's lobbyist, Kate McGee, which attempted to analyze the effect of various state laws on tenant's rights. Mr. Collier's legal opinion conclusively puts these issues to rest.

Project Sponsor's History of Representations Regarding Displaced Tenants.

As we asserted at the April 22 hearing, the Project Sponsor has a long history of making continued and repeated public representations regarding the displaced tenants' right to return. In addition, the City has recognized their right to return. We provide evidence of this history, including the following:

(1) Statements were made by Project Sponsor Jeff Jurow[2] to the community, including those on 03/23/2021 to the Planning and Zoning Committee of the Telegraph Hill Dwellers (THD), of his intent to bring the displaced tenants back to the restored building at their rent controlled adjusted rents as well as offering them lifetime leases. A transcript of that portion of the THD meeting is attached hereto as **Exhibit G** which includes a link to a video clip of Mr. Jurow's comments.

(2) As further evidence that the Project Sponsor acknowledged the right of the displaced tenants to return following the 2018 fire, current San Francisco Rent Stabilization and Arbitration Board (Rent Board) eviction records (attached as **Exhibit H),** show that at least 11 former tenants were offered Buyout Agreements in 2023 and 2024, and that two Buyout Agreements, the most recent filed on 12/23/2024, were signed and recorded with the Rent Board. Appellant is aware that at least 2 additional tenants, one of whom was a senior, entered into Buyout Agreements with the Project Sponsor that were not recorded with the Rent Board in violation of the Rent Board's Rules and Regulations in Sec.37.9E.: https://www.sf.gov/information--sec-379e-tenant-buyout-agreements. Only the Project Sponsor

[2] Jeff Jurrow is the Managing Member of Powell Partners LLC, which is the owner of the property.

would know the actual number of unrecorded Buyout Agreements entered with former tenants of the Verdi Apartment Building.

(3) Appellant and the Project Sponsor are aware that the former tenants listed below wish to return as they have filed declarations of their intent as documented by their emails to Senior City Planner Claire Feeney, who in turn forwarded them to the Project Sponsor:

- Erin Johnson – Declaration of her intent to return to the building emailed on 08-02-23 (See attached **Exhibit I**).
- Alissa Bernstein – Notice of her intent to return to the building was emailed on 04/24/23 (See attached **Exhibit J**). As explained in her email to the City Planner Claire Feeney, her deposit and last month's rent are still being held.
- Jessica Hurwitz -- Declaration of her intent to return to the building emailed on 04-17-23 (See attached **Exhibit K**).
- Aarti Kelapure -- Declaration of her intent to return to the building dated 04-11-23 (See attached **Exhibit L**). See also Aarti Kelapure's email to the BOA on 04-22-26 (See attached **Exhibit M**).
- Paul Taft -- Declaration of his intent to return to the building dated 04/21/23 (See attached **Exhibit N**). See also Paul Taft's email to the BOA on 04/17/26 (See attached **Exhibit O**).
- Peter Epstein -- Declaration of his intent to return to the building dated 04/10/23 (See attached **Exhibit P**). See also Pete Epstein's email to the BOA on 04/16/26 (See attached **Exhibit Q**).

Applicant is also aware that former tenant, Fred Wettergren, who was the subject of a Capital Improvement Eviction in 2014, has declined an offered Buyout Agreement and has stated his desire to return. See email to Appellant from Mr. Wettergren dated 02/13/24, attached as **Exhibit R**.

(4) The City's acknowledgement of the tenants' right-to-return is shown in the Planning Department's May 3, 2024 Plan Check Letter #3 (Reissued) to the Project Sponsor (attached as **Exhibit S**), which outlines the Project Review History including "*25 meetings between Planning, City Attorney, Board of Supervisors, the Rent Board, the Project Applicant, and/or former building tenants*. And as stated in Comment No. 11 on page 3 of that letter: "*Multiple former tenants have contacted Planning and expressed their interest in returning to the building when it is complete. Please contact and work with these tenants and provide documentation of arrangements made...*"

(5) Remarkably, according to Rent Board Housing Inventory records, the Project Sponsor has continued to pay Rent Board licensing fees for the 28 residential units in the subject building (Block 0117, Lot 016), including the annual fee for 2026. See attached **Exhibit T** showing the Rent Board fee paid for this property.

2. THE CITY MUST APPROVE A COMPATIBLE REPLACEMENT STRUCTURE BEFORE ISSUING ANY DEMOLITION PERMITS.

As stated at the BOA hearing on April 22, the community was shocked to learn that the Project Sponsor is using an emergency demolition permit as an excuse to abandon their 2023 Plan. Not only is the Project Sponsor attempting to walk away from their commitment to the displaced tenants but as shown in Respondent's submission to the BOA they are proposing to demolish the remaining walls of the historic Verdi Apartment Building and build a massive approximately 96 to 100-foot tower that will adversely impact its historic location within the Washington Square Historic District and cast shadow on landmark Washington Square. For the purposes of this Brief, we incorporate herein by reference the proposed plans submitted by John Kevlin as an attachment to Respondent's Brief for the April 22 hearing (hereinafter the "**2026 Plan**").

Historic Nature of the Location.

The BOA asked the owner to provide more information about the plans for a future building, taking into consideration the historic nature of the location. Unfortunately, at the April 22 hearing, the Planning Department's representative Richard Sucre neglected to disclose to the BOA significant information regarding the historic nature of the building and its historic location. We offer the following factually accurate information:

(1) The final Historic Resource Evaluation for 659 Union Street, dated March 1, 2022, prepared by Garavaglia Architecture, Inc. for the Planning Department (HRE) on the historic Verdi Apartment Building concluded that even after the 2018 fire, the property *"qualifies for listing as a historic resource on the National Register of Historic Places and on*

the California Register of Historical Places. The Verdi Apartments is eligible on a local level of significance under criterion C/3 for its design as a distinctive type of architecture in the Washington Square neighborhood." (HRE, Pg. 58)

(2) 659 Union Street is located within (and is a contributor to) the Washington Square Historic District, which was identified through numerous historic surveys including the 1982 North Beach Historic Survey and is eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. It is also located within the fully documented North Beach National Register Historic District currently pending approval at the California Historical Preservation Commission.

(3) 659 Union Street is located on Washington Square (Landmark No. 226)[3], considered the "community heart" of North Beach. It was one of the three public squares shown on the earliest surveys of San Francisco and after more than 176 years, Washington Square is the only one of San Francisco's three original parks that has not been made into a roof top for an underground parking garage. Washington Square is a "no new net shadow" park under the Proposition K shadow ban adopted by the voters in 1984. Since that time, no new shadow has been added to Washington Square.

The Project Sponsor's Engagement with the Community Prior to the Hearing and After. The BOA asked the owner to provide information about the property owner's engagement with the community prior to and following the hearing. After the BOA hearing on April 22, there has been no outreach to Appellant and, to my knowledge, there has been no outreach or engagement

[3] https://noehill.com/sf/landmarks/sf226.asp

with displaced tenants or community members. As to the Project Sponsor's prior engagement with the community, we offer the following history:

The North Beach community has been concerned about this project since the 2018 fire, over which time the Project Sponsor has proposed a series of dramatically different alternative plans. Finally, a plan first discussed with the community in 2021 was submitted to the City (2023 Plan) that retained the historic façade, added no new shadow on Washington Square, and according to the Project Sponsor would accommodate the displaced tenants who desired to return. There was wide-spread neighborhood support for the 2023 Plan.

Community Assured that Project would be Compatible with its Historic Location Without Shadows on Washington Square.

In addition to the Project Sponsor's stated intent to accommodate displaced tenants who wished to return at their rent control adjusted rents, the Project Sponsor presented to the community a project that would restore the historic brick walls, be compatible with its historic location, and cast no new shadows on Washington Square. These presentations to the community included that to the Planning and Zoning Committee of the Telegraph Hill Dwellers (THD) on 03/23/2021:

(1) Intent to Restore the Verdi Building and its Historic Brick Walls. In a presentation to the Planning and Zoning Committee of THD, the Project Sponsor's architect, Bob Baum of Multistudio, described a project that would restore the Verdi Apartment Building by building a new structure within its restored historic brick walls. A transcript of that portion of the THD meeting is attached hereto as **Exhibit U** which includes a link to the video clip of Mr. Baum's statements.

(2) No New Shadow on Washington Square. During the same 03/23/2021 presentation to the Planning and Zoning Committee of THD, the Project Sponsor's architect, Bob Baum, explained that even with the proposed vertical addition of a new roof top restaurant, the project would not create any net new shadow on Washington Square Park. A transcript of that portion of the meeting is attached as **Exhibit V** which includes a link to the video clip of Mr. Baum's statements.

The 2023 Plan Stalled Because Project Sponsor Failed to Cooperate with the City.

The 2023 Plan submitted by the Project Sponsor was predicated on the City creating a Special Use District (SUD) to facilitate the project including provisions to allow for a roof top restaurant. Despite widespread community support for the 2023 Plan and the SUD, the Project was "on hold" by the Planning Department at the end of 2023, "*because there is substantial information that the applicant needs to provide and the City cannot proceed without it*" as stated in the attached 12/08/2023 email from Senior Planner Claire Feeney to Appellant (attached as **Exhibit W**). In other words, the SUD was not moving forward at that time because of inaction and lack of cooperation from the Project Sponsor. Repeated efforts by then District 3 Supervisor Aaron Peskin and the City Attorney's office to garner information from the Project Sponsor necessary to draft the SUD legislation were ignored by Mr. Jurow.

During the intervening years, there was no outreach to the community or nearby owners and residents. During this period, the Project Sponsor listed the property for sale, offered to buy out the rights of former tenants (See above-referenced SF Rent Board Eviction Records attached as **Exhibit H**), filed for demolition permits, and (intentionally?) failed to adequately protect and

stabilize the building. Previous demolition permits were rejected by the City. See the Permit Details Report attached as **Exhibit X**, which states that *"only partial demolition is permissible, entire building cannot be demolished. Applicant needs to withdraw the Form 6 application and submit a Form 3 application. Proposed plan to demolish partial portion of the rear wall is allowable."*

Nor is Appellant aware of any community outreach from the current District 3 Supervisor despite his numerous documented non-public meetings with the developer, the developer's lobbyist, and with the Planning and Building Departments, as documented in Applicant's original brief to the BOA, leading to the application for the subject Emergency Demolition Permit in an apparent attempt to avoid public notice, design review for compatibility with its historic location, and the obligation to provide displaced tenants with a right to return.

New "2026 Plan" First Revealed in Respondent's Brief.

The community had no knowledge that the Project Sponsor had abandoned the 2023 Plan until reading Respondent's brief submitted to the BOA by John Kevlin on April 16, 2026, in opposition to this appeal of the Emergency Demolition Permit. In other words, the community had no idea there was a new proposed project that would include the demolition of the adjacent garage building and be far larger and more massive than the project shown in the 2023 Plan. Not only is the proposed 2026 Plan incompatible with the surrounding historic location, but it would cast shadows on Washington Square in violation of the voter-approved Proposition K shadow ban adopted in 1984. Under Prop K, Washington Square has a designated zero tolerance (i.e., 0% Absolute Cumulative Limit) for new shadows to be cast upon the park. For reference, see the

Shadow Fan prepared by Planning of a 92-foot-high building once proposed by the Project Sponsor for this site in 2019 (attached as **Exhibit Y**). Because the proposed 2026 Plan's building is at least 96 feet high or higher and is even more massive than the 92-foot-high building analyzed by the Shadow Fan, it is likely that even worse new shadow impacts on Washington Square would result from the 2026 Plan.

Structural Engineer.

Unfortunately, Appellant did not have sufficient time or financial resources to hire an expert to independently evaluate the condition of the existing facade. However, we call the BOA's attention to the engineer's note on the bottom of the Sheet D2.0 of the Demolition Plans initiated by the Shoring Engineer, Erwin O'Toole, PE on 03/27/26 that states: *"NOTE: Removal of South Wall shall NOT impact the stability of the North Wall, East Wall or West Wall and their respective temporary bracing.*" (See attached **Exhibit Z**).

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In closing, Appellant respectfully requests that the BOA grant this appeal and direct the Department of Building Inspection and the Planning Department to condition any subsequent demolition permit on: (1) providing the former tenants the right to return, and (2) requiring that the replacement structure adhere to the Project Sponsor's 2023 Plan which enjoyed widespread community support.

Sincerely,

Theresa Flandrich
North Beach Tenants Committee

EXHIBIT A


SCHOOL BUS






hello!
LOCAL FOOD







EXHIBIT B

April 20, 2023

Jeff Jurow
Red Bridge Partners
100 Green Street
San Francisco, CA 94111

Delivered electronically via jjurow@rb-sf.com

RE: Letter of Condition Support for the Verdi Apartment Building

Dear Mr. Jurow,

On behalf of the North Beach Business Association (NBBA), I would like to offer our support for the Verdi Building, subject to the following conditions: that your project will be conscious of the availability of parking in North Beach, limit disruption to neighboring businesses, and offer the original tenants the right of first refusal.

Established over a decade ago, the NBBA remains the sole small business organization representing the North Beach Commercial District. Our organization is committed to supporting and celebrating our neighborhood businesses. We strive to enhance and preserve the unique character of North Beach through efforts such as advocating for local businesses, donating to local nonprofits and causes, and hosting community events like the North Beach Festival and Noodle Fest. We seek to continue to strengthen our community as a prosperous place to do business, a safe and vibrant place to live, and a pleasurable place to visit.

The Verdi building represents an integral part of North Beach, and we commend the work that you and your team have put in these past few years to modify your original design based on the neighborhood's input. We are happy to support the current full plans that provide 22 residential units, two of which are designated as very low-income units, ground retail, and a new rooftop restaurant. We also support restoring the original building's original brick color and historic details on the three-street facing brick masonry walls. However, we request that you ensure that you meet these following conditions before we can provide our full support:

Be Conscious of the Limited Parking: Limit the amount of construction vehicles taking up valuable NB parking spaces for long amounts of time.

Limit Disruption to Neighboring Businesses: Provide advance notice to any potentially affected neighboring businesses whenever your crew may need to shut down streets or bring in heavy equipment. We also request that you work with businesses who may experience a significant amount of lost business because of this construction project.

Offer Original Tenants Right of First Refusal: In addition to offering displaced tenants who may want to return back to their former homes following completion of the project, we request that you also reach out to former small business owners and offer them the right of first refusal.

Granted that your team can fulfill the above conditions, NBBA is pleased to offer our full support to this project. As such, we welcome this new iteration of the historic Verdi Building.

Sincerely,



Ida Zoubi, President
North Beach Business Association (NBBA)

Cc: Supervisor Aaron Peskin, District 3 (aaron.peskin@sfgov.org)
Sunny Angulo, Chief of Staff (sunny.angulo@sfgov.org)
Claire Feeney, Senior Planner (claire.feeney@sfgov.org)
Jonathan Vimr, Planning Department (jonathan.vimr@sfgov.org)
Don Lewis, Environmental Planner (don.lewis@sfgov.org)
Al Fontes, President, Telegraph Hill Dwellers (president@thd.org)

EXHIBIT C

April 5, 2023

Jeff Jurow
Redbridge Partners
100 Green Street
San Francisco, CA 94111
(*Via email*: jjurow@rb-sf.com)

RE: Letter of Conditional Support
659 Union St./1656 Powell St. – Verdi Apartment Building

Dear Mr. Jurow,

On behalf of the Telegraph Hill Dwellers (THD), we would like to offer our support for the currently proposed project to restore the exterior of the historic Verdi Building and see the return of small business to the ground floor and residential uses above. The existing building is critically important for its historic significance and as a key anchor on Washington Square. It represents an integral part of our shared history of North Beach. THD is pleased to see the progress this project has made since the original design was presented to our committee more than four years ago and to support the proposed project subject to the conditions and understandings in this letter.

Proposed Project Plans

We understand that the most current full plans are those dated 4/12/22 as re-submitted 6/8/22, and as supplemented by 1/20/23 PRJ Drawings for Historic Review. The project is proposed as a State Density Bonus ("SDB"; Gov. Code § 65915) mixed use housing development seeking waivers and incentives to accommodate the scope of the development proposal. The Project as currently proposed would provide 22 residential units (six 2-bedroom units, eight 1-bedroom units, two 1-bedroom plus den units, and six studio units) two of which are designated as very low-income units.

It is our understanding that the project includes the preservation of the building's three existing street-facing brick masonry walls, including its historic cornice, ornamental details, and windows, and that the floor plates will be rebuilt. **Maintaining and preserving the original brick and these historic details on the three street-facing brick masonry walls is a critical basis for our support.**

As shown in the plans, the proposed project includes a vertical addition of a partial fourth floor set to the rear of the Verdi Building for use as a restaurant with outdoor dining, and a roof-top outdoor dining deck on top of the fourth-floor restaurant, along with an elevator penthouse to reach that space. At 61 feet-3 inches to the parapet, as shown on the most recent plans, the project would exceed the district's 40-foot height limit. As proposed, you have guaranteed that the project will cast no new shadow on Washington Square, a zero-tolerance park. **Protecting Washington Square from any new shadow is a critical requirement for our support.**

As shown in the proposed plans, the project also includes an addition of an approximately 30-foot, 6-inch horizontal extension along Powell Street, south of the Verdi Building in what is now a vacant space adjacent to the structure, for a lobby, elevators, stairs, and one additional unit per floor. This addition would be entirely new construction requiring the removal of the existing brick façade of the Verdi Building at this location.

Pursuant to the project description and your assurances to our Planning and Zoning Committee, there are no proposed changes to the existing 21-foot-tall, two-story garage building at 1656 Powell Street located on the same parcel as the Verdi Building. Additionally, as proposed, the development would not use any of the 57 existing vehicle parking spaces in the garage building.

Please let us know if any of our understandings above are incorrect or need clarification.

THD's Conditional Support

Based on your commitment to preserve the Verdi Building's three existing street-facing brick masonry walls, cornice, and other historic details, and your guarantee that the project will cast no new shadow on Washington Square Park, THD is willing to support the proposed project, with the following conditions:

1. **Special Legislation to Allow the Rooftop Restaurant.** We understand that special legislation is required for the proposed fourth floor roof-top restaurant and for returning restaurant uses to the ground floor to exempt the project from existing prohibitions in the North Beach Neighborhood Commercial District (NBNCD) ordinance. With the exception of the outdoor dining deck on the roof of the fourth-floor restaurant, THD would actively support such legislation justified by the exceptional circumstances related to the fire damage and the neighborhood's strong desire to move the project along as quickly as possible. Such special legislation, due to the exceptional circumstances listed above, must apply uniquely to the fire-damaged Verdi Building, and not establish a broader precedent in North Beach or elsewhere.

2. **Immediately Protecting and Further Stabilizing the Building**. Pending commencement of construction, the existing brick walls must be protected from further damage from water intrusion, exposure to the elements, and other stressors, and the walls must be further stabilized to prevent collapse.

3. **Allowing Displaced Tenants a Right to Return.** We understand that several previously displaced tenants may want to return to their former homes following completion of the project. We therefore condition our support on your providing them with an opportunity to return at affordable rent-controlled rents. THD would very much like to see more affordable units in the proposed project. As you know, the Verdi Apartment Building contained 28 affordable rent-controlled units prior to the fire vs. only 2 very low-income units as currently proposed.

4. **Providing Compatible Material on Powell Street Extension.** We understand that revised plans have been submitted in conjunction with the project's historic review. We condition our support on the adoption of final plan revisions that specify materials that are suitably compatible with the existing brick, color, and texture of the historic Verdi Building, as well as with the surrounding neighborhood.

5. **Agreeing to Place a Prohibition on Future Subdivision of the Parcel.** We understand from the proposed plans and your assurances to us that you have no plans to develop the portion of the parcel now occupied by the garage building at 1656 Powell. Consistent with those plans and assurances, our support is conditioned upon placing a legally enforceable prohibition on the subdivision of the parcel, thus foreclosing future new development on the garage building site.

6. **Limiting the Size of Ground-Floor Retail Spaces.** Under the NBNCD controls, ground-floor retail spaces are permitted up to 1,999 square feet, require a conditional use authorization between 2,000 and 3,999 square feet, and are not allowed to exceed a maximum of 4,000 square feet in order to encourage a variety of small independent retail businesses in North Beach. Consistent with these controls, our support for your project is conditioned upon limiting the sizes of the ground-floor retail spaces to that permitted by the NBNCD. At a minimum, the project should replicate the five previous storefronts. In addition to Coit Liquor, we urge you to work with previous commercial tenants that may wish to return at reasonable rents.

THD is pleased to support the currently proposed project and want to see a successful project moving forward with all due speed to restore the exterior of the historic Verdi Building and to return residents and small business to this strategically located building on Washington Square. We are happy to meet with you again and to assist in any way that we can, including working with our District 3 Supervisor or City agencies to help make this happen.

Sincerely,

Al Fontes, President
Telegraph Hill Dwellers

cc: Supervisor Aaron Peskin, District 3 (aaron.peskin@sfgov.org)
Sunny Angulo, Chief of Staff (sunny.angulo@sfgov.org)
Claire Feeney, Senior Planner (claire.feeney@sfgov.org)
Jonathan Vimr, Planning Department (jonathan.vimr@sfgov.org)
Don Lewis, Environmental Planner (don.lewis@sfgov.org)
Ida Zoubi, President, North Beach Business Association (caffeida@yahoo.com)

EXHIBIT D

From: Daniel Ma <danny1mac@sbcglobal.net>
Date: Tuesday, April 21, 2026 at 2:22 PM
To: Boardofappeals@sfgov.org <Boardofappeals@sfgov.org>
Cc: Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>, Stuart Watts <stuart@localfriends.co>
Subject: Support for Appeal to SAVE THE VERDI BUILDING!

Attention SF Board Of Appeals,

Please be aware that several years ago in 2023 owners along with their developers of the burned out Verdi Building requested to attend one of our North Beach Business Association Board Meetings and make a presentation about rebuilding the Verdi Building. At that time and in our meeting they presented their plans which also included the addition of a small restaurant on the roof in an area of the building which would have no negative impact on surrounding views nor cast any shadows on Washington Square park. The plan looked very good. We welcomed their commitment to restore the historic character of the building, re-establish both former tenants and businesses in it particularly since the building has been a burned out shell for many years since the fire that destroyed its interior in 2013. We voted unanimously to support their plan as they said they needed community support to go forward with various city departments to permit and begin work as soon as possible.

However, years have now passed without any action to actually rebuild the building. Now they are claiming, without any proof, that the outer facade of the building is "unsafe" so they want to tear it down destroying the original historic architecture and build a high-rise high cost condo building excluding former rent controlled units and their tenants along with the original small businesses in it. It is now clear that the owners and their developer were and are disingenuous and have betrayed their original reconstruction plans for new ones which are based upon greed, excluding former neighborhood and commercial tenants along with any pretense of preserving the character and culture of our North Beach Commercial district and neighborhood as seen in our existing neighborhood architecture.

Please support the Appeal before you to stop the complete demolition of our Verdi Building and preservation the culture and character of our North Beach reflected in our historic architecture.

Thank You,

Daniel Macchiarini
Macchiarini Creative Design
SF Legacy Business in our 78th year
Board Member and Past President
North Beach Business Association

EXHIBIT E

TENDERLOIN HOUSING CLINIC

710 Van Ness Avenue
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

STEPHEN L. COLLIER
RAQUEL FOX
STEPHEN P. BOOTH
SYDNEY CHASE
GARRETT WESSEL
PAUL HOGARTH
TEREA WILLIAMS

Contact Information:
steve@thclinic.org
(415) 771-9850 x7122

May 12, 2026

VIA U.S. MAIL

San Francisco Board of Appeals
One Carlton B. Goodlett Place
San Francisco, CA 94102

Re: *Appeal No. 26-019 659 Union / 1656 Powell*

Dear President Trasvina and Commissioners,

I was asked by the appellant of the emergency demolition permit to submit this letter outlining the former tenants of 1656 Powell Street's right to return to their homes.

In reviewing the testimony before this Board by the permit holder's attorney, John Kevlin, on April 22, 2026, he stated that after both fires, the residential units remained as residential units subject to the San Francisco Rent Control Ordinance. The only change since the fires was what the permit holder characterized as a "decision" by the City that the residential units no longer exist because they were destroyed. This "decision" was apparently based on an email from Kate Connor, Planning Deputy Director of Housing, and not the City Attorney. I write to point out that this "decision" is not legally correct.

The San Francisco Rent Board developed a rule that applies to residential tenants displaced by a fire. San Francisco Rent Stabilization and Arbitration Board's Rules and Regulations Section 12.19 states, in relevant part, that "If a tenant is forced to vacate her/his unit due to fire or other disaster, the landlord shall, within 30 days of completion of repairs to the unit, offer the same unit to that tenant under the same terms and conditions as existed prior to her/his displacement".

Rent Board Regulation 12.19 has been upheld by the courts as a valid exercise of the Rent Board's authority to interpret the Rent Ordinance. The Board of Supervisors may delegate authority to the Rent Board to adopt and enforce reasonable rules for carrying into effect the expressed purpose of the Ordinance. The Rent Board has the authority to fill in the details of the Ordinance. (*Aguirre v. Lee* (1993) 20 Cal.App.4th 1646, 1652.)

The permit holder has argued that the property was destroyed, and therefore under Civil Code § 1933(4), the tenants' rental agreements were terminated. As a preliminary matter, Civil Code § 1933(4) does not restrict the application of the Rent Board Reg. 12.19 because the regulation is not premised on the tenant's rental agreement continuing after the fire. Similar to when a tenant is displaced by a notice of terminating tenancy in order for the landlord to carryout capital improvements or for owner occupancy, the tenant has a right to return when the unit is re-rented, despite the fact that their tenancy was lawfully terminated. Rule 12.19 operates to preserve the right to reoccupy the unit once it becomes habitable again. (See Rent Ordinance §§ 37.9B(a) and 37.9(a)(11); *Aguirre v. Lee*, 20 Cal. App.4th at p. 1653.)

Second, even if Civil Code § 1933(4) applied, it has been interpreted by the courts to require the total destruction of building for it to terminate tenancy by operation of law. (*Leventritt v. Cowel* (1913) 21 Cal.App.597, 599.) Here, the building has not been completely destroyed. Permit holder would not be seeking a permit to demolish the building if it was completely destroyed. Furthermore, Mr. Kevlin admitted that until the City's "decision" that the units were destroyed, the permit holder believed that the property contained residential units subject to the Rent Ordinance, and the former tenant's had a right to return. Therefore, the building was not completely destroyed, and Civil Code § 1933(4) does not apply.

Lastly, Kate Connor's interpretation of SB 423 and 330 to not require replacement housing is misplaced. Those laws do not permit ministerial or expedited approvals for projects that would require the demolition of vacant housing without requiring the developer to replace the housing. The demolition permit seeks to demolish residential units that were damaged by fires. Again, if the residential units were totally destroyed, then there would be no need for a demolition permit. It is contrary to the intention of SB 330, a law meant to require

replacement housing for demolished structures, to allow for the demolition of a residential building damaged by fire without requiring replacement housing.

Very truly yours,



Stephen L. Collier
Attorney at Law

EXHIBIT F

Excerpt From the San Francisco Board of Appeals April 22, 2026 Meeting Regarding Appeal No. 26-019 Demolition Permit of 659 Union Street (with Project Sponsor's Attorney Kevlin)

Rebecca Saroyan: Regarding the appellant's position that demoing the building would eliminate the rights of the tenants, what is your perspective on that?

John Kevlin: Thank you for your question, Commissioner, because I think this is important. After the second fire and after the time that has passed, the city has determined, in conjunction with the city attorney, that this building is essentially no longer a residential building with existing residential units.

And the reason is that it has been destroyed so far that there are no residential units, legal or practical, on the site anymore. And so the result of that is that under the rent control law, that there are no longer those rights that were in place up to that point.

Under state housing law, as well as the city's expanded recent expansion of the tenants' rights and protection law, it is not subject to that either because it is no longer a residential building now. It is essentially walls and not residential units anymore.

Rebecca Saroyan: And was that determination by the city attorney's office submitted in writing to the Board of Appeals? Because I don't remember seeing. anything of that nature in our documentation. But I certainly could have missed it.

John Kevlin: No. We've been hyper-focused on what's in front of us, which is the merits of the demolition permit. And so we're happy to talk about this at this hearing. We've got the email.

I'm sure the city staff have it. We can forward it. But there is a written email from city staff that confirms in quite detail this position.

Rebecca Saroyan: I don't know what the protocol is for submitting something like that. I would certainly be interested in seeing it, and I'm sure my colleagues would be interested at the appropriate time. Thank you. I don't have any more questions. Thank you. President Trevino?

President Trasviña: Thank you. I'll have a series of questions. You started off by saying in 2017 the owner intended for people to return. And are you acknowledging, and this seems to have described, a pretty common thread of ownership over a period of time. What happened to the intent for the tenants to be able to return? What is the status of that intention now?

John Kevlin: Yeah. I want to talk both about intent and the law, right? So, the law is a bit more clear, right, in the sense that after the 2013 and immediately after the 2018 fires, it was still a residential building. It legally, if not practically, had a number of 36 or so residential units, I believe was the count, and that it was still all of the rent control laws still applied. The only way to have eliminated that right of return of the previous tenants is if the project sponsor had gone to the rent board seeking a determination for a substantial rehabilitation or demolition, either of which would have eliminated the building or taken the building out of rent control. And the standard for substantial rehabilitation is the rehabilitation is more than 50% of the cost to build a new building today, right? So up and until the decision by the city in conjunction with the consultation with the city attorney, it was a building. It had residential units, and it was subject to rent control and all of the rights that flow from that. Once that decision was made, it was no longer a building and not subject to those laws. With respect to the intent of the project

sponsor, separate from the legal, as I said, they had a permit ready to file in several weeks' time when the 2018 fire occurred to rehabilitate the building. It was subject to right of return. It was subject to rent control. Even if some of the tenants hadn't come back, all of the units were subject to rent control. That was the business plan going into this building. And I will say the project sponsor, the permit holder, is not a traditional developer. Development is not their forte. Their development is holding property, owning it, managing it, et cetera. So, this was their business plan. As time went on, the second fire happened, they did proceed with a project that would have... brought the units back, and this was, I think, the 2021 or the 2023 project that the appellant's been mentioning. That plan had significant issues. There were a number of significant practical difficulties, and I'll just mention a couple.

President Trasviña: I'm not interested in practical difficulties. I'm interested in the owner's intentions. And based on what you're saying and based on what I've read on the record, Is it accurate to say that fire occurred in 2013, another fire occurred in 2018, no suggestion that it was caused by the tenants, and that for five, maybe ten years, I think in 2023, 2024, there's the document and there's a letter saying that the owners had reached out to the tenant about buying out their tenancy, that after ten years of that? Now the project sponsor is figuratively kicking them to the corner and saying, we have no interest and no intention to assist you?

John Kevlin: Commissioner, I think from my perspective, what has occurred since 2018 has put this project in a much different place than it was immediately after the fire.

President Trasviña: Well, we'll get to that.

John Kevlin: So let me get straight to the point of what you're getting at, which is, as a matter of law, I think we have concluded that there's not a legal right of return here. At this point, the project sponsor is looking to find, one, remove this legal liability that they've had for at least a year and a half now since the structural reports have been on record, and eliminate the walls.

What that allows them to do, Commissioner, is to then proceed with an actual project because what we have right now is we are caught in a cycle of not being able to access the soil for remediation purposes. We're stuck in a place where we can't move this project forward. As you know, since the pandemic, there has not been one significant new...new builds start other than a publicly funded project.

President Trasviña: You're kind of straying from what I'm asking you, which is the intention of the current owner is not to provide replacement housing. Is that correct or not correct?

John Kevlin: Let me finish one more sentence, and then I will get exactly to that, which is we don't have a right of return, voluntary or legal, if there is no new building built. This is the next step in getting a building built. And I don't want to, I certainly have not been instructed by the project sponsor to say we have cut off any further conversations about this, but that as of right now, the emergency demo and that the legal liability that they have at this moment is the priority.

CLICK HERE TO WATCH LIVE VIDEO OF ABOVE TRANSCRIPT.

EXHIBIT G

Telegraph Hill Dwellers Planning and Zoning Committee Meeting March 23, 2021
Intent to bring back tenants at their rent control adjusted rents:

Moe Jamill: Have you done a financial analysis of the project without the restaurant addition to see if maybe if you relieved yourself of the cost of building the restaurant addition, you know, with the loss and given those costs, which I imagine are significant and the, you know, unpredictability of the restaurant market, have you done an analysis of whether or not the project's financially feasible without the restaurant on top?

Jeff Jurow: So there's a bunch of different factors at play here. One of them is that there were over a dozen tenants that were displaced in the 2013 fire. Our desire is to bring them back at their rent control adjusted rents. And therefore we're looking at potentially over 55- 60% of the units that we are gonna be building from scratch having below market rents, significantly below market rents. So that was kind of a long way of saying this project doesn't work without the restaurant. The restaurant's a net positive.

Moe Jamil: Got it. And those commitments, the tenants would be, would be baked into the entitlements.

Jeff Jurow: So that, that'd be part of the discussions with the supervisor's office, but essentially what we would be willing to offer in exchange for some of the concessions that we're talking about here is, is lifetime leases for those tenants that desire to come back at their rent control adjusted rents.

Moe Jamil: Okay, thank you.

Jeff Jurow: And there is precedent for that's been done before here in the city on new developments, most notably on Market Street, the Trinity Towers.

Theresa Flandrich: And if I could ask, I'm Teresa, if I could ask, what has your outreach been to those tenants? Were you able to reach all of those tenants? And would they also be offered comparable units to what they had lost?

Jeff Jurow: So we've not been able to speak to all of the tenants. I've been able to speak to a handful of them because of the ongoing litigation, it's problematic. And we don't have, there's not much that we can tell them. If we had approved permits, we could start to discuss timelines with them and plans for returning to the building and options that they would have at that point. As far as whether or not they'd get comparable units, no, they would not get comparable units. They'd get better units than what they had by far.

CLICK HERE TO WATCH A LIVE CLIP OF THE ABOVE TRANSCIPT.

EXHIBIT H

Eviction Notices

Case No.	Property Address	File Date Declaration	Buyout	Zip	Reason
M142505	1656 Powell Street, #100	11/10/14		94133	Capital Improvement
M142506	1656 Powell Street, #103	11/10/14		94133	Capital Improvement
M142507	1656 Powell Street, #104	11/10/14		94133	Capital Improvement
M142508	1656 Powell Street, #201	11/10/14		94133	Capital Improvement
B201849	1656 Powell Street, #107		12/30/20	94133	
B231436	1656 Powell Street, #210	11/20/23		94133	
B231444	1656 Powell Street, #212	11/27/23		94133	
B240096	1656 Powell Street, #200	01/11/24		94133	
B240097	1656 Powell Street, #102	01/16/24		94133	
B240098	1656 Powell Street, #103	01/12/24		94133	
B240099	1656 Powell Street, #105	01/16/24		94133	
B240100	1656 Powell Street, #204	01/16/24		94133	
B240115	1656 Powell Street, #108	01/22/24		94133	
B240124	1656 Powell Street, #205	01/29/24		94133	
B240271	1656 Powell Street, #209	02/09/24		94133	
B241426	1656 Powell Street, #100	11/15/24	12/23/24	94133	

RECEIVED
MAY 05 2026
S.F. RESIDENTIAL RENT STABILIZATION AND ARBITRATION BOARD

EXHIBIT I

From: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
To: Erin Johnson <erinjohnson47@gmail.com>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; T Flandrich <tflandrich@yahoo.com>
Sent: Friday, August 4, 2023 at 12:44:59 PM PDT
Subject: RE: 1656 Powell/659 Union Verdi Apts - Erin Johnson Intent to Return

Thank you for your email, I have added it to the project record and forwarded the message to the property owner.

Best,
Claire

From: Erin Johnson <erinjohnson47@gmail.com>
Sent: Wednesday, August 2, 2023 10:54 AM
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; T Flandrich <tflandrich@yahoo.com>
Subject: 1656 Powell/659 Union Verdi Apts - Erin Johnson Intent to Return

Hello,

I received an email from Theresa (cc'd here) a few months ago asking that I email the city planner managing this project and cc Supervisor Peskin, to confirm my intent to return to 1656 Powell when it has been rebuilt.

I lived in apartment 102 of 1656 Powell St until the December 2013 fire displaced me. For several months we were told we would be allowed to return in "just a few more weeks." Which eventually turned to months and then years. I still fully intend to return and I have not collected my security deposit or my last month's rent, as an indication of my intent to return.

Attached to this email is a declaration I provided related to this. Please let me know if there is any additional information I can provide that would be useful.

Please let me know if any further information is needed and please keep me apprised of the progress on this project. This building has sat vacant and unrepaired for far too long.

Thank you,
Erin

Erin Johnson
(949) 292-5930
erinjohnson47@gmail.com

EXHIBIT J

From: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
To: Alissa Bernstein <alissabernstein@gmail.com>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Cityattorney <cityattorney@sfcityatty.org>; T Flandrich <tflandrich@yahoo.com>
Sent: Monday, May 22, 2023 at 10:17:20 AM PDT
Subject: RE: Right and intent to return to 1656 Powell Street unit #106

Hi Alissa,
Thank you for contacting me about your intentions to return to the building. I have added this to the project records for 2021-005814PRJ and informed the Project Applicant.

Best,
Claire

Claire Feeney, AICP, Senior Planner
District 3, Current Planning Division
she/her
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7313 | www.sfplanning.org
San Francisco Property Information Map

From: Alissa Bernstein <alissabernstein@gmail.com>
Sent: Monday, April 24, 2023 4:21 PM
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Cityattorney <Cityattorney@sfcityatty.org>; T Flandrich <tflandrich@yahoo.com>
Subject: Right and intent to return to 1656 Powell Street unit #106

Dear Ms. Feeny, Supervisor Peskin, and City Attorney Chiu,

I am a resident of 1656 Powell Street who was displaced during the fire in 2013. I occupied apartment #106 from 9/1/2010-12/2013. My rent at the time of the fire was $1245.00. Following the fire, I stated my intent to return in a written communication and an official declaration (see attached). I still have an active lease for the unit (see attached), and a deposit of $625 plus a last month's rent of $1245 that are still being held. I have a right to return to this building after waiting years following my displacement, and I intend to return when the rebuilding is complete at my original rent.

Best,
Alissa Bernstein

EXHIBIT K

From: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
To: Jessica Hurwitz <jessica.hurwitz@gmail.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Cc: Theresa Flandrich <tflandrich@yahoo.com>
Sent: Monday, April 17, 2023 at 05:58:04 PM PDT
Subject: RE: 1656 Powell Street development plans and intent to return

Hi Jessica,

Thank you for contacting me about your apartment, this experience must have been very challenging. I have forwarded the message about your intent to return to the Project Applicant and he has been instructed by Planning to engage with former tenants. I am working with the City Attorney, Rent Board, and the Planning Department's housing policy team about tenants returning.

Best,
Claire

Claire Feeney, AICP, Senior Planner
District 3, Current Planning Division
she/her
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7313 | www.sfplanning.org
San Francisco Property Information Map

From: Jessica Hurwitz <jessica.hurwitz@gmail.com>
Sent: Monday, April 17, 2023 5:32 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: Theresa Flandrich <tflandrich@yahoo.com>
Subject: 1656 Powell Street development plans and intent to return

Hello Aaron Peskin and Claire Feeney,

I am a displaced resident of the fire at 1656 Powell St (also known as 659 Union St, it was a building that spanned a whole block.) I have heard about the company that is redeveloping the building now, almost 10 years since the fire that removed all tenants from the building.

I would like to state my intent to return to the building. I moved in January 2009 with Craig Camara, who will email you separately, to 1656 Powell St unit 108. I have stayed living and working in SF ever since and have been waiting a long time for the building to be renovated. I submitted my intent to return to the building with the insurance company

as part of their lawsuit a few years ago, see attached. Also of note, we never received our full deposit back from the unit or the remainder of rent from half the month the building was uninhabitable the December when it burnt down.

I understand that it is my right to move back into the building at my former rent controlled rate and I'm sending this note that I intend to do that. I heard the owners are changing the number of units in the building from predominantly studios to predominantly 1+ bedrooms. I believe changing the layout of the units does not supersede the right for tenants to return to the building at their previous rent, otherwise it would be beneficial, and even lucrative, for landlords to change building layouts whenever they like.

Jessica Hurwitz
559-307-0345

EXHIBIT L

HD 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 22 2026

APPEAL #26-019

From: Aarti Kelapure <aarti.kelapure@gmail.com>
Sent: Wednesday, April 22, 2026 7:08 AM
To: BoardofAppeals (PAB)
Cc: T Flandrich
Subject: Appeal Nr. 26-019 @ 659 Union / 1656 Powell

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

Dear President Trasvina & Commissioners,

I am a former tenant of Verdi Apartments,1656 Powell, Apt. #200. I was displaced by the 2013 fire and intended to return when the building was repaired. The repairs were never done, and the subsequent fire in 2018 left essentially just the historical façade.

When owners filed plans for reconstructing our homes in 2023, I emailed Planner Feeney, sending my occupancy declaration from Hanford Freund Co. & Powell Partners, LLC, Superior Court Case No. CGC-18-568623, restating my right to return & notice of intention to return. In 2024, I was approached by the owner to buy out my tenancy, and I declined the offer. To be clear, I never terminated my tenancy.

I understand that the demolition has already gone beyond the filed 2023 plan for "partial demolition" only, and that the owner's intent is to demolish the entire façade. Since 2013, it has always been my understanding that repairs, alterations, would take place in reconstructing my home in the Verdi apartments and that I would return. I want to make sure my rights, and the right of return of my co-tenants are preserved.

I urge the Board of Appeals to condition the demolition upon allowing us to return to any housing built on this site.

Sincerely,

Aarti Kelapure

EXHIBIT M

April 11, 2023

Claire Feeney, Planner
SF Planning Commission

To Ms. Feeney:

My name is Aarti Kelapure. In December 2013, I was a tenant at 1656 Powell St. when a fire displaced me and roughly 29 other tenants.

It is my understanding that you are the Planner assigned to review the new developer's application for rebuilding the Verdi Apartments at 1656 Powell/659 Union.

I am writing to you to state my right and interest in returning to a comparable rental unit in this rent controlled building when the rebuilding is complete.

In the immediate aftermath of the December 2013 fire, I told my apartment manager at the time, Adil Shaikh, that I intended to return to the building when restoration was complete. He told me he would hold my $800 security deposit and I would hold my keys, thus reserving my right to return. We texted several times between 2013 and 2018 where I expressed my interest in returning to the building.

In August 2020, I stated my interest in returning to the building in a signed Declaration taken by lawyers from Sheppard Mullin. I've attached that Declaration to this email.

In the letter, I declare the following facts:

- I was a tenant at 1656 Powell St. from August 2013 until December 2013 when I was displaced by a fire.
- I lived in apartment #200 in the building and my rent was $1595.
- At the time of the December 2013 fire, I was interested in returning to the building.
- I remained interested in returning to the building in March 2018.
- I remained interested in returning to the building at the time of the declaration (August 2020).

Now I am writing to you to again state my interest in returning to the building.

As you review the 2021-005814PRJ Project Profile (PRJ) 659 UNION ST, I hope you will consider the rights and interests of us displaced tenants and support the rapid rebuilding of our homes.

Sincerely,
Aarti Kelapure

2021-005814PRJ Project Profile (PRJ) 659 UNION ST

SF PIM | Property Information Map | SF Planning

Search for a San Francisco property and display a range of government held information about the property, e.g. ...

Opened: 6/9/2021 Status: Under Review 3/17/2023

EXHIBIT N

From: Paul Taft <paultaft@yahoo.com>
To: claire.feeney@sfgov.org <claire.feeney@sfgov.org>; aaron.peskin@sfgov.org <aaron.peskin@sfgov.org>; cityattorney@sfcityatty.org <cityattorney@sfcityatty.org>; sunny.angulo@sfgov.or <sunny.angulo@sfgov.or>; manu.pradhan@sfcityatty.org <manu.pradhan@sfcityatty.org>; tflandrich@yahoo.com <tflandrich@yahoo.com>
Sent: Friday, April 21, 2023 at 03:18:03 PM PDT
Subject: Intent to rightfully return and reoccupy my unit #207 at "1656 Powell/659 Union Verdi Apts"

Per the message received from Theresa Flandrich, of North Beach Tenants Committee, I am reaching out to confirm my intention and right to return to my residence at 1656 Powell once rebuilding is complete. I was displaced from my home of over 4 years by the 2013 fire and have intended to return ever since. I continue to be adamant in my intent to return to my unit when it is ready. My unit is/was #207, which is the closest unit to the intersection of Union and Columbus streets (farthest Northeast unit) and on the top floor overlooking Washington Square Park and Coit Tower. Please ensure that I will reside in that same location of the building (top floor on the farthest Northeast corner, overlooking the park and Coit Tower) in a unit that is at least comparable to the one I lived in previously.

I appreciate your supporting my return and rapid reconstruction of the building so I can finally come back to my home when the building is finished.

Thanks,

Paul

Paul Taft
Resident 1656 Powell #207

EXHIBIT O

From: Paul Taft
To: BoardofAppeals (PAB)
Cc: tflandrich@yahoo.com
Subject: Appeal Nr.26-019 @659 Union
Date: Friday, April 17, 2026 5:54:03 AM

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

Dear President Trasvina & Commissioners,

I am a former tenant of Verdi Apartments,1656 Powell, Apt. #207. I was displaced by the 2013 fire and intended to return when the building was repaired. The repairs were never done, and the subsequent fire in 2018 left essentially just the historical façade. When owners filed plans for reconstructing our homes in 2023, I emailed Planner Feeney, sending my occupancy declaration from Hanford Freund Co. & **Powell Partners, LLC,** Superior Court Case No. CGC-18-568623, restating my right to return & notice of intention to return. In 2024, I was approached by the owner to buyout my tenancy, and I declined the offer. To be clear, I never terminated my tenancy and have consistently and repeatedly confirmed my intention to return to my former residence whenever it is ready.

I understand that the demolition has already gone beyond the filed 2023 plan for "partial demolition" only, and that the owner's intent is to demolish the entire façade. Since 2013, it has always been my understanding that repairs, alterations, would take place in reconstructing my home in the Verdi apartments and that I would return. I want to make sure my rights, and the right of return of my co-tenants are preserved.

I urge the Board of Appeals to condition the demolition upon allowing us to return to any housing built on this site.

Respectfully,

Paul Taft

EXHIBIT P

From: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
To: Pete Epstein <pete@weinberg-hoffman.com>
Cc: T Flandrich <tflandrich@yahoo.com>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>
Sent: Wednesday, April 12, 2023 at 03:49:35 PM PDT
Subject: RE: 659 Union/1656 Powell VERDI APTS

Hi Pete,
Thanks for that information. Here is the Rent Board website and this their office phone number: 415-252-4600. Next week I am available to talk on Wednesday between 10 and 2 and Thursday from 2-4. However, I have Jury Duty so it is possible I will have to cancel. I will be out for the next four weeks (April 24 to May 19) and we can talk after I am back in office on May 22 if needed. Please let me know what time is best for you.

Best,
Claire

Claire Feeney, AICP, Senior Planner
District 3, Current Planning Division
she/her
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7313 | www.sfplanning.org
San Francisco Property Information Map

From: Pete Epstein <pete@weinberg-hoffman.com>
Sent: Wednesday, April 12, 2023 3:02 PM
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: T Flandrich <tflandrich@yahoo.com>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>
Subject: RE: 659 Union/1656 Powell VERDI APTS

Ms. Feeney:

Thank you for your response. I am not available this week but can talk almost any time next week. Let me know times that are convenient for you.

Below are my responses to your questions in red.

Very truly yours,

Pete Epstein
448 Ignacio Blvd. #117
Novato, CA 94949

415-385-9936
assignmentsf@gmail.com
pete@weinberg-hoffman.com

From: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Sent: Monday, April 10, 2023 6:25 PM
To: Pete Epstein <pete@weinberg-hoffman.com>
Cc: T Flandrich <tflandrich@yahoo.com>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>
Subject: RE: 659 Union/1656 Powell VERDI APTS

Hello Mr. Epstein,
Thank you for contacting me about your apartment, this experience must have been very challenging. I'd like to please have a call with you to better understand the situation. This week I am available Wednesday afternoon between 12:30 and 4, Thursday from 2-4, and Friday from 10-1. Please let me know if there is a convenient time for you to talk, or we can try to find some time next week if that is better.

Can I please get a little more information from you? Can you confirm that when you moved out after the 2013 fire it was not a "Capital Improvements Eviction"? A Capital Improvements Eviction is a no-fault eviction and would have involved paperwork and a formal process with the Rent Board.

I was never informed that I was evicted. I was unable to return because the unit was uninhabitable and then completely destroyed by the second fire. I have not been advised of any formal process with the Rent Board. Can you give me contact information for someone at the Rent Board who I can ask about filings by the building owners.

I saw the Declaration materials you shared, did you make any arrangements or have a (formal or informal) deal with Mr. Shaikh to move back in? We'll discuss this in more detail, but it sounds like there was an understanding that you would return when the building was fixed?

In addition to the declaration and the letters attached, I had several conversations with Mr. Shaikh in which we discussed my moving back in. He understood my desire to do so and said he supported all of the tenants who wanted to do that and had provided tenant information to the owners.

I see that a T. Flandrich is on this email thread, is this another displaced tenant or your lawyer? Thank you for your time.

Theresa Flandrich is with the North Beach Tenants Committee and has kept me informed about events surrounding the proposed restoration of the building. I have no problem sharing information with her about this matter at this stage, so please copy her on emails unless I notify you otherwise.

Best,
Claire

Claire Feeney, AICP, Senior Planner
District 3, Current Planning Division
she/her
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7313 | www.sfplanning.org
San Francisco Property Information Map

From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Monday, April 10, 2023 2:56 PM
To: Pete Epstein <pete@weinberg-hoffman.com>; Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: T Flandrich <tflandrich@yahoo.com>
Subject: Re: 659 Union/1656 Powell VERDI APTS

Received. Thank you.
Aaron Peskin

Get Outlook for iOS

From: Pete Epstein <pete@weinberg-hoffman.com>
Sent: Monday, April 10, 2023 2:44:31 PM
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: T Flandrich <tflandrich@yahoo.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: 659 Union/1656 Powell VERDI APTS

Dear Ms. Feeney:

I have been a tenant at Verdi Apartments (1656 Powell St. #210) since 1989. I was displaced from my tenancy as a result of the fire on December 15, 2013. At the time we were told it would be six months to a year for repairs and that we would be allowed back into our units. I have been living at a friend's house where I have remained since the fire. I have not moved back in because there is no unit I can occupy.

I am informed that the building owners are moving forward with reconstruction plans. It is also my understanding that the plans do not include provisions for the displaced rent controlled tenants to occupy any of the units in the building. I want to make clear my intention to reoccupy a unit in the building if/when it is rebuilt.

Immediately after the fire I notified the building manager, Adil Shaikh, and the then building owners' representatives, Hanford Freund & Co., of my intention to reoccupy, and have confirmation of that from Mr. Shaikh, but no one representing the building owner has asked me if I wanted to come back. See the attached declaration I provided in the insurance litigation. I have never received any communication from the building owners since December 2013 and never notified of any eviction proceeding against me. I have never been offered and never received relocation payments. My rent deposit has not been returned.

Please let me know what I must do to preserve my right to tenancy at the building.

Very truly yours,

Pete Epstein
448 Ignacio Blvd. #117

Novato, CA 94949

415-385-9936
pete@weinberg-hoffman.com

EXHIBIT Q

FYI Peter Epstein email to BOA-sent 4/16/2026

Appeal Nr.26-019 @659 Union

Dear President Trasvina & Commissioners,

I am a former tenant of the Verdi Apartments, 1656 Powell, Apt. #209. I lived in my rent-controlled apartment for 25 years. I was displaced by the 2013 fire. The only damage to my unit was some plaster and smoke damage. I intended to return once the building was repaired. Repair work was in progress when a subsequent fire left only the historic façade. Until 2023 I was never contacted by the former or current owner/developer about the status of my rent controlled tenancy and have received no compensation for being displaced from my apartment. In response to a communication from the current owner/developer, I filed a formal Notice of Intention to Return in 2023. In 2024, the owner/developer approached me with, based on the rent control ordinance and my economic losses, an inadequate offer to buy out my right to return: I declined. I currently live in a friend's basement in Novato as I cannot find a similar rent controlled apartment in San Francisco.

I have followed the several proposals for replacement of the apartments over the years and have been repeatedly disappointed that the owner/developer has proposed projects that had no hope of being approved, and which did not allow for the displaced residents to return to the building, with payments required by ordinance and continued rent control.

I understand that the owner/developer received a limited emergency demolition permit in late March without prior notice to any of the interested persons entitled to notice of the application. I also understand that the emergency demolition was going forward until an appeal was filed, but was not stopped in time to prevent demolition beyond the permitted scope of demolition. I have seen on-line that the owner/developer has taken the position that the emergency demolition permit allows him to demolish the building's entire façade. If successful, I believe that he intends to present construction plans which will allow him to build an oversized building and revoke the tenants' right to return to the rebuilt building under rent control.

I am writing in support of the appeal related to the emergency demolition of the building as unsafe. If the scope of the demolition has already been completed or has gone beyond the permit, it should be stopped permanently. Nothing that has been done regarding the emergency permit should extend the demolition beyond what was permitted. The owner/developer should not be able to obtain further demolition because the emergency work has now created a need for further demolition. He should be ordered, to the extent possible, to return the condition of the building to its condition had he limited the demolition to the scope of the emergency permit. And the building should be monitored to prevent the façade from being demolished while everyone's back is turned, or in the middle of night. I urge the Board of Appeals keep my rights, the rights of my co-tenants, as well as

the rights of the citizens of San Francisco, as established by current building codes and rent control ordinances, in mind when dealing with the emergency permit.

Very truly yours,

Pete Epstein
448 Ignacio Blvd. #117

EXHIBIT R

Email from displaced tenant Fred Wettergren

From:frederick.wettergren@hotmail.com
To:T Flandrich
Tue, Feb 13, 2024 at 7:24 AM

Theresa,

Thank you for the message.

Here is a quick breakdown of my case:

1. Lived in my apartment for a year after the fire which would have me living there for about 15 years.

2. Asked to move out when they started their original reconstruction.

3. Was given a work plan for the reconstruction which had the work taking a year.

4. I was told at that time I would get to move back into my apartment when construction was finished.

5. Approximately a year and a half later I was contacted by an agent offering me approximately $30k to release my rights to my apartment.

6. I made a counteroffer, but never heard from anyone from the owners or agents again.

7. I also was never given my deposit back.

8. Have not heard from them since.

No problem on the wait for the reconstruction. My wife and I are really looking forward to being back into my apartment when it is ready.

Thanks for keeping me in the loop and reaching out to me.

Please let me know of questions.

Fred

EXHIBIT S

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLAN CHECK LETTER #3 (REISSUED)

May 3, 2024

Felix Tinkov
3170 Fourth Ave Suite 250
San Diego, CA 92103

Project Address:	**659 Union Street**
Assessor's Block/Lot:	**0117 / 016**
Zoning District:	**North Beach Neighborhood Commercial NCD/40-X** **North Beach Special Use District**
Building Permit Number:	**202112134327 & 202303133588**
Planning Record Number:	**2021-005814PRJ/CUA/ENV/SHD/TDM**
Project Manager	Claire Feeney, Senior Planner, Claire.Feeney@sfgov.org, 628-652-7313
Environmental Planner:	Don Lewis, Senior Environmental Planner, Don.Lewis@sfgov.org , 628-652-7543

The Project Application for the above address has been reviewed by the Planning Department. This Plan Check Letter indicates (1) any information required to proceed with environmental analysis, (2) any missing information or modifications that must be provided to demonstrate compliance with the Planning Code and proceed with environmental analysis, and (3) any other modifications the Department is seeking in order to support the project. Please review this Plan Check Letter carefully, and follow the instructions provided in order to advance the review process.

Project Review History

On June 9, 2021, a Project Application was submitted to the Planning Department.
On July 14, 2021, the Planning Department issued a Notice of Incomplete Application.
On October 18, 2021, the Planning Department deemed the Project Application accepted, and Environmental and Current Planners were assigned.
On March 4, 2022, the Planning Department issued Plan Check Letter #1.
On June 10, 2022, the Project Sponsor submitted a revised plan set and other materials in response to Plan Check Letter #1.
On August 15, 2022, the Street Design Advisory Team (SDAT) reviewed the project.
On September 21, 2022, the Planning Department issued Plan Check Letter #2.
On February 6, 2023, a new Current Planner was assigned to the Project.

On February 14, 2023, the Street Design Advisory Team (SDAT) reviewed the project.
On February 15, 2023, the Housing Advisory Team (HAT) reviewed the Project.
On February 21, 2023, Plan Check Comments were emailed to the Applicant.
On March 2, 2023, additional Plan Check Comments were emailed to the Applicant.
On March 6, 2023, additional Plan Check Comments were emailed to the Applicant.
On July 10, 2023, an incomplete Response to Comments was submitted by the Applicant.
Between February and November 2023, there were 25 meetings between Planning, City Attorney, Board of Supervisors, the Rent Board, the Project Applicant, and/or former building tenants.
On November 2, 2023, the Planning Department issued Plan Check Letter #2.

Project Review Comments

This letter is a reissuance of Plan Check Letter #3; the first comment has been updated to more clearly describe the applicability of various housing programs and policies. This letter a consolidation of Plan Check Comments that have already been issued and have not been responded to nor fully addressed.

1. Due to the Project's location, the Project is ineligible for HOME-SF. Although the Project may be eligible for the State Density Bonus program, the Sponsor has not yet provided the Department with a code compliant base project for the Department's review. Please note, because the project as currently proposed includes approximately 50% commercial uses, it would not be considered a "housing development project" under the Housing Accountability Act. As an alternative, the Project may seek changes to the Planning Code via an ordinance adopted by the Board of Supervisors in order to proceed as proposed.

2. The provided plan set does not meet the Plan Submittal Guidelines. Full floor plans, elevations, cross sections, and land use/square footage tables for the buildings' existing conditions from before the fires in 2013 and 2018 must be submitted.

3. Submit paperwork and request the required Interdepartmental Project Review Meeting.

4. The Project is within 300 feet of two Places of Entertainment and is subject to Planning Code Sec. 314. Please contact those businesses and complete the required paperwork for the Entertainment Commission to proceed with their review.

    a. https://docs.google.com/forms/d/1RWf1njVa2rgZbuvnIJu1S1_-hL2zJKqAJfGJ5ix8wO4/viewform?edit_requested=true
    b. The Project shall also comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects" per Chapter 116 of the Administrative Code.
    c. Contact and provide documentation of communication with:
        i. Club Fugazi: David Dower at david.dower@the7fingers.com
        ii. Pachamama: There is no contact information, please try their website and if no connection is made that is understandable. https://pachamamacenter.org/contact/

5. Get and submit a 3R Report for the property from DBI.

6. Update application paperwork and draft findings per Planning Code Sec. 303 for the known required CUAs:

a. Sec. 121.1 for Development of Large Lots
b. Sec. 145.2 for Outdoor Activity Areas in NC Districts
c. Sec. 722 for Liquor Store Use Size Limit

7. Provide more information about how the various businesses will operate so that all applicable CUAs are obtained and/or the legislation addresses all relevant issues. Please see the prompts below, and provide any other information deemed applicable.

a. What will the hours of operation for all the businesses be?
b. What type of liquor licenses will be sought for the businesses?
c. Are there any plans for live music, events, or performances in any of the businesses?
d. Will you be working with the previous commercial tenants? Coit Liquor appears to have an arrangement to return.
e. Will the ground floor and rooftop restaurant be the same business or different businesses?
f. Please confirm that the restaurant uses will meet the Operating Requirements per Sec. 202.a.1.
g. Please be sure the proposed uses, locations, and square footages of the commercial spaces are final. Future changes could require new CUAs, amendments to the legislation, or may not be allowed.

8. The Project requires a CUA for Residential Merger under Planning Code Sec. 317 because it is reducing the number of dwelling units on site from 28 to 22.

a. Complete the required findings per Sec. 303 and 317.
b. Confirm if any of the existing units were affordable housing/BMR dwelling units.

9. Four Capital Improvements Evictions occurred in 2014. Per Planning Code Sec. 317 and Administrative Code Sec. 37.9.a.11, specific documentation and information about these tenants' right to reoccupy their units must be provided:

a. If applicable, provide documentation of their relocation payments.
b. Provide certifying documentation that the tenants are aware of their right to reoccupy, and if they are retaining that right or are voluntarily choosing not to come back.
c. If any of the tenants are retaining their rights to reoccupy, please be aware of various applicable Code requirements like notification for moving back in, adjusted rent rates, etc.
d. Note: It has been confirmed that no tenants, including the Capital Improvement Eviction tenants, have returned to the building since the first fire.

10. There are numerous Rent Board records for the Project Site. These have already been provided to the Applicant and are being attached again for continuity.

11. Multiple former tenants have contacted Planning and expressed their interest in returning to the building when it is complete. Please contact and work with these tenants and provide documentation of arrangements made. These have already been provided to the Applicant and are being attached again for continuity.

12. The Pre-Application Meeting and public comment letters reference various events and discussions, please provide documentation of this community engagement.

a. Talk with Telegraph Hill Dwellers (they have submitted a letter of opposition to the project)
b. Work with previous tenants on right-to-return plans (as referenced in the Pre-App Meeting)
c. Other community meetings (as referenced in the Pre-App Meeting)

Required Action

1. Please include a written response to this letter that discusses how you have addressed the items outlined above and in each of the attachments. Please note that the Department may request further revisions to the project as part of the environmental review process (e.g., to avoid a significant impact), or to ensure conformity with the Planning Code, design guidelines and other local ordinances and policies.

2. Within ninety (90) days from the date of this letter, please submit the requested information, or contact the project manager listed above if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 90 days, the application will be cancelled.

Revision Drop-Off for Building Permits Requested by Planning Department

Permits submitted to the Planning Department

If you have previously registered with SF Planning Public Portal, https://aca-prod.accela.com/CCSF/ , use the email address listed on this notice to login and submit the requested materials (do not use a different email).

To submit Plan Revisions after logging into the portal:

1) Go to My Records and select the associated PRJ record,
2) Go to Record Info and select Attachments
3) At the bottom of the screen follow instructions to upload your plans and be sure to select "Plan Revisions" when completing your document upload. *(See ACA Plan Revision worksheet in this file for more detail.)*

If you have not previously registered with the SF Planning Public Portal

1) Visit the public portal and create a new account and password with the email address listed on this notice. (Do not use a different email).

2) Navigate to the blue highlighted portion located in the middle right section of the page labeled "New users: Register for an Account" on the Public Portal's homepage.

3) You will be redirected to review and acknowledge the terms of use to proceed. Once acknowledged, create NEW login information and use the email address listed on this notice.

4) Once complete, your previous information will be combined and updated for you to access through the new portal.

5) Submit Plan Revisions by following steps above titled "To submit Plan Revisions after logging into the portal"

EPR permits submitted through DBI (Department of Building Inspection)

If your Building Permit was submitted through the online permit portal via Electronic Plan Review (EPR), please upload plans directly into Bluebeam.

Please also upload the plans to the SF Planning Public Portal (ACA) following the instructions in the section above titled "Permits submitted to the Planning Department."

Paper permits

If you have an existing Form 1, 2 or 3 Building Permit Application that was originally submitted in hardcopy, you may submit revised plans directly to the Planning Department without an appointment. Customers should come to the 49 South Van Ness Main Entrance to drop-off the plans at the 2nd Floor (Stations No. 26, 27, 29 or 31) between 7:30 am and 3:30 pm. Permit Center staff will require you to sign-in through the Permit Center's queue management system upon arrival at 49 South Van Ness Avenue. Provide two sets of revised plans with the Building Permit Application Number along the side edge and dated with the resubmittal date.

Please do not come to the Planning Department to discuss this letter. Please direct all general questions or meeting requests to the project planner listed above. For questions related specifically to environmental review, please contact the environmental planner listed above.

Thank you,

Claire Feeney, Senior Planner
District 3 Team, Current Planning Division

CC: Jeff Jurow, Project Applicant
Britt Miller, Project Applicant
Don Lewis, Environmental Planning
Jon Vimr, Historic Preservation

EXHIBIT T

Note: To submit unit information for the 2026 Housing Inventory, click the blue **"Report Unit Information"** button in the Housing Inventory submissions section below.

Parcel Number : 0117-016 | **Address** : 585 COLUMBUS AVE SAN FRANCISCO CA 94133 US

Generate New Pin | Show Pin

Address | Contacts | Notes | Change Log | Documents | Transactions



Image View | Map View

Site Address + Add

585 COLUMBUS AVE SAN FRANCISCO CA 94133 US

Select Year 2026

Rent Board Fee (2026)

Rent Board Assessed Fee : $1652.00

Amount Paid : $1652.00

Rent Board Fee - Unit Count (2026)

Units Subject to Fee:

Residential Units : 28

Residential Hotel Units : 0

TIC :

Exempt Units Not Subject to Fee:

Other Units : 0

EXHIBIT U

Telegraph Hill Dwellers Planning and Zoning Committee Meeting March 23, 2021
Intent to Restore the Brick Walls of 659 Union Street

Bob Baum, Multistudio, Architect for Owner: So, starting with the site plan, which is a rooftop view, clearly, the project at this point is a restoration of the Verdi building. So, can you all see my cursor? Yes. Okay. So, from this line forward, around here, that's the historic Verdi building, right? So, we are restoring the Verdi building. It's a three-story you know, within the existing walls. And we've done a lot of work to figure out how to do that and continuing to do that. And so, we're restoring the three stories within that volume. And we are also proposing a small vertical addition and a small horizontal addition.

The retail frontage has been changed a lot over the years and obviously requires restoration. So, there will be some sort of redoing of that, but very much in the spirit of what was there before. The masonry walls are restored with new windows. The windows are gone. And then we've got some repair work on the cornice to just sort of fix that and make sure it's stable, as we have to do for the rest of the walls. I mean, as you might imagine from an engineering point of view, there's quite a bit to do to build this new structure within the walls and make sure the walls themselves are stable and have lateral resistance capability.

Katherine Petrin: Hi, this is Katherine, um, I just have a couple questions about, um, I know you mentioned it but I'm curious about the treatment of the brick, the existing brick, and is your intention to leave these walls in place and then to build behind them? And if that's true, how do you support the walls? I'm just curious about how you, the whole process for treating the existing walls.

Jeff Jurow: Sure. So, the brick itself is, according to our engineers, in fairly decent condition in most places. So, there won't be a whole lot to do on most of the exterior brick walls. We'll have to do some maintenance work, some sealing. But for the most part, the brick and the mortar is in decent condition. We would essentially be building another building within the Verdi walls, within the brick walls. As far as how we intend to structurally support those walls, that gets a little technical, and we don't have a structural engineer here. But those discussions are ongoing, and we've at least initially engaged a reputable local engineering firm, a firm called Tipping, that will most likely be the engineer of record on this project.

Katherine Petrin: The firm Tipping Mar, right?

CLICK HERE TO WATCH A LIVE CLIP OF THE ABOVE TRANSCRIPT.

EXHIBIT V

Telegraph Hill Dwellers Planning and Zoning Committee Meeting March 23, 2021

Intent to Cast no addition shadows on Washington Square

Bob Baum, Multistudio, Architect for Owner: I'll show you a section in a moment, but this is all within the no net new shadow envelope that we're working within, which is basically that not adding any volume, which would increase any shadow onto Washington Square Park. So, we worked off some data that we were given by our consultant, Adam Phillips. So that's why, of course, the penthouse addition, the rooftop addition is pushed back.

Um, we've got the retail level and the apartment lobby and then the two levels of residential and then the restaurant pushed back, uh, and so if you imagine a solar angle to the park you could kind of see how this would not create any net new shadow and so we've really carefully calibrated that uh to do so. So, from above and, you know, I know kind of, you know, bird's eye views are not the view from the ground, but just to give you a sense of what's going on up there, you have, you know, the walls below restored.

CLICK HERE TO WATCH A LIVE CLIP OF THE ABOVE TRANSCRIPT.

EXHIBIT W

From: T Flandrich <tflandrich@yahoo.com>
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Sent: Friday, December 8, 2023 at 05:06:36 PM PST
Subject: Re: 1656 Powell St/ 659 Union Project Questions

Thanks so much Claire for your rapid reply.

Wishing you a wonderful weekend,
Theresa

On Friday, December 8, 2023 at 04:30:27 PM PST, Feeney, Claire (CPC) <claire.feeney@sfgov.org> wrote:

Hi Theresa,
Thanks for your email. Nothing has changed since we last spoke. The Project is on hold because there is substantial information that the applicant needs to provide and the City cannot proceed without it. The Project is still happening and the applicant is working on a response. The latest Plan Check Letter is available on PIM if you'd like to review it.

There is no estimated timeline for entitlements, public hearings, or construction.

Best,
Claire

Claire Feeney, AICP, Senior Planner
District 3, Current Planning Division
she/her
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7313 | www.sfplanning.org
San Francisco Property Information Map

From: T Flandrich <tflandrich@yahoo.com>
Sent: Friday, December 8, 2023 3:00 PM
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Subject: 1656 Powell St/ 659 Union Project Questions

Hi Claire,
This is Theresa Flandrich and we spoke back in early November about this project and the letters from the former tenants of this 28 residential unit building.

I just checked the SFPIM and see that as of 11/27/2023 the project is seemingly ON HOLD as well as the Environmental Review. I would like to understand this change, what it means in terms of the project going forward, how and for how long this will impact a delay in the actual beginning of construction, are some of my questions. Also, what the timeframe may look like in terms of years for constructing this project.

Thanks so much for attending to my questions and I look forward to reading your response.
Best,
Theresa Flandrich

EXHIBIT X

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: **5/13/2026 9:33:14 PM**

Application Number:	202303133588
Form Number:	6
Address(es):	0117 / 016 / 1 1638 POWELL ST
Description:	DEMO A BRICK 3 STORY BLDG. TYPE R-2
Cost:	$60,000.00
Occupancy Code:	
Building Use:	-

Disposition / Stage:

Action Date	Stage	Comments
3/13/2023	TRIAGE	
3/13/2023	FILING	
3/13/2023	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

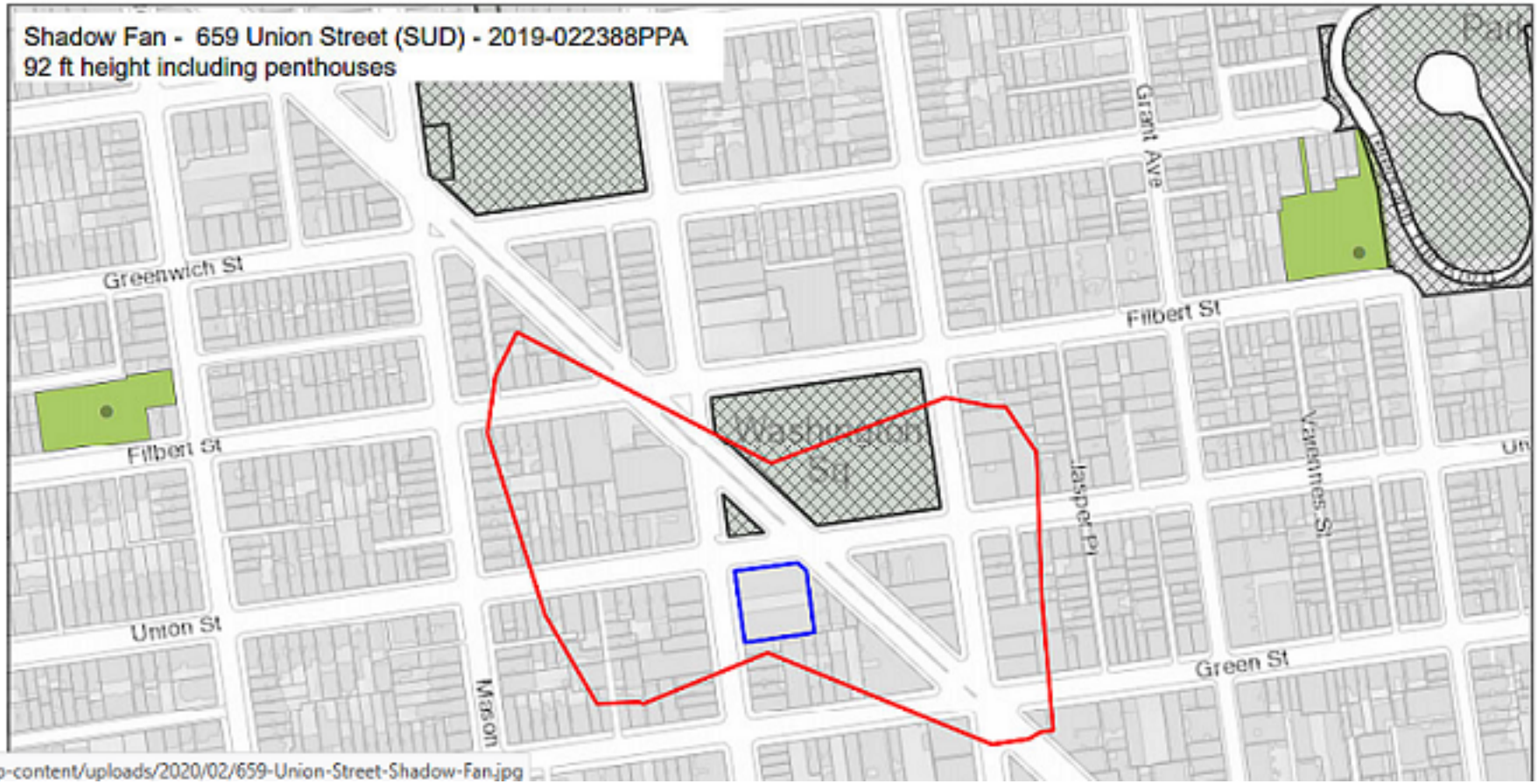
Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		3/13/23	3/13/23			3/13/23	GUTIERREZ NANCY	628-652-3240		ELECTRONICALLY SUBMITTED.MAILING LIST/PACKAGE RECEIVED.NG
CP-ZOC		3/14/23	3/31/23			3/31/23	FEENEY CLAIRE	628-652-7300		HOLD: Per Project 2021-005814PRJ only partial demolition is permissible, entire building cannot be demolished. Applicant needs to withdraw the Form 6 application and submit a Form 3 application. Proposed plan to demolish partial portion of the rear wall is allowable. CFeeney 26.May.23

EXHIBIT Y

But then there's the issue of shadows.

While the development as proposed was designed "to minimize [its] visual impact" and projected shadows on Washington Square, Washington Square has a designated zero tolerance (i.e., 0% Absolute Cumulative Limit) for new shadows to be cast upon the park by way of San Francisco's Sunlight Ordinance (a.k.a. Prop K).

And as confirmed by the preliminary shadow fan prepared by Planning, the project is likely to cast new shadows on Washington Square Park as proposed.



n/wp-content/uploads/2020/02/659-Union-Street-Shadow-Fan.jpg

EXHIBIT Z

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCAVATION

DEMOLITION SEQUENCE:

South WALL

1. BEGIN DEMOLITION FROM REAR CONCRETE YARD LOCATED AT THE SOUTH OF THE BUILDING. MOVE DEMOLITION EQUIPMENT INTO CONCRETE YARD USING THE EXISTING RAMP AS SHOWN ON THE PLAN.
2. USING TRACK MOUNTED EXCAVATOR WITH A HOE RAM AND / OR BUCKET & THUMB ATTACHMENT DEMOLISH THE SECTION OF BRICK WALL AS SHOWN ON THE PLAN.
3. DEMOLISH WEST WALL. EJ 3/27/26.
4. DEMOLISH NORTH WALL.
5. DEMOLISH EAST WALL.
6. DEBRIS SHALL REMAIN IN BASEMENT.

TEMPORARY FENCE LINE
LOCATION OF FIRE HYDRANT
1 D30
UNION STREET
SUBSTRUCTURE AND SIDEWALK VOLTS TO REMAIN IN PLACE
BSW = 81.84'
BSW = 81.86'
DEMOLITION OF THIS FACADE UNDER SEPARATE STREET CLOSURE
LOCATION OF FIRE HYDRANT
PARKING STALL METER
BSW = 81.82'
PARKING STALL METER
PARKING STALL METER
POWELL STREET
BSW = 84.10'
LOCATION OF STANDPIPE
PARKING STALL METER
BSW = 85.16'
DEMO. (E) RAKER & DEADMAN TYP EJ 3/27/26
LOCATION OF STANDPIPE
COLUMBUS STREET
FF = 81.82'
DEMOLISH BUILDING IN ENTIRETY
FF = 84.32'
CONC = 81.42'
CONC = 81.29'
(E) RAKERS & DEADMAN TYP REMOVE WITH DEMOLITION OF WALL. EJ 3/27/26.
DN
ENTRANCE
ACCESS POINT FOR DEMOLITION EQUIPMENT
(E) RAMP

NOTE:-
REMOVAL OF SOUTH WALL SHALL NOT IMPACT THE STABILITY OF THE NORTH WALL, EAST WALL OR WEST WALL AND THEIR RESPECTIVE TEMPORARY BRACING. EJ 3/27/26.

1626 POWELL STREET
(E) 1 STORY BUILDING

577 COLUMBUS AVENUE
(E) 3 STORY BUILDING

APPROVED BY WESLEY WONG
MAR 27 2026
PLANNING DEPARTMENT

Dee Lau, SFFD
MAR 27 2026

Jimmy Cheung, DBI
MAR 27 2026

APPROVED BY WESLEY WONG
MAR 27 2026
PLANNING DEPARTMENT

RECEIVED
MAR 27 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

REVISIONS NO	DATE	DESC.

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER ERWIN J. O'TOOLE C80734 CIVIL STATE OF CALIFORNIA

Erwin O'Toole

DEMOLITION AT 659 UNION STREET

659 UNION STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF BUILDING INSPECTION ISSUED MAR 27 2026

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

DEMOLITION PLAN

D 2.0

SUPPLEMENTAL BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
Three Embarcadero Center, 12th Floor | San Francisco, CA 94111-4074
Telephone: 415.837.1515 | Facsimile: 415.837.1516
www.allenmatkins.com

I. INTRODUCTION

The City and County of San Francisco ("**City**") Board of Appeals ("**Board**") should deny Appeal 2026-019 ("**Appea**l") regarding the demolition permit (BPA No. 2026.03.27.8418) for 659 Union Street (aka 1638-1658 Powell Street) ("**Property**"), which was issued by the Department of Building Inspection ("**DBI**") in response to DBI Emergency Order 111280-E ("**Emergency Demolition Permit**").

As explained in detail in the Respondent's Response in Opposition of Appeal submitted by Reuben, Junius & Rose, LLP on April 16, 2026, DBI issued the Emergency Demolition Permit pursuant to its authority to address unsafe structures posing an imminent threat to public safety and that is supported by substantial evidence in the record, including multiple independent engineering evaluations. The Emergency Demolition Permit must be upheld for the reasons set forth therein and below.

II. THE BOARD SHOULD DEFER TO THE EXPERTS

The Board's authority in this Appeal is delineated by City Charter section 4.106(b), which provides, as applicable here, that "[t]he Board is authorized to hear and determine appeals with respect to any person . . . who believes that . . . the public interest will be adversely affected by the grant . . . of a license or permit." The facts in the record are clear that the public interest will be adversely affected if the Appeal is granted and the Emergency Demolition Permit is not upheld.

Deference should be given by the Board to qualified experts, including the experts at DBI. As explained by Carey McElroy, DBI Senior Building Inspector, at the April 22, 2026 Board hearing on the Appeal: "DBI's main responsibility is to protect the life safety and health of the

citizens of San Francisco with regards to building safety" and "we believe this building is an imminent threat to public safety" based on "substantial evidence" and the professional determination of more than six civil and structural engineers. Those experts are in agreement. As explained in the DBI brief to the Board dated April 22, 2026 ("**DBI Brief**"):

- "After a field visit on March 18, 2026, Raymond Lui, S.E., Section Manager of the San Francisco Department of Public Works Structural Engineering Section, concluded that, 'this building, in its current condition, is a collapse hazard and presents significant safety hazards to pedestrians, bicyclists, and motorists.'"
- "On March 18, 2026, two of DBI's licensed engineers and DBI's Deputy Director for Inspection Services made a site visit to observe the building condition and issued a report that . . . determined that the building is substandard and unsafe and that 'the risk of collapse of URM (unreinforced masonry) walls is an imminent and substantial hazard . . . and the existing conditions endanger the . . . safety and welfare of neighbors and the public.'"
- "The report [submitted by Dolmen Consulting Engineers, Inc.] vividly illustrated this concern when describing a site visit to the property, '. . . it is obvious to me, as a practicing engineer, that it is only a matter of time before these walls fail under lateral loading . . . and people waiting at the bus stop on Union Street, walking along the sidewalk, parking at the curb, and driving along Union Street . . . were directly in the fall zone' . . . and the decorative cornice above the entire length of the

sidewalk could cause the wall to fail and fall onto the bus stop and sidewalk in even a minor earthquake." (emphasis added.)

As explained in the letter from Diarmuid Mac Neill, President of Dolmen Consulting Engineers, Inc., dated May 14, 2026 (attached hereto as Exhibit A):

- "I revisited the site on April 30, 2026 and reviewed the current situation. My previous report broadly outlined the inadequacies of the design basis, and details of the execution of the current shoring system. This system was explicitly permitted as an emergency measure, with an expiration date of April 12, 2019. This hazard has existed, unpermitted, with the full knowledge of the City for seven years. We are very lucky that no significant seismic activity has occurred over that period."
- "During my first two visits (02/04/2026 and 02/24/2026) it was too dangerous to walk to the North-East corner of the building. With the basement now largely filled in with the debris of the demolished walls it is safe to approach this corner."
- "As you can see in the [enclosed] photograph, the situation is even more dire than I had realized. Across the middle third of the building the roof and floor diaphragms are entirely gone . . . and in the Eastern third of the former building some remnants of the floor diaphragms remain [but] [t]hese wood diaphragms have been heavily compromised by seven years of exposure to the weather . . . [and] you can even see [in the enclosed photograph] the sunlight shining through where the floor diaphragm has entirely rotted away."
- "[The remaining] walls are effectively unbraced in the outward direction."

Appellant provides no expert evidence to the contrary. Instead, Appellant demands actions beyond the scope of this Appeal and as detailed below, the scope of the Board's authority.

III. THERE IS NO TENANT RIGHT TO RETURN

At the April 22, 2026 hearing, the Board asked for additional information about whether the prior residential tenants on the Property have the right to return. They do not. As you are aware, the residential tenants vacated the building on the Property following the 2013 fire, and the commercial tenants vacated after the 2018 fire. Since that time, the building has remained a fire-damaged unreinforced masonry shell with no habitable units. Appellant incorrectly argues that the prior tenants have a right to return to the Property when a new housing development project is proposed in the future.

As explained by the City Rent Board, "protections available to tenants under San Francisco's Rent Ordinance and Rules and Regulations will depend on whether the tenancy was terminated by the service of an eviction notice, or whether the tenant was merely forced out of possession by a fire or other disaster." (See Exhibit B.)[1] The "right to return" after a fire or other disaster only applies if the then-existing rental units are repaired. (*Id*.; citing Rent Board Regulation 12.19.) Here, the rental units were completely destroyed by the 2018 fire and could not be repaired. Therefore, the prior tenants have no right to return.

In addition, a proposed new housing development project on the Property would not trigger a replacement requirement. As explained by the Planning Department, in consultation with the City Attorney, a future project on the Property will not be required to provide replacement units. (See

[1] The Rent Board's response to Planning Department questions was prepared for the project at 2588 Mission Street and that building was also destroyed by a fire.

Exhibit C.) That conclusion is consistent with the replacement provision of the State Density Bonus Law and Government Code section 66300(d) (aka, the "Housing Crisis Act of 2019" and "SB 330"), which were implemented to ensure that such projects do not cause a reduction in the number of residential units.

Government Code section 66300(d) applies two replacement criteria: (i) providing at least as many total residential units as will be demolished; and (ii) replacing all "protected units," which are units that existed on the property within the past five years. (Gov. Code §§ 66300(d)(1), (2); 66300(d)(2)(F)(vi).) The first criterion will be met because a future project on the Property will result in a net increase in the number of residential units, including on-site affordable units. The second criterion will be met because there have been no "protected units" on the Property since 2013. More than five years have elapsed since the last habitable residential unit of any type existed on the Property.

Furthermore, the tenant's right to return (there is none) and replacement unit requirements (there is no such requirement here) are within the Planning Department's and/or Planning Commission's jurisdiction as part of the project approval process for a future housing development project on the Property. We recognize that those requirements may be of concern to the Board; however, they are not and cannot be the subject of this Appeal.

IV. PERMANENT SHORING FOR THE RECONSTRUCTION AND REHABILITATION OF THE BUILDING CANNOT BE REQUIRED

Following the 2018 fire, *temporary* shoring was installed under emergency permits, which is not designed to meet current seismic or long-term structural performance standards. DBI is not

legally authorized to require the installation of permanent shoring or the reconstruction and rehabilitation of the existing building. City Building Code section 102A.16, which pertains to serious and imminent hazards and emergency orders, provides: "Whenever the Building Official orders that repairs or alterations be made pursuant to this Section, the authority of the Building Official to repair or alter, or cause repairs or alterations to be made to comply with the order, shall be limited to repairs or alterations whose cost does not exceed 50 percent of the value, as defined by the Assessor, of the building, structure, property, or portion thereof."

Here, the cost of permanent shoring and reconstruction and rehabilitation of the subject building would exceed 50 percent of its current value. According to Assessor's Records, the value of the buildings on the Property, including the parking garage, previously totaled approximately $2.45 million and the value of the land is approximately $4.16 million. Of course, the value of the remnant portions of the subject building would certainly now be significantly lower. Pursuant to an estimate prepared by Guzman Construction Group, the cost of permanent shoring (i.e., sufficient structural reinforcement) would alone total approximately $3.99 million, including the cost of structural concrete and structural steel. The estimate for full reconstruction is estimated to exceed $27 million.

Absent this clear limitation, we question whether a reviewing court would uphold a requirement to reconstruct and rehabilitate the building. For example, in *San Diego Trust & Savings Bank v. Friends of Gill* (1981) 121 Cal.App.3d 203, the Court of Appeals cautioned that the outright denial of a demolition permit, even for a historic building, could entail serious economic consequences and might constitute an act of inverse condemnation.

V. THERE IS NO VIABLE ALTERNATIVE PATH TO DEMOLITION

The approved Emergency Demolition Permit is the only safe and viable path towards demolition of the remaining portions of the building on the Property. Even if DBI expedites its review of a standard demolition permit, the Planning Department will not approve a non-emergency demolition permit unless a replacement building has also been approved, which is expected to take approximately two years.

To explain, no state housing laws can be utilized to expedite the entitlements process for a new housing development project until the Property is fully remediated and cleared for residential use because the Property is on the Cortese List, which is an inventory of contaminated properties throughout the state that are subject to certain environmental remediation requirements. Pursuant to the letter from Frey Environmental, Inc. dated February 19, 2026, which was previously provided to the Board, soil excavation must be conducted "to remove contaminated soil within the current burnt building footprint" and "remediation will require soil to be excavated to depths ranging from approximately 12 to 15 feet below ground surface." That environmental remediation requires demolition and removal of "the fire-damage remnants on the vacant portion of the Site including three brick walls and temporary shoring to allow for the remediation excavation to be conducted."

Remedying the existing "imminent and substantial hazard to the life, health and/or safety of the public" (DBI's words) clearly cannot be delayed for the approximately two-year timeframe required for full remediation of the Property and City approval of a new housing development project on the Property. The Emergency Demolition Permit is the only safe and viable path towards eliminating this threat.

VI. THE BOARD CANNOT ACT OUTSIDE OF ITS JURISDICTION

The Board cannot legally impose "right to return" or historic rehabilitation requirements on the Property that do not exist under law. To be sure, that would be "a legislative function, something that the board cannot do under the guise of administrative action." (*City and County of San Francisco v. Board of Permit Appeals* (1989) 207 Cal.App.3d 1099, 1110.) In that case, the First District Court of Appeal addressed a similar abuse of discretion by the Board. There, the Court remanded the case back to the San Francisco County Superior Court with directions to enter judgment directing issuance of a peremptory writ compelling the Board to set aside its decision. (*Id*. at 1111.)

The Court found that "the board's action, which effectively authorizes maintenance of a third dwelling unit on property zoned for single-dwelling use, was both in excess of jurisdiction and an abuse of discretion" because "the board's action allows the third dwelling unit contrary to the code" and "[l]awmaking, in the form of rezoning of real property, is not within the powers of the board of permit appeals." (*Id*. at 1104.) Accordingly, the Court found that the "board acted without a legal basis and thus abused its discretion and acted in excess of its jurisdiction." (*Id.* at 1110; citing Code Civ. Proc., § 1094.5, subd. (b).) As explained by the Court:

- "The Board of Permit Appeals is an administrative agency of limited jurisdiction possessing only such powers as have been conferred on it, expressly or impliedly...." (*Id*. at 1109, citing *Four Seas Investment Corp. v. Board of Permit Appeals* (1978) 85 Cal.App.3d 526, 530.)

- "Although broad policy reasons may exist for not following a zoning requirement in a particular case, the board is not a law-making body and has no power to disregard or amend the ordinances which define its authority." (*Id.* at 1109-1110, citing *Bernstein v. Smutz* (1947) 83 Cal.App.2d 108, 115.)
- "Rezoning is a legislative function, something that the board cannot do under the guise of administrative action." (*Id.* at 1110.)
- "Reclassification of property for zoning purposes must be done by the board of supervisors under its power to amend the code." (*Id.*)

We are confident that a reviewing court would come to the same conclusion here if the Board attempts to impose "right to return" or historic rehabilitation requirements as part of the Appeal. That would clearly be in excess of the Board's jurisdiction and a blatant abuse of discretion.

VII. THE CITY'S CONTINUED DELAY IN ABATING A KNOWN HAZARD CREATES FORESEEABLE RISK AND POTENTIAL LIABILITY

The City is on notice that what is left of the unreinforced masonry building on the Property constitutes an imminent public safety hazard. Continued delay in abating that condition by holding up the Emergency Demolition Permit not only exposes the public to foreseeable risk of injury but also exposes the City to potential liability.

Under the Government Claims Act, a public entity may be liable where: (i) its property is in a dangerous condition; (ii) the condition creates a reasonably foreseeable risk of injury that is the proximate cause of the injury; (iii) the entity had actual or constructive notice of the condition

pursuant to Government Code section 835.2; and (iv) the entity failed to take reasonable protective measures against said condition. (Gov. Code, §§ 835; 835.2.) A "dangerous condition" exists where property "*or adjacent property*" creates a substantial risk of injury when used with due care in a reasonably foreseeable manner. (Gov. Code, § 830(a) [emphasis added].) For purposes of establishing public entity liability under this framework, "[t]he precise nature of the accident need not be foreseeable, only the general character of the event or harm." (*Constantinescu v. Conejo Valley Unified School Dist.* (1993) 16 Cal.App.4th 1466, 1474.)

The California Supreme Court recognized that a dangerous condition of public property may arise where a condition originating on adjacent private property exposes users of public property to a substantial risk of injury. (*Bonanno v. Central Contra Costa Transit Authority* (2003) 30 Cal.4th 139, 148-150; *see also Holmes v. City of Oakland* (1968) 260 Cal.App.2d 378, 390 [A public entity's "property may be considered dangerous if . . . a condition on the adjacent property exposes those using the public property to a substantial risk of injury."].) The relevant inquiry, therefore, is not whether the hazard originates on public property but instead whether it creates a foreseeable risk of substantial injury to people using public property, such as a public right-of-way, and whether the public entity has taken reasonable steps to protect against that known risk.

Here, the Emergency Demolition Permit was issued after the DBI Interim Director "verified that pursuant to Section 102A.16 of the Building Code, [a] serious and immediate hazard exists" because "[t]he building constitutes an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of a structure fire." (Emergency Order 111280.) That determination, along with other evidence in the record, demonstrates the

City's actual knowledge of a dangerous condition and recognition that the condition presents a foreseeable and immediate risk of injury to the public. Again, this Board is also aware pursuant to the DBI Brief and DBI testimony that the building "is a collapse hazard and presents significant safety hazards to pedestrians, bicyclists, and motorists" and "even a minor earthquake" could cause the wall facing Union Street "to fail and fall onto people walking along the sidewalk, parking at the curb, and driving along Union Street" because they are "directly in the fall zone." This is precisely the type of harm that the Emergency Order, Emergency Demolition Permit, and Section 102A.16 of the Building Code are intended to prevent.

Once the City has actual knowledge of a condition that creates a foreseeable risk to the public, it must take reasonable protective measures to protect against that risk in order to avoid liability exposure. (Gov. Code, §§ 835; 835.2.) Despite the DBI Interim Director's determination that immediate demolition was necessary to address the imminent hazard associated with the Property, the Board continued the matter and required additional analysis on issues that do not bear on whether the hazard exists or how it should be addressed.

Because the City has already determined that the Property poses a serious and imminent hazard, which is capable of affecting users of the adjacent public right-of-way, continued delay in abating that condition extends public exposure to a known and foreseeable risk of injury. The Board should, therefore, immediately uphold the Emergency Demolition Permit to ensure prompt abatement of that hazard to avoid unnecessary liability exposure. In fact, that liability exposure was acknowledged by Jimmy Cheung, Professional Civil Engineer and Interim DBI Director of Permit Services, at the April 22, 2026 Board hearing, during which he explained that DBI "had to act

because if we didn't, the City would be liable" and even a wind event could cause the walls "to act like sails and fall down."

VIII. CONCLUSION

In conclusion, we urge the Board to deny the Appeal and uphold the Emergency Demolition Permit. The Board has been distracted by false claims made by the Appellant, which has caused unnecessary further delay. That delay has extended the serious and imminent public safety hazard, for which the Board should be gravely concerned. If the Board grants the Appeal, the Property owner would be put in the untenable position of facing an imminent public safety hazard without any means to remedy the grave danger to the public. Not only could someone be seriously injured or killed, but the City could be held liable for that preventable catastrophe.

EXHIBIT A

D O L M E N
CONSULTING ENGINEERS INC.

May 14, 2026

Attention: David Kane
Director, San Francisco Department of Building Inspection
San Francisco Department of Building Inspection
49 South Van Ness
San Francisco CA 94103

Re: 659 Union Street/1656 Powell Street
Update to Condition Report – Imminent Seismic Hazard

Director Kane,

I am writing to follow up on my report dated March 2, 2026, outlining the imminent seismic hazard at 659 Union Street/1656 Powell Street. As you may be aware, a demolition permit was issued (permit # 202603278418) to remove the entire structure on March 27, 2026. The demolition work began but an appeal of that permit was filed and the work has been stalled.

I revisited the site on April 30, 2026 and reviewed the current situation. My previous report broadly outlined the inadequacies of the design basis, and details of the execution of the current shoring system. This system was explicitly permitted as an emergency measure, with an expiration date of April 12, 2019. This hazard has existed, unpermitted, with the full knowledge of the City for seven years. We are very lucky that no significant seismic activity has occurred over that period.

Reiterating the statement from my March 2nd report "While the design was credible as a temporary solution, there is no design standard for a situation like this. No performance standard is implied by the addition of these braces. Perhaps the most obvious hazard is the cantilevered brick wall above these braces extending around the entire 420' building perimeter. This wall has a decorative cornice above the sidewalk along the entire length of its' street facade, increasing the likelihood that the wall will fall onto the bus stop and sidewalk below in a minor seismic event. The wall's out-of-plane "flexural" capacity is also weakened by the presence of fourteen windows along its' Union Street façade."

During my first two visits (02/04/2026 and 02/24/2026) it was too dangerous to walk to the North-East corner of the building. With the basement now largely filled in with the debris of the demolished walls it is safe to approach this corner.

As you can see in the photograph below, the situation is even more dire than I had realized. Across the middle third of the building the roof and floor diaphragms are entirely gone. The walls in this area are braced by reasonably-sized light steel braces bolted to the brick walls through 8x8 heavy timbers. The heavy timbers extend vertically above the brace to provide a nominally increased out-of-plane flexural performance. However, in the Eastern third of the former building some remnants of the floor diaphragms remain. These wood diaphragms have been heavily compromised by seven years of exposure to the weather.

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206

The walls in this area are restrained out-of-plane by undersized steel braces connecting to individual joists with no apparent tension connections. The load path ends at the joist. No further mitigation work was visible. These walls are effectively unbraced in the outward direction, and they are directly adjacent to the MTA bus stop, which has thankfully been temporarily relocated.



Union Street wall bracing showing discontinuous braces at the NE corner

The following photograph shows the discontinuity more clearly. The existing joists are clearly visible, with no additional elements added, and no hardware or connectors added to resist tension. This tension capacity would be necessary to stop the walls falling outward onto the bus stop. You can even see the sunlight shining through where the floor diaphragm has entirely rotted away.

We are in the process of adjusting the placement of barricades on the East side of the site to keep the public away from our estimation of the "fall zone" in the light of this new understanding.

D O L M E N
CONSULTING ENGINEERS INC.



Discontinuous load path for wall braces

Hopefully this new information will assist your staff in arguing for a reinstatement of the demolition permit at the Board of Permit Appeals.

Sincerely,

Diarmuid Mac Neill

Diarmuid Mac Neill
President

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206

EXHIBIT B

Questions to rent board:

Does the project sponsor have obligations for tenant relocation costs and has there been such actions implemented by the Rent Board? Under rent control, does this project qualify for the right to return? If so, what is the process for it?

The protections available to tenants under San Francisco's Rent Ordinance and Rules and Regulations will depend on whether the tenancy was terminated by the service of an eviction notice, or whether the tenant was merely forced out of possession by a fire or other disaster.

Relocation costs

In order to evict a tenant from a rental unit covered by the Rent Ordinance, a landlord must have a "just cause" reason that is the dominant motive for pursuing the eviction. For example, a landlord may evict a tenant pursuant to Ordinance Section 37.9(a)(10) if the landlord seeks "in good faith and without ulterior motive to demolish or to otherwise permanently remove the rental unit from housing use". Tenants who have resided in the unit for at least one year and receive an eviction notice for demolition are entitled to receive relocation costs from the landlord under Rent Ordinance Section 37.9C. Half of the required relocation costs must be paid at the time the eviction notice is served, and the remaining amount is paid when the unit is vacated. However, the Rent Ordinance does not require the payment of relocation costs to tenants who are forced out of a unit due to a fire or other disaster.

If a landlord evicts or tries to evict a tenant unlawfully (e.g. without complying with the various procedural and substantive requirements under state and local law), the landlord may be subject to substantial civil and/or criminal liability. Any dispute regarding the lawfulness of the landlord's actions must be determined in court, as the Rent Board has no legal power to determine whether an eviction is lawful or if tenants are entitled to relocation costs.

Right to return

If a tenancy is terminated pursuant to a demolition eviction notice under Ordinance Section 37.9(a)(10), there is no "right to return" to the property a later date as the tenancy has been terminated.

If no eviction notices were served and the units could have been repaired after the fire, the displaced tenants may have a "right to return" under Rent Board Regulation 12.19. That section provides, in part, that if "a tenant is forced to vacate her/his unit due to fire or other disaster, the landlord shall, within 30 days of completion of repairs to the unit, offer the same unit to that tenant under the same terms and conditions as existed prior to her/his displacement." Whether the rental units could have been repaired, or whether the units had to be destroyed at some later point due to the owner's failure to maintain the building, is a question of fact for a court to decide. Even if no statutory "right to return" exists, displaced tenants may have a claim for constructive or wrongful eviction if they believe the landlord did not act in good faith.

EXHIBIT C

Chase, Caroline

Subject: FW: Housing Application Meeting: Process and Procedures

---

From: Conner, Kate (CPC) <kate.conner@sfgov.org>
Date: Thursday, May 22, 2025 at 3:21 PM
To: Kate McGee <kate@ebo-strategy.com>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; John Kevlin <jkevlin@reubenlaw.com>; Matt Pauly <matt.pauly@multi.studio>
Cc: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Subject: RE: Housing Application Meeting: Process and Procedures

Hi Kate,

Government Code Section 65913.4 includes the program and eligibility criteria for using **SB 423**, a ministerial housing program. Specifically, Government Code Section 65913.4 (a)7, states that a project is eligible for ministerial processing if, among other criteria:

> (7) The development is not located on a site where any of the following apply:
> (A) The development would *require the demolition* of the following types of housing:
> (i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
> (ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
> (iii) Housing that has been occupied by tenants within the past 10 years.
> (B) The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

(Government Code section 65913.4 [emphasis added].)

We understand that the project site has been vacant since 2013, after a series of fires, in 2013 and 2018. The proposed project does not require the demolition of housing since the building was already destroyed by fire. In addition, the property has not had residential tenants since 2013, over ten years ago. Therefore, the project is not ineligible for streamlined approval under this locational criterion in SB 423.

The **Housing Crisis Act, SB 330**, also contains replacement and relocation provisions for certain development projects. Government code Section 66300.6 states:

> (a) Notwithstanding any other law and notwithstanding local density requirements, an affected city or an affected county shall not approve a housing development project that will *require the demolition* of one or more residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.
> (b) Notwithstanding any other law and notwithstanding local density requirements, an affected city or an affected county shall not approve a development project that *will require the demolition* of occupied or vacant protected units, or that is located on a site where protected units were demolished in the previous five years, unless all of the following requirements are satisfied:
> (1) (A) The project will replace all existing protected units and protected units demolished on or after January 1, 2020.
> (B) Any protected units replaced pursuant to this paragraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally

> adopted requirement that requires, as a condition of the development of residential rental units, that the project provide a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households, as specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code.

(Government Code section 66300.6 [emphasis added].)

The proposed housing development does not require the demolition of one or more residential dwelling units. The units were destroyed by fires in 2013 and 2018; therefore, there are no replacement or relocation obligations under the Housing Crisis Act.

State Density Bonus Law also contains replacement and relocation provisions for projects using the State Density Bonus law. Government Code Section 65915(c) states:

> (3) (A) Except as provided in subclause (V) of clause (i) of subparagraph (F) of paragraph (1) of subdivision (b), an applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are located *or, if the dwelling units have been vacated or demolished in the five-year period preceding the application*, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:
>
> (i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).
>
> (ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low-income household.

The site does not contain any existing residential units, or residential units that have been vacated or demolished in the five-year period preceding the application, because it was destroyed by fires in 2013 and 2018. Therefore, the project is not subject to replacement requirements under State Density Bonus Law.

I hope this helps.

Let me know if you have further questions.

Thanks
Kate

Kate Conner, LEED AP, Deputy Director of Housing
Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct:628.652.7535| www.sfplanning.org
San Francisco Property Information Map

From: Conner, Kate (CPC) <kate.conner@sfgov.org>
Sent: Wednesday, May 21, 2025 1:22 PM
To: Kate McGee <kate@ebo-strategy.com>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; John Kevlin <jkevlin@reubenlaw.com>; Matt Pauly <matt.pauly@multi.studio>
Subject: Re: Housing Application Meeting: Process and Procedures

Hi Kate,

I have a draft prepared, but I am waiting for City Attorney review. I am hoping to receive a response today.

Thanks
Kate
Kate Conner, LEED AP, Deputy Director of Housing
Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct:628.652.7535| www.sfplanning.org
San Francisco Property Information Map

From: Kate McGee <kate@ebo-strategy.com>
Date: Wednesday, May 21, 2025 at 9:00 AM
To: Conner, Kate (CPC) <kate.conner@sfgov.org>, Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>, John Kevlin <jkevlin@reubenlaw.com>, Matt Pauly <matt.pauly@multi.studio>
Subject: Re: Housing Application Meeting: Process and Procedures
Hi Kate,

Just checking in to see if you have any updates on the designation.

Thanks,

Kate

From: Conner, Kate (CPC) <kate.conner@sfgov.org>
Date: Thursday, May 15, 2025 at 4:08 PM
To: Kate McGee <kate@ebo-strategy.com>, Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>, John Kevlin <jkevlin@reubenlaw.com>, Matt Pauly <matt.pauly@multi.studio>
Subject: RE: Housing Application Meeting: Process and Procedures
Hi everyone,

Attached is an example of a clearance letter and the word draft that the Water Board put together when we were working with them on the process. In terms of contacts, I worked with Ross (who I believe retired) and Helen who can be contacted at: RB2-CaseIntakeTeam@Waterboards.ca.gov.

I will be following up with an email regarding the replacement and relocation provisions in the next couple of days.

Thanks!
Kate

Kate Conner, LEED AP, Deputy Director of Housing
Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct:628.652.7535| www.sfplanning.org

SUPPLEMENTALBRIEF SUBMITTED BY PLANNING DEPARTMENT

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

BOARD OF APPEALS BRIEF

HEARING DATE: May 20, 2026

May 14, 2026

Appeal No.:	26-019
Project Address:	659 Union Street
Block/Lot:	0117/016
Zoning District:	NCD (North Beach Neighborhood Commercial) Group Housing SUD Priority Equity Geographies SUD
Height/Bulk:	40-X
Staff Contact:	Corey Teague, Zoning Administrator – (628) 652-7328 corey.teague@sfgov.org

On April 22, 2026, the Board heard this appeal, continued the hearing to May 20th, provided a new briefing opportunity, and made specific requests for information from the various parties. While none of the information requests were specific to the Planning Department, there was a general request to provide more information regarding any local or State law provisions regarding previous tenants' right to return to the subject property once it is redeveloped.

Planning Code

Planning Code Sec. 317.2 was adopted in early 2026 and contains the only Planning Code provisions regarding tenants' rights to return. More specifically, Sec. 317.2(d)(2) provides controls for when new projects must extend Existing Occupants a right to remain in existing units or return to new units following a demolition. However, those provisions only apply to an "Existing Occupant" as defined in Sec.

317.2(b), which excludes tenants that were required to vacate a unit more than five years prior due to a serious and imminent hazard. In this case, all the previous tenants were required to vacate the units at 659 Union Street more than 5 years ago due to the fires in 2013 and 2018. Therefore, the previous residential tenants of 659 Union Street do not qualify as "Existing Occupants" per Planning Code Sec. 317.2.

State Laws

The Housing Crisis Act (SB 330) and State Density Bonus Law are the two relevant State laws that address tenants' right to return when a property is redeveloped. However, both laws only apply to housing developments that include the demolition of one or more dwelling units. In this case, the dwelling units that existed at 659 Union Street were physically destroyed by fire in 2013 and 2018, unrelated to any housing development proposal. Therefore, the proposed emergency demolition of the remaining building will not impact the applicability of any State law to a new housing development on the property.

This information was communicated from the Planning Department to the property owner's representatives in an email dated May 22, 2025 (see Exhibit C of Permit Holders brief submitted on May 14, 2026). As noted within the email chain, the Planning Department consulted with the City Attorney's Office before providing this guidance. Additionally, this interpretation of State Law was previously applied to a similar fire/demolition situation at 2588 Mission Street in 2016, and also after consultation with the City Attorney's Office.

Rent Ordinance

Section 37.9(a)(11) of the Residential Rent Stabilization and Arbitration Ordinance includes provisions for tenants' right to return related to capital improvements and rehabilitation of existing units. Separately, Section 12.19 of the Rent Board Rules and Regulations includes provisions for tenants' right to

return when they are forced to vacate their unit due to fire or other disaster. However, both provisions are under the purview of the San Francisco Rent Board and are not interpreted or implemented by the Planning Department.

cc: John Kevlin (Attorney for Permit Holder)
Caroline Chase (Attorney for Permit Holder)
Theresa Flandrich (Agent for Appellant)
Carey McElroy (Department of Building Inspection)

SUPPLEMENTAL BRIEF SUBMITTED BY DBI

Board of Appeals Brief

Hearing Date: May 20, 2026

May 14, 2026

Appeal No.: 26-019

Demolition Permit# 2026-0327-8418

Project Address: 659 Union Street

Block/Lot: 0117 / 016

DBI Contact: Carey McElroy, Senior Building Inspector

Phone: 628-652-3779; Email: Carey.McElroy@sfgov.org

Permit Description

DBI issued Permit Number #2026-0327-8418 on March 27, 2026 to allow the demolition of a three-story unreinforced masonry building.

Background

The structure at Assessor Parcel 0117/016 (659 Union Street/ 1656 Powell Street) was a three-story, unreinforced masonry building that caught fire on December 15, 2013.

On March 17, 2018, a second fire broke out in the building causing additional structural damage and rendering it unsafe and uninhabitable. The roof had collapsed and the wood framing on the second and third floors was severely damaged and partially destroyed.

On January 24, 2020, DBI produced a report documenting significant structural damage and recommending that the project consulting team "re-evaluate the temporary shoring

system and to provide temporary bracing to correct the existing open front condition." DBI also recommended that the property owner hire an additional structural engineer to provide further evaluation.

On February 18, 2020, KCE Matrix Consulting Engineers produced a letter raising concerns about designing permanent shoring for a building with "perilous weak conditions" and stating that installing permanent shoring "will delay rectifying unsafe conditions of current structure, another year."

On March 7, 2025, ShoreCal Engineering, Inc sent DBI a memo outlining their engineering evaluation that determined the building was a "serious structural hazard" and describing the building's deterioration by stating "there are brick walls that are out of plane on Powell St and appears to be getting more out of plane since my last observation. The eyebrow canopy that remains unsupported... and 3 stories of unreinforced brick walls as well as severe foundation cracks and compromised load-bearing walls. These issues indicate that the building is at risk of COLLAPSE particularly during a MINOR SEISMIC EVENT." *(emphasis by ShoreCa/)*

In the memo, ShoreCal stated that the building "poses an imminent threat to the safety of its occupants and the public" that requires "urgent intervention".

On March 2, 2026, Dolmen Consulting Engineers, Inc submitted a letter to DBI articulating the numerous shoring permits that had been issued to "stabilize the perimeter walls, which was all that remained after the fire was extinguished." The letter articulated that the temporary shoring was not designed as a permanent solution and that there was no performance standard to measure its efficacy.

Dolmen further stated that "the most obvious hazard is the cantilevered brick wall above these braces extending around the entire 420' building perimeter" and highlighted that the decorative cornice above the entire length of the sidewalk could cause the wall to fail and

fall onto the bus stop and sidewalk in even a minor earthquake.

The report vividly illustrated this concern when describing a site visit to the property, "...it is obvious to me, as a practicing engineer, that it is only a matter of time before these walls fail under lateral loading. While I visited the site, I noticed many people waiting at the bus stop on Union Street, walking along the sidewalk, parking at the curb, and driving along Union Street. All these people were directly in the fall zone."

After a field visit on March 18, 2026, Raymond Lui, S.E., Section Manager of the San Francisco Department of Public Works Structural Engineering Section, concluded that, "this building, in its current condition, is a collapse hazard and presents significant safety hazards to pedestrians, bicyclists, and motorists."

Mr. Lui further noted that San Francisco Public Works is planning a pavement replacement and sewer replacement project on Union Street from Lyon Street to Columbus Avenue, but has "abandoned the block between Powell Avenue and Columbus Avenue that fronts the building" because of the "safety concerns presented by the building."

On March 18, 2026, two of DBI's licensed engineers and DBI's Deputy Director for Inspection Services made a site visit to observe the building condition and issued a report that found "what remained of the structural framing lacked weather protection...and the shoring system lacked protection from weather corrosion and decay."

The engineers and building inspector observed signs of mold, dry rot, vermin and rodents, as well as standing water, trash and debris. They determined that the building is substandard and unsafe and that "the risk of collapse of URM (unreinforced masonry) walls is an imminent and substantial hazard...and the existing conditions endanger the ...safety and welfare of neighbors and the public."

Emergency Order

On March 24, 2026, DBI issued Emergency Order 111280-E (Exhibit A) deeming the building an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of a structure fire. The Emergency Order required the property owner to abate the hazard within 72 hours. A copy of the Emergency Order was posted at the property.

Permit Application and Issuance Process

Emergency Orders are issued to mitigate an imminent safety hazard and are processed on an expedited timeline so the safety intervention is not delayed.

Additional Discussion

Unreinforced masonry structures (URM), also referred to as unreinforced masonry buildings (UMB), are known to be among the highest hazards in seismic events. The California Legislature has defined certain URM buildings to be hazardous pursuant to GOV § 8875. The San Francisco Board of Supervisors has acted to ensure mitigation of this hazard by requiring retrofit or demolition.

Since at least 1868, the extreme risk of URM structures has been known in California when the Alameda County Courthouse collapsed. Since that time, many injuries and fatalities have resulted from the seismic failure of URM structures, including during the 1906 San Francisco Earthquake, the 1925 Santa Barbara Earthquake, the 1933 Long Beach Earthquake, 1971 San Fernando Earthquake, 1989 Loma Prieta Earthquake, and 1994 Northridge Earthquake. In each of these events, significant damage occurred to URM structures. In just the past year, the failure of a URM wall caused a fatality when a brick wall collapsed in Long Beach, killing one person.

Fires that occurred in 2013 and 2018 destroyed much of the retrofit work that had been previously installed. While limited, temporary shoring was installed at 659 Union Street after the initial fires, this bracing was not designed to serve as a permanent seismic retrofit.

Significant sections of URM walls and parapets remain unbraced and subject to collapse. Furthermore, the temporary bracing system has endured years of weathering and lacks protection from decay and corrosion.

Pursuant to HSC § 19161, the Legislature finds and declares that potentially hazardous buildings include, “unreinforced masonry buildings … (that) exhibit any of the following characteristics: Exterior parapets or ornamentation that may fall, exterior walls that are not anchored to the floors or roof, (and) lack of an effective system to resist seismic forces. The remaining URM walls at Union Street exhibit all of these characteristics.

The United States Geologic Survey has estimated the risk of a major seismic event of magnitude 6.7 or greater at 72% during the next 30 years. Imminent can be defined as happening soon. While years may pass between major earthquakes, when they do occur, they happen suddenly and without warning.

Conclusion

DBI issued the Emergency Order based on substantial evidence and the professional determination of more than six civil and structural engineers. The permit applicant has represented that installation of permanent bracing would be impractical and cost prohibitive. The demolition permit was properly issued based on the requirements of the Emergency Order. DBI requests the Board uphold the permit to demolish the existing structure in order to mitigate the hazard.

PUBLIC COMMENT

HD 5/20/26

Mejia, Xiomara (BOA)

From: Nadya Williams <nadyanomad@gmail.com>
Sent: Thursday, April 23, 2026 8:32 PM
To: BoardofAppeals (PAB)
Subject: The Verdi Building in North Beach

BOARD OF APPEALS
APR 23 2026
APPEAL #26-019

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Greeting Board of Appel,
The following is a message that I just sent to District 3 Supervisor Danny Sauter. I live in North Beach and see him on the street - he knows who I am - a fixed-income senior in a rent controlled apartment.

Nadya Marina Connolly Williams

Associate member since 2003 of Veterans For Peace, San Francisco Ch. 69 / 1436 Grant Ave. #10, San Francisco, CA 94133 / CELL: (415) 845-9492 / EMAIL: nadyanomad@gmail.com

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Hi Danny,

Focusing on the original facade, which might indeed be unsafe to preserve, is NOT the issue here, as you well know.

The developer-propo$ed 100-foot massive building, the totally out-of-scale size of the building, the assault to the character and esthetics and *Human Scale* of North Beach (why do you think hundreds of thousands come here every year?), the huge (for many winter months especially) shadow across the little triangle park and Washington Square, the elimination of 28 rent controlled apartments, the (essentially) permanent eviction of the surviving original tenants ..... these are the issues!

This monster, luxury condo Tower will never be built, because those if us who live here (owners and renters) will not allow it.
Three Stories is the height of all other buildings in North Beach - and some two and one! Only the NEMS clinic on Stockton is taller, as it needs to be to serve the medical needs of the community!
Three Stories is the height limit appropriate for our beloved neighborhood, enjoyed by hundreds of thousands of locals and tourists every year.
Affordable housing is what San Franciscans need!

- *Nadya Williams*

"Wars are not for Winning,

but for transferring Wealth."

Nadya Marina Connolly Williams - Associate member since 2003 of Veterans For Peace, San Francisco Ch. 69 / 1436 Grant Ave. #10, San Francisco, CA 94133 / CELL: (415) 845-9492 /
EMAIL: nadyanomad@gmail.com

AD 5/20/26

BOARD OF APPEALS

APR 24 2026

APPEAL #26-019

Mejia, Xiomara (BOA)

From:	Marc Bruno <marcanthonymatthewbruno@gmail.com>
Sent:	Friday, April 24, 2026 3:22 PM
To:	SauterStaff; Longaway, Alec (BOA); Lamarre, Julie (BOA); Greene, Matthew (DBI); O'Riordan, Patrick (DBI); Hannan, Patrick (DBI)
Cc:	Marc Bruno
Subject:	Please take steps to verify 659 Union Street Permit Holder abides Board of Appeal directive to shore up and protect buildings on site.
Attachments:	What is Shoring in Building Construction_ Complete Guide.pdf; What to Know About Emergency Structural Shoring After Fire _ DeVooght.pdf

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Please take steps to verify 659 Union Street Permit Holder abides Board of Appeal directive to shore up and protect buildings on site.

Re: San Francisco Board of Appeals: **Appeal No. 26-019 at 659 Union Street** (appeal heard on expedited schedule on Wednesday, April 22, 2026)
Fr: Marc Bruno <marcanthonymatthewbruno@gmail.com>
To: Supervisor Danny Sauter, SF BOS, and, Building Inspector Matthew Green, SF DBI and Members of the San Francisco Board of Appeals

Friday April 24, 2026

Dear Supervisor Sauter, Matthew Greene, Deputy Director of Inspection Services, and Members of the San Francisco Board of Appeals,

Please take whatever steps may be necessary to make sure the property owners (a.k.a. permit holders) at 659 Union Street follow the Board's directive at its meeting of April 22 2026 to shore up and protect the walls at this site. The building is of great value to the neighborhood and to those who once lived there. The buildings need to be protected and preserved for the Board and and the public at-large to determine next steps.

Given the importance of this building on so many levels, especially to the people who once lived there, and given the buildings' beauty and history as an integral part of our city's history and aesthetic values, I ask respectfully that the Supervisor for District 3, and the City's Building Department and other governmental agencies mandate and, if necessary, legally enjoin the permit holder/s to protect the buildings at 659 Union.

Additional Shoring for the Building

One issue raised by Board members during the April 22 hearing is whether it is possible to add additional shoring to the building at 659 Union. The industry documents attached here indicate that there are numerous ways buildings such as these may be additional shored up.

"What happens if the owners of a building sit on their hands and make no efforts to repair it, waiting for tenants at the building to lose their right to return?"

This question respectfully was asked at the Board of Appeals hearing on Wednesday of this week.

As was pointed out by respondent permit holders at the hearing, it was only the second (2018) not the first (2013) fire that made the building uninhabitable. In answering whether the first fire precluded tenants' right-of return, a representative for the permit holders said the following:

Commissioner Lopez, "When you say 'both,' is that like cumulative damage or the 2013 damages standing on its own that would have broken the [right of return] obligation?"
Representative for Permit Holder: "No, I don't think that the 2013 fire on its own, as I said. The project sponsor's intent was to simply renovate the building at that time, but the 2018 fire took it to, you know, further deteriorated it, further damaged it to such a point where there's simply no building left."

The "at that time" referred to by permit holders is four years, four months (52 months) between the first and second fires. Tenants were promised 659 Union would be repaired in 12 months, but it wasn't.

The National Fire Prevention Database verifies that uninhabited buildings are more likely to experience arson, accidental fires and "fire spread" than buildings with residential tenants. Permit holders' failure to repair in a reasonable time period may have resulted in the second fire. Their negligence in this regard brings to mind the preface to San Francisco Administrative Code Sections 37.9 - 39.9, Evictions:

"As market rents continue to increase in San Francisco, landlords of rent-controlled units have an incentive to prevent long-term tenancies."

659 Union may be a bricks-and-mortar manifestation of the warning made by legislators in 2001. We do not know! But we do know that tenants there were unnecessarily deprived of their homes.

The failure to repair and its larger effect on the City also was brought up on April 22 by Board member Lopez, as follows:

"I think we may face a danger of creating a moral hazard, and, not making allegations of any kind one way or another about the permit holder, I do think the possibility exists for someone to sit on their hands and say, 'Hey, let's wait this out. Let's wait out the right-of-return shot clock and then 10 years later and due to that deterioration, the right of return lapses. I don't want to create an incentive for that."

* * * * * *

Given the importance of 659 Union Street to the people who once lived there, and given its beauty and history as an integral part of our city's history and aesthetic, I ask the Supervisor for District 3, and the City's Building Department and other governmental agencies mandate and, if necessary, enjoin the permit holder to protect these buildings.

Thank you,

Marc Bruno
15 Nobles Alley
San Francisco CA 94133
<marcanthonymatthewbruno@gmail.com>
(415) 800-9139

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What to Know About Emergency

A house fire does not stop doing damage when the flames go out. The heat weakens framing members, warps steel connections, and degrades concrete. The water used to fight the fire saturates walls, ceilings, and foundations, adding weight to components that are already compromised. Without immediate stabilization, a fire-damaged building can continue to shift, sag, or collapse in the hours and days that follow. Emergency structural shoring (https://www.devooghthouselifters.com/services/emergency-shoring-services/) is the temporary support system that holds a fire-damaged structure in place long enough for professionals to assess the damage, determine whether the building can be saved, and plan the permanent repair.

Key Takeaways

- Fire affects wood, steel, and concrete in different ways, and each material requires a different assessment approach before shoring is placed.
- Water from firefighting efforts compounds the structural damage by adding weight, accelerating rot, and promoting concrete spalling.
- A structural engineer's assessment must happen before shoring begins to identify which elements are still carrying load and which have failed.
- Emergency shoring is always temporary. The permanent solution may involve foundation repair (https://www.devooghthouselifters.com/the-complete-guide-to-home-foundation-repair/), house lifting, structural relocation, or in some cases, full rebuilding on a new foundation.
- Working with a team that can move directly from stabilization to permanent structural work reduces costs, timelines, and the risk of handoff errors between contractors.

Why Does Fire Damage Require a Different Shoring Approach Than Storm Damage?

Storm and flood damage typically compromises a building from the outside in. Wind removes roof sections, water undermines foundations, and debris impacts walls. Fire works from the inside out. It consumes structural members, reduces their load-carrying capacity, and leaves behind components that may look partially intact but have lost the strength to support what sits above them. A charred 2×10 floor joist, for example, may still be in place and appear to be doing its job, but the fire may have reduced its effective cross-section by 30% or more. That joist is now carrying the same load with significantly less material.

This is what makes post-fire shoring more complex than post-storm shoring. With storm damage, you can often see where the failure occurred and shore up around it. With fire damage, the failure may be hidden inside walls, above ceilings, or within connections that are covered by soot and debris. A shore placed against a wall that appears solid (https://www.devooghthouselifters.com/emergency-rescue-shoring-techniques/) but has lost its bearing capacity can create a false sense of security, or worse, concentrate the load on a point that cannot support it.

> "After a fire, the structure you're looking at is not the structure that was built. The materials have changed. Wood has lost cross-section. Steel may have warped or become brittle from rapid cooling. Concrete may have spalled to the point where rebar is exposed. You have to assess what you actually have before you decide how to support it." – Jason DeVooght

How Does Fire Affect Different Structural Materials?

The type of construction your building uses determines how fire changes its structural behavior and what kind of shoring response is appropriate. Each material fails differently under heat, and those differences shape the assessment and stabilization plan.

How common building materials respond to fire exposure:

- **Wood framing:** Fire chars wood from the outside in, creating a layer of charcoal that actually insulates the interior. The structural capacity of a wood member after fire depends on how much uncharred cross-section remains. Wood burns at roughly 0.5 inches per minute of exposure, so the depth of char directly correlates to how much strength is left. Joints and connections are the biggest concern because steel fasteners, nails, and plates conduct heat into the interior of the wood, causing hidden charring that is not visible from the surface.
- **Steel framing and connections:** Steel begins losing strength at around 300°C (570°F) and loses roughly 40% of its yield strength by 550°C. If steel was heated and then rapidly cooled by fire suppression water, a brittle phase called martensite can form, making the steel prone to sudden fracture rather than gradual bending. Visible signs include warping, buckling, discoloration, and loss of protective coatings. If the steel shows no deformation, it likely did not reach temperatures high enough to permanently alter its properties.
- **Concrete foundations and walls:** Concrete does not burn, but extreme heat causes it to lose compressive strength and can trigger explosive spalling, where chunks of the surface break away under internal steam pressure. This spalling can expose rebar to heat, which weakens the reinforcement. A sounding hammer test (sharp ring = sound concrete, dull thud = damaged) is one of the first field checks an engineer will perform.

Understanding these material-specific responses is what separates an informed shoring plan from a guess. The shoring system needs to account for what each remaining element can and cannot support.

What Should Happen Before Any Shoring Is Placed?

The urge to stabilize a fire-damaged building immediately is understandable, but placing shores without an assessment can cause more harm. A qualified structural engineer should inspect the building and identify which elements are still carrying load, which have partially failed, and which have failed entirely. This inspection follows a systematic approach.

Critical steps in a post-fire structural assessment:

- **Exterior survey first:** Check for leaning walls, sagging rooflines, displaced foundation sections, and any visible cracks or separation at corners. Do not enter the building until the exterior indicates it is stable enough for limited access.
- **Char depth and material testing:** For wood structures, measure the depth of charring on exposed framing. For concrete, perform sounding hammer tests and visual inspections for spalling and color change (pink or red discoloration indicates temperatures above 300°C). For steel, look for warping, buckling, or discoloration.
- **Water damage assessment:** Fire suppression adds thousands of gallons of water to a building. That water saturates framing, adds dead load to floors and ceilings, and can undermine soil bearing capacity beneath foundations. The combined effect of fire weakening and water loading is often more dangerous than either condition alone.
- **Hazardous materials check:** Older homes may contain asbestos in insulation, flooring, or siding, and lead paint on walls and trim. Fire can release and redistribute these materials. Any shoring plan must account for safe access protocols.

"We've worked on older homes where the fire itself did less damage than the water that came after it. Thousands of gallons soaking into plaster, lathe, and old-growth framing adds tremendous weight to a structure that is already weakened. That water loading is the thing most people overlook, and it is often the reason a building fails days after the fire is out." – The team at DeVooght

When Can a Fire-Damaged Building Be Saved Through Lifting or Foundation Work?

Not every fire-damaged building needs to be demolished. If the primary structural frame is still intact and the foundation has not been critically compromised, the building may be a candidate for house lifting (https://www.devooghthouselifters.com/services/house-lifting/), foundation replacement, or both. This is particularly true for historic structures (https://www.devooghthouselifters.com/services/historic-preservation/), where demolition means losing irreplaceable architectural character.

The decision comes down to whether the remaining structural capacity can support the building through a lift and onto a new foundation. If the framing retains sufficient cross-section after charring and damaged members can be sistered or replaced before lifting, the structure can often be stabilized, raised, and set on a new foundation built to current codes. Helical pile systems (https://www.devooghthouselifters.com/services/helical-pile-installer/) are especially useful in these situations because they can be installed quickly, bear load immediately, and do not require the curing time that poured concrete demands.

"Demolition is the easy answer, but it is not always the right one. We've stabilized and lifted buildings that other contractors wrote off. When the bones of a structure are still sound, and the owner has a reason to save it, our job is to figure out how to get it done safely. That starts with an honest assessment and a shoring plan that accounts for every compromised element." – David DeVooght

Working with a single team that handles stabilization (https://www.devooghthouselifters.com/contact/) lifting or foundation work removes the coordination gaps that slow recovery and increase cost. When the shoring and lifting crews are the same people, the temporary support system can be designed from the start to work with the hydraulic jacking equipment and lifting methods (https://www.devooghthouselifters.com/house-lifting-methods/) that will follow.

How the DeVooght Team Can Help After a Fire

DeVooght House Lifters brings more than 55 years of structural stabilization and lifting experience to fire-damaged properties, with a fleet of 11 Unified Hydraulic Lifting Machines and over 2.5 million pounds of steel beams staged across five equipment locations. Our team has earned 35+ international and regional awards (https://www.devooghthouselifters.com/about/awards/) from the International Association of Structural Movers, and our CHANCE Certified helical pile installation (https://www.devooghthouselifters.com/services/helical-pile-installer/) capability means we can move from emergency stabilization to permanent foundation work without handing the project off to another contractor.

If your home or building has been damaged by fire and you need to understand your stabilization and recovery options, contact the DeVooght team at **844-203-9912** or through our website (https://www.devooghthouselifters.com/contact/).

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How our passion moves us.

It's been a family affair! In fact, since 1964 the DeVooght boys have been safely elevating and moving structures of all construction types and sizes.

Over the years we've honed our collective knowledge and skillset and made breakthrough process changes that have elevated our company to the be one of the very best companies in our field. Our priority is to deliver what we promise. Our team shares a thirst for excellence and for completing a job right the first time.

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HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: blandina farley <blandinafarley@gmail.com>
Sent: Sunday, April 26, 2026 11:34 AM
To: Sauter, Danny (BOS); BoardofAppeals (PAB)
Subject: Re: In Support of the Appeal

BOARD OF APPEALS
APR 26 2026
APPEAL # 26-019

Dear Danny & Board of Appeals

Thank You Board of Appeals for hearing our plea wednesday, April 22 regarding the Verdi building and thank you Danny Sauter for or taking the time to write to me regarding the Verdi Building after the meeting ..

I am replying to as a neighbor who loves North Beach and a constituent who has lived, worked, and walked North Beach for most of my life.

I hear the concern about the physical "imminent danger," and I agree that safety is vital. At the same time, I don't feel that the urgency today is so different from yesterday… and there is another vital imminent danger that impacts peoples lives and the soul of North Beach.. That is, decisions today can't be undone and are so important they must be considered further, responsibly, and with deep consideration and community engagement

Once bricks start coming down in a way that goes beyond stabilization, we risk losing much more than a structure. We risk losing the historic identity of that site, the possibility for tenants to return, and a piece of the story that makes North Beach what it is. And once that's gone, it's gone for good.

What feels missing right now is communication and real community involvement. This site matters not just because of safety, but because of what comes next. The future of that corner, the scale of what replaces it, the height … These are things the neighborhood deserves to be part of shaping. You might remember I wrote to you a few years ago about exactly this concern.

I've seen this pattern before. When I first came to San Francisco in the 1970s I worked at a beloved shop.'The Postermat'. Back then, things ran on handshakes…(hard to imagine now). We had Great locations before they were "valuable," spots and then suddenly they became desirable & profitable we were pushed out.

I had a strong familiar feeling when the Verdi building went up in flames …that something beyond fire was in the air… because that location had become just like the Postermat location years ago… centrally located and profitable!

As a tour guide I know it's the architecture, small businesses, art and community spirit that brings people to North Beach not to mention the color ,the food the character & characters that were and are still it"s fabulous story. That's the real value, and once it's replaced with something out of scale or out of character, it doesn't come back.

Not to mention that living in a city having a park like Washington Square that provides sunlight, peace, Community engagement, emotional well-being, camaraderie is so vital and valuable that casting a shadow over the light, greenery and joy it creates is Tragic!

As I mentioned at City Hall, if we were able to resurrect Saint Francis Church in 1849 & Chinatown's St. Mary's Cathedral in 1854 I can't imagine that with modern technology we can't do at least that much and better for the Verdi building. I'm obviously not an architect or structural engineer but I've spoken to experts who believe that can be achieved.

I'm reaching out to your heart and conscience . I truly hope you will stand with the community… not against progress, but for thoughtful progress that respects what's already here….

Danny, You live here too, please stand with the people & spirit of our community and not with the few who would sell us out for profit

Sincerely

Blandina

415-902-2521

1432 Stockton St, SF 94133

On Thu, Apr 23, 2026 at 10:39 AM Sauter, Danny (BOS) <Danny.Sauter@sfgov.org> wrote:
Thank you Blandina, I know how deeply you care about the neighborhood. No future uses of the site have been approved. This is solely about the imminent danger the ruins of the structure pose today, as we've heard from numerous city departments and structural engineers.

Danny Sauter
District 3 Supervisor

Sign up for our newsletter!

From: blandina farley <blandinafarley@gmail.com>
Sent: Tuesday, April 21, 2026 3:43 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Subject: In Support of the Appeal

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Dear Members of the San Francisco Board of Appeals

I am writing regarding the historic Verdi Building in North Beach and the future of our neighborhood.

I've lived in North Beach for most of my life. I am an artist and tour guide honored to share the rich history and colorful character of this extraordinary neighborhood with locals & visitors from around the world. North Beach is not just where I live, it's a cultural landmark. Its architecture, small businesses, artistic legacy, and deeply rooted community spirit are what draw both locals and international travelers.

I live one block from the Verdi Building and witnessed the fire on St. Patrick's Day evening.... In fact just an hour before, our incredible SF Fire Department had been in my apartment preventing a serious flood from a burst pipe. I remember saying, "thank goodness it wasn't a fire." Less than an hour later, the Verdi Building was up in flames... Even then I instinctively knew the fire had a greater significance because of it's prime location.... I understand what happens next. ...When buildings like the Verdi are left to deteriorate, they become prime targets not for preservation, but money making opportunities for large-scale development.

It is deeply concerning that a previously supported community proposal has now been abandoned in favor of a 100-foot, luxury mixed-use development—more than twice the height of surrounding buildings. This project would cast shadows over Washington Square and dramatically alter the scale and character of the neighborhood. If expanded to include adjacent properties, the footprint could become even more overwhelming.

This is not just about one building. It is about a pattern. Promises made to 28 tenants to return appear to be at risk. Community-supported plans have been disregarded. And efforts to establish North Beach as an official historic district have been opposed.

North Beach is beloved because it is authentic. It is a place where small businesses, artists, musicians, and families have created something irreplaceable over generations. It has survived earthquakes, fires, and pandemics because of its resilience and community spirit. That spirit is now at risk.

Visitors come to San Francisco for neighborhoods like North Beach. We are part of what drives the city's cultural identity and economic recovery. Replacing historic buildings with oversized luxury developments may benefit a few in the short term, but it will erode the very character that sustains the city in the long run ....look at cities like Florence, Italy with passion for culture, art & architecture... a side benefit of this passion is the money from tourism that's sustains their economy

PS: I also wanted to add a thought that feels important to this conversation: Historic structures like Saint Francis Church in North Beach (circa 1849) and old St. Mary's Church in Chinatown (1854) were both restored after the 1906 earthquake...it seems to me that with today's advances in building technology and design we have an even greater capacity to restore the Verdi building

I urge you to:

- Protect the Verdi Building site from inappropriate high-rise development
- Honor prior community agreements and commitments to tenants
- Support the designation of North Beach as an official historic district
- Preserve the scale, culture, and integrity that make this neighborhood unique
-

North Beach is not just a neighborhood—it is one of San Francisco's cultural hearts. I ask you to stand with the community not to prevent progress but to find solutions that are authentic and and support a positive future for North Beach & San Francisco...

Respectfully,
Blandina Farley
North Beach Resident,Artist & San Francisco Tour Guide

blandinafarley@gmail.com

blandinatours.com

AD 5/20/26

FILE

Mejia, Xiomara (BOA)

BOARD OF APPEALS
APR 26 2026
APPEAL #26-019

From: Krystyl - San Francisco Vintage <treasurehunter@sanfranciscovintage.com>
Sent: Sunday, April 26, 2026 5:13 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS); Board of Supervisors (BOS)
Subject: Verdi Building: Preservation, Tenant Outcomes, and District Communication

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

Dear Members of the Board, Supervisor Sauter, and all copied,

I understand that safety concerns regarding the Verdi Building may ultimately require demolition. What's difficult to understand is how a process under discussion since 2018 reached this point without clear, proactive communication to the community before demolition began, and without a visible plan for what comes next. This has gone on far too long.

More than anything, the lack of communication has made it feel as though residents were not included in a process that directly affects their homes and neighborhood.

At this stage, I think it would be fair and reasonable for everyone if a few things were clarified publicly ahead of the May 20 hearing:

Preservation
If the building cannot be saved, what is the plan to preserve meaningful elements of its history? Who is responsible for ensuring that happens?
I have reached out directly and only received a response after asking publicly. Saving loose materials without intention or context does not preserve history, it just disperses it.

Tenants
Given that demolition likely removes any path for tenants to return, what is being considered to support those who have been displaced? Are relocation assistance, compensation, or longer-term solutions being discussed?
More importantly, what safeguards will be put in place so that if a situation like this arises again, tenants are not left in the same position? At some point, plans need to replace ongoing discussion.

Communication
What notice was provided to the community prior to demolition, and what communication approach will be used moving forward on issues of this scale?

More broadly, it would be fair to acknowledge that the lack of communication in this instance, and across other issues this past year, has impacted public trust. North Beach responds to presence and transparency. When those are missing, it is noticed, and it matters.

It would go a long way for the community to understand how that gap will be addressed, and what steps will be taken to ensure more consistent visibility and engagement from the District Supervisor's office moving forward.

Communication, if anything, is the starting point.

Thank you for your time and consideration.

Krystyl (She/Her)
San Francisco Vintage

Shop Sustainably www.sfvintagemaps.com
Web www.sanfranciscovintage.com
HAVE www.havetoexperience.com
Easter Bonnet April 5 www.easterbonnetparade.com

HD 5/20/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 27 2026

APPEAL # 26-019

From: Roger W <sf21roger@gmail.com>
Sent: Monday, April 27, 2026 8:35 PM
To: BoardofAppeals (PAB)
Subject: follow-up questions from the appeal

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

Dear Board of Appeals,

Many thanks for making SF a great place, and thank you for your very informative hearing. I have lived in NB for 25+ years and I have some follow-up questions about legality please.

I'm very curious, if 639 Union St. is indeed an "imminent hazard", are the landowners getting fined?

I know SF has traffic and building laws to prevent public endangerment. For example, if my car is missing a headlight, I have 30 days to fix it, or I get fined. If the tree in front of my building is falling down, same thing. Fix it, or get fined.

If their "dangerous wall" requires moving a Muni stop, are they being charged the Muni reroute fee? Is anything being done to make them be within compliance?

The $3M to fix it, will be a fraction of a percentage of their profits.

If they can't be responsible landowners, they could sell it to somebody responsible. If they take a loss, so be it. That's the nature and reality of real estate investments.

Thank you, I look forward to hearing from you.

All the best,
Roger - a 25 Year NB resident

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

BOARD OF APPEALS

MAY 05 2026

APPEAL # 26-019

From: Jeanette Traverso <jeanettetraverso@gmail.com>
Sent: Tuesday, May 5, 2026 12:10 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: Non-Descript Tower Shld Not Be Allowed in the Heart of North Beach ~~Verdi Building~~

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

Hello. For the last 35 years, I have owned and lived in a 3-unit residential building in North Beach. I love the North Beach neighborhood. No modern, multi-story tower shld be allowed to replace the historic Verdi Building.

The Verdi Building, a 100-yr Old Italian Palazzo Style treasure on Washington Square, in the heart of North Beach, is crucial to the well-being of the neighborhood, including, tenants, business owners, homeowners and tourists. In repairing the Verdi building's burnt interior, it is essential that you preserve the unique, historic facade and walls, and maintain the building's orginal height.

I am extremely disappointed in my Supervisor, Danny Sauter, for his role in actively destroying the character of our cherished North Beach neighborhood through his aggressive efforts to upzone without community input. Having twice tried to engage Mr Sauter, face-to-face, at public meetings seeking constituent input, he has failed to respond honestly to basic inquiries regarding his role in pressing for upzoning North Beach and the waterfront.

Mr. Sauter has not shown the ability to communicate and work with his constitutents to repair the Verdi Building in a manner that supports all stakeholders, including long-term residents who invested in this neighborhood precisely because dull towers, shadowing our streets, were not allowed to be built.

Further, upzoning by eliminating local ordinances will not result in more affordable housing, which we need. Rather, this method of upzoning will be a quick windfall for a few developers, at the expense of the entire local community for eternity.

Sincerely,
Jeanette Traverso
415-264-9043

HD 5/20/26

Mejia, Xiomara (BOA)

From: Penny Finocchiaro <pennyfino@gmail.com>
Sent: Thursday, May 7, 2026 2:23 PM
To: BoardofAppeals (PAB)
Subject: Verdi building comments

BOARD OF APPEALS
MAY 07 2026
APPEAL # 26-019

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

Please get the eyesore and danger gone. It's not that special and needs to be taken down. I'm a 30 year long resident of NB and find it incredibly irritating to see how long this has gone on. Thanks!

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: Joey Kaplan <jrbabbitt@gmail.com>
Sent: Thursday, May 7, 2026 2:20 PM
To: BoardofAppeals (PAB)
Subject: Verdi building comments

BOARD OF APPEALS

MAY 07 2026

APPEAL # 26-019

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

To the Board of Appeals,

I am a North Beach homeowner and longtime resident and I am writing in support of the demolition of the fire-damaged structure located at 659 Union Street, which is a public hazard affecting neighborhood safety and daily public life.

For SEVEN years, this building has remained in a severely damaged and deteriorated condition following the fire. It's not only an eyesore in the heart of our community, it creates serious safety concerns for residents, pedestrians, and transit riders who pass by it every day.

The structure currently obstructs access to a nearby bus stop, forcing people to navigate around an unsafe and unsettling area. As someone who regularly passes this location, I can honestly say the condition of the building makes me feel unsafe and intimidated being near it. Its appearance and instability contribute to a sense of neglect and insecurity within the neighborhood.

Beyond the visual impact, the prolonged presence of this damaged structure negatively affects daily quality of life for residents and undermines the sense of safety and vitality our community deserves. Allowing it to remain in its current state only prolongs these concerns.

For these reasons, I respectfully urge the Board to make a decision that allows for the demolition to continue, removing this hazardous structure so the site can move toward a safer and more productive future for the neighborhood.

Thank you for your consideration.

Sincerely,

Joey Kaplan

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: Gandhia Andrews <gb_andrews@hotmail.com>
Sent: Thursday, May 7, 2026 4:58 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: Save the Verdi Building!

BOARD OF APPEALS
MAY 07 2026
APPEAL # 26-019

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

City Hall's alignment with developers over neighbors erodes public trust and reinforces the belief that influence outweighs community voices. Preserve the façade and restore rent-controlled units as promised. And stop tearing everything down in the city!

Gandhia Andrews
D7 Resident whose family grew up in North Beach

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: Ernest Scholz <slowedpostal@yahoo.com>
Sent: Monday, May 11, 2026 10:15 AM
To: BoardofAppeals (PAB)
Subject: Verdi building comments

BOARD OF APPEALS
MAY 11 2026
APPEAL # 26-019

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

Please tear down this eyesore before some passerby gets killed when it falls down!
ERNEST J SCHOLZ
1175 CHESTNUT
SF CA 94109

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: Steven Tuttle <stevenftuttle@gmail.com>
Sent: Monday, May 11, 2026 11:21 AM
To: BoardofAppeals (PAB)
Cc: Essie Santana Tuttle
Subject: Verdi building comments

BOARD OF APPEALS

MAY 11 2026

APPEAL # 26-019

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

please tear this down and do something with it! it has been an eyesore to district 3 for many years

Steve Tuttle
44 Macondray Lane
unit 1W
9253605689

Sent from my iPhone

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: Jeanette Traverso <jeanettetraverso@gmail.com>
Sent: Monday, May 11, 2026 1:59 PM
To: Sauter, Danny (BOS)
Cc: BoardofAppeals (PAB)
Subject: Your Emergency Demo Permit Is a Pretext--Verdi Building

BOARD OF APPEALS
MAY 11 2026
APPEAL # 26-019

Mr. Sauter,

Your motives in seeking a permit to raze the Verdi Building are manifest. You are using the demo process to build a non-descript tower in the heart of North Beach, destroying the scale and character of our cherished neighborhood. You are doing this after you stated to me, face-to-face & by email, that the heart of North Beach would not be upzoned. Your word is not your bond. For this reason, you have no business represening others and should step down as District 3 Supervisor. Your behavior is shameful.

Thirty-Five-Year Property Owner & Resident,

Jeanette Traverso
415-264-9043

On Tue, May 5, 2026 at 2:22 PM Sauter, Danny (BOS) <Danny.Sauter@sfgov.org> wrote:

Hi Jeanette,

Thanks for taking the time to write to me.

It's important to clarify that the decision before the Board of Appeals is limited to the issuance of an emergency demolition permit. The board is not weighing any decisions regarding the future use of the site or any previously proposed building plans.

The city's Department of Building Inspection recently ordered this structure to be demolished because it poses a hazard and safety concern. This has been confirmed by multiple structural engineers and city departments. My highest priority is on the safety of neighbors.

Thank you.

Danny Sauter
District 3 Supervisor

Sign up for our newsletter!

From: Jeanette Traverso <jeanettetraverso@gmail.com>
Sent: Tuesday, May 5, 2026 12:10 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Cc: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Subject: Non-Descript Tower Shld Not Be Allowed in the Heart of North Beach--Verdi Building

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

Hello. For the last 35 years, I have owned and lived in a 3-unit residential building in North Beach. I love the North Beach neighborhood. No modern, multi-story tower shld be allowed to replace the historic Verdi Building.

The Verdi Building, a 100-yr Old Italian Palazzo Style treasure on Washington Square, in the heart of North Beach, is crucial to the well-being of the neighborhood, including, tenants, business owners, homeowners and tourists. In repairing the Verdi building's burnt interior, it is essential that you preserve the unique, historic facade and walls, and maintain the building's orginal height.

I am extremely disappointed in my Supervisor, Danny Sauter, for his role in actively destroying the character of our cherished North Beach neighborhood through his aggressive efforts to upzone without community input. Having twice tried to engage Mr Sauter, face-to-face, at public meetings seeking constituent input, he has failed to respond honestly to basic inquiries regarding his role in pressing for upzoning North Beach and the waterfront.

Mr. Sauter has not shown the ability to communicate and work with his constitutents to repair the Verdi Building in a manner that supports all stakeholders, including long-term residents who invested in this neighborhood precisely because dull towers, shadowing our streets, were not allowed to be built.

Further, upzoning by eliminating local ordinances will not result in more affordable housing, which we need. Rather, this method of upzoning will be a quick windfall for a few developers, at the expense of the entire local community for eternity.

Sincerely,
Jeanette Traverso
415-264-9043

HD 5/20/26

FILE

Mejia, Xiomara (BOA)

From: Viviane Ames <oise60@yahoo.com>
Sent: Tuesday, May 12, 2026 3:50 PM
To: BoardofAppeals (PAB)
Subject: Verdi building comments

BOARD OF APPEALS

MAY 12 2026

APPEAL # 26-019

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

As a long time resident of North Beach it is time for this building to come down. I was here when the fire hit and do not understand why nothing has been done sooner. This old brick building is a safety hazard and if it continues to just sit and rot what good is it doing. It's an eyesore for our community.
Besides, who would take on the cost to restore it?
Viviane Ames

May 14, 2026

Board of Appeals
City Hall
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94103
(Via email: boardofappeals@sfgov.org)

RE: SUPPORT of Appeal No. 26-019 (659 Union)

Dear President Trasviña and Board of Appeals Members,

On behalf of the Telegraph Hill Dwellers and its more than 500 members, we strongly urge the Board of Appeals to GRANT the above-cited Appeal No. 26-019. We fully support the Appellant's brief, particularly the following:

> *"…Appellant respectfully requests that the BOA grant this appeal and direct the Department of Building Inspection (DBI) and the Planning Department to condition any subsequent demolition permit on (1) providing the former tenants the right to Return, and (2) requiring that the replacement structure adhere to the Project Sponsor's 2023 Plan which enjoyed widespread community support*."

The Verdi Building is at the heart of our shared history of North Beach. It is a key anchor on Washington Square, a part of what makes North Beach so special, and why we all love it so much. Comprised of members who live, work, and recreate in the vicinity of Washington Square and in the historic neighborhoods of North Beach and Telegraph Hill, THD has a profound interest in the proposed project. Specific to this project site, THD was instrumental in the enactment of the area's 40-foot height limit, the North Beach Neighborhood Commercial District, the landmark designation of Washington Square, and the identification of the subject building as a contributor to the California Register Washington Square Historic District.

The community has been concerned about this project for more than seven years, over which time the Project Sponsor has proposed a series of dramatically different alternative plans. Finally, though, a plan was proposed (2023 Plan) (**Figure 1**) that retained the historic façade and had neighborhood support. As an example of that support, three years ago on April 5, 2023, THD sent a letter to the Project Sponsor stating:

> *"THD is pleased to support the currently proposed project and want to see a successful project moving forward with all due speed to restore the exterior of the historic Verdi Building and to return residents and small business to this strategically located building on Washington Square."*

The Project Sponsor, however, now proposes a new building (2025 Plan) (**Figure 2**) that will be far larger and more massive than the current Verdi Building. We are concerned that by casting shadows on Washington Square Park, the new building will override the voter initiative Proposition K shadow ban adopted in 1984, more than four decades ago. For reference, **Figure 3** shows a shadow fan prepared by Planning for a comparably-sized 92-foot-high building proposed by the Project Sponsor in 2019. Since the 2025 Plan's 96-foot-high building is comparable to, or

even more massive, than the 92-foot-high building in the 2019 Plan, it is likely that similar or even worse new shadow impacts would result from the 2025 Plan.

Consistent with the Appellant's brief, we ask the Board of Appeals to grant this appeal and direct the DBI and the Planning Department to condition any subsequent demolition permit as follows:

1. Honor displaced tenants' right to return. We understand that some previously displaced tenants may want to return to their former homes following completion of the project. We ask that the Project Sponsor be required to provide such former tenants with an opportunity to return at affordable rent-controlled rents.
2. Replace building structure to adhere to 2023 Plan. We ask that the Project Sponsor be required to return to his 2023 Plan.
3. Eliminate new shadowing on Washington Square Park. We ask that the Project Sponsor be required to redesign any proposed new building to eliminate any new shadowing that would occur on Washington Square Park.
4. Save original bricks and incorporate into new building design. We ask that original bricks remaining from the demolition be saved and incorporated into the design of the proposed new building.

* * *

Once history is lost, it is lost forever. Two fires couldn't bring down the Verdi Building, but the bulldozers will. Unless you stop it.

We urge the Board of Appeals to GRANT the appeal and direct DBI and Planning to condition any subsequent demolition permit as discussed above.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning
Telegraph Hill Dwellers

cc: President and Members, Board of Appeals boardofappeals@sfgov.org
Julie Lamarre, Executive Director julie.lamarre@sfgov.org
Correy Teague, Zoning Administrator corey.teague@sfgov.org
Andrew Perry, Senior Planner andrew.perry@sfgov.org
Carey McElroy, Department of Building Inspection carey.mcelroy@sfgov.org
Theresa Flandrich, Agent for Appellant tflandrich@yahoo.com



Figure 1. View of New Building Proposed by Developer (as of June 23, 2023)



Figure 2. View of New Building Proposed by Developer (as of October 1, 2025)

But then there's the issue of shadows.

While the development as proposed was designed "to minimize [its] visual impact" and projected shadows on Washington Square, Washington Square has a designated zero tolerance (i.e., 0% Absolute Cumulative Limit) for new shadows to be cast upon the park by way of San Francisco's Sunlight Ordinance (a.k.a. Prop K).

And as confirmed by the preliminary shadow fan prepared by Planning, the project is likely to cast new shadows on Washington Square Park as proposed.

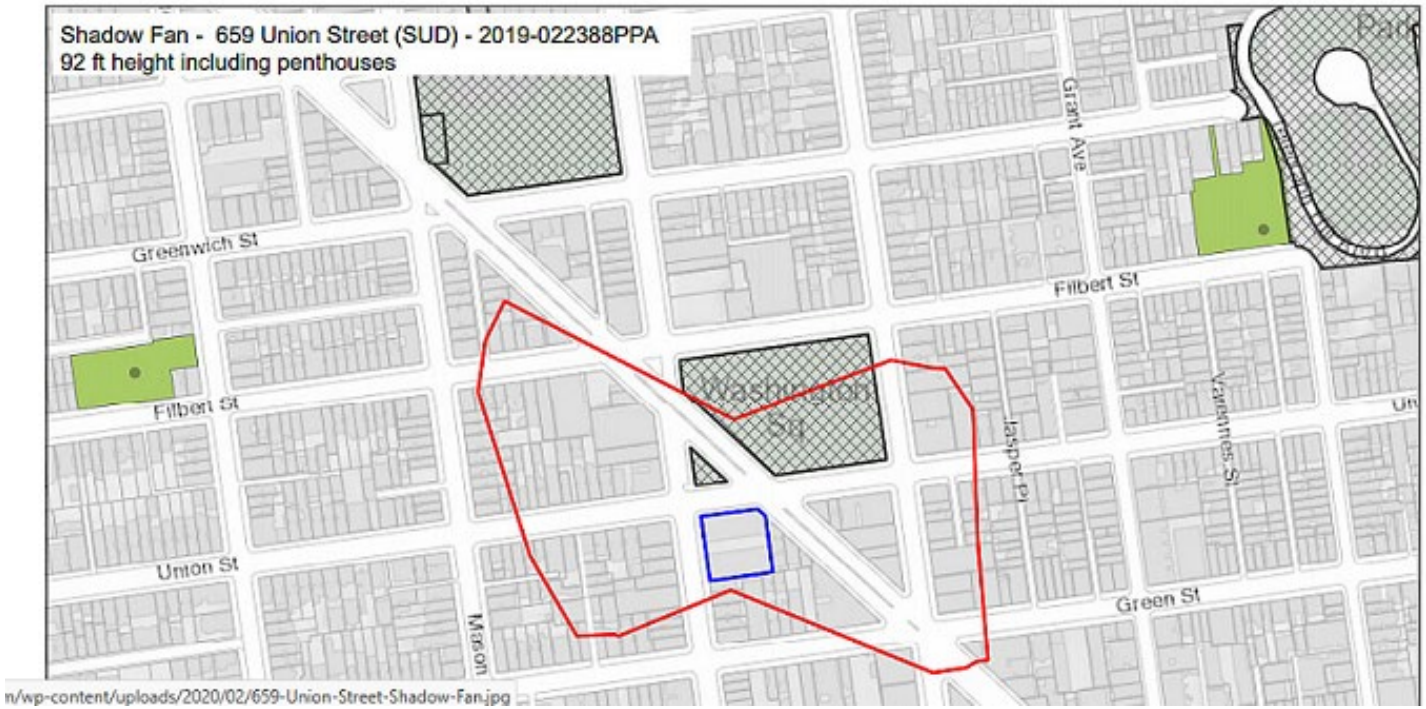


Figure 3. Shadow fan prepared by Planning (SUD Plan, 92-ft high building, 2019)

North Beach Neighbors
P.O. Box 330115
San Francisco, CA 94133
northbeachneighbors.org

May 4, 2026

Attn: Board of Appeals

Board of Appeals
49 South Van Ness
Suite 1475, San Francisco, CA 94103
boardofappeals@sfgov.org

Re: Appeal #26-019 @ 659 Union Street - Support Removal of Safety Hazard (Deny Appeal)

Dear Board Member,

North Beach Neighbors is a San Francisco non-profit organization of over 350 dues-paying members. Since 1981, we have advocated on behalf of the neighborhood to create a vibrant, inclusive and safe community.

With these goals in mind, we write to you today to express our grave concern regarding the burned out remains of the building at 659 Union Street. In the light of multiple inspections by professionals, who report that the building shell is in such a perilous state that it could fall down at any moment, North Beach Neighbors supports removal of the safety hazard immediately.

We are struck that not only did DBI engineers recommend removal of the building, but also S.F. Public Works is so concerned that it will not carry out utility improvements next to the building because of its hazardous condition. The safety of our community should come first.

While there are other concerns regarding the replacement of the building, those issues can and should be addressed in the future. We ask the board to reject the appeal and protect the citizens of North Beach.

Thank you.

Sincerely,

Bruno Kanter
President, North Beach Neighbors 501(c)(3)

DOCUMENTS SUBMITTED FOR THE APRIL 22, 2026 HEARING

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
NORTH BEACH TENANTS COMMITTEE,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **26-019**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 31, 2026, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on March 27, 2026 to Powell Partners LLC, of a Demolition Permit (demolish three story, Type 5, Mixed-Use Building) at 659 Union Street.

APPLICATION NO. 2026/0327/8418

FOR HEARING ON May 20, 2026

Address of Appellant(s):	Address of Other Parties:
North Beach Tenants Committee, Appellant(s) c/o Theresa Flandrich, Agent for Appellant(s)	Powell Partners LLC, Permit Holder(s) c/o John Kevlin, Attorney for Permit Holder(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104

Date Filed: March 31, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-019

I / We, **North Beach Tenants Committee**, hereby appeal the following departmental action: **ISSUANCE** of **Demolition Permit No. 2026/0327/8418** by the **Department of Building Inspection** which was issued or became effective on: **March 27, 2026**, to: **Powell Partners LLC,** for the property located at: **659 Union Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **May 7, 2026**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, andrew.perry@sfgov.org; carey.mcelroy@sfgov.org and info@shore-cal.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 21, 2026**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, andrew.perry@sfgov.org; carey.mcelroy@sfgov.org and tflandrich@yahoo.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, May 27, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Theresa Flandrich, agent for appellant

March 31, 2026

Board of Appeals
boardofappeals@sfgov.org
cc: julie.lamarre@sfgov.org

RE: Appeal of Permit No. 26039399 issued 27 March 2026
Application No: 202603278418
Address: 659 Union Street
"DEMO 3-STORY, TYPE 5, MIXED USE BUILDING"

In consultation with Deputy Director Rich Sucre and Zoning Administrator Corey Teague, this permit authorized the demolition of an approximately 50' section of brick wall at the rear (south) of the building. Rich Sucre signed off on this demolition permit/emergency order on March 27, 2026.

In conflict with this approval, the demolition permit was issued to demolish the entire building on the same date, March 27, 2026 and the demolition is currently in progress.

Sincerely,

Theresa Flandrich
North Beach Tenants Committee
[redacted]
tflandrich@yahoo.com
[redacted]

Permit Details Report

Report Date: **3/31/2026 1:04:50 PM**

Application Number: 202603278418
Form Number: 6
Address(es): 0117 / 016 / 0 659 UNION ST
Description: DEMO 3-STORY, TYPE 5, MIXED USE BUILDING.
Cost: $210,000.00
Occupancy Code:
Building Use: -

Disposition / Stage:

Action Date	Stage	Comments
3/27/2026	TRIAGE	
3/27/2026	FILING	
3/27/2026	FILED	
3/27/2026	APPROVED	
3/27/2026	ISSUED	

License Number: 1146593
Name: ERWIN JEREMIAH O'TOOLE
Company Name: SHORECAL ENGINEERING INC
Address: 1663 MISSION ST * SAN FRANCISCO CA 94103-0000
Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		3/27/26	3/27/26			3/27/26	CHENG ANITA	Administrative	EMERGENCY ORDER - OK TO PROCESS OTC PER M.WALLS -AWC
CES		3/27/26	3/27/26			3/27/26	LAM GILBERT	Approved	OK to process. -GL
CP-ZOC		3/27/26	3/27/26			3/27/26	WONG WESLEY	Issued Comments	Advised by Planning Managers to check in with Rich Sucre for this project. wesley.a.wong@sfgov.org.
CP-ZOC	1	3/27/26	3/27/26			3/27/26	WONG WESLEY	Approved	Approved OTC. In consultation with Deputy Director Rich Sucre and Zoning Administrator Corey Teague, this permit authorizes the demolition of of an approximately 50' section of brick wall at the rear (south) of the building. Rich Sucre signed off on this demolition permit/emergency order on March 24, 2026. The interior spaces have been destroyed by a fire in 2013 and 2018. The

									Planning Code, Sections 317(i) (4) and 311(c)(4), in this instance defers authority to the Department of Building Inspection from the Planning Department in the case of an emergency demolition after consultation with the Zoning Administrator, which has been completed. wesley.a.wong@sfgov.org.
BLDG		3/27/26	3/27/26			3/27/26	CHEUNG JIMMY	Approved	Approved OTC
SFFD		3/27/26	3/27/26			3/27/26	LAU DEE	Approved	APPROVED OTC PAPER. INSP FEE. BACK TO CPB.
DPW-BSM		3/27/26	3/27/26			3/27/26	CHAN CALVIN F	Approved	Pre-construction site meeting required by PW Street Inspection. Call (628) 271-2000 or PublicWorksInspections@sfdpw.org to schedule.
PPC		3/27/26	3/27/26			3/27/26	WU TIFFANY	Administrative	3/27/26: To CPB. TW
CPB		3/27/26	3/27/26			3/27/26	CHENG ANITA	Administrative	03/27/2026: ISSUED EMERGENCY DEMO, PER J.CHEUNG OK TO PROVIDED PRELIMINARY ASBESTOS REPORT AT LATER TIME. -AWC

BRIEF SUBMITTED BY THE APPELLANT(S)

April 9, 2026

John Trasvina, President
Board of Appeals
City and County of San Francisco
San Francisco, CA 94102

RE: 659 Union Street Demolition Permit
Permit No. 2026/03/27/8418
Appeal No.: 26-019

Dear President Trasvina and Board of Appeals Members:

The North Beach Tenants Committee (Appellant) requests that the Board of Appeals grant this appeal, revoke the demolition permit for 659 Union Street/1636 Powell Street (the Property) and require the Project Sponsor to preserve the iconic, historic building facade at this critical intersection on Washington Square in the heart of the renowned North Beach Neighborhood in accordance with the Project Sponsor's 2023 plans on file with the Planning Department.

Appellant is a tenant advocacy organization that has assisted tenants in North Beach for over a decade, opposing evictions and providing technical assistance to residential tenants in the North Beach community. Appellant has worked with many of the tenants of 659 Union/1636 Powell Street since they were originally displaced by a fire at the Property in 2013 and has assisted these tenants in understanding and advocating for their rights to return to the Property for over a decade. In this regard, Appellant worked closely with 14 of the displaced tenants who provided declarations to Claire Feeney, the Department's Senior Project Planner, in 2023 A sample email from displaced tenant, Pete Epstein, to Ms. Fenney is attached as **Exhibit A**. The North Beach Tenants Committee has long advocated for the preservation of rent controlled property and strongly opposes the

demolition of the exterior walls of the Property and insists that the City require the Project Sponsor to adhere to his 2023 plans currently on file with the Planning Department (**See Exhibit B, attached**) to retain the historic, exterior walls and to finally replace the units lost, allowing displaced tenants to return to their former home. In the aftermath of the 2018 fire, the Department of Building Inspection (DBI) approved the shoring and bracing system that has supported the exterior walls of the Property and deemed the Property safe. Nothing has changed since DBI's approval that justifies the complete demolition of the building.

As a threshold matter, Appellant hereby strongly objects to the Board of Appeals having rescheduled this hearing from May 27 to April 22. Upon filing this appeal on March 31, 2026, the Board of Appeals originally scheduled the appeal hearing for May 27, 2026. Subsequently, over Appellant's written objection, the Board of Appeals rescheduled the hearing for April 22, 2026, depriving Appellant of sufficient time to obtain an independent third-party engineering assessment of the condition of the Property and other expert testimony. The City's action truncating Appellant's time to adequately prepare for the appeal -- especially given the fact that the City hid the pending demolition from the community until the issuance of the demolition permit -- is manifestly unfair and is indicative of the City's inherent bias in favor of the Project Sponsor.

Why wasn't the community notified until after the demolition permit was issued? San Francisco Ethics Department records show that the Project Sponsor's registered lobbyist, former Planning Department employee Kate McGee, had numerous contacts with DBI,

the Planning staff, and Supervisor Danny Sauter for months prior to the issuance of the demolition permit (**See, Exhibit C-1 through C-3, attached**), yet there was no outreach of any kind by any City department or the Supervisor's office to the North Beach community, not to existing neighborhood organizations, not to San Francisco Heritage, nor to any of the former residential tenants. Essentially, instead of working to forge a solution that would provide a better outcome than leaving an empty hole in the ground in the heart of North Beach or attempting to address the rights of the former tenants, every City agency from the Planning Department to DBI and the District Supervisor were complicit in hiding the Project Sponsor's plans to demolish the building.

Appellant asserts that the public and Appellant have been purposely misled by the City and the Project Sponsor:

- The Planning Department's Property Information Map (PIM) on April 2, 2026, clearly states that the Planning Department had approved a proposed demolition for *only a 50 feet section* on the southern wall (**See Exhibit D, attached**). Contrary to the public notice, DBI and the Planning Department later confirmed that the demolition permit is for the <u>entire</u> structure. The public records and notice were so misleading that even SFYimby believed it to be a "*partial demolition*" writing: "*The application states that 50 feet of brick wall at the rear of the building will be removed.*" And further "*The city's deputy director of historic preservation signed off on the demolition permit and emergency order, describing the scope of work as "an approximately 50' section of brick wall at the rear (south) of the building*." See YIMBY.com article dated April 1, 2026, (**Exhibit E,**

attached), later updated, which confirmed the common understanding of the public that the permit was only for a limited partial demolition and not the entire structure.

- Even more outrageous and misleading, a public notification sent to all owners within a 300-foot radius was not sent until March 30,2026, after the demolition permit was issued on March 27, and after demolition was already proceeding (**See Exhibit F, attached**). The notice sent by US Mail was not received until April 2, 2026, and unbelievably states that "*The application is currently under review. A permit has not been issued as of the above date [3/30/2026]."* It further states that *the public will be noticed if and when the permit is issued*. This is either unparalleled incompetence or serious malfeasance. Note that the demolition permit was issued in one day over the counter on March 27 and demolition work began immediately thereafter. For those members of the public who bothered to look at DBI's website, they were misled into believing that only a 50-foot section of the rear wall was being removed. For this reason alone, the demolition permit should be revoked.

- The CEQA Notice of Exemption (**see Exhibit G, attached**) issued by the Planning Department on March 27, 2026, the same date the demolition permit was issued, defined the project as the demolition of only 50 feet of the southern wall which is in fact consistent with the 2023 plans submitted by the Project Sponsor and currently on file with the Planning Department, which preserved the

existing 3 exterior brick walls facing Columbus, Union and Powell Streets. In addition, the CEQA Notice of Exemption states that the building is a "Known Historical Resource." The Historic Resource Evaluation Report dated March 1, 2022, prepared for the "City of San Francisco Planning and Development," concludes at page 58 that the Property is eligible for inclusion on the National Register of Historic Places even after the 2018 fire, as follows:

> **"**VERDI APARTMENTS – 659 UNION/1565 POWELL STREET
>
> In summary, the subject property, the Verdi Apartments, at 659 Union Street/1656 Powell Street displays a level of historical significance or integrity. When categorized as a site, it qualifies for listing as a historic resource on the National Register of Historic Places and on the California Register of Historical Places. The Verdi Apartments is eligible on a local level of significance under criterion C/3 for its design as a distinctive type of architecture in the Washington Square neighborhood.
>
> The Verdi Apartments retains many aspects of historic integrity. The site has retained its integrity of location and setting. Some of the materials and workmanship have been lost due to the 2018 fire. The ground floor commercial spaces had been significantly altered over the years and did not have integrity of workmanship, design and materials prior to the fire. Overall, the site conveys its historicity sufficient to possess both significance and integrity.

As a result, CEQA analysis is required prior to the demolition of the structure.

- The Plan Set states clearly that demolition would only be of a 50-foot section of the southern wall, but that was thereafter scratched out by hand on the Plan Set. Note: DBI has these plans which were reviewed by representatives for Appellant. However, DBI would not release copies of the Plan Set claiming that they are privileged information. The Board of Appeals should request to see these plans wherein the 50-foot section provision was scratched out by hand *after review by Planning Department staff and the issuance of the CEQA Notice of Exemption*.

The Property is subject to clean up orders from the State Water Resources Control Board and is on the Maher list as the site has unremediated hazardous materials (See email to Matthew Greene at DBI attached as **Exhibit H)**. Matthew Greene was not even aware of the hazardous materials on the site, and no provision was incorporated into the demolition plans to protect the public from the potential release of these hazardous materials during the demolition process. Appellant is further concerned with the lack of a plan to protect the public from release of asbestos material during demolition.

CONCLUSION:

The misuse of the Emergency Order and Demolition Permit allows the Project Sponsor to demolish the building without finalizing plans for a replacement structure. The previously proposed project plans for the site, submitted to Planning in 2023, have not been pursued even though they were widely supported by the community. Moreover, the misuse of the Emergency Order without an approved residential replacement project appears to be intended to avoid providing the displaced tenants with replacement housing. The Project

Sponsor's failure to proceed with the proposed project plans appears purposeful with the intent to leave the building unprotected to decay to justify demolition. Appellant also notes that the Project Sponsor had listed the Property for sale in January 2024 (**See Exhibit I, attached**) which could indicate an intent by the Project Sponsor to market the Property as a vacant parcel, delaying further the long-awaited replacement housing and commercial spaces on this critical intersection located on Washington Square in the heart of North Beach.

For all the reasons set forth above, Appellant is respectfully asking the Board of Appeals to grant this appeal and revoke the misleading demolition permit.

Sincerely,

Theresa Flandrich

North Beach Tenants Commitee

EXHIBIT A - EMAIL FROM DISPLACED TENANT TO PLANNING

From: pete@weinberg-hoffman.com
To: claire.feeney@sfgov.org
Cc: T Flandrich tmvonflandrich@gmail.com
Date: Mon, Apr 10, 2023 at 2:44 PM

Dear Ms. Feeney:

I have been a tenant at Verdi Apartments (1656 Powell St. #210) since 1989. I was displaced from my tenancy as a result of the fire on December 15, 2013. At the time we were told it would be six months to a year for repairs and that we would be allowed back into our units. I have been living at a friend's house where I have remained since the fire. I have not moved back in because there is no unit I can occupy.

I am informed that the building owners are moving forward with reconstruction plans. It is also my understanding that the plans do not include provisions for the displaced rent controlled tenants to occupy any of the units in the building. I want to make clear my intention to reoccupy a unit in the building if/when it is rebuilt.

Immediately after the fire I notified the building manager, Adil Shaikh, and the then building owners' representatives, Hanford Freund & Co., of my intention to reoccupy, and have confirmation of that from Mr. Shaikh, but no one representing the building owner has asked me if I wanted to come back. See the attached declaration I provided in the insurance litigation. I have never received any communication from the building owners since December 2013 and never notified of any eviction proceeding against me. I have never been offered and never received relocation payments. My rent deposit has not been returned.

Please let me know what I must do to preserve my right to tenancy at the building.

Very truly yours,

Pete Epstein
448 Ignacio Blvd. #117
Novato, CA 94949

415-385-9936
pete@weinberg-hoffman.com

EXHIBIT B - 2023 PLANS -1656 POWELL STREET/ 659 UNION STREET



multistudio

RENDERING - VIEW FROM NEAR SIDE OF WASHINGTON SQUARE PARK

STATE DENSITY BONUS PROJECT



multistudio

RENDERING - VIEW FROM UNION ST AND COLUMBUS AVE

STATE DENSITY BONUS PROJECT



multistudio

RENDERING - VIEW FROM UNION ST & POWELL ST

STATE DENSITY BONUS PROJECT



multistudio

RENDERING - VIEW FROM UNION ST AND POWELL ST

STATE DENSITY BONUS PROJECT







multistudio

RENDERING - VIEW OF HISTORIC LOBBY ENTRANCE

STATE DENSITY BONUS PROJECT

EXHIBIT C-1 - KATE MCGEE LOBBYING JANUARY 2026

City & County of San Francisco
Ethics Commission

Home > Disclosures > Lobbyist Disclosure > Directories & Search > Lobbyist Detail



Registration Status: Registered

McGee, Kate

Current Firm or Employer: EBO Strategy

View Firm History

< Previous Month | January 2026 | Next Month >

Client List

10

Client	Address	Phone	Periods
Jeff Jurow	100 Green Street San Francisco, CA, 94111	(415) 515-9367	01/15/2025 - Present
Marci Glazer	655 Alvarado Street San Francisco, CA, 94114	(415) 601-3549	02/03/2025 - Present

Departments List

Department	Periods
No Registered Departments	

Activity for January 2026

Activity Expenses $0.00 0 Total for January 5

Date	Amount	Payee	Description	Salary
No Activity Expenses reported for this period.				

Political Contributions $0.00 0 Total for January 5

Date	Amount	Committee	Candidate	Source of Funds
No Political Contributions reported for this period.				

Contacts of Public Officials 3 Reported Contacts for January 5

Date	Public Official	Client	SubjectArea	Issue
01/27/2026	Andrews, Michelle	Jeff Jurow	Planning and Building Permits	permit clarification
01/21/2026	Sucre, Richard	Jeff Jurow	Planning and Building Permits	permit requirement clarification
01/21/2026	Bell, Tita	Jeff Jurow	Planning and Building Permits	permit process clarification

Directories

- Individual Lobbyists
- Lobbyist Clients
- Lobbying Firms and Employers
- Contacted Public Officials
- Lobbying Subject Areas
- All Lobbyist Filings

Transactions

- Activity Expenses
- Political Contributions
- Contacts of Public Officials
- Payments Promised by Clients
- Employment of City Officers or Employees

View Expenditure Lobbyist Public Site

Payments Promised by Clients	$4,000.00	1 Total for January	5

Date	Amount	Client
01/01/2026	$4,000.00	Jeff Jurow

EXHIBIT C-2 - KATE MCGEE LOBBYING FEBRUARY 2026

City & County of San Francisco
Ethics Commission

Home > Disclosures > Lobbyist Disclosure > Directories & Search > Lobbyist Detail



Registration Status: Registered

McGee, Kate

Current Firm or Employer: EBO Strategy

View Firm History

< Previous Month | February 2026 | Next Month >

Client List

10

Client	Address	Phone	Periods
Jeff Jurow	100 Green Street San Francisco, CA, 94111	(415) 515-9367	01/15/2025 - Present
Marci Glazer	655 Alvarado Street San Francisco, CA, 94114	(415) 601-3549	02/03/2025 - Present

Departments List

Department	Periods

No Registered Departments

Activity for February 2026

Activity Expenses $0.00 0 Total for February 5

Date	Amount	Payee	Description	Salary

No Activity Expenses reported for this period.

Political Contributions $0.00 0 Total for February 5

Date	Amount	Committee	Candidate	Source of Funds

No Political Contributions reported for this period.

Contacts of Public Officials 8 Reported Contacts for February 5 >

Date	Public Official	Client	SubjectArea	Issue
02/26/2026	Sauter, Danny	Jeff Jurow	Planning and Building Permits	demo permit
02/26/2026	Bell, Tita	Jeff Jurow	Planning and Building Permits	demo permit
02/26/2026	ORiordan, Patrick	Jeff Jurow	Planning and Building Permits	demo permit
02/26/2026	Kane, David	Jeff Jurow	Planning and Building Permits	demo permit
02/26/2026	Gonzalez, Ken	Jeff Jurow	Planning and Building Permits	demo permit

Directories
Individual Lobbyists
Lobbyist Clients
Lobbying Firms and Employers
Contacted Public Officials
Lobbying Subject Areas
All Lobbyist Filings

Transactions
Activity Expenses
Political Contributions
Contacts of Public Officials
Payments Promised by Clients
Employment of City Officers or Employees

View Expenditure Lobbyist Public Site

Payments Promised by Clients	$5,818.00	1 Total for February	5

Date	Amount	Client
02/28/2026	$5,818.00	Jeff Jurow

EXHIBIT C-3 - KATE MCGEE LOBBYING MARCH 2026

City & County of San Francisco
Ethics Commission

Home > Disclosures > Lobbyist Disclosure > Directories & Search > Lobbyist Detail



Registration Status: Registered

McGee, Kate

Current Firm or Employer: EBO Strategy

View Firm History

< Previous Month | March 2026 | Next Month >

Client List 10

Client	Address	Phone	Periods
Jeff Jurow	100 Green Street San Francisco, CA, 94111	(415) 515-9367	01/15/2025 - Present
Marci Glazer	655 Alvarado Street San Francisco, CA, 94114	(415) 601-3549	02/03/2025 - Present

Departments List

Department	Periods

No Registered Departments

Activity for March 2026

Activity Expenses $0.00 0 Total for March 5

Date	Amount	Payee	Description	Salary

No Activity Expenses reported for this period.

Political Contributions $0.00 0 Total for March 5

Date	Amount	Committee	Candidate	Source of Funds

No Political Contributions reported for this period.

Contacts of Public Officials 14 Reported Contacts for March 5 >

Date	Public Official	Client	SubjectArea	Issue
03/31/2026	Sucre, Richard	Jeff Jurow	Planning and Building Permits	demo permit
03/31/2026	Cheung, Jimmy	Jeff Jurow	Planning and Building Permits	demo permit
03/31/2026	Andrews, Michelle	Jeff Jurow	Planning and Building Permits	demo permit
03/25/2026	True, Judson	Jeff Jurow	Planning and Building Permits	demo permit
03/23/2026	Hanna, Tate	Jeff Jurow	Planning and Building Permits	demo permit

Directories
Individual Lobbyists
Lobbyist Clients
Lobbying Firms and Employers
Contacted Public Officials
Lobbying Subject Areas
All Lobbyist Filings

Transactions
Activity Expenses
Political Contributions
Contacts of Public Officials
Payments Promised by Clients
Employment of City Officers or Employees

View Expenditure Lobbyist Public Site

EXHIBIT D - PLANNING DEPARTMENT'S PIM ON APRIL 2, 2026

PLANNING DEPARTMENT'S PROPERTY INFORMATION MAP (PIM) ON APRIL 2, 2026

2026-002687PRL Project Light (PRL) 659 Union Street

Opened: 3/27/2026 **Status:** Closed 3/27/2026

Contact: Wesley Wong wesley.a.wong@sfgov.org 628-652-7466

In consultation with Deputy Director Rich Sucre and Zoning Administrator Corey Teague, this permit authorizes the demolition of an approximately 50' section of brick wall at the rear (south) of the building. Rich Sucre signed off on this demolition permit/emergency order on March 24, 2026. The interior spaces have been destroyed by a fire in 2013 and 2018. The Planning Code, Sections 317(i) (4) and 311, in this instance defers authority to the Department of Building Inspection in the case of an emergency demolition after consultation with the Zoning Administrator, which has been completed.

Address: 585 COLUMBUS AVE 94133
Further Info:
Related Records:
Related Documents
Project Features
Accela Citizen Access
202603278418

EXHIBIT E – FROM SF YIMBY 4.1.2026

Partial Demolition Permits Filed For Verdi Building, San Francisco

BY: ANDREW NELSON 5:30 AM ON APRIL 1, 2026

Update: Representatives for the property owner have shared with YIMBY that the team is now planning a full demolition of the existing brick structure.

Emergency demolition permits have been filed for a portion of the Verdi Building, located across from Washington Square in **North Beach**, **San Francisco**. The brick structure standing at **659 Union Street** has been left vacant after being ravaged by fire in 2013 and 2018. The application states that 50 feet of brick wall at the rear of the building will be removed.



659 Union Street aerial image, circa 2021

The partial demolition permit is not related to redevelopment plans. The city's deputy director of historic preservation signed off on the demolition permit and emergency order, describing the scope of work as "an approximately 50' section of brick wall at the rear (south) of the building."

Last October, the **San Francisco Standard** reported that **Red Bridge Partners**, led by Jeff Jurow, planned to submit preliminary permits for an eight-story development at 659 Union Street, with 89 apartments, a rooftop restaurant, and 5,700 square feet of ground-level retail. This would include 15 affordable housing units. SFYIMBY has not been able to independently verify the pre-application.

Red Bridge Partners purchased the property in 2017 for over $2 million. The latest permit is not for full demolition of the damaged brick structure, and there does not appear to be any planning progress for a potential eight-story replacement at the corner lot. The developer has yet to reply to a request for comment.

SF YIMBY

Partial Demolition Permits Filed For Verdi Building, San Francisco



659 Union Street aerial image, circa 2021

BY: ANDREW NELSON 5:30 AM ON APRIL 1, 2026

Update: Representatives for the property owner have shared with YIMBY that the team is now planning a full demolition of the existing brick structure.

Emergency demolition permits have been filed for a portion of the Verdi Building, located across from Washington Square in North Beach, San Francisco. The brick structure standing at 659 Union Streethas been left vacant after being ravaged by fire in 2013 and 2018. The application states that 50 feet of brick wall at the rear of the building will be removed.

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Red Bridge Partners purchased the property in 2017 for over $2 million. The latest permit is not for full demolition of the damaged brick structure, and there does not appear to be any planning progress for a potential eight-story replacement at the corner lot. The developer has yet to reply to a request for comment.

EXHIBIT F - MARCH 30, 2026 PUBLIC NOTIFICATION

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
David Kane, S.E., Interim Director

Notification of Application for a Demolition Permit

Application No: 202603278418

Date: 03/30/2026

THE RESIDENT
740 UNION ST
SAN FRANCISCO, CA 94133

Pursuant to ordinance #32-84, you are hereby notified that an application has been filed on 03/27/2026 *for a permit to demolish a building located at:*

Address: 659 UNION ST

Block/Lot: 0117 / 016

Description: DEMO 3-STORY, TYPE 5, MIXED USE BUILDING.

This ordinance requires that all owners of property within a 300 ft. radius of the building or structure and any interested organization or group, as provided in section 106.3.2.3, be given written notification.

The application is currently under review. A permit has not been issued as of the above date. You will receive written notification if and when a permit is issued per section 106.4.6.3 of the San Francisco Building Code and of your right to appeal the permit, except post-entitlement permits in conjunction with the creation and/or legalization of one or more housing units.

Owner/Permit Holder

Name: POWELL PARTNERS LLC

Address: 3727 BUCHANAN ST FL 4

SAN FRANCISCO CA US 94123

Very truly yours,
PERMIT SERVICES
CENTRAL PERMIT BUREAU
(628) 652 - 3240

Contractor License

Name: NOT AVAILABLE

EXHIBIT G - CEQA EXEMPTION DETERMINATION 3/27/26

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
659 Union Street		0117016
Case No.		**Permit No.**
2026-002687PRL		202603278418
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

In consultation with Deputy Director Rich Sucre and Zoning Administrator Corey Teague, this permit authorizes the demolition of an approximately 50' section of brick wall at the rear (south) of the building. Rich Sucre signed off on this demolition permit/emergency order on March 24, 2026. The interior spaces have been destroyed by a fire in 2013 and 2018. The Planning Code, Sections 317(i) (4) and 311, in this instance defers authority to the Department of Building Inspection in the case of an emergency demolition after consultation with the Zoning Administrator, which has been completed.

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities.** **(CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** **(CEQA Guidelines section 15303)** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** **(CEQA Guidelines section 15332)** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
■	**Other ____** Statutorily Exempt from CEQA per Section 15269
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:
Planner Signature: Wesley Wong

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:	
■	**Category A:** Known Historical Resource.
☐	**Category B:** Potential Historical Resource (over 45 years of age).
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.	
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	**Addition(s)** not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed.
■	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

☐ **Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)*

- ☐ Reclassify to Category A
- ☐ Reclassify to Category C
- ☐ Lacks Historic Integrity
- ☐ Lacks Historic Significance

☐ Project involves a **known historical resource (CEQA Category A)**

☐ Project does not substantially impact character-defining features of a historic resource (see Comments)

☐ Project is compatible, yet differentiated, with a historic resource.

☐ Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Note: If ANY box above is checked, a Preservation Planner MUST sign below.

☐ **Project can proceed with EXEMPTION REVIEW**. The project has been reviewed by the Preservation Planner and can proceed with exemption review.

Comments by Preservation Planner:

Preservation Planner Signature:

EXEMPTION DETERMINATION

■ **No further environmental review is required. The project is exempt under CEQA.**

Project Approval Action:	**Signature:**
Building Permit	Wesley Wong 03/27/2026
If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project.	

Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.

Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.

EXHIBIT H - 4.1.26 EMAIL TO M. GREENE

From: Aaron Peskin <aaron.peskin@earthlink.net>
Date: Wednesday, April 1, 2026 at 4:37 PM
To: "Greene, Matthew (DBI)" <matthew.greene@sfgov.org>
Cc: Elizabeth Watty <elizabeth.watty@sfgov.org>, "Sucre, Richard (CPC)" <richard.sucre@sfgov.org>, "don.lewis@sfgov.org" <don.lewis@sfgov.org>, "lisa.gibson@sfgov.org" <lisa.gibson@sfgov.org>, Corey Teague <corey.teague@sfgov.org>
Subject: 1636 & 1656 Powell St/659 Union St - Existence of Hazardous Substances

Dear Mr. Greene,

As we discussed yesterday in connection with the demolition permit that was issued on this site, the project site has a history of hazardous substances in the soil and ground water as evidenced by the records of the San Francisco Bay Regional Water Quality Control Board, and is subject to San Francisco's Health Code Article 22A, the "Maher Ordinance."

On the current Water Quality Control Board site, 1656 Powell Street is listed as ID No. T10000013791 and is identified as an Open "Cleanup Program Site" (CPS). In addition, 1636 Powell Street is listed as ID No. T0607500509 as a LUST Cleanup Site. Attached are the following letters from the Water Quality Control Board evidencing the site's record of hazardous substances in the soil and ground water, including:

(1) Evidence that residual dry-cleaning chemicals such as tetrachloroethylene (PCE) and trichloroethylene (TCE) were detected under the space formerly occupied by a drapery cleaner business in the Verdi Apartment Building (see September 30, 2019, letter from the San Francisco Bay Regional Water Quality Control Board to Responsible Parties).

(2) Known soil vapor and groundwater contamination consisting of volatile organic compounds (VOC) and petroleum hydrocarbons is present from historical leaks from underground storage tanks at the adjacent 1636 Powell Street garage (see January 14, 2020, letter from the San Francisco Bay Regional Water Quality Control Board).

(3) The most recent available email from the Regional Water Quality Control Board, dated December 2, 2025 (see attached), shows that these hazardous substances have yet to be remediated. Measurements of these substances are sufficiently high that the Bay Area Air District requires a formal health risk assessment of the remediation. Moreover, the demolition activities themselves could release these and other toxic compounds into the air.

A Phase 1 ESA Report dated June 10, 2020, concludes that:

> *"Subsurface impacts from former gasoline USTs and VOCs from a former dry cleaners will require mitigation and/or remediation prior to future residential occupancy."* (p. 26)

Given this evidence of contamination of the project site, it is our understanding that the Maher Ordinance requires the developer to submit to the Department of Public Health a site mitigation plan, including a schedule for hazardous materials removal and remediation, and describing the handling, management, and mitigation of the contamination, followed by a final project report describing the implementation of the site mitigation plan and documentation of material disposal. Once the contamination is removed from the site, the Director provides a notification that the applicant has completed and complied with Article 22A.

We urge you to consider the outstanding hazardous substances conditions in connection with the further demolition or other work on the site.

Sincerely,

Aaron Peskin

cc: Elizabeth Watty elizabeth.watty@sfgov.org
Richard Sucre richard.sucre@sfgov.org
Don Lewis, Senior Planner don.lewis@sfgov.org
Lisa Gibson lisa.gibson@sfgov.org
Corey Teague corey.teague@sfgov.org

EXHIBIT I - 659 UNION FOR SALE

659 UNION

NORTH BEACH | SAN FRANCISCO

Marquee San Francisco Development Opportunity on Washington Square Park



EXECUTIVE SUMMARY

Colliers

RUSSIAN HILL

A MARQUEE SAN FRANCISCO CORNER



659 UNION

UNION

POWELL

COLUMBUS

GREEN


SAN FRANCISCO BAY
NORTH BEACH
ST. PETER & PAUL CHURCH
FILBERT
WASHINGTON SQUARE PARK
STOCKTON

THE OFFERING

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 659 Union Street (the "Project" or "Property"), an 18,800 square foot trophy corner development parcel at the epicenter of San Francisco's historic North Beach neighborhood. Today, the single parcel consists of the partially constructed front façade of a historic apartment building originally constructed in 1914 along Columbus and Union, as well as an occupied and functioning 2-level parking garage along Powell.

With over 282 feet of prized frontage on Union, Columbus, and Powell Streets, the Property sits across from and overlooks tree-lined Washington Square Park and is surrounded by the City's most popular and vibrant eateries, bars, theaters, clubs, and nightlife. Available for the first time for purchase, 659 Union presents the development community the incredibly rare opportunity to acquire one of the largest parcels in North Beach on one of San Francisco's marquee and irreplaceable corners. Flexible zoning permits a wide variety of uses: residential, retail, hotel, entertainment, student housing, EV charging, and more.

POSSIBLE DEVELOPMENT USES

RESIDENTIAL | RETAIL | HOTEL | STUDENT HOUSING | EV CHARGING

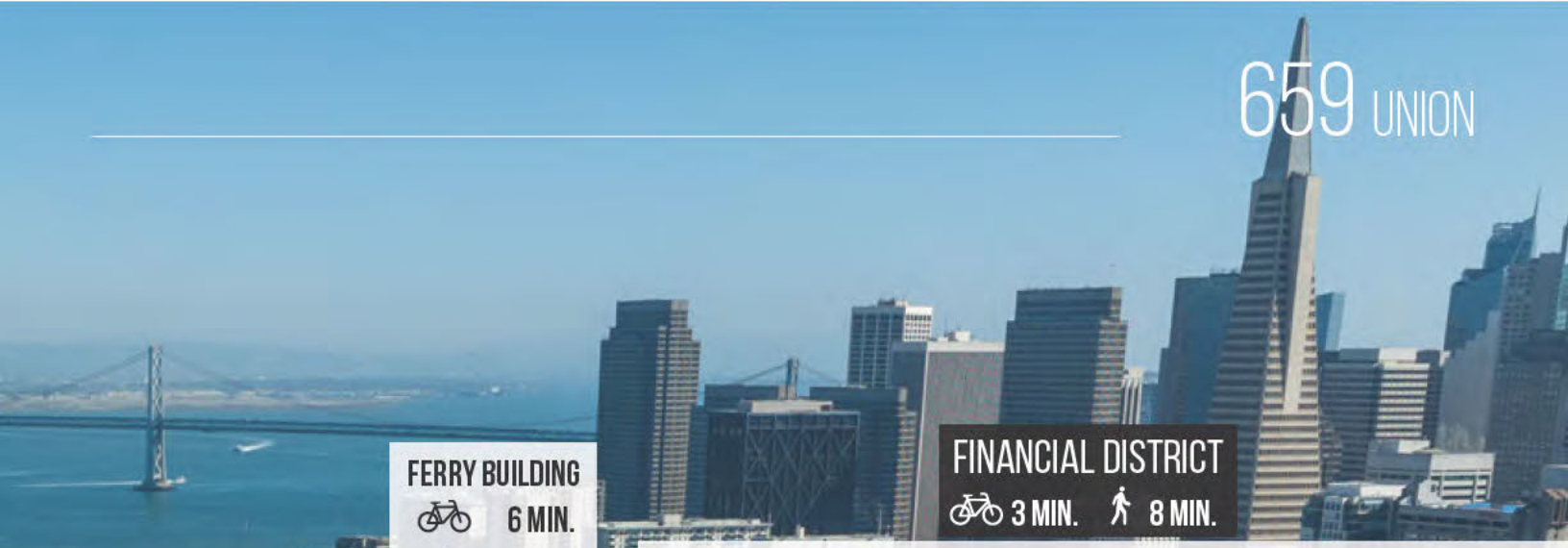


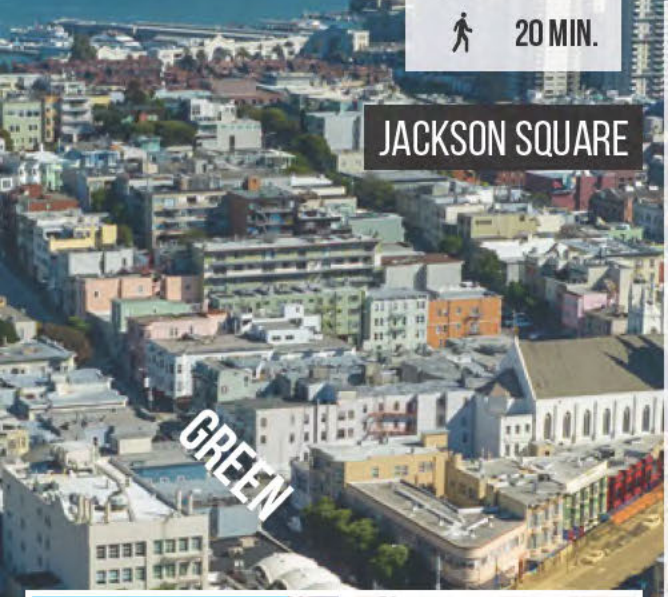
PROPERTY & SITE OVERVIEW

ADDRESS	659 Union Street, San Francisco, CA 94133
APN	0117-016
YEAR BUILT	1914
DESCRIPTION	Partially Demolished Historic Apartment Building, plus a Functioning 2-Level Parking Garage
TOTAL SITE AREA SQ. FT.	18,800
EXISTING GARAGE SQ. FT.	+/- 14,688
ZONING	NCD - North Beach Neighborhood Commercial
SPECIAL-USE-DISTRICTS	North Beach SUD; Group Housing SUD
HEIGHT & BULK DISTRICT	40-X
PERMITTED USES	Residential, Retail, Hotel, Entertainment, Student Housing, Electric Fleet Charging & more




SAN FRANCISCO BAY
COIT TOWER
FRONT DOOR ACCESS TO THE CITY'S HOTTEST AMENITIES
Original Joe's
LUKE'S LOCAL GROCERY
TONY'S PIZZA NAPOLETANA
PARK TAVERN
COBB'S COMEDY CLUB
BODEGA
NORTH BEACH
STOCKTON
FILBERT
UNION
WASHINGTON SQUARE PARK
ST. PETER & PAUL CHURCH
COLUMBUS









OPPORTUNITY HIGHLIGHTS

- Marquee San Francisco Development Opportunity Overlooking Washington Square Park & St. Peter & Paul Church
- Situated in the Epicenter of North Beach, San Francisco's Most Lively & Sought-After Neighborhood with the City's Hottest Restaurants, Bars, Retail & Nightlife
- Irreplaceable Corner Location with 3-Sides of Frontage (Union, Columbus & Powell) – One of North Beach's Largest Privately Owned Parcels
- Flexible Zoning Permitting a Wide Variety of Uses: Residential Up to 107 Units, Retail, Hotel, Entertainment, Student Housing, Electric Fleet Charging & more
- Front-Door Access to Citywide Transit, Parks & Landmarks; Immediate Walking Distance to Downtown San Francisco & the Embarcadero Waterfront
- Generational Acquisition Opportunity Representing the First & Only Time the Parcel Has Ever Been Available for Purchase

659 UNION

NORTH BEACH | SAN FRANCISCO

EXCLUSIVE ADVISORS

WILL CLIFF
Vice President
415.686.6844
will.cliff@colliers.com
Lic. 01976818

TONY CROSSLEY
Executive Vice President
415.288.7807
tony.crossley@colliers.com
Lic. 00900574

TIM MAAS
Executive Vice President
415.288.7863
tim.maas@colliers.com
Lic. 00956740

DARREN KUIPER
Senior Vice President
415.288.7817
darren.kuiper@colliers.com
Lic. 01958824

ANDREW CHOUMAS
Financial Analyst
415.288.7870
andrew.choumas@colliers.com
Lic. 02177252

Colliers

101 2nd St. | Ste. 1100
San Francisco, CA 94105
T: 415.788.3100 | colliers.com

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BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

REUBEN, JUNIUS & ROSE, LLP

April 16, 2026

President John Trasvina
San Francisco Board of Appeals
49 South Van Ness Ave., Suite 1475
San Francisco, CA 94103

Re: Respondent's Response in Opposition of Appeal
Subject Property: 659 Union Street
Appeal No.: 26-019
Hearing Date: April 22, 2026

Dear President Trasvina and Commissioners:

Our office represents Powell Partners, LLC, the owner of a project at the property located at 659 Union Street (aka 1638-1658 Powell Street) and the respondent in this matter (the "**Respondent**" and the "**Property**," respectively). The Property is located at the corner of Union Street and Columbus Avenue in the North Beach neighborhood, and the Respondent has been issued a demolition permit (BPA No. 2026.03.27.8418) to remove the entire existing structure at the Property in response to DBI Emergency Order 111280-E. This is a response to the Appeal of the demo permit filed on March 31, 2026 by Ms. Theresa Flandrich. (the "**Appellant**"). We request that the Board of Appeals **deny** the appeal. Our basis for this request follows:

I. Appellant's Justification for Overturning Emergency Demo Permit is Based on Clerical Error

The approved demolition permit plans very clearly include an updated project description that references a "complete demolition." (See attached as **Exhibit A**.) Further, the Planning Department's signature on the back of the demolition permit makes no reference to a limited

demolition. (See attached as **Exhibit B**.) The conflicting note entered into the system by the planner was a clerical error and does not change the approved scope of work shown in the plans.

II. The Demolition Permit Was Properly Issued Based on Imminent Hazard Conditions

DBI issued the demolition permit pursuant to its authority to address unsafe structures posing an imminent threat to public safety. That determination is supported by multiple independent engineering evaluations and confirmed through site inspections. See **Exhibit C** for overview of expert opinion justifying the emergency demolition order (several of such letters and reports are referred to in this brief).

DBI conducted site visits on February 26, 2026, and March 18, 2026 (with participation from DPW), during which the condition of the structure was directly observed. These observations confirmed the continued deterioration of the remaining unreinforced masonry structure and the associated public safety risks.

III. Independent Engineering Reports Confirm a Serious and Imminent Hazard

Multiple independent engineers have concluded that the structure presents a life-safety hazard requiring immediate action. The February 26, 2026, memorandum by ShoreCal Engineering (Erwin O'Toole, P.E.) concludes that the building "remains in a critically unsafe condition" and poses a "serious life-safety hazard to the public and adjacent properties," with an ongoing risk of partial wall collapse or progressive failure.

Similarly, the March 2, 2026, report by Dolmen Consulting Engineers identifies an "imminent seismic hazard," noting that the remaining walls are unsupported, deteriorated, and susceptible to collapse, even under minor seismic loading conditions. Both reports emphasize:

- loss of roof and floor diaphragms
- reliance on expired temporary shoring

- ongoing masonry deterioration
- risk of out-of-plane wall failure.

These conclusions are consistent across independent evaluations and provide substantial evidence supporting DBI's determination.

IV. Temporary Shoring Was Not Intended as a Permanent Solution and Has Expired

Following the 2018 fire, temporary shoring was installed under emergency permits, with a maximum duration extending to April 12, 2019. As documented in the Dolmen report, these measures were explicitly temporary and not designed to meet current seismic or long-term structural performance standards. The continued reliance on expired temporary stabilization further supports the conclusion that the structure cannot be safely maintained. The northeast corner of the structure is of particular concern with an operational bus stop beneath three floors of unreinforced masonry braced by a wholly inadequate system.

V. Environmental Remediation Necessitates Demolition

The site is subject to environmental remediation requirements, including excavation to depths of approximately 12 to 15 feet below grade. As documented in the February 20, 2026, letter prepared by Frey Environmental, remediation will require full-depth excavation across the building footprint. Frey explains that this excavation will remove supporting soils beneath and adjacent to the existing walls, eliminating the lateral and vertical support that currently contributes to their stability. Under these conditions, retaining the existing unreinforced masonry walls is not feasible.

The required remediation work would further destabilize an already compromised structure, significantly increasing the risk of collapse during construction activities. Accordingly, demolition is not only appropriate but necessary to safely implement required environmental

remediation. Permanent mitigation of the Environmental hazard will include removal and disposal of contaminated material and the addition of a vapor barrier below the new concrete mat foundation.

VI. The Property Has Not Functioned as Housing for Over a Decade

Residential tenants vacated following the 2013 fire, and commercial tenants vacated after the 2018 fire. Since that time, the building has remained a fire-damaged shell with no habitable units. Accordingly, the demolition does not involve the removal of existing housing units and does not trigger replacement housing requirements.

VII. Planning Department Review Was Proper and Defers to DBI on Emergency Conditions

The Planning Department reviewed the permit and deferred to DBI's authority with respect to emergency demolition. The permit reflects appropriate interagency coordination. Any prior references to partial demolition are superseded by the final permit issued based on updated engineering and safety findings.

VIII. CEQA Does Not Apply to Emergency Demolition

The demolition permit is exempt from CEQA as an emergency action undertaken to address an imminent threat to public safety. The presence of a potential historic resource does not override the city's obligation to act to mitigate hazardous conditions.

IX. Conclusion

The record demonstrates that:

- Independent engineers have determined the structure poses an imminent life-safety hazard;
- Site inspections by DBI and DPW confirm the deteriorated condition.

- Temporary stabilization measures have expired and are inadequate.
- Required environmental remediation will further destabilize the structure;
- No housing units are being removed; and
- The demolition permit application and plans were approved for a complete demolition that comprised the entire structure, not just a wall.

For these reasons, DBI's issuance of the demolition permit was proper and should be upheld.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Rebecca Saroyan, Vice-President
Robin Abad Ocubillo, Commissioner
Jose Lopez, Commissioner
Lily Wong, Commissioner
Julie Lamarre, Executive Director

EXHIBIT A

REFERENCE DOCUMENTS:

~~ARCHITECTURAL DRAWINGS, LAST DATED JANUARY 31st, 2022~~

SITE PLAN BY LUK & ASSOCIATES DATED JANUARY 31st, 2022

PROJECT DESCRIPTION AND SCOPE OF WORK

EOT 3/27/26

THE SUBJECT PROPERTY IS A 5 STORY BRICK BUILDING WITH A BELOW GRADE BASEMENT. ALL INTERIOR SPACES WERE DESTROYED BY FIRES IN 2013 AND AGAIN IN 2018. THE WORK SCOPE REQUIRES Complete DEMOLITION ~~of the~~ BUILDING. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH DEMOLITION PERMIT ISSUED BY THE CITY OF SAN FRANCISCO AND WITH CITY'S CONSTRUCTION AND DEMOLITION WASTE RECYCLING PROGRAM AND OTHER APPLICABLE JURISDICTIONAL REGULATIONS.

DEMOLITION ACTIVITIES ARE ESTIMATED TO COMPLETE WITHIN 45 WORKING DAYS FROM THE START INCLUDING ALL PRE-DEMOLITION WORK AND REMOVAL OF ALL DEMOLITION DEBRIS FROM THE PROJECT SITE.

THE EXISTING IMPROVEMENTS HAVE BEEN DETERMINED TO BE IN EXCESS OF 25 FEET IN HEIGHT AND THEREFORE ARE SUBJECT TO COMPLIANCE WITH SECTION 3303.1 OF THE S.F.B.C.

SHEET INDEX

D1.0 COVER SHEET
~~D1.1 SITE PLAN~~
D2.0 DEMOLITION PLAN
D3.0 ELEVATIONS
~~D4.0 DETAILS~~
CONDITIONAL WORK
SFBC SECTION 3303.1.2 NOTES

€AB-036 & 1660 SAT EOT 3/27/26
& S-04

SFBC 3303.1.2 REQUIRES THE FOLLOWING INFORMATION TO BE INCLUDED ON DEMO PLANS:

1. SEQUENCE OF DEMOLITION: SEE SEQUENCE OF DEMOLITION NOTES THIS PAGE & NEXT PAGE.
2. LOCATION OF STANDPIPES: TWO STANDPIPES AND TWO FIRE HYDRANTS ARE PRESENT AT THE SUBJECT PROPERTY, AS NOTED ON D 2.0.
3. TRUCK CRANE EQUIPMENT: DEMOLITION OF THE STRUCTURE SHALL BE PERFORMED USING HYDRAULIC TRACK MOUNTED EXCAVATORS. THIS EQUIPMENT SHALL WORK WITHIN THE PROPERTY BOUNDARIES AND DOES NOT REMAIN STATIONARY DURING DEMOLITION OPERATIONS, AS SUCH NO POSITIONING OF A TRUCK CRANE IS NECESSARY.
4. FENCE OR BARRICADE WITH LIGHTS: ALL DEMOLITION OPERATIONS SHALL BE PLANNED AND SCHEDULED TO COMPLETE DURING DAYLIGHT HOURS AND PUBLIC FACILITIES SHALL BE RESTORED TO PUBLIC USE FROM ANY TEMPORARY CLOSURES DURING DAYLIGHT HOURS SUCH THAT NO LIGHTING IS REQUIRED TO SUPPLEMENT CITY STREET LIGHTS.
5. ANY FLOOR OR WALL LEFT STANDING: ALL DEMOLITION OPERATIONS SHALL BE PLANNED AND SCHEDULED SUCH THAT DAILY OPERATIONS SHALL RESULT IN COMPLETE DEMOLITION OF STRUCTURAL SYSTEMS. PARTIALLY DEMOLISHED STRUCTURAL SYSTEMS SHALL NOT BE LET UNATTENDED. ANY STRUCTURAL SYSTEMS LEFT STANDING SHALL BE SELF-SUPPORTING AND ABLE TO RESIST APPROPRIATE LATERAL LOADS. THE DEMOLITION ENGINEER SHALL REVIEW ALL SUCH STRUCTURES LEFT STANDING AND MAKE RECOMMENDATIONS ON ANY TEMPORARY SHORING NECESSARY OR EXTENSIONS OF WORK HOURS TO REMOVE ANY HAZARDOUS CONDITIONS FROM THE JOB SITE.

EOT 3/27/26

DAILY SCHEDULE: HOURS OF NORMAL OPERATIONS SHALL BE MONDAY THROUGH ~~FRIDAY~~ SUNDAY 7:30AM TO 5:00PM. HOURS OF OPERATIONS SHALL BE EXTENDED AS NEEDED TO COMPLETE DEMOLITION SEQUENCES SUCH THAT NO HAZARDOUS CONDITIONS ARE LEFT UNATTENDED DURING OFF HOURS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL ERECT TEMPORARY FENCING ALONG THE PROJECT SITE AND THE SITE SHALL REMAIN INACCESSIBLE TO THE PUBLIC.
2. ALL ADJACENT PUBLIC AND PRIVATE PROPERTY, BUILDINGS, AND OTHER IMPROVEMENTS SHALL BE PROTECTED DURING DEMOLITION.
3. DURING DEMOLITION THE AREA BEING DEMOLISHED SHALL BE SPRAYED WITH WATER AS REQUIRED FOR DUST CONTROL.
4. ALL WORKERS SHALL WEAR HARD HATS AND SAFETY GOGGLES AT ALL TIMES AND SHALL OTHERWISE COMPLY WITH OSHA SAFETY ORDERS FOR APPLICABLE WORK.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CAUSE SUCH UTILITIES TO BE DISCONNECTED AND/OR REMOVED TO BEYOND PROJECT LIMITS.
6. PROVIDE PROTECTION OF PEDESTRIANS PER S.F.B.C. SECTION 3306.
8. THE SAFETY OF PERSONNEL AND PROPERTY DURING DEMOLITION WORK AND DURING OFF HOURS BETWEEN DEMOLITION ACTIVITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A 10.6, CURRENT EDITION, THE CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL AGENCIES HAVING JURISDICTION.
10. SEQUENCE OF DEMOLITION: CONTRACTOR SHALL FOLLOW THE SEQUENCE OF DEMOLITION AS DESIGNATED BY THE DEMO PLAN. ANY ALTERATIONS TO THE SEQUENCE OF DEMOLITION NECESSITATED BY SITE CONDITIONS SHALL BE AT THE DIRECTION OF THE ENGINEER. A SEQUENCE OF DEMOLITION FOR THE BUILDING OR FOR A STRUCTURALLY INTERDEPENDENT AREA OF THE BUILDING SHALL BE COMPLETED BEFORE CEASING OPERATIONS FOR THE DAY. WHERE IT IS UNFEASIBLE TO COMPLETE A SEQUENCE BEFORE CEASING OPERATIONS, CONTRACTOR SHALL PROVIDE SHORING, BACKFILL, AND/OR OTHER MEANS OF SUPPORT TO ELIMINATE ANY HAZARDOUS CONDITIONS DURING OFF HOURS. NO UNSUPPORTED WALLS, COLUMNS, OR ABOVE HEAD STRUCTURES SHALL BE LEFT UNATTENDED BY CONTRACTOR.
11. SPECIAL INSPECTIONS SHALL BE PROVIDED PER S.F.B.C. SECTION 3303.7 SEE S.F.D.B.I. SPECIAL INSPECTION REQUIREMENTS ATTACHED TO PERMIT PLANS.

SEQUENCE OF DEMOLITION NOTES

PRE DEMOLITION

1. ALL HAZARDOUS MATERIALS SHALL BE REMOVED FROM THE BUILDING AND THE BUILDING SHALL BE CERTIFIED HAZARD FREE BEFORE PROCEEDING. ~~Preliminary~~ ~~Report~~ Survey ~~Report~~ ~~Shall~~ ~~be~~ ~~for~~ ~~entire~~ ~~building~~ ~~demolition~~ - No RACM - EOT 3/27/26
2. VERIFY ALL UTILITIES HAVE BEEN DE-COMISSIONED, DE-ENERGIZED, AND/OR CAPPED AT THE PROPERTY LINE PRIOR TO PROCEEDING. NOTE THAT THE SITE IS FREE OF OVERHEAD UTILITY LINES - NO COORDINATION OF DEMOLITION ACTIVITIES WITH OVERHEAD UTILITY LINES IS THEREFORE REQUIRED.
3. SECURE THE SITE WITH FENCING, BARRICADES, TRAFFIC CONTROLS, AND OTHER FACILITIES AS REQUIRED TO PROTECT NEIGHBORING AND PUBLIC PROPERTY AND AS REQUIRED TO PROTECT THE PUBLIC AS ALSO INDICATED IN THE GENERAL NOTES.

3a. PROVIDE SIGNAGE AND FLAGMEN AS REQUIRED BY B.S.M. FOR SIDEWALK CLOSURE. SIGNAGE SHOULD STATE: "SIDEWALK CLOSED" - LOCATE SIGNS AT OPPOSING CROSSWALKS AND AT OPPOSITE ENDS OF SIDEWALK WITHIN THE BLOCK DURING SIDEWALK CLOSURES.

3b. OBTAIN STREET SPACE PERMITS FROM S.F.D.P.W. FOR THE DURATION OF DEMOLITION WORK. NOTE THAT HOURS SHALL FURTHER BE LIMITED BY S.F. BUREAU OF STREET USE AND MAPPING PERMITS FOR STREET SPACE USE OF SIDEWALK OR LANE CLOSURES AS REQUIRED FOR CERTAIN DEMO ACTIVITIES.

4. REMOVE ALL EQUIPMENT, FURNISHINGS, SALVAGEABLE INTERIOR FINISHES AND FIXTURES PRIOR TO STRUCTURAL DEMOLITION.

STRUCTURAL DEMOLITION SEQUENCE

5. DEMOLISH ROOF AND SECONDARY LOAD CARRY MEMBERS IN ENTIRETY. PRIMARY MEMBERS ARE TO REMAIN IN PLACE.
6. SEE DEMOLITION NOTES ON NEXT PAGE FOR SEQUENCING DEMOLITION.
7. REMOVE GROUND FLOOR SLAB AND SLAB ON GRADE PORTIONS OF AREA OF BUILDING DOWN TO SUBGRADE WHERE SUBGRADE EXCEEDS A DEPTH OF 8" FROM TOP OF ADJACENT CITY SIDEWALK. PROVIDE BACKFILL MATERIAL AGAINST EDGE OF SIDEWALK SUCH THAT THE TOP OF COMPACTED FILL IS NO LOWER THAN 6" FROM TOP OF ADJACENT SIDEWALK.
8. REMOVE FOUNDATION SYSTEMS AND ROUGH GRADE SITE. PROVIDE COMPLETE CONTAINMENT OF POTENTIAL STORM WATER ON SITE AND TO CREATE A CHANGE OF ELEVATIONS BELOW BACK OF SIDEWALK NO GREATER THAN 8". WHERE REMOVAL OF FOUNDATION AND/OR GROUND FLOOR WALLS WOULD UNDERMINE CITY SIDEWALK, THOSE PORTIONS OF FOUNDATION SHALL BE LEFT IN PLACE AND REMOVED TO AN ELEVATION NO GREATER THAN 8" BELOW BACK OF SIDEWALK.
9. PRIOR TO COMPLETING WORK REMOVE ALL DEBRIS AND DELETERIOUS MATERIALS FROM SITE AND COORDINATE POST-DEMOLITION SITE SECURITY WITH PROPERTY OWNER.
10. ENSURE ADEQUATE SHORING OF SIDEWALK VAULTS BEFORE PLACEMENT OF HEAVY EQUIPMENT.

City and County of San Francisco
Department of Building Inspection

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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

PLEASE NOTE THAT THE SPECIAL INSPECTIONS SHOWN ON THE APPROVED PLANS AND CHECKED ON THE SPECIAL INSPECTIONS FORM ISSUED WITH THE PERMIT ARE REQUIRED FOR THIS PROJECT. THE EMPLOYMENT OF SPECIAL INSPECTORS IS THE DIRECT RESPONSIBILITY OF THE OWNER OR THE ENGINEER/ARCHITECT OF RECORD ACTING AS THE OWNER'S REPRESENTATIVE.

THESE SPECIAL INSPECTIONS ARE REQUIRED IN ADDITION TO THE CALLED INSPECTIONS PERFORMED BY THE DEPARTMENT OF BUILDING INSPECTION. THE NAME OF THE SPECIAL INSPECTOR SHALL BE FURNISHED TO THE DISTRICT PRIOR TO START OF WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED.

FOR QUESTIONS REGARDING THE DETAILS OF EXTENT OF REQUIRED INSPECTIONS OR TESTS, PLEASE CALL THE PLAN CHECKER ASSIGNED TO THIS PROJECT OR 628-652-3407. IF THERE ARE ANY FIELD PROBLEMS REGARDING SPECIAL INSPECTION, PLEASE CALL YOUR DISTRICT BUILDING INSPECTOR OR 628-652-3400.

BEFORE FINAL BUILDING INSPECTION IS SCHEDULED, DOCUMENTATION OF SPECIAL INSPECTION COMPLIANCE MUST BE SUBMITTED TO AND APPROVED BY THE SPECIAL INSPECTION SERVICES STAFF. TO AVOID DELAYS IN THE PROCESS, THE PROJECT OWNER SHOULD REQUEST FINAL COMPLIANCE REPORTS FROM THE ARCHITECT OR ENGINEER OR RECORD AND/OR SPECIAL INSPECTION AGENCY SOON AFTER THE CONCLUSION OF WORK REQUIRING SPECIAL INSPECTION. THE PERMIT WILL NOT BE FINALIZED WITHOUT COMPLIANCE WITH THE SPECIAL INSPECTION REQUIREMENTS.

STRUCTURAL OBSERVATIONS REQUIREMENTS

STRUCTURAL OBSERVATION SHALL BE PROVIDED AS REQUIRED PER SECTION 1704.6. THE BUILDING PERMIT WILL NOT BE FINALIZED WITHOUT COMPLIANCE WITH THE STRUCTURAL OBSERVATION REQUIREMENTS.

SPECIAL INSPECTION SERVICES CONTACT INFORMATION

1. TELEPHONE: (628) 652-3407
2. EMAIL: dbi.specialinspections@sfgov.org
3. IN PERSON: 49 SOUTH VAN NESS AVE - SUITE 400

NOTE: WE ARE MOVING TOWARDS A 'PAPERLESS' MODE OF OPERATION. ALL SPECIAL INSPECTION SUBMITTALS, INCLUDING FINAL LETTERS, MAY BE EMAILED (PREFERRED) OR FAXED. WE WILL ALSO BE SHIFTING TO A PAPERLESS FAX RECEIPT MODE.

SPECIAL INSPECTION SERVICES
49 SOUTH VAN NESS AVE - SUITE 400 - SAN FRANCISCO CA 94103
OFFICE (628) 652-3407 - www.sfdbi.org

UPDATED 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 659 UNION STREET APPLICATION NO. 2024/0327/8418 ADDENDUM NO. ____
OWNERS NAME: POWELL PARTNERS, LLC OWNER PHONE NO. ____

EMPLOYMENT OF SPECIAL INSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER, OR THE ENGINEER/ARCHITECT OF RECORD ACTING AS THE OWNER'S REPRESENTATIVE. SPECIAL INSPECTOR SHALL BE OWN OF THOSE AS PRESCRIBED IN SEC. 1704. NAME OF SPECIAL INSPECTOR SHALL BE FURNISHED TO DBI DISTRICT INSPECTOR PRIOR TO START OF THE WORK FOR WHICH THE SPECIAL INSPECTION IS REQUIRED. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS PROVIDED BY SECTION 1704.6. A PRECONSTRUCTION CONFERENCE IS RECOMMENDED FOR OWNER/BUILDER OR DESIGNER/BUILDER PROJECTS, COMPLEX AND HIGH-RISE PROJECTS, AND FOR PROJECTS UTILIZING NEW PROCESSES OR MATERIALS.

IN ACCORDANCE WITH SEC. 1701, 1703, 1704, 1705, SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

1 [ ] Concrete (placement & sampling)
2. [ ] Bolts installed in concrete
3. [ ] Special moment-resisting concrete frame
4 [ ] Reinforcing steel and prestressing tendons
5. Structural welding:
A. Periodic visual inspection
[ ] Single pass fillet welds < 5/16" or smaller
[ ] Steel deck
[ ] Welded studs
[ ] Cold formed studs and joists
[ ] Stair and railing systems
[ ] Reinforcing steel
B. Continuous visual inspection and NDT (Section 1704)
[ ] All other welding (NOT exception: Fillet weld)
[ ] Reinforcing steel: and [ ] NDT required
[ ] Moment-resisting frames
[ ] Others: ____
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Spray-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation [ ] And filing (Geo. Engineered)
14. [ ] Smoke-control system
15. [X] Demolition
16. [ ] Exterior Facing
17. Retrofit of unreinforced masonry buildings:
[ ] Testing of mortar quality and shear tests
[ ] Inspection of reposnting operations
[ ] Installation inspection of new shear bolts
[ ] Pre-installation inspection for embedded bolts
[ ] Pull/torque test per SFBC Sec. 1607C & 1615C
18. Bolts installed in existing concrete masonry:
[ ] Concrete [ ] Masonry
[ ] Pull/torque tests per SFBC Sec. 507C & 515C
19 [ ] Shear walls and floor systems used as shear diaphragms
20 [ ] Hadronic
21 Special cases:
[ ] Shoring [ ] Underpinning
[ ] Not affecting adjacent property
[ ] Affecting adjacent property: P/A
[ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22)
23 [ ] Others: "As recommended by professional of record" ____

24. Structural observation per Sec. 1704.6 for the following: [ ] Foundations [ ] Steel framing [ ] Concrete construction [ ] Masonry construction [ ] Wood framing [ ] Other ____

25. Certification is required for: [ ] Glu-lam components

Prepared by: Erwin O'Toole PE Phone: (415) 531-1009
Engineer/Architect of Record

Required information:
Fax: ____ Email: erwin.otoole@gmail.com

Review by: Jimmy Cheung DBI Engineer or Plan Checker Phone: (628) 652-4938

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407, or, dbi.specialinspections@sfgov.org

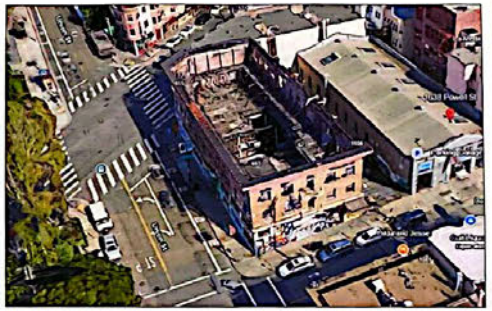
UPDATED 10/05/2020

CA BD-734-15 24

Green Halo Tracking Number Required

3





EMERGENCY ORDER 111280-E
659 Union Street
Page 2

For information, you may contact Senior Building Inspector Mauricio Hernandez at 628-652-3440 between the hours of 7:30AM to 4:00 PM or come in person to 49 South Van Ness, Suite 400, San Francisco, CA 94103.

RECOMMENDED:

Jimmy Cheung 3/24/26
Interim Deputy Director, DBI

Matthew Greene 3/24/26
Deputy Director, DBI

APPROVED:

Richard Sucre for Liz Watty 3/24/26
Deputy Director of Current Planning, CPC

David Kane, S.E. 3/24/2026
Interim Director, DBI

DATE APPROVED: March 24, 2026

Distribution:

Recorder's Office: Deputy Directors, DBI
Controller: Deputy Director, CPC
SF Environment / City Attorney: Owner(s)
Post on Property

PRE-CONSTRUCTION SITE MEETING REQUIRED BY SFPW/BSM STREET INSPECTION
Call (415) 554-7149 to schedule
By 3-27-26 SFPW/BSM

628-271-2210

APPROVED BY WESLEY WONG
MAR 27 2026
PLANNING DEPARTMENT

PERMIT 2024 0327 8418 REVIEWED
For Compliance with City and County Ordinances and State Codes
The stamping of this plan and these specification SHALL NOT be held to permit or to be an approval of the violation of any City and County ordinance or State Law.
Approval is subject to the inspection by the Fire Department
These plans must be kept on the premises and accessible to the inspection at all times

Jimmy Cheung DBI MAR 27 2026

RECEIVED
MAR 27 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE CITY STANDARDS FOR CODE COMPLIANCE
ACCEPTED

1 of 4
Dee Lau, SFFD
MAR 27 2026

PLEASE NOTIFY DISTRICT INSPECTOR AT THE START OF WORK 415-554 8437

RECORDING REQUESTED BY:
Department of Building Inspection
Index Code: DBI/BID

WHEN RECORDED MAIL TO:
NAME: Dept. of Building Inspection
Building Inspection Division
Suzanna Wong
MAILING ADDRESS: 49 South Van Ness Av, Ste 400
CITY, STATE: San Francisco, CA
ZIP CODE: 94103

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE (S)

Order No. 111280-E

Emergency Order No. 111280-E

Re: 659 Union St

Block/Lot: 0117/016

SEPARATE PAGE PURSUANT TO GOV'T. 27361.6

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
David Kane, S.E., Interim Director

EMERGENCY ORDER 111280-E

EMERGENCY ORDER DUE TO SERIOUS AND IMMEDIATE HAZARD AS PER SECTION 102A OF THE SAN FRANCISCO BUILDING CODE

I have verified that pursuant to Section 102A.16 of the Building Code, that serious and immediate hazard exists at:

Address: 659 Union Street, San Francisco, CA 94133 Block: 0117 Lot: 016

The building constitutes an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of a structure fire.

I, therefore, order that the owner(s) of this property shall within 72 hours (3 days) of posting and service of this order, abate the public nuisance by performing the following:

1. File for and obtain a Form 6 demolition permit for the demolition and removal of the unsafe building.
2. Obtain the necessary J number from Bay Area Air Quality Management District for this demolition.
3. Cap water, sewer and gas utilities under a plumbing permit. Disconnect any overhead or underground electrical service conductors and any telephone or data cables.
4. Demolish the building.
5. Remove all debris from lot and adjacent public streets and sidewalk.
6. Keep all receipts from facilities where demolition debris is taken and submit to San Francisco's Department of the Environment; see attached Report Form for instructions. DBI will not close out demolition permit unless the Department of the Environment receives this information.
7. The property must be barricaded, boarded up or otherwise secured against entry.

OWNER(S): Powell Partners LLC
100 Green Street
San Francisco, CA 94111

Further, if the owner(s) fail to comply with this Order, owner(s) shall have forfeited his/her right to do the work as set forth in Section 102A.14 of the Building Code, the work will be conducted under the provisions of Section 102A.13 as the abatement of serious and immediate danger.

At such time as the owner(s) shall have forfeited his/her right to do the required work to abate the imminent hazard, the Department is hereby ordered to immediately proceed by use of the funds provided for under Section 102A.12 and 102A.13 to have the repairs effected and to abate the public nuisance.

Notice: ANY EXPENDITURE OF REPAIR AND DEMOLITION FUNDS AS A RESULT OF THIS ORDER IS SUBJECT TO BECOMING A TAX LIEN AGAINST SUBJECT PROPERTY.

A copy of this notice shall be posted immediately on the front of subject building, and a copy shall be sent by certified mail to all persons having an interest in the properties in accordance with Section 102A.3 of the Building Code.

Building Inspection Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3450 - www.sfgov.org/dbi

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER ERWIN J. O'TOOLE C80734 CIVIL STATE OF CALIFORNIA

Erwin O'Toole

DEMOLITION AT 659 UNION STREET

659 UNION STREET
SAN FRANCISCO, CALIFORNIA 94133
BLOCK: 0117
LOT: 016

ISSUED MAR 27 2026

PROJECT NUMBER | SCALE: AS NOTED
DRAWN BY: JD | CHECKED BY: EOT

COVER SHEET

D 1.0

REVISIONS
NO | DATE | DESC

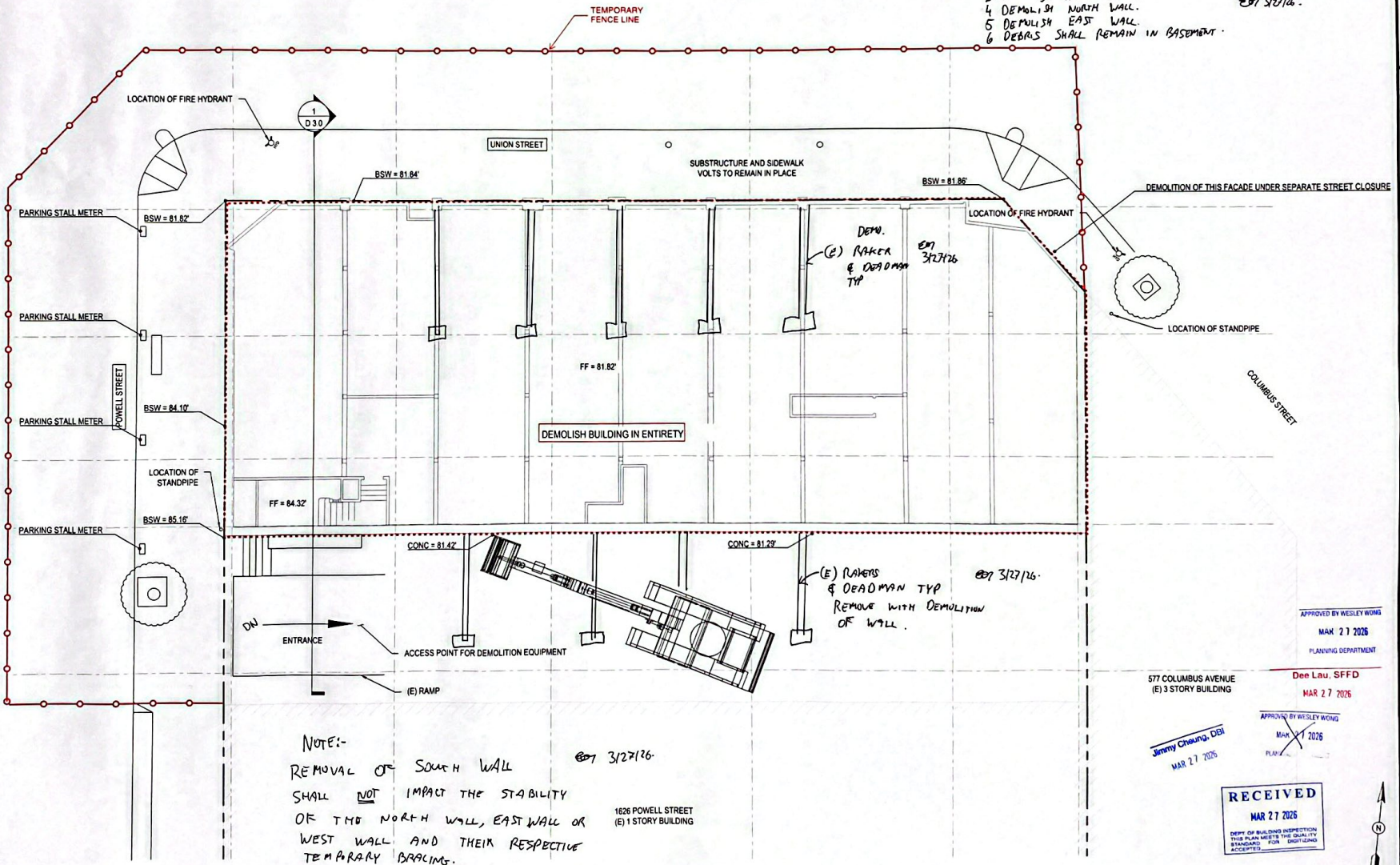
2026 0327 8418

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCAVATION

DEMOLITION SEQUENCE:

SOUTH WALL

1. BEGIN DEMOLITION FROM REAR CONCRETE YARD LOCATED AT THE SOUTH OF THE BUILDING. MOVE DEMOLITION EQUIPMENT INTO CONCRETE YARD USING THE EXISTING RAMP AS SHOWN ON THE PLAN
2. USING TRACK MOUNTED EXCAVATOR WITH A HOE RAM AND / OR BUCKET & THUMB ATTACHMENT DEMOLISH THE SECTION OF BRICK WALL AS SHOWN ON THE PLAN
3. DEMOLISH WEST WALL. EOT 3/27/26.
4. DEMOLISH NORTH WALL.
5. DEMOLISH EAST WALL.
6. DEBRIS SHALL REMAIN IN BASEMENT.



1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

APPROVED BY WESLEY WONG
MAR 27 2026
PLANNING DEPARTMENT

Dee Lau, SFFD
MAR 27 2026

Jimmy Cheung, DBI
MAR 27 2026

APPROVED BY WESLEY WONG
MAR 27 2026
PLANNING

RECEIVED
MAR 27 2026
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZED ACCEPTED.

REVISIONS

NO	DATE	DESC

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J. O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 659 UNION STREET

659 UNION STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

SAN FRANCISCO DEPT OF BUILDING INSPECTION ISSUED
MAR 27 2026

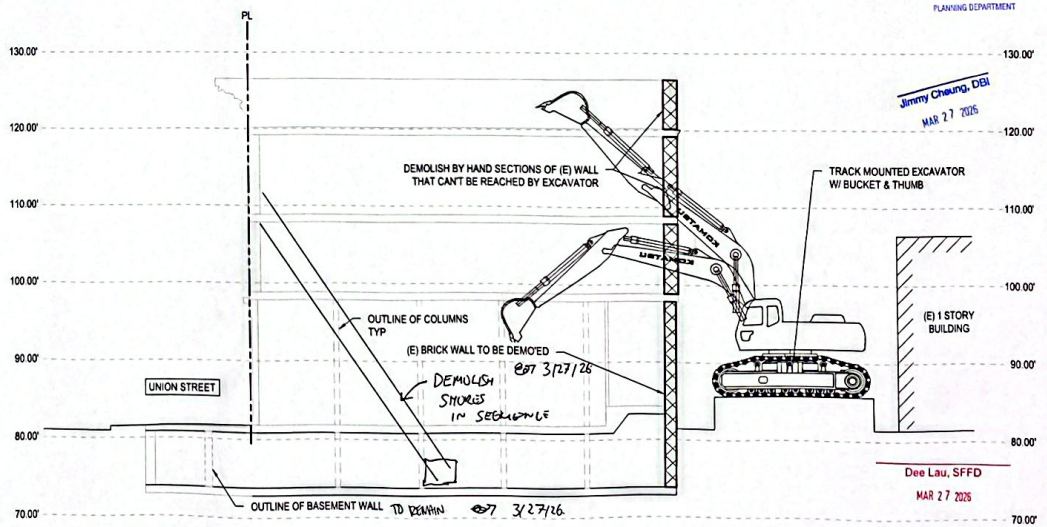
PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

DEMOLITION PLAN

D 2.0

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCEVATION

APPROVED BY WESLEY WONG
MAR 27 2026
PLANNING DEPARTMENT



1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

REVISIONS

NO	DATE	DESC.

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J. O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 659 UNION STREET
659 UNION STREET
SAN FRANCISCO, CALIFORNIA 94133
BLOCK: 0117
LOT: 016

SAN FRANCISCO DEPT OF BUILDING INSPECTION
ISSUED
MAR 27 2026

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

ELEVATIONS

D 3.0

EXHIBIT B

CONDITIONS AND STIPULATIONS

APPROVED: OTC, in consultation with DDirector Rich Sucre. DBI has granted emergency demo. PC defers to DBI.

HISTORIC LANDMARK? ☐ YES ☐ NO

APPROVED BY WESLEY WONG

MAR 27 2026

PLANNING DEPARTMENT

CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

APPROVED:

NOTIFIED MR.

EXHIBIT C

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevlin@reubenlaw.com

March 5, 2026

Submitted Via Email (Patrick.oriordan@sfgov.org)

Patrick O'Riordan, Director
Department of Building Inspection
49 South Van Ness Avenue
San Francisco, CA 94103

Re: Emergency Order for Serious and Imminent Hazards
1638 Powell Street (Block/Lot: 0117/016)
Our File No.: 8763.06

Dear Director O'Riordan:

Our office represents Redbridge Partners SF, LLC (the "**Owner**") in connection with the property located at 1638-1656 Powell Street in San Francisco (Block/Lot: 0117/016; the "**Property**"). In 1916 the Verdi building was constructed at the Property: a three-story building with 28 units on the upper two floors and retail on the ground floor. Two fires, one in 2013 and a second in 2018, caused substantial damage to the building at the Property. The purpose of this letter is to summarize the expert analysis regarding the dangerous condition of the remaining severely fire-damaged structure at the site and to request the Building Official issue an Emergency Order to demolish the existing structure at the Property pursuant to Section 102A.16 of the San Francisco Building Inspection Commission Codes ("**Building Code**").

A. Background

On January 15, 2020, KCE Matrix Consulting Engineers – a structural engineering firm which specializes in assessing structural integrity and hazards – submitted a request for the Department of Building Inspection ("**DBI**") to evaluate whether the building at the Property was in imminent hazard of collapse, and whether an emergency demolition permit should therefore be granted. In response to the request, DBI staff performed a site visit and summarized its structural observations in Report No. 20200124, dated January 24, 2020 (the "**Report**"; attached as **Exhibit A**). In relevant part, the Report noted the following:

> [s]ignificant fire damage was observed in elements of the floor gravity support system and the interior cross walls inside the building. The entire roof and third floor diaphragm framing has been removed, half of the diaphragm framing is remained at second floor and approximately three-quarter of diaphragm is remain at first

> floor. Temporary shoring supporting the existing masonry walls was observed, and no failure or fallen masonry was observed at the time of our site visit.

The Report concluded that there was no obvious indication the building structure was in imminent hazard of collapse. In the Report, DBI recommended the project consulting team "re-evaluate the existing temporary shoring system and to provide temporary bracing to correct the existing open front condition." DBI's recommended actions in the Report included that the project owner "get another structural engineer on board to provide an additional evaluation report for the existing building condition" with DBI to approve the selection of the new structural engineer.

The following month, on February 18, 2020, KCE Matrix wrote a letter after reviewing the Report (the "**2020 Letter**"; attached as **Exhibit B**). According to the 2020 Letter, the basis of DBI's demolition request denial was to remedy the perilous and unsafe condition with permanent shoring in lieu of the existing temporary bracing. In the 2020 Letter, KCE Matrix considered, almost 2 years after the temporary shoring was in place, a permanent bracing design integral to building floors and roof restoration and remedying the front façade elevation for perilous weak conditions. KCE Matrix explained that to "engineer a permanent bracing system integrating new floors, roof and front façade frames, with piles and shotcrete would require a finalized architectural design of the building interiors with unit configurations design and common area amenities design." To implement and process approvals of the plans and amenities, a licensed architect would need to be engaged, and the process of design development, preparing construction documents, and obtaining city approval would take at least 12 months.

KCE Matrix explained in the 2020 Letter that integrating final design as permanent shoring would delay rectifying unsafe conditions of the current structure another year. Further, if KCE Matrix remedied the soft story façade for temporary shoring, the repairs would be cost over $200,000 and would ultimately be discarded for permanent shoring. Alternatively, permanent shoring for the walls would cost approximately $3,000,000, excluding the floors and roofs. In the 2020 Letter, KCE Matrix explained that permanent shoring "would result in economic infeasibility as the retrofit of the front façade will easily exhaust productive project funds of over 3 million dollars or more, and produce a design of shoring that will encroach on the already restricted interior spaces of the normal development." Additionally, interior bracing would further intrude into interior space plans and cost several hundred thousand dollars. KCE Matrix found it would "cost several million dollars to just stabilize this structure for seismic safety."

In several more recent memorandums prepared in early 2025 by a second structural engineering firm, ShoreCal Engineering Inc., further highlighted the imminent hazard to the public health and safety posed by the existing structure.

First, a February 3, 2025, report provided a second, independent assessment of the structural integrity of the structure (the "**2025 Structural Report;**" attached as **Exhibit C**). The 2025 Structural Report highlighted the structure's inconsistency with current seismic standards, which was exacerbated by the two fires. The report then concluded the following:

- Immediate Collapse Hazard: The weakened structure poses a risk of sudden collapse, especially during aftershocks and **strong winds**. (Emphasis added.)

- Falling Debris Risk: Loose bricks, failed mortar joins, and unstable floors create dangers for pedestrians and adjacent properties.

- **The risk of structural collapse poses an immediate danger to public safety and adjacent buildings.** (Emphasis added.)

A March 7, 2025, memorandum addressed to DBI to bring immediate attention to a serious structural hazard at the Property (the "**2025 Memo**"; attached as **Exhibit D**). The memo explained that, at the Property, "there are brick walls that are out of plane on Powell St" and the brick walls appear "to be getting more out of plane." The 2025 Memo also notes severe foundation cracks and compromised load-bearing walls, which together "indicate that the building is at risk of **COLLAPSE** particularly during a **MINOR SEISMIC EVENT**." The author of the 2025 Structural Report and Memo, a licensed civil engineer with 25 years of experience in structural engineering, determined the structure at the Property **"poses an imminent threat to the safety of its occupants and the public**."

In a February 19, 2026, letter, Frey Environmental, Inc., the owner's environmental consultant, provides a summary of the ongoing soil remediation cases with the Regional Water Quality Control Board and the fact that remediation will require excavation of soils at the site 12 to 15 feet below ground surface level (attached as **Exhibit E**). The letter makes the plain conclusion that the existing shoring and remaining walls at the site will need to be removed in order to achieve this required remediation.

Importantly, the Owner has had architectural plans prepared for a new, 85-foot tall residential building at the Property and filed an SB 423 application in the fall of 2025. Due to the Property's inclusion on the Cortese List, the Planning Department will not accept this application until the environmental remediation is complete – which cannot occur until the existing structure at the Property is demolished. (See architectural plan set, attached as **Exhibit F**.)

In February 2026, ShoreCal Engineering prepared an update to their previous 2025 Report and Memo (attached as **Exhibit G**), summarizing current conditions based on a recent visit to the site. In particular, ShoreCal found:

> Visual observations indicate ongoing deterioration of the masonry walls, including cracking, out-of-plane displacement, and weakened mortar. In several locations, masonry units appear poorly bonded and susceptible to dislodgement under relatively minor loading. These conditions significantly reduce the walls' ability to resist lateral forces, including those associated with wind or seismic events.

The report then concludes:

> Based on the cumulative effects of multiple fire events, the near-total loss of roof and floor diaphragms, prolonged environmental exposure, ongoing masonry deterioration, and the continued reliance on expired temporary stabilization measures, the structure remains in a critically unsafe condition.

Finally, a third independent structural engineer, Dolmen Consulting Engineers, was hired by the Owner to prepare yet another report in March of 2026 on the structure condition of the structure at the Property (attached as **Exhibit H**). The report concludes the existing structure does not meet multiple seismic standards under the California Existing Building Code, in particular, the walls exceeding the max height to thickness ratio, parapets exceeding maximum heights, and the lack of wall anchorage (and inability to even construct anchorage). This report concludes by highlighting the following:

> [We] found that prolonged exposure to weather, both fires, and the subsequent fire-fighting efforts have weakened the mortar in the walls. It was easy for [us] to remove individual bricks with our bare hands from two separate locations.

Three structural engineering firms have now identified critical deficiencies that necessitate urgent intervention in their assessments of the Property. In addition to the 2025 Memo, detailed assessment reports were included with both ShoreCal Engineering Inc.'s and KCE Matrix's evaluations with in-depth documentation of a demolition permit application and the risk abatement. The 2025 Memo requested DBI issue an emergency demolition permit in accordance with Building Code Section 102A.16 regarding Serious and Imminent Hazards – Emergency Orders due to the gravity of both engineers' findings. ShoreCal Engineering Inc. and Dolmen Consulting Engineers have provided updated reports within the last month emphasizing the deteriorating condition of the structure.

B. Serious and Imminent Hazards – Emergency Orders

As described above, the structure at the Property presents a serious and imminent hazard unless demolished. Pursuant to San Francisco Building Code Section 102A.16, the Building Official must ensure structures in the City do not constitute "an imminent and substantial hazard to the life, health or safety of the occupants or other persons." Expert analysis has been provided by two independent professional engineering firms regarding the hazardous status of the structure at the Property. The 2025 Report and Memo expressly conclude the existing structure poses an imminent threat to public health and safety.

Given the current status of the structure at the Property, expert analysis regarding the structure, we are requesting the Building Official issue an emergency order to demolish the existing structure at the Property.

The ongoing presence of the fire-damaged structure at the Property is an imminent threat to public safety. At this juncture, the Owner has no other feasible remedy to pursue to protect the public other than this formal request for an emergency demolition permit.

C. Conclusion

We respectfully request the Building Official issue an Emergency Order pursuant to Section 102A.16 of the Building Code to demolish the remaining structure at the Property.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

cc: Matthew Greene (matthew.greene@sfgov.org)
David Kane (david.kane@sfgov.org)
Ken Gonzalez (ken.gonzalez@sfgov.org)
Tate Hanna (tate.hanna@sfgov.org)

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414
(415) 558-6001/558-6133 Fax (415) 558-6041

FIELD REPORT

January 24, 2020

Street Address:	1656 Powell Street / 659 Union Street
Report No.:	20200124
Block / Lot:	0117 / 016
Date/Time of Visit:	January 15, 2020 / 11:00 am
Site Visit:	Gary Ho, Plan Review Services Manager Richard Tam, DBI Engineer Cyril Yu, DBI Engineer Bernie Curran, DBI Building Inspector
Type of Construction:	3B
Occupancy Classification:	R-2,B,M
No. of Stories:	3-Story over Basement

Background

DBI Building Inspector Bernie Curran, DBI Plan Review Services Manager Gary Ho, DBI engineers Richard Tam and Cyril Yu responded to a request from KCE Matrix Consulting Engineers on January 15, 2020 at 11:00 am to evaluate whether the building at its existing condition will be considered as an IMMINENT HAZARD OF COLLAPSE and shall be GRANTED with an emergency demolition permit.

Structural Observations

The building at the above referenced site is a rectangular 3-story wood framed timber floor with exterior brick masonry walls over 1-story of basement. This building is classified as an Unreinforced Masonry Load Bearing Wall Building (UMB) as per our San Francisco Existing Building Code. The building is located at corner of Powell Street and Columbus Street. This building has been seismic strengthened in 2004 under the San Francisco UMB Retrofit Program.

Significant fire damage was observed in elements of the floor gravity support system and the interior cross walls inside the building. The entire roof and third floor diaphragm framing has been removed, half of the diaphragm framing is remained at second floor and approximately three-quarter of diaphragm is remain at first floor. Temporary shoring supporting the existing masonry walls was observed, and no failure or fallen masonry was observed at the time of our site visit. There is no obvious indication that this building structure is an **IMMINENT HAZARD OF COLLAPSE** and be **GRANTED** an emergency demolition permit at the present time, provide that the shoring system was properly designed for the duration of period prior to retrofit.

Follow up Meeting with the Project Consulting Team

A follow up meeting with the project consulting team was took place on January 23, 2020 at DBI office. Attendees are as follow:

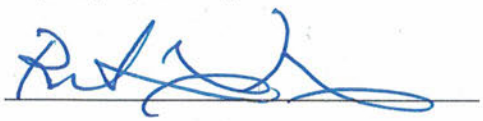
- Daniel Lowrey, DBI Deputy Director
- Gary Ho, DBI Plan Review Services manager
- Richard Tam, DBI Engineer
- Patrick O'Riordan, DBI Chief Building Inspector
- Jeff Jurow, Property Owner
- Vahe Kardjian, KCE Matrix Consulting Engineer
- Ahmad Larizadeh, Owner's Permit Consultant

The owner's consulting engineer, Vahe Kardjian, has most concern in regarding the existing masonry wall facing Union Street where very limited structural integrity, very limited shear capacity and is considered as a soft story condition under the seismic circumstance. DBI recommend the project consulting team to re-evaluate the existing temporary shoring system and to provide temporary bracing to correct the existing open front condition.

Recommended Actions

DBI agreed with the project owner for him to get another structural engineer on board to provide an additional evaluation report for the existing building condition, the selection of the new structural engineer will be upon approval by DBI. DBI has expressed our concern in regarding the temporary shoring system which was already expired for the one year period, and DBI has not received any retrofit plan from the Project Consulting Team. DBI will require the Project Consulting Team to submit permit for the re-evaluation of the existing shoring system for a longer duration of time base on the estimated date of the retrofit and bring the building up to the building code requirement.

Report prepared by:



Richard Tam, S.E., Building Plans Engineer, PRS Division

Report reviewed & approved by:



Daniel Lowery, Deputy Director, DBI Permit Services

KCE MATRIX
CONSULTING ENGINEERS
STRUCTURAL, CIVIL & ENVIRONMENTAL

February 18, 2020

Alexis Pelosi
Pelosi Law Group
12 Geary Street, Suite 802
San Francisco, CA 94108

Subject: 1656 Powell Street: Unreinforced Masonry Walls

Dear Ms. Pelosi,

At your request, I have reviewed the Letter of Denial from San Francisco DBI for demolition of URM walls, in peril. The basis of demolition request denial is a decision by DBI to remedy the perilous and unsafe condition be engineered for permanent shoring (bracing) in lieu of currently temporary bracing.

You also raised the alternate solution for permanent shoring (bracing) by designing floor and roof diaphragms of the charred structure to permanently restore the floor and roof structure to act as permanent shoring mechanisms, coupled with additional necessary structural lateral load resisting elements/mechanisms to restore the front façade along Union Street to be permanently braced. This alternative is more desirable in the hopes that permanent shoring can be integral to future building design within these walls.

At this juncture, almost 2 years after the temporary shoring being in place, KCE Matrix is being asked to consider permanent bracing design integral to building floors and roof restoration and remedying the front façade elevation for perilous weak conditions.

To engineer a permanent bracing system integrating new floors, roof and front façade frames, with piles and shotcrete would require a finalized architectural design of the building interiors with unit configurations design and common area amenities design.

A licensed architect has to be engaged by owners to plan, design, and implement and process approvals of these plans and amenities. This process of design development and construction documents preparation and city approvals will undoubtedly take 12 months, if not more. So, this concept of integrating final design as permanent shoring will delay rectifying unsafe conditions of current structure, another year. If KCE remedies the current soft story façade for temporary shoring, the repairs will waste over $200,000 because this repair will be discarded for permanent shoring.
Alternatively, if KCE Matrix can provide structural design of permanent shoring for the walls, the design will incorporate piles, some shotcrete, and moment frames, explained in previous communication, which will cost approximately 3 million dollars, excluding the floors and roofs.

If San Francisco DBI would consider extending the period of temporary shoring by perhaps another 18 months, it would be technically feasible to implement the idea of permanent shoring with the redesign of the overall structure; however, this would result in economic infeasibility as the retrofit of the front facade will easily exhaust productive project funds of over 3 million dollars or more, and produce a design of shoring that will encroach on the already restricted interior spaces of the normal development.

Not forgetting an additional interior bracing system of lateral load resisting mechanism with piled foundation would be required for transverse direction stability, which would further intrude into interior space plans of the normal development and cost another several hundred thousand dollars, I doubt the architect can make good use of available space in this building with such an intricate plan.

No matter what the intent of the community and city is, it will cost several million dollars to just stabilize this structure for seismic safety.

Let me know how you wish to proceed so I could be discussing such plans with your architectural consultants.

Sincerely,

Vahe Kardjian, P.E.
KCE Matrix Inc.



REFERENCE DOCUMENTS:

1. ARCHITECTURAL PLANS BY GOULD EVANS. LAST DATED JANUARY 31st, 2022
2. SITE PLAN BY LUK & ASSOCIATES. DATED JANUARY 31st, 2022

PROJECT DESCRIPTION AND SCOPE OF WORK

THE SUBJECT PROPERTY IS A 3 STORY BRICK BUILD NG WITH A BELOW GRADE BASEMENT. ALL INTERIOR SPACES WERE DESTROYED BY FIRES N 2013 AND AGA N IN 2018. THE WORK SCOPE REQUIRES DEMOLITION OF AN APPROXIMATELY 50' SECTION OF BRICK WALL AT THE REAR (SOUTH) OF THE BUILD NG. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH DEMOLITION PERMIT ISSUED BY THE CITY OF SAN FRANCISCO AND WITH CITY'S CONSTRUCTION AND DEMOLITION WASTE RECYCLING PROGRAM AND OTHER APPLICABLE JURISDICTIONAL REGULATIONS.

DEMOLITION ACTIVIT ES ARE ESTIMATED TO COMPLETE WITHIN 45 WORK NG DAYS FROM THE START INCLUD NG ALL PRE-DEMOLITION WORK AND REMOVAL OF ALL DEMOLITION DEBRIS FROM THE PROJECT SITE.

THE EXISTING MPROVEMENTS HAVE BEEN DETERMINED TO BE IN EXCESS OF 25 FEET N HEIGHT AND THEREFORE ARE SUBJECT TO COMPLIANCE WITH SECTION 3303.1 OF THE S.F.B.C.

SHEET INDEX

D 1.0 COVER SHEET
D 1.1 DEMOLITION DETA LS
D 2.0 DEMOLITION PLAN
D 3.0 ELEVATIONS
D 4.0 REPORT

S.F.B.C. SECTION 3303.1.2 NOTES

S.F.B.C. 3303.1.2 REQUIRES THE FOLLOWING INFORMATION TO BE INCLUDED ON DEMO PLANS:

1. SEQUENCE OF DEMOLITION: SEE SEQUENCE OF DEMOLITION NOTES THIS PAGE & NEXT PAGE.
2. LOCATION OF STANDP PES: TWO STANDPIPES AND TWO F RE HYDRANTS ARE PRESENT AT THE SUBJECT PROPERTY, AS NOTED ON D 2.0.
3. TRUCK CRANE EQU PMENT: DEMOLITION OF THE STRUCTURE SHALL BE PERFORMED US NG HYDRAULIC TRACK MOUNTED EXCAVATORS. THIS EQU PMENT SHALL WORK WITH N THE PROPERTY BOUNDAR ES AND DOES NOT REMAIN STATIONARY DURING DEMOLITION OPERATIONS, AS SUCH NO POSITIONING OF A TRUCK CRANE IS NECESSARY.
4. FENCE OR BARRICADE WITH LIGHTS: ALL DEMOLITION OPERATIONS SHALL BE PLANNED AND SCHEDULED TO COMPLETE DURING DAYLIGHT HOURS AND PUBLIC FAC LITIES SHALL BE RESTORED TO PUBLIC USE FROM ANY TEMPORARY CLOSURES DURING DAYLIGHT HOURS SUCH THAT NO LIGHTING IS REQU RED TO SUPPLEMENT CITY STREET LIGHTS.
5. ANY FLOOR OR WALL LEFT STANDING: ALL DEMOLITION OPERATIONS SHALL BE PLANNED AND SCHEDULED SUCH THAT DA LY OPERATIONS SHALL RESULT IN COMPLETE DEMOLITION OF STRUCTURAL SYSTEMS. PARTIALLY DEMOLISHED STRUCTURAL SYSTEMS SHALL NOT BE LET UNATTENDED. ANY STRUCTURAL SYSTEMS LEFT STAND NG SHALL BE SELF-SUPPORTING AND ABLE TO RESIST APPROPRIATE LATERAL LOADS. THE DEMOLITION ENGINEER SHALL REVIEW ALL SUCH STRUCTURES LEFT STAND NG AND MAKE RECOMMENDATIONS ON ANY TEMPORARY SHOR NG NECESSARY OR EXTENSIONS OF WORK HOURS TO REMOVE ANY HAZARDOUS CONDITIONS FROM THE JOB SITE.

DAILY SCHEDULE: HOURS OF NORMAL OPERATIONS SHALL BE MONDAY THROUGH FR DAY 7:00AM TO 5:00PM. HOURS OF OPERATIONS SHALL BE EXTENDED AS NEEDED TO COMPLETE DEMOLITION SEQUENCES SUCH THAT NO HAZARDOUS CONDITIONS ARE LEFT UNATTENDED DURING OFF HOURS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL ERECT TEMPORARY FENCING ALONG THE PROJECT SITE AND THE SITE SHALL REMA N NACCESSIBLE TO THE PUBLIC.

2. ALL ADJACENT PUBLIC AND PRIVATE PROPERTY, BU LDINGS, AND OTHER MPROVEMENTS SHALL BE PROTECTED DURING DEMOLITION.

3. DUR NG DEMOLITION THE AREA BEING DEMOLISHED SHALL BE SPRAYED WITH WATER AS REQU RED FOR DUST CONTROL.

4. ALL WORKERS SHALL WEAR HARD HATS AND SAFETY GOGGLES AT ALL TIMES AND SHALL OTHERWISE COMPLY WITH OSHA SAFETY ORDERS FOR APPLICABLE WORK.

5. CONTRACTOR SHALL VERIFY ALL EXIST NG UT LITIES AND CAUSE SUCH UT LITIES TO BE DISCONNECTED AND/OR REMOVED TO BEYOND PROJECT LIMITS.

6. PROVIDE PROTECTION OF PEDESTRIANS PER S.F.B.C. SECTION 3306.

8. THE SAFETY OF PERSONNEL AND PROPERTY DURING DEMOLITION WORK AND DURING OFF HOURS BETWEEN DEMOLITION ACTIVITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A 10.6, CURRENT EDITION, THE CITY AND COUNTY OF SAN FRANCISCO BU LDING CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL AGENCIES HAVING JURISDICTION.

10. SEQUENCE OF DEMOLITION: CONTRACTOR SHALL FOLLOW THE SEQUENCE OF DEMOLITION AS DESIGNATED BY THE DEMO PLAN. ANY ALTERATIONS TO THE SEQUENCE OF DEMOLITION NECESSITATED BY SITE CONDITIONS SHALL BE AT THE DIRECTION OF THE ENG NEER. A SEQUENCE OF DEMOLITION FOR THE BUILD NG OR FOR A STRUCTURALLY INTERDEPENDENT AREA OF THE BUILDING SHALL BE COMPLETED BEFORE CEASING OPERATIONS FOR THE DAY. WHERE IT IS UNFEAS BLE TO COMPLETE A SEQUENCE BEFORE CEASING OPERATIONS, CONTRACTOR SHALL PROVIDE SHOR NG, BACKF LL, AND/OR OTHER MEANS OF SUPPORT TO ELIMINATE ANY HAZARDOUS CONDITIONS DURING OFF HOURS. NO UNSUPPORTED WALLS, COLUMNS, OR ABOVE HEAD STRUCTURES SHALL BE LEFT UNATTENDED BY CONTRACTOR.

11. SPECIAL INSPECTIONS SHALL BE PROV DED PER S.F.B.C. SECTION 3303.7 SEE S.F.D B.I. SPECIAL INSPECTION REQU REMENTS ATTACHED TO PERMIT PLANS.

SEQUENCE OF DEMOLITION NOTES

PRE-DEMOLITION

1. ALL HAZARDOUS MATERIALS SHALL BE REMOVED FROM THE BU LDING AND THE BUILDING SHALL BE CERT FIED HAZARD FREE BEFORE PROCEEDING.

2. VERIFY ALL UTILIT ES HAVE BEEN DE-COMISSIONED, DE-ENERGIZED, AND/OR CAPPED AT THE PROPERTY LINE PRIOR TO PROCEEDING. NOTE THAT THE SITE IS FREE OF OVERHEAD UT LITY L NES - NO COORD NATION OF DEMOLITION ACTIVIT ES WITH OVERHEAD UTILITY LINES IS THEREFORE REQUIRED.

3. SECURE THE SITE WITH FENC NG, BARRICADES, TRAFFIC CONTROLS, AND OTHER FAC LITIES AS REQUIRED TO PROTECT NEIGHBORING AND PUBLIC PROPERTY AND AS REQUIRED TO PROTECT THE PUBLIC AS ALSO INDICATED N THE GENERAL NOTES.

3a. PROV DE SIGNAGE AND FLAGMEN AS REQUIRED BY B.S.M. FOR S DEWALK CLOSURE. SIGNAGE SHOULD STATE: "S DEWALK CLOSED" - LOCATE SIGNS AT OPPOSING CROSSWALKS AND AT OPPOSITE ENDS OF SIDEWALK WITHIN THE BLOCK DURING S DEWALK CLOSURES.

3b. OBTAIN STREET SPACE PERMITS FROM S.F.D.P.W. FOR THE DURATION OF DEMOLITION WORK. NOTE THAT HOURS SHALL FURTHER BE LIMITED BY S.F. BUREAU OF STREET USE AND MAPP NG PERMITS FOR STREET SPACE USE OF S DEWALK OR LANE CLOSURES AS REQU RED FOR CERTA N DEMO ACTIVITIES.

4. REMOVE ALL EQU PMENT, FURNISH NGS, SALVAGEABLE INTERIOR F NISHES AND FIXTURES PRIOR TO STRUCTURAL DEMOLITION.

STRUCTURAL DEMOLITION SEQUENCE

5. DEMOLISH ROOF AND SECONDARY LOAD CARRY MEMBERS IN ENTIRETY. PRIMARY MEMBERS ARE TO REMAIN IN PLACE

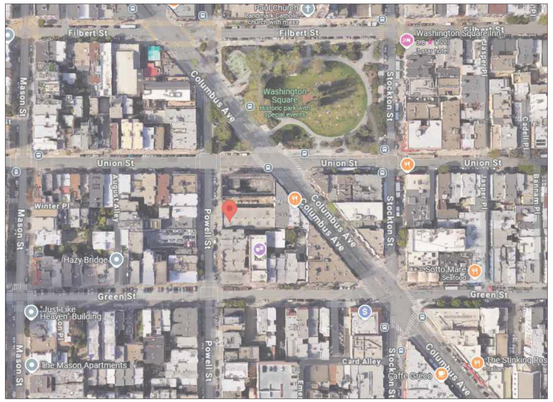
6. SEE DEMOLITION NOTES ON NEXT PAGE FOR SEQUENCING DEMOLITION

7. REMOVE GROUND FLOOR SLAB AND SLAB ON GRADE PORTIONS OF AREA OF BUILD NG DOWN TO SUBGRADE WHERE SUBGRADE EXCEEDS A DEPTH OF 6" FROM TOP OF ADJACENT CITY SIDEWALK, PROVIDE BACKFILL MATERIAL AGA NST EDGE OF SIDEWALK SUCH THAT THE TOP OF COMPACTED F LL IS NO LOWER THAN 4" FROM TOP OF ADJACENT SIDEWALK.

8. REMOVE FOUNDATION SYSTEMS AND ROUGH GRADE SITE. PROV DE COMPLETE CONTAINMENT OF POTENTIAL STORM WATER ON SITE AND TO CREATE A CHANGE OF ELEVATIONS BELOW BACK OF SIDEWALK NO GREATER THAN 8". WHERE REMOVAL OF FOUNDATION AND/OR GROUND FLOOR WALLS WOULD UNDERMINE CITY SIDEWALK, THOSE PORTIONS OF FOUNDATION SHALL BE LEFT IN PLACE AND REMOVED TO AN ELEVATION NO GREATER THAN 6" BELOW BACK OF SIDEWALK.

9. PRIOR TO COMPLETING WORK REMOVE ALL DEBRIS AND DELETERIOUS MATERIALS FROM SITE AND COORDINATE POST-DEMOLITION SITE SECURITY WITH PROPERTY OWNER.

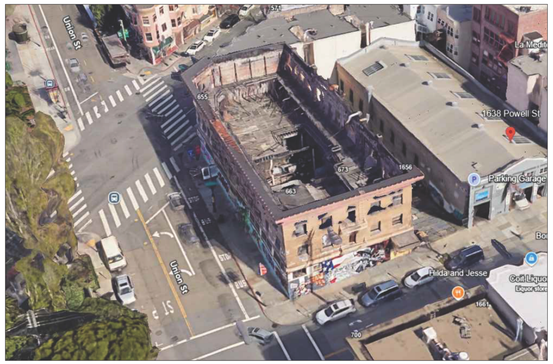
10. ENSURE ADEQUATE SHORING OF S DEWALK VAULTS BEFORE PLACEMENT OF HEAVY EQUIPMENT.



1 **VICINITY MAP**

SCALE: NA





City and County of San Francisco
Department of Building Inspection

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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

PLEASE NOTE THAT THE SPECIAL NSPECTIONS SHOWN ON THE APPROVED PLANS AND CHECKED ON THE SPECIAL INSPECTIONS FORM ISSUED WITH THE PERMIT ARE REQUIRED FOR THIS PROJECT. THE EMPLOYMENT OF SPECIAL INSPECTORS IS THE DIRECT RESPONSIB LITY OF THE OWNER OR THE ENG NEER/ARCHITECT OF RECORD ACTING AS THE OWNER'S REPRESENTATIVE.

THESE SPECIAL INSPECTIONS ARE REQUIRED N ADDITION TO THE CALLED NSPECTIONS PERFORMED BY THE DEPARTMENT OF BU LD NG NSPECTION. THE NAME OF THE SPECIAL NSPECTOR SHALL BE FURNISHED TO THE DISTRICT PRIOR TO START OF WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED.

FOR QUESTIONS REGARDING THE DETA LS OF EXTENT OF REQU RED INSPECTIONS OR TESTS, PLEASE CALL THE PLAN CHECKER ASSIGNED TO THIS PROJECT OR 628-652-3407. IF THERE ARE ANY F ELD PROBLEMS REGARDING SPECIAL INSPECTION, PLEASE CALL YOUR DISTRICT BU LD NG NSPECTOR OR 628-652-3400.

BEFORE F NAL BUILDING INSPECTION IS SCHEDULED, DOCUMENTATION OF SPECIAL INSPECTION COMPLIANCE MUST BE SUBMITTED TO AND APPROVED BY THE SPECIAL INSPECTION SERVICES STAFF. TO AVOID DELAYS IN THE PROCESS, THE PROJECT OWNER SHOULD REQUEST FINAL COMPLIANCE REPORTS FROM THE ARCHITECT OR ENGINEER OR RECORD AND/OR SPECIAL INSPECTION AGENCY SOON AFTER THE CONCLUSION OF WORK REQUIRING SPECIAL INSPECTION. THE PERMIT WILL NOT BE F NALIZED WITHOUT COMPLIANCE WITH THE SPECIAL NSPECTION REQU REMENTS.

STRUCTURAL OBSERVATIONS REQUIREMENTS

STRUCTURAL OBSERVATION SHALL BE PROV DED AS REQUIRED PER SECTION 1704.6. THE BU LD NG PERMIT W LL NOT BE FINALIZED WITHOUT COMPLIANCE WITH THE STRUCTURAL OBSERVATION REQUIREMENTS.

SPECIAL INSPECTION SERVICES CONTACT INFORMATION

1. TELEPHONE: (628) 652-3407
2. EMA L: dbi.specialinspections@sfgov.org
3. N PERSON: 49 SOUTH VAN NESS AVE - SUITE 400

NOTE: WE ARE MOV NG TOWARDS A 'PAPERLESS' MODE OF OPERATION. ALL SPECIAL NSPECTION SUBMITTALS, INCLUD NG FINAL LETTERS, MAY BE EMAILED (PREFERRED) OR FAXED. WE W LL ALSO BE SHIFT NG TO A PAPERLESS FAX RECEIPT MODE.

SPECIAL INSPECTION SERVICES
49 SOUTH VAN NESS AVE - SUITE 400 - SAN FRANCISCO CA 94103
OFFICE (628) 652-3407 - www.sfdbi.org

UPDATED 10/05/2020

SPECIAL NSPECTION AND STRUCTURAL OBSERVATION
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 1638 POWELL STREET APPLICATION NO. _____ ADDENDUM NO. _____

OWNERS NAME: POWELL PARTNERS, LLC OWNER PHONE NO. _____

EMPLOYMENT OF SPECIAL NSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER, OR THE ENG NEER/ARCHITECT OF RECORD ACT NG AS THE OWNER'S REPRESENTATIVE. SPECIAL INSPECTOR SHALL BE ONW OF THOSE AS PRESCRIBED N SEC. 1704. NAME OF SPECIAL INSPECTOR SHALL BE FURNISHED TO DBI DISTRICT INSPECTOR PRIOR TO START OF THE WORK FOR WHICH THE SPECIAL INSPECTION IS REQUIRED. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS PROVIDED BY SECTION 1704.6. A PRECONSTRUCTION CONFERENCE IS RECOMMENDED FOR OWNER/BUILDER OR DESIGNER/BUILDER PROJECTS, COMPLEX AND HIGHRISE PROJECTS, AND FOR PROJECTS UTILIZING NEW PROCESSES OR MATERIALS.

IN ACCORDANCE WITH SEC. 1701; 1703; 1704; 1705, SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

1. [ ] Concrete (placement & sampling)
2. [ ] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [ ] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   - **A. Periodic visual inspection**
   - [ ] Single pass ilet welds < 5/16" or smaller
   - [ ] Steel deck
   - [ ] Welded studs
   - [ ] Cold formed studs and joists
   - [ ] Stair and railing systems
   - [ ] Reinforcing steel
   - **B. Continuous visual inspection and NDT** (Section 1704)
   - [ ] All other welding (NDT exception: Fillet weld)
   - [ ] Reinforcing steel; and [ ] NDT required
   - [ ] Moment-resisting frames
   - [ ] Others: _____
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Spray-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation [ ] And filing (Geo. Engineered)
14. [ ] Smoke-control system
15. [X] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    - [ ] Testing of mortar quality and shear tests
    - [ ] Inspection of repointing operations
    - [ ] Installation inspection of new shear bolts
    - [ ] Pre-installation inspection for embedded bolts
    - [ ] Pull/torque test per SFBC Sec. 1607C & 1615C
18. **Bolts installed in existing concrete masonry:**
    - [ ] Concrete [ ] Masonry
    - [ ] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [ ] Shear walls and floor systems used as shear diaphragms
20. [ ] Holdowns
21. **Special cases:**
    - [ ] Shoring [ ] Underpinning
    - [ ] Not affecting adjacent property
    - [ ] Affecting adjacent property: PA
    - [ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on highrise building) (Section 1705.22)
23. [ ] Others: "As recommended by professional of record": _____

24. Structural observation per Sec. 1704.6 for the following: [ ] Foundations [ ] Steel framing [ ] Concrete construction [ ] Masonry construction [ ] Wood framing [ ] Other: _____

25. Certification is required for: [ ] Glu-lam components

Prepared by: Erwin O'Toole PE Phone: (415) 531-1009
Eineer/Architect of Record

Required Information:
Fax: _____ Email: erwin.otoole@gmail.com

Review by: _____ Phone: (628) 652-_____
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

_____
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE D RECTED TO:
Special Inspection Services (628) 652-3407; or, dbi specialinspections@sfgov.org

UPDATED 10/05/2020

City and County of San Francisco
Department of Building Inspection

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

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 1638 POWELL STREET **APPLICATION NO.** _____ **ADDENDUM NO.** ____

OWNER NAME POWELL PARTNERS, LLC **OWNER PHONE NO.** (___)

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000	YES ☐	NO ☒

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☒

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
SHORING	YES ☐	NO ☒
UNDERPINNING	YES ☐	NO ☒
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☒
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☒
OTHERS: _____	YES ☐	NO ☐

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of he building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: **EWIN O'TOOLE P.E.** Engineer/Architect of Record

[Architect/Engineer Stamp Here]

(415) 531 - 1009 Telephone

ERWIN.OTOOLE@GMAIL.COM Email

Signature

02/15/2023 Date

Technical Services Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A Slope Protection Checklist

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" AND the box in Section 2 "Average Slope of Property" are marked "No" OR if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (628) _____
DBI Plan Review Engineer

Comment:

REVISIONS NO.	DATE	DESC.

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

Erwin O'Toole

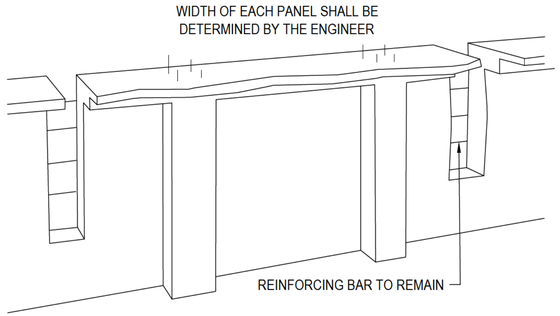
DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

COVER SHEET

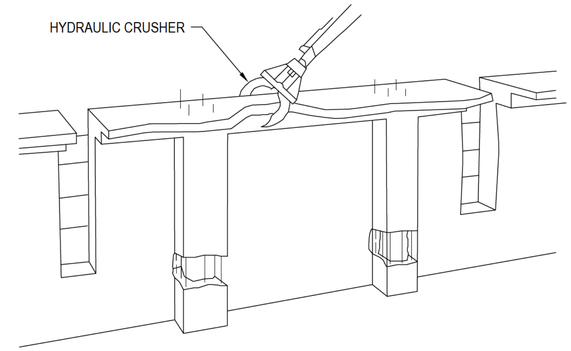
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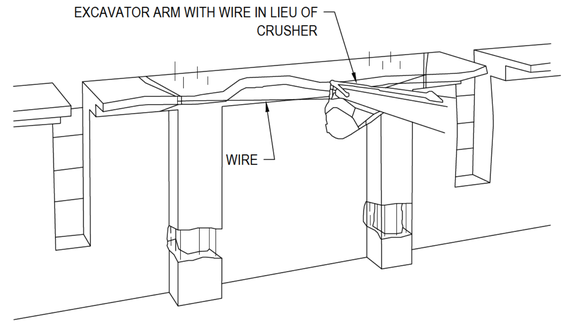


1. BREAKING AWAY THE CONCRETE ALONG VERTICAL SLOTS TO SEPARATE THE WALL SECTION. WIDTH OF WALL SECTION SHALL BE DETERMINED BY THE ENGINEER. REINFORCING BARS SHALL BE LEFT TO STABILIZE THE SECTION. BREAKING OF CONCRETE SHALL BE DONE CAUTIOUSLY TO MINIMIZE DEBRIS FALLING OUTSIDE THE BUILDING.

1 DEMOLITION OF CONCRETE WALLS STAGE 1

SCALE: NA

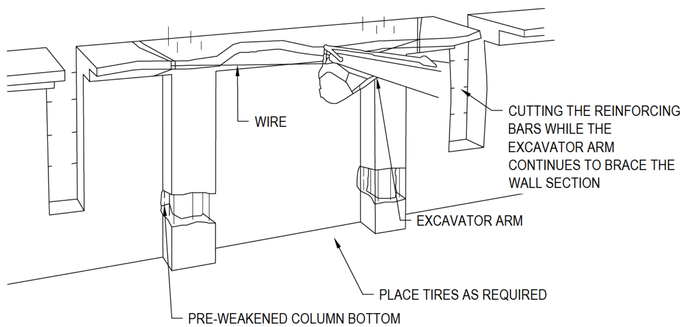




2. EXCAVATOR ARM WITH WIRE TO BRACE THE WALL SECTION WHILE PRE-WEAKENING AT THE BOTTOM OF COLUMNS. (SEE FIGURE 4 BELOW)

2 DEMOLITION OF CONCRETE WALLS STAGE 2

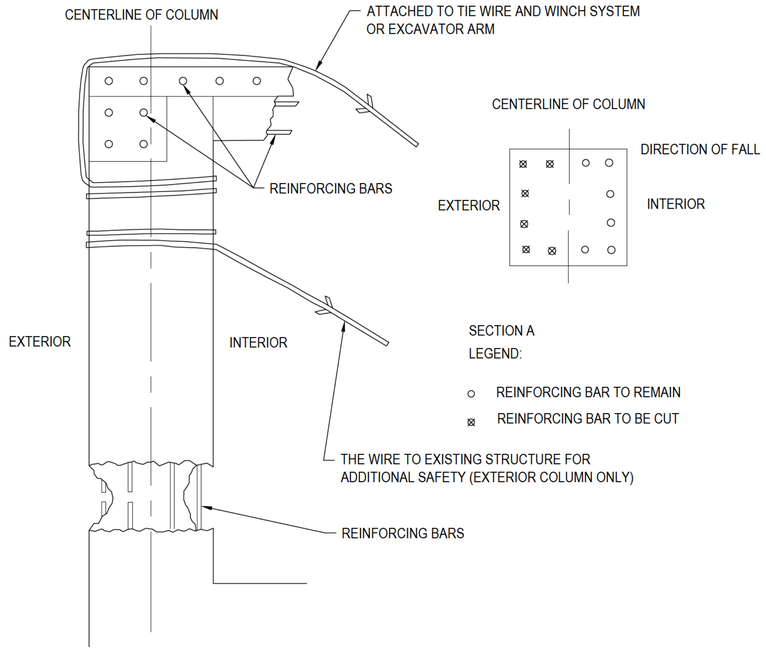
SCALE: NA



3. MACHINE CONTINUES TO BRACE THE WALL SECTION WHILE CUTTING THE REINFORCING BARS. REINFORCING BAR AT THE BOTTOM TO REMAIN. AFTER CUTTING OFF REINFORCEMENTS, EXCAVATOR ARM PULLS THE WALL DOWN IN A CONTROLLED MOTION.

3 DEMOLITION OF CONCRETE WALLS STAGE 3

SCALE: NA



4 DEMOLITION OF CONCRETE WALLS STAGE 4

SCALE: NA

REVISIONS

NO.	DATE	DESC.

SHORECAL
Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

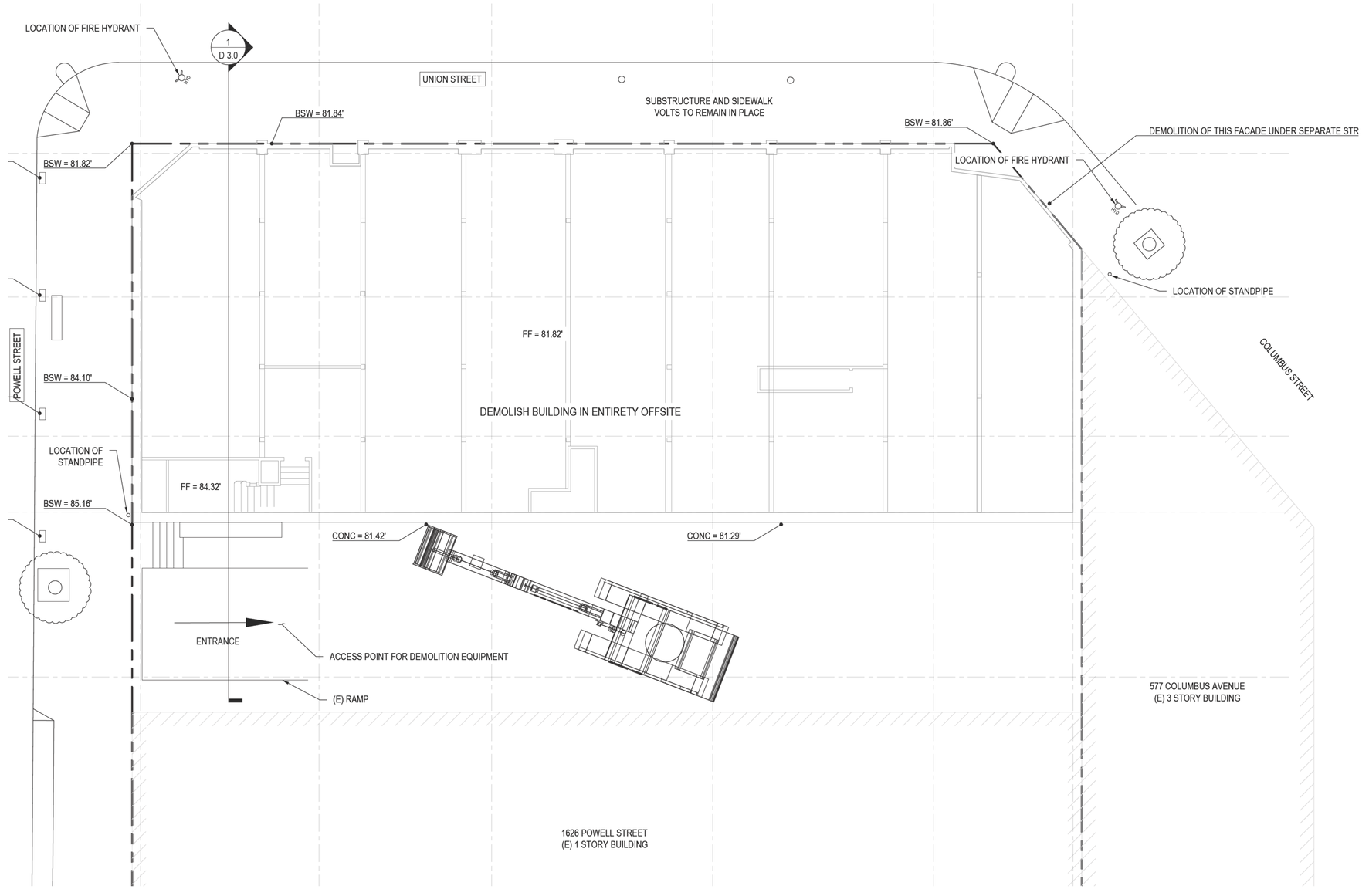
DEMOLITION DETAILS

D 1.1

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCAVATION

DEMOLITION SEQUENCE:

1. ABATEMENT
2. SOFT DEMOLITION OF BUILDING INTERIOR
3. BEGIN DEMOLITION FROM REAR CONCRETE YARD LOCATED AT THE SOUTH OF THE BUILDING. MOVE DEMOLITION EQUIPMENT INTO CONCRETE YARD USING THE EXISTING RAMP AS SHOWN ON THE PLAN.
4. USING TRACK MOUNTED EXCAVATOR WITH A HOE RAM AND / OR BUCKET & THUMB ATTACHMENT DEMOLISH THE SECTION OF BRICK WALL AS SHOWN ON THE PLAN.



1 **DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESC.

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 1638 POWELL STREET

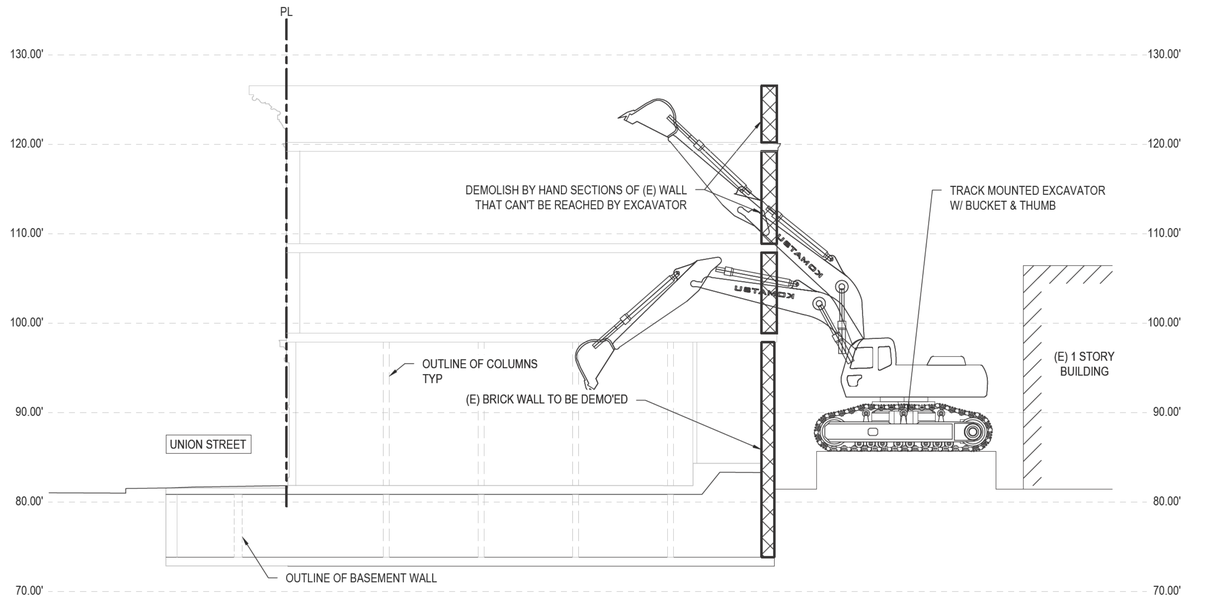
1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

DEMOLITION PLAN

D 2.0

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCAVATION



1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

REVISIONS		
NO.	DATE	DESC.

SHORECAL
Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
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PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

ELEVATIONS

D 3.0

KCE MATRIX
CONSULTING ENGINEERS
STRUCTURAL, CIVIL & ENVIRONMENTAL

February 18, 2020

Alexis Pelosi
Pelosi Law Group
12 Geary Street, Suite 802
San Francisco, CA 94108

Subject: 1656 Powell Street: Unreinforced Masonry Walls

Dear Ms. Pelosi,

At your request, I have reviewed the Letter of Denial from San Francisco DBI for demolition of URM walls, in peril. The basis of demolition request denial is a decision by DBI to remedy the perilous and unsafe condition be engineered for permanent shoring (bracing) in lieu of currently temporary bracing.

You also raised the alternate solution for permanent shoring (bracing) by designing floor and roof diaphragms of the charred structure to permanently restore the floor and roof structure to act as permanent shoring mechanisms, coupled with additional necessary structural lateral load resisting elements/mechanisms to restore the front façade along Union Street to be permanently braced. This alternative is more desirable in the hopes that permanent shoring can be integral to future building design within these walls.

At this juncture, almost 2 years after the temporary shoring being in place, KCE Matrix is being asked to consider permanent bracing design integral to building floors and roof restoration and remedying the front façade elevation for perilous weak conditions.

To engineer a permanent bracing system integrating new floors, roof and front façade frames, with piles and shotcrete would require a finalized architectural design of the building interiors with unit configurations design and common area amenities design.

A licensed architect has to be engaged by owners to plan, design, and implement and process approvals of these plans and amenities. This process of design development and construction documents preparation and city approvals will undoubtedly take 12 months, if not more. So, this concept of integrating final design as permanent shoring will delay rectifying unsafe conditions of current structure, another year. If KCE remedies the current soft story façade for temporary shoring, the repairs will waste over $200,000 because this repair will be discarded for permanent shoring.
Alternatively, if KCE Matrix can provide structural design of permanent shoring for the walls, the design will incorporate piles, some shotcrete, and moment frames, explained in previous communication, which will cost approximately 3 million dollars, excluding the floors and roofs.

If San Francisco DBI would consider extending the period of temporary shoring by perhaps another 18 months, it would be technically feasible to implement the idea of permanent shoring with the redesign of the overall structure; however, this would result in economic infeasibility as the retrofit of the front facade will easily exhaust productive project funds of over 3 million dollars or more, and produce a design of shoring that will encroach on the already restricted interior spaces of the normal development.

Burbank, CA
1112 W Burbank Blvd., Suite 301 • Burbank, CA 91506 | 1351 Rutan Dr, Ste 210 • Livermore, CA 94551
Alameda, CA

Not forgetting an additional interior bracing system of lateral load resisting mechanism with piled foundation would be required for transverse direction stability, which would further intrude into interior space plans of the normal development and cost another several hundred thousand dollars, I doubt the architect can make good use of available space in this building with such an intricate plan.

No matter what the intent of the community and city is, it will cost several million dollars to just stabilize this structure for seismic safety.

Let me know how you wish to proceed so I could be discussing such plans with your architectural consultants.

Sincerely,

Vahe Kardjian, P.E.
KCE Matrix Inc.

REGISTERED PROFESSIONAL ENGINEER
VAHE KARDJIAN
No. C-40821
Exp. 03/31/21
CIVIL
STATE OF CALIFORNIA

ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING SHORING DESIGN DEMOLITION CONSULTATION

Engineering Report: Structural Assessment and Demolition Recommendation

Fire-Damaged Three-Story Brick Building, 1656 Powell St, San Francisco, CA

Prepared by: Erwin O'Toole PE

Date: 2.3.25

To: SF DBI

1. Introduction

The purpose of this report is to assess the structural integrity of the fire-damaged three-story brick building located at 1656 Powell St, San Francisco, California, and to provide a recommendation regarding its future viability. Given the extensive damage from fire and the inherent risks associated with unreinforced masonry (URM) structures in a high-seismic region, this report evaluates the potential hazards and justifies the need for demolition.

2. Structural Assessment

2.1 Building Description
• Construction Type: Unreinforced masonry (URM) with wood floor framing
• Number of Stories: Three plus basement
• Location: 1656 Powell St, San Francisco, a high-seismic risk zone (Seismic Zone 4, per CBC)
• Year Built: Estimated 1926 - before modern seismic codes

2.2 Fire Damage Overview

The fire caused significant structural damage to multiple components:
• Brick Masonry Walls: Severe thermal stress leading to cracking, spalling, and possible loss of bond between bricks and mortar.
• Wood Structural Elements: Extensive charring of floor joists, roof trusses, and load-bearing wood framing, compromising structural capacity.
• Steel Components: High temperatures may have caused warping and loss of yield strength in any embedded steel elements.
• Foundation System: Potential thermal expansion and contraction leading to fractures in the masonry or concrete foundation.

3. Structural Instability and Seismic Risk

3.1 Existing Structural Weaknesses
• Loss of Load-Bearing Capacity: The fire has weakened both the masonry walls and internal framing, increasing the risk of sudden collapse.
• Wall Separation and Out-of-Plane Failure: Fire has likely exacerbated pre-existing vulnerabilities in the unreinforced brick walls, leading to a high probability of out-of-plane failure in an earthquake.

ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING SHORING DESIGN DEMOLITION CONSULTATION

• Compromised Lateral Load Resistance: The building was not designed to modern seismic standards, and the loss of material integrity further reduces its ability to withstand lateral forces from an earthquake.
• Foundation Instability: If cracks or heat-induced expansion occurred, the foundation may no longer provide a stable base.

3.2 Seismic Hazards and Code Compliance
• San Francisco is within Seismic Zone 4, one of the highest-risk areas in the country.
• California Building Code (CBC) and ASCE 7-16 require structures to meet strict lateral force-resisting system standards.
• URM buildings without seismic retrofitting are particularly vulnerable to collapse, and the fire damage further exacerbates these risks.
• Retrofit vs. Demolition: Retrofitting a severely damaged URM structure is often infeasible and cost-prohibitive compared to new construction that meets modern seismic requirements.

4. Public Safety and Liability Concerns
• Immediate Collapse Hazard: The weakened structure poses a risk of sudden collapse, especially during aftershocks or strong winds.
• Falling Debris Risk: Loose bricks, failed mortar joints, and unstable floors create dangers for pedestrians and adjacent properties.
• Fire Damage to Adjacent Buildings: The fire may have compromised the integrity of neighboring structures, increasing the overall risk in the area.
• Legal Liability: The City of San Francisco has stringent regulations for addressing hazardous structures. Delayed action could expose owners and local authorities to legal and financial liabilities.

5. Conclusion and Recommendation

Based on the structural assessment, the following conclusions are drawn:
1. The fire has significantly compromised the load-bearing capacity of the brick walls, wood framing, and foundation.
2. The building does not meet current seismic safety standards, and retrofitting is impractical due to extensive fire damage.
3. The risk of structural collapse poses an immediate danger to public safety and adjacent buildings.
4. Demolition is the most viable solution to eliminate hazards and allow for a safer, code-compliant redevelopment of the site.

Recommended Action:

Immediate demolition of the structure to prevent further risks and facilitate redevelopment in compliance with modern seismic and fire safety regulations.

6. Appendices
• Photographic Evidence of Damage
• Previously prepared Demolition Drawing

ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING SHORING DESIGN DEMOLITION CONSULTATION

This report is submitted in support of a formal demolition order and should be reviewed by local authorities for expedited approval.

Sincerely,

Erwin O'Toole, PE
ShoreCal Engineering Inc.

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

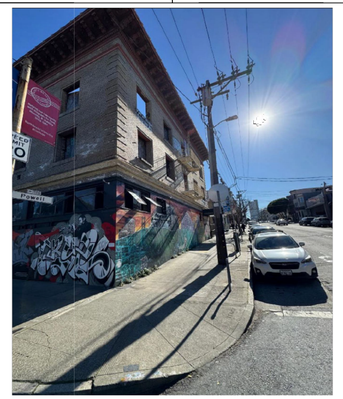
ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING | SHORING DESIGN | DEMOLITION CONSULTATION

Project Address: 1656 POWELL STREET	
Subject: INSPECTION DAILY REPORT	**Date:** 01/27/2025
Engineer: Erwin OToole P.E.	**Time:** 4hrs



ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING | SHORING DESIGN | DEMOLITION CONSULTATION

Project Address: 1656 POWELL STREET	
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ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING | SHORING DESIGN | DEMOLITION CONSULTATION

Project Address: 1656 POWELL STREET	
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Engineer: Erwin OToole P.E.	**Time:** 4hrs



REVISIONS

NO.	DATE	DESC.

SHORECAL
Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

REPORT

D 4.0

MEMORANDUM

To: Matthew Greene, Deputy Director Inspection Services, Department of Building Inspection, 49 South Van Ness San Francisco, CA 94103

From: Erwin O'Toole, P.E. – Shoring and Civil Engineer C80734

Date: March 7th, 2025

Subject: Imminent Hazard at 1656 Powell St (Block 0117/ Lot 016) AKA The Verdi Building

I am writing to bring to your immediate attention a serious structural hazard present in the building located at the above address. Specifically, there are brick walls that are out of plane on Powell St and appears to be getting more out of plane since my last observation. The eyebrow canopy that remains unsupported at the and 3 stories of unreinforced brick walls as well as severe foundation cracks and compromised load-bearing walls. These issues indicate that the building is at risk of **COLLAPSE** particularly during a **MINOR SEISMIC EVENT.**

On March 17, 2018, a four-alarm fire erupted in San Francisco's North Beach neighborhood at 659 Union Street, between Powell and Columbus Streets

The fire required a substantial response from the fire department due to its severity and size, resulting in a four-alarm designation.

As a licensed civil engineer with 25 years of experience in structural engineering, I have conducted a comprehensive assessment of the building and have determined that it poses an imminent threat to the safety of its occupants and the public. Numerous permit applications have been filed and executed for the building shoring (See below) These are all now expired and do not serve to protect the public

201804126159 Emergency shoring to reinforce fire damaged mix use 3 story plus basement urm bld. Shoring to be both ext and interor.

201805048295 Revision to 201804126159 change in site conditions per site inspection; add more shoring to the interior from 3rd floor braced to 2nd flr

201805159126 Revision #2 to pa #201804126159. Additional shoring to the rear walls of the building throughout 2nd & 3rd levels

201807205052 Rev to pa# 201804126159 & 201805048295; change timeline of completion of phase 1&2 to october 15,2018. Maximum duration of phase i & ii temporary shoring until april 12, 2019. No construction under this permit. Maximum duration of shoring: phas i & phase ii until 4/12/2019 - temporaru [sic] shoring.

My findings are corroborated by an independent evaluation performed by KCE Matrix, a structural engineering firm based in Los Angeles, which specializes in assessing structural integrity and hazards. Both assessments have identified critical deficiencies that necessitate urgent intervention.

Enclosed with this letter are the detailed assessment reports from both my evaluation and that of KCE Matrix. These reports provide in-depth documentation of the demolition permit application and the risk abatement.

Given the gravity of these findings, I earnestly request that the Department of Building Inspection issue an emergency demolition permit in accordance with the code section **102A.16 Serious and Imminent Hazards – Emergency Orders.**

I am available to provide any additional information or assistance required to address this matter promptly. Please feel free to contact me at 415 531 1009 or via email at erwin@shore-cal.com

Thank you for your prompt attention to this critical issue.

Respectfully Submitted,





Erwin O'Toole, PE
ShoreCal Engineering Inc.

FREY ENVIRONMENTAL, INC

Environmental Geologists, Engineers, Assessors

2817A Lafayette Avenue
Newport Beach, CA 92663
(949) 723-1645
Fax (949) 723-1854
www.freyinc.com
Email: freyinc@freyinc.com

"Attorney Client Privilege"

February 19, 2026
1148-01

John Kelvin
Reuben, Junius & Rose, LLP
One Bush St, Suite 600
San Francisco, CA 94104
jkevlin@reubenlaw.com

BUILDING DEMOLITION REQUEST
LOT 16 OF ASSESSOR'S BLOCK 0117
SAN FRANCISCO, CALIFORINA

Dear Mr. Kelvin,

FREY Environmental, Inc. (FREY) has prepared this Building Demolition Request letter on behalf of Powell Partners, LLC, (Powell Partners) the owner of Lot 16 of Assessor's Block 0117 (Site). There are 17 addresses associated with the lot including: 585 Columbus; 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1854, 1656 Powell Street; and 653, 655, 659, 663, 673 Union Street.

The northern portion of the Site, 1656 Powell Street, is currently occupied by a vacant area that fronts the south side of Union Street from Columbus Avenue to Powell Street. This is the location of the former Verdi Building that was destroyed by fires in 2013 and 2018. The outer brick walls are currently standing by way of supports. The southern portion of the Site, 1636 Powell Street, is a two-story parking garage that fronts Powell Street.

There are two open environmental cleanup cases associated with the Site. There is a Leaking Underground Storage Tank (LUST) case # 38-0584 (GID #T0607500509) and a Site Cleanup Program (SCP) case #38S0064 (GID #T10000013791). All environmental documents associated with these two cases are available on the State Water Quality Control Boards GeoTracker website.

GEOTRACKER LISTINGS:
1636 POWELL STREET (LUFT Case #38-0584)
1656 POWELL STREET (SCP Case #38S0064)
(GID #T0607500509 & GID #T10000013791)

The San Franciso Bay Regional Water Quality Control Board (RWQCB) has determined that the concentrations of contaminants identified at 1656 Powell Street pose a potential threat to future occupants, and remediation is needed prior to redevelopment activities. FREY recommends that

shallow soil excavation be conducted to remove contaminated soil within the current burnt building footprint. The remediation will require soil to be excavated to depths ranging from approximately 12 to 15 feet below ground surface (bgs) as measured at the front of the lot (Union Street).

To conduct the environmental remediation, Powell Partners seeks to demolish and remove the fire-damaged remnants on the vacant portion of the Site including three brick walls and temporary shoring to allow for the remediation excavation to be conducted.

Sincerely,
FREY Environmental, Inc.

Kent Tucker
Senior Project Geologist
PG# 7584

CC: EBO Strategy, Attn: Kate McGee, kate@ebo-strategy.com (via email)
Powell Partners, LLC: Attn: Jeff Jurow, jjurow@structureproperties.com (via email)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

LARGE DEVELOPMENT PROJECT APPLICATION (PRJ)

FOR RESIDENTIAL PROJECTS CONSTRUCTING 7+ UNITS, OR ANY NEW CONSTRUCTION OF COMMERCIAL OR MIXED-USE BUILDINGS

A Project Application must be submitted for any project application that requires an intake/in-house for Planning Department review. A Project Application is also required for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the Project Application Informational Packet.

This Project Application (PRJ) is for residential projects constructing 7+ units, or any new construction of commercial or mixed-use buildings, or large development projects.

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

Tiếng Việt: Nếu quý vị muốn được hỗ trợ hoàn thành đơn này bằng tiếng Việt, vui lòng gọi 628.652.7550. Xin lưu ý rằng Sở Quy Hoạch cần ít nhất một ngày làm việc để phản hồi.

HOW TO SUBMIT:

Planning Department Approvals: To submit your Project Application (PRJ) materials for a Planning Approval Letter, you have two options:

1. Accela Citizen Access (ACA) Public Portal: No need to complete this entire PDF application. Instead, complete the PRJ application online through the public portal. Only complete the PRJ checklist within this application along with any other required documents identified within this PRJ application.
2. Email: Submit a completed PDF application and all required documents identified within this application to CPC.Intake@sfgov.org

Once you receive a Planning Approval Letter, you may submit an application for a building permit.

Other: Ministerial Projects, Unauthorized Dwelling Unit (UDU) Screenings, Project Review Meeting (PRV), Temporary Use Authorization (TUA), Preliminary Housing Development Application (PPS), and Modification to Previously Approved Project application submissions do not need to complete this Project Application. Submit the respective application and any supporting documents to CPC.Intake@sfgov.org.

PLANNING RECORD NUMBER

San Francisco Planning

LARGE DEVELOPMENT PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 659 Union/1656 Powell Streets

Block/Lot(s): 0117/016

Property Owner's Information

Name: Powell Partners, LLC

Address: 659 Union Street, SF, CA 94111

Email Address: jjurow@rb-sf.com

Telephone: 415.515.9367

Applicant Information

☐ Same as above

Name: Greg Johnson

Company/Organization: Multistudio

Address: 156 S. Park St., SF, CA 94107

Email Address: greg.johnson@multi.studio

Telephone: 415.844.2126

Please Select Billing Contact: ☑ Owner ☐ Applicant ☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: ☐ Owner ☐ Applicant ☐ Billing

PROJECT INFORMATION

PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance), changes to the Planning Code or Zoning Maps, or Inclusionary Rate Reduction Request, if applicable.

See attached project description.

PROJECT DETAILS:

☐ Change of Use ☑ New Construction ☑ Demolition ☐ Facade Alterations ☐ ROW Improvements

☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other: _____

Non-Residential:

☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Massage Establishment ☐ Other: _____

☐ Financial Service ☐ Cannabis Retail ☐ Tobacco Paraphernalia Establishment ☐ Outdoor Activity Area

Residential:

☐ Accessory Dwelling Unit
- ☐ State
- ☐ Local
- ☐ Hybrid

☐ Dwelling Unit Legalization Ord. 43-14 ☐ Fourplex Density Bonus Exemption ☐ Automotive Housing Density Bonus

☐ Planning Code Section 317
- ☐ Demolition
- ☐ Conversion
- ☐ Removal

☐ Housing Sustainability District ☑ State Density Bonus (Individually Requested) ☐ Density Bonus Affordable (Assembly Bill 1763)

☐ Senior Housing ☐ Intermediate Length Occupancy Units (ILOs) ☐ Inclusionary Housing Required ☐ Inclusionary Rate Reduction (with Physical Changes)

☐ 100% Affordable Housing ☐ Permanent Supportive Housing ☐ Housing Tenure
- ☐ Rental
- ☐ Ownership
- ☐ Unknown

☐ HOME-SF

☐ Interim Use for Housing with Hotels and Motels (Planning Code Section 202.15)

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: ☐ Yes ☑ No

Are you revising a previously approved project with physical changes: ☐ Yes ☑ No

If selected "Yes," please complete the following information:

- Planning Application No(s)/Motion No(s) of approved project to be modified: _____
- Is there a Preliminary Housing Application (SB 330) on file for the approved project? ☐ Yes ☐ No
- GFA of previously approved project: _____
- GFA proposed in modified project: _____
- % Change in GFA: _____

Estimated Construction Cost: $40M

SB-1214 Authorization: Senate Bill 1214 allows applications to limit the plans available to the public. You can find more information on our website.

☐ Yes, all plans may be shared publicly.
☑ No, floor plans may not be shared publicly. A reduced plan set with only a massing diagram and site plan has been provided with this submittal for public distribution.

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

		Existing / As-Built	Proposed
General Land Use	Parking GSF	approx. 14,298 square feet (50 spaces)	approx.6,669 square feet (40 spaces)
	Residential GSF	0	approx. 95,220 square feet
	Retail/Commercial GSF	0	approx. 12,386 square feet
	Office GSF	0	0
	Industrial-PDR GSF	0	0
	Medical GSF	0	0
	Hotel GSF	0	0
	Laboratory GSF	0	0
	CIE (Cultural, Institutional, Educational) GSF	0	0
Project Features	Dwelling Units - Affordable	0	15
	Dwelling Units - Market Rate	0	74
	Dwelling Units - Total	0	89
	Hotel Rooms	0	0
	Number of Building(s)	1	1
	Number of Stories	0	8
	Parking Spaces	50	0
	Loading Spaces	0	1 (approx. 1,959 square feet)
	Bicycle Spaces	0	111
	Car Share Spaces	0	0
	Useable Open Space GSF	0	approx. 10,592 square feet
	Public Open Space GSF	0	approx. 455 square feet
	Roof Area GSF - Total	0	approx. 18,807 square feet
	Living Roof GSF	0	approx. 4,425 square feet
	Solar Ready Zone GSF	0	approx. 4,425 square feet
	Other:_____		
Land Use - Residential	Studio Units	0	5
	One Bedroom Units	0	62
	Two Bedroom Units	0	13
	Three Bedroom (or +) Units	0	9
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

CHECKLISTS

In order for the Planning Department to consider a Project Application as accepted, the application must be accompanied by all required supporting materials and all relevant supplemental applications, as listed below.

Review and complete the checklist to determine if the materials are required as part of your Project Application submission.

PROJECT SUBMISSION CHECKLIST			
Documents *(completed and signed)*	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Project Application (PRJ)	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Letter of Authorization	When the property owner appoints an authorized agent to submit a project application on their behalf.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Pre-Application Meeting including: • A copy of the invitation letter noting a phone number, video conferencing link, and an in-person meeting location • A list of the neighborhood organizations and individuals invited to the meeting • A copy of the sign-in sheet • A summary of the discussion from the meeting • The affidavit • One reduced copy of the plans presented at Pre-App	Is the project subject to Planning Code Section 311 Notification? If yes, if the project involves any of the following scopes of work, a Pre-Application Meeting is required: • New Construction; • Any vertical addition of 7 feet or more; • Any horizontal addition of 10 feet or more; and • Decks over 10 feet above grade or within the required rear yard. The following project scopes require a Pre-Application Meeting regardless of location: • All Formula Retail uses subject to a Conditional Use Authorization; • Projects in PDR-1-B Districts subject to Section 313; • Local Program ADU(s) that will be constructed under a cantilevered room or deck in the rear yard; and • Removal of a Residential or Unauthorized Unit, pursuant to Section 317(c)(2)(G).	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing ☐ Yes ☐ N/A ☐ Missing ☐ Yes ☐ N/A ☐ Missing ☐ Yes ☐ N/A ☐ Missing ☐ Yes ☐ N/A ☐ Missing ☐ Yes ☐ N/A ☐ Missing

PROJECT SUBMISSION CHECKLIST

Documents *(completed and signed)*	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Community Outreach Meeting including: • A copy of the invitation letter noting a phone number, video conferencing link, and an in-person meeting location	Projects seeking to qualify for the Planning Code Section 317 (c) OR Project seeking approval pursuant to the Family and Senior Housing Opportunity Special Use District, Planning Code Section 249.94 (c)(12)	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
• A list of the neighborhood organizations and individuals invited to the meeting			☐ Yes ☐ N/A ☐ Missing
• A copy of the sign-in sheet			☐ Yes ☐ N/A ☐ Missing
• A summary of the discussion from the meeting			☐ Yes ☐ N/A ☐ Missing
• The affidavit			☐ Yes ☐ N/A ☐ Missing
• One reduced copy of the plans presented at the meeting.			☐ Yes ☐ N/A ☐ Missing
Electronic copy of the plans in pdf format, formatted to print at 11" x 17". Please see the Department's Plan Submittal Guidelines for more information about the required contents of plan submittals.	Required for paper building permit applications and entitlement only projects.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Supplemental Documents *(completed and signed)*	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Preliminary Housing Development (SB-330)	**Optional to lock in Planning Code requirements.**	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
SB-330 Unit Replacement Relocation Affidavit	Required for projects that will: • remove, • merge, • convert, or • demolish dwelling units.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
First Source Hiring Affidavit	Projects proposing 10 or more units or 25,000 sqft or more of gross commercial floor area.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PROJECT SUBMISSION CHECKLIST			
Supplemental Documents *(completed and signed)*	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Reasonable Modification Application	For applicants with a disability that would like to seek a modification to their residence to accommodate their disability.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Better Streets Plan Checklist	Project subject to Planning Code Section 138.1. The project is on a lot that is greater than one-half acre in total area; or includes more than 50,000 gross square feet of new construction; or contains 150 feet of total lot frontage on one or more publicly-accessible right-of-ways; or its frontage encompasses the entire block face between the nearest two intersections with any other publicly-accessible right-of-way; AND The project includes new construction of 10 or more Dwelling Units; or new construction of 10,000 gross square feet or greater of non-residential space; or an addition of 20% or more of Gross Floor Area to an existing building; or a Change of Use of 10,000 gross square feet or greater of a PDR use to a non-PDR use.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Interim Use for Housing with Hotel & Motel Affidavit	Projects that will temporarily convert tourist hotels and motels as interim housing.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing

PROJECT SUBMISSION CHECKLIST			
Entitlement Applications *(dependent on scope, consult Planning Information Counter if unsure)*	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Conditional Use Authorization	Projects that propose a use that is conditionally permitted.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Variance	Projects that seek an exception from Planning Code Standards (such as rear yard or front setback)	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Commercial Projects	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Formula Retail Conditional Use Supplemental	For change of use projects with 11+ locations worldwide.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Formula Retail Affidavit	Alterations, new construction, tenant improvements, changes of use or signage to commercial businesses subject to Planning Code Section 303.1.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Flexible Retail Screening and Affidavit	Projects that propose a flexible retail use.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Institutional Master Plan Application	Projects that propose a medical institution or post-secondary educational institution.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Office Allocation Application	Projects that propose to add 25,000 gross sqft of net office space.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Wireless Telecommunications Facilities Supplemental	Projects that propose a new wireless facility or add antennas to an existing facility where wireless facilities are conditionally permitted.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Cannabis Uses Application	Projects that propose a cannabis use.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing

PROJECT SUBMISSION CHECKLIST			
Residential Projects	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
317 Dwelling Unit Removal, Merger, Conversion or Demolition	Projects that will remove, merge, convert or demolish a residential or unauthorized unit.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
317 Exemption Affidavit	Projects that meet the eligibility criteria under Planning Code Section 317(c).	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
100% Affordable Housing Bonus Program (AHBP)	100% affordable projects that seek to use this program.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Downtown Residential Project Authorization	Projects greater than 50,000 sqft or 85 ft in height in the RH-DTR Zoning District.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Downtown Large Project Authorization	Most new construction and major alterations in C-3 Zoning.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Fourplex Density Bonus in RH Districts	Projects in RH Zoning Districts that seek to exceed the permitted density and elect to use this program.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
HOME-SF Supplemental Application	New construction projects providing at least 20% of units as affordable that elect to use this program.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Housing Sustainability District Application	Projects in the Central SoMa HSD that elect to use this program.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
In-Kind Agreement Supplemental	Projects in certain Area Plans that elect to satisfy their development impact fees this way.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
State Density Bonus Application (Individually Requested)	Projects on sites that principally permit 5 or more residential units and elect to use this program.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Large Project Authorization in Eastern Neighborhoods	Projects in Eastern Neighborhoods MUDs that will exceed 75 feet in height or involve a net addition or new construction of more than 25,000 gross square feet.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Inclusionary Affordable Housing Compliance Affidavit	Projects that propose 10 or more dwelling units.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Anti-Discrimination Housing Policy Affidavit	Projects that propose 10 or more dwelling units.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PROJECT SUBMISSION CHECKLIST			
Commercial or Residential Projects	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Shadow Analysis Supplemental Application	Projects over 40 feet in height that will cast shadow on a property under the jurisdiction of the San Francisco Recreation and Parks Department.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Legislative Amendment	Projects that seek to reclassify a parcel, amend the Planning Code, or modify the General Plan.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Staff Initiated Discretionary Review	For removal of conditions of approval applied through a previous discretionary review.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Coastal Zone Authorization	Projects located in the Coastal Zone.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Transportation Demand Management Supplemental	Projects that propose an addition of : • 10 or more dwelling units; or • group housing bedrooms, or • new construction resulting in more than 10,000 sqft of non-residential use, or • change of use of more than 25,000 sqft.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Projects Altering Historic Buildings (Marked as A*, Article 10 or 11 on PIM)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Major Permit to Alter Application	Projects that seek to alter a building designated under Article 11 of the Planning Code.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Minor Permit to Alter Application	Projects that seek to alter a building designated under Article 11 of the Planning Code with a scope determined to be minor. Contact PIC to confirm Minor vs. Major.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Certificate of Transfer of Development Rights Application	Projects that seek to transfer development rights from a preservation lot to another lot.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Certificate of Appropriateness Application	Projects that seek to alter a building designated under Article 10 of the Planning Code.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Title Page Requirement	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Written Project Description	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Address, Block, Lot	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Zoning District, **Height and Bulk** District, any **Special Use** District	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Number of Commercial Units and Residential Dwelling Units (Existing and Proposed)	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Building square footage and breakdown by units (existing and proposed) as defined by gross floor area in Planning Code Section 102	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Height of existing building/ structures and height of proposed building/structures	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Dwelling Unit Mix Breakdown (Number of Studio, One bedrooms etc.)	Residential Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Percentage and number of on-site affordable units	Required for projects with 10 or more units. Optional for others.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Number of vehicle parking spaces and car share spaces	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Number of bicycle parking spaces	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Square footage of useable open space	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Better roofs ordinance, including total roof area, living roof area, and solar ready zone area	Project subject to Planning Code Section 149	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Describe average slope of the projects site (%)	Projects with exterior expansions	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Licensed design professional stamp and signature- may be electronic	According to California State Licensing Board on Design Limitations for Professionals	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST *To be reviewed and completed by a design professional*			
Site Survey Requirement	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Signed by licensed surveyor, 1/8” or 1” scale, full width of all buildings on adjacent lots, front setback of all adjacent buildings, curb elevation in line with the mid-point of the subject building and adjacent lots, grade elevation at the mid-point of the front wall of adjacent buildings, roof elevations including elevation of eaves/peaks of pitched roofs, contour lines, utility lines, street trees, existing structure on site, north arrow.	New construction, Lot splits or mergers	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Site Plans Requirement	When is it required?	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Scale: 1/8" = 1' (or 1" = 10' if project is too large).	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Separate existing and proposed site plans: showing all buildings on the lot.	Only if exterior changes proposed	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Adjacent lots showing full width outlines of all buildings on adjacent properties.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Direction of true north: show project north if it is different from true north.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Dimensions: show the distance from the existing building walls to property lines and other structures on the lot. Include width of sidewalk from front property line to curb.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Landscape and permeable surface: show/dimension the space to be landscaped/ permeable within the required front setback (include permeability and landscape calculations).	Only if existing front setback	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Usable open space: show the dimensions of decks, terraces and yards.	Residential Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Curb cuts: existing and proposed curb cuts, curb lines, including both adjacent properties.	If removing or adding parking	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Dimensioned setback requirements: Front setback, rear yard and side yard of the subject and adjacent buildings.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Street Names	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Street tree: show the location of existing and proposed street trees or add a notation if you pay the in-lieu fee.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Floor and Roof Plans Requirement	When is it required?	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Separate existing and proposed floor and roof plans: include adjacent structures	When changes are made to the floor or roof.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Scale: ¼"= 1' (unless project is too large in which case 1/8' = 1' is acceptable).	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
North Arrow	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
On all plan views: label the intended use of rooms and areas.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Toters: show location of dedicated space for trash, recycling and compost carts on private property and screened from public view. Visit www.recology.com/recology-san-francisco for more information.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Laundry and storage: show the locations.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Parking: show dimensions and outlines of all existing and proposed vehicle and bicycle parking.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Electrical Transformers: show the locations.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Roof: Total roof area, living roof area, and/or solar ready zone area in gross square feet (existing and proposed).	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Walls: Those to remain and those to be removed or added (with key). If substantial amounts of demolition are proposed, include demolition calculations pursuant to Planning Code Section 317.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Door and Windows: Existing and Proposed.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST *To be reviewed and completed by a design professional*			
Building Elevation Requirement	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Separate existing and proposed elevations: if exterior changes are proposed, provide separate existing and proposed elevations for only the building face(s) related to the work.	Only if exterior changes proposed.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Profiles of Adjacent Buildings: Show the full outline of each adjacent building/structure. Side elevations should show the full profile of adjacent buildings, window openings, and light wells that face the project. Show the grade plane and heights of buildings. Identify the height limit pursuant to Planning Code Section 260.	Only if exterior changes proposed.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Exterior materials: if exterior changes are proposed, include existing and proposed exterior materials for new or replacement doors, windows, and exterior finish material. If an elevation is not required, this information can go elsewhere in the plan set.	Only if exterior changes proposed.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Windows: include dimensions, operation, and material type. Provide plan section detail of new windows.	Only if exterior changes proposed.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Heights: (in feet and number of stories, calculated as defined in Planning Code Sections 102 and 260) and any difference in elevation due to pitched roofs or steps in building mass.	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Sections Requirement	When is it required?	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
At least two sections (longitudinal and latitudinal) **Longitudinal:** show relation between the street, front property line, subject building, rear yard, and rear property line **Latitudinal:** show relation between subject building and the outline of each adjacent building	Expansions and projects with excavation.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Separate existing and proposed sections	If there is a change in floor to ceiling heights or if excavation is proposed.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Scale: ¼”=1’ (unless the project is too large)	For all sections.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Height datum point: Center line of the building, top of curb	For all sections.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Floor to Ceiling height dimensions	For all sections.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Existing and Proposed Grade	For all sections.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Key section location of floor plans and site plans	For all sections.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

Additional Requirement	When is it required?	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Renderings	New construction	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Photographs	Always	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
As Built Plans: In addition to the requirements above, as-built plans are required. This will demonstrate what the current conditions are as differentiated from the existing plans (last legal condition) and the proposed plans (future condition that legalizes unauthorized work and proposes code compliant work.	If permit is to abate an enforcement case (either DBI or PLN).	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
Demolition Calculations: Pursuant to Planning Code Section 317.	If vertical addition and significant demolition of at least one additional wall OR If horizontal addition with significant demolition of two walls.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing
San Francisco Design Standards	The San Francisco Design Standards are required for projects that are protected under the Housing Accountability Act.	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Preservation Design Standards	Preservation Design Standards for additions and modifications to existing historic buildings are required for Category A and A* Properties projects that are protected under the Housing Accountability Act.	☐ Yes ☑ No	☐ Yes ☐ N/A ☐ Missing

PLAN SUBMITTAL CHECKLIST *To be reviewed and completed by a design professional*			
Additional Requirements for State Density Bonus Projects	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Base Density (in gross residential sqft and in number of units)	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Bonus Density (in gross residential sqft and in number of units)	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Density Bonus Percentage sought	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Required Inclusionary Percentage	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Percentage of onsite affordable units provided, and AMI levels provided at	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Tenure of project (rental or ownership)	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Unit mix table (number of units broken down by # of bedrooms for total project and for just on-site affordable units)	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Waivers Requested	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing
Incentives Requested	State Density Bonus Projects	☑ Yes ☐ No	☐ Yes ☐ N/A ☐ Missing

ENVIRONMENTAL EVALUATION SCREENING FORM

All projects must complete this section.

Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Housing Development Statutory Exemption (AB 130) Supplemental Application	Optional. Please review the AB 130 Supplemental Application for details regarding tribal consultation, labor requirements, and other applicable conditions.	☑ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Provide foundation design type, if applicable (e.g., mat foundation, spread footings, drilled piers, etc.).	Select "N/A" if the information is not applicable.	☑ Yes ☐ N/A Foundation type: Spread Footings	☐ Yes ☐ N/A ☐ Missing
Provide 1. area on site to be excavated in square feet; 2. depth of excavation (including foundation work) in feet; and 3. volume of excavation/ disturbance below grade in cubic yards	Projects proposing ground disturbance.	☑ Yes ☐ N/A Area (sq. ft): 18,832 Depth (ft): 5'-18'4" Volume (yd3): 5,552	☐ Yes ☐ N/A ☐ Missing
Provide section and plan showing area and depth of soil disturbance in feet (including foundation work).	Projects in Archeological Zone 1 (review in PIM) with more than 2 feet and 25 cubic yards of soil disturbance OR Project in Archeological Zone 2 with more than 5 feet and 50 cubic yards of soil disturbance.	☑ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Historic Resource Review	Projects that involve demolition of a building constructed 45 years ago or more, or a building contributing to a historic district. For demolitions, scope the report by contacting: CPC-HRE@sfgov.org OR Projects that involve complete alteration to a front facade or add a substantial vertical addition visible from public rights-of-way (applicable only to Category A*, A & B).	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing

Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Submit copy of an Application for Article 38 Compliance with proof of receipt from the Department of Public Health.	For new construction, major alteration, or change of use projects located in an Air Pollution Exposure Zone (2022) as identified on PIM THAT ALSO Propose a sensitive use (i.e. childcare, school, senior center, residential uses, and health care facilities).	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing
Submit copy of the Maher Application with proof of receipt from the Department of Public Health.	Projects on Maher site OR sites suspected of containing potential subsurface soil or groundwater contamination AND requires more than 50 cubic yards of excavation OR change of use from industrial use to residential or institutional uses	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing
Phase 1 environmental site evaluation AND Documentation of Enrollment in DPH's Maher Program	Projects on Maher site with more than 50 cubic yards of excavation OR Projects proposing a change of use from industrial use to residential or institutional uses. OR Projects on Cortese sites OR Projects on a site with an existing or former gas station, parking lot, auto repair, dry cleaner, manufacturing use, or a site with current or former underground storage tanks OR AB 2011 applications.	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing

Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Geotechnical Study	Projects located within a Landslide Hazard Zone, Liquefaction Zone as shown on PIM, OR Projects on a lot with an average slope of 25% or greater AND Projects involving: • construction of a new building; • horizontal additions with increases more than 50%; • vertical additions with increases more than 500 square feet of new roof area; • substantial grading disturbing 5,000 cubic yards of material); • substantial cuts for grading (e.g., 10 feet in vertical height or steep slopes); • a deep foundation system (e.g., piers, piles); or • any grading within a Landslide Hazard Zone or Liquefaction Zone.	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing
Consultant prepared shadow fan.	Projects over 40 feet in height AND If it is known that the Project will cast shadow on a property under the jurisdiction of the Recreation and Parks Department If unknown, this information will be relayed to applicant by Department staff in the response to this submittal.	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing

Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Childcare pickup and drop off management plan and application	If proposing a childcare facility with 30 or more students or 1,500 sqft or more of new space.	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing
Major Projects	Projects over 10,000 sqft OR Project proposing more than 25 units.	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing
Categorical Exemption Certificate Fee	The project involves: • 25 units or less; • 10,000 square feet or less of non-residential uses (either as change of use or addition); AND does not require an amendment to the General Plan or Planning Code (e.g. special use district).	☐ Yes ☑ N/A	☐ Yes ☐ N/A ☐ Missing

If yes, to any of the questions in the above Environmental screening form, please complete the following checklist.

ENVIRONMENTAL EVALUATION SUBMITTAL CHECKLIST

Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Construction duration information and construction equipment list. Please submit estimated hours and number of days per week of construction and construction equipment list as shown in the Project Construction Information Form.	Projects involving demolition and/or new construction.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Describe location and timing and provide plans of construction phasing (e.g., phase 1 will consist of XX units on lots A and B, phase 2 will consist of XX square feet of office on lots C and D and shown on plans).	If project involves multiple new building or structures on multiple lots.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Describe the location and provide plans with the number and size (horsepower) and engine tier level of stationary sources or mechanical equipment (e.g., fans, cooling towers, HVAC, backup diesel generators, fire pumps) or other noise or air pollutant sources.	Projects over 75 feet in height OR Projects including more than 2 diesel generators OR Projects proposing grocery stores.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Describe and provide plans of number of seats and/or standing capacity (maximum occupancy), frequency and hours of entertainment, and locations where amplified noise may occur (music, events, etc.).	Projects proposing Entertainment uses.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Submit estimates of number of daily and peak hour vehicle trips broken down by vehicle type (supported by estimates that include breakdown of space by different parcel delivery uses).	Projects proposing Parcel Delivery Service uses	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing

ENVIRONMENTAL EVALUATION SUBMITTAL CHECKLIST			
Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Describe location and provide plans of any changes to public facilities (e.g., parks and recreation facilities, pump stations, main (not lateral) sewer lines, etc.).	Projects proposing changes to public facilities or infrastructure (excluding roadways).	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Driveway and Loading Operations Plan and submit a "Site Circulation Review" fee to SFMTA. You may elect to select a qualified transportation consultant to prepare the Driveway and Loading Operations Plan.	Projects proposing more than 100,000 net new gross square feet in Central SoMa SUD or Van Ness SUD OR Projects proposing more than 100,000 net new gross square feet and requesting a waiver, incentive, variance from off-street loading requirements OR Projects involving 25 or more electric vehicle spaces.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Consultant prepared wind scope of work.	Projects over 85 ft in height OR Projects located within use district with wind criteria OR HOME-SF projects	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Priority Application Processing for Clean Construction Projects Supplemental	Projects seeking priority application processing for clean construction.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Better Streets Plan Checklist	Large development sites with new construction or major alterations (see the application to confirm if required for the project).	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing

ENVIRONMENTAL EVALUATION SUBMITTAL CHECKLIST

Applications (completed and signed)	**When is it required?**	**Applicants:** *is this required as part of your project & submitted?*	***Planning staff only:*** *verification of submission & completeness*
Flood Hazard Zone Protection Checklist with the Department of Building Inspection	Projects located within a FEMA Special Flood Hazard Area (AE, AO, and/or VE Zone)	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing
Submit a Tree Removal Permit Process and Application to the Department of Public Works and submit a copy to the Planning Department with this checklist.	Projects that would involve tree removal.	☐ Yes ☐ N/A	☐ Yes ☐ N/A ☐ Missing

ENVIRONMENTAL FEE UPON SUBMITTAL

Please refer to Planning Department Fee Schedule. However, more factors than those listed here affect Department staff's determination of the appropriate CEQA determination and fee type. Department staff's initial determination may change after reviewing project application and studies, and after conducting any CEQA required consultation processes (e.g., public scoping, public review, tribal consultation), which may result in a refunded fee, increased fee, or additional fee.

Class 1, 3	No fee needed.
Class 32 Categorical Exemption Fee	Projects NOT on Cortese list AND less than 75 feet in height AND on a site less than 5 acres
Environmental Documentation Determination Fee	Projects located within an Area Plan OR Projects than involve more than 25 units OR Projects that involve more than 10,000 square feet of non-residential uses OR Projects that require an amendment to the General Plan or Planning Code
Addendum Fee	Projects previously analyzed in prior CEQA determination

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Greg Johnson

Signature

Greg Johnson

Name (Printed)

October 1, 2025

Date

Architect	415-987-7141	greg.johnson@multi.studio
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

PRELIMINARY APPLICATION PURSUANT TO SB 330 AND/OR NOTICE OF INTENT TO SUBMIT A PROJECT APPLICATION PURSUANT TO SB 423, AB 2011, OR SB 4

INFORMATIONAL AND APPLICATION PACKET

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A PRELIMINARY HOUSING DEVELOPMENT APPLICATION?

The Housing Crisis Act of 2019, adopted in Senate Bill 330 (2019), added Government Code section 65941.1, and allows an applicant for a housing development project to submit a preliminary application that provides a local agency with specified site information about the project. The zoning, design, subdivision, and fee requirements that will apply to the housing development project throughout the review and entitlement process will be based on the date that the applicant submits a complete preliminary application, including the payment of a permit processing fee.

A 'housing development project' is a project with at least one residential unit, which includes at least two-thirds residential use by floor area, or is transitional or supportive housing. A Preliminary Application can be submitted for projects that require both ministerial and discretionary approvals.

Under Senate Bill 423 (SB 423), a Preliminary Application acts as a "Notice of Intent" to file a Project Application. This starts certain time-sensitive steps, including notification to the California Native American Tribes or a hearing before the Planning Commission dependent on the site location. Please see below for more information.

Additional State ministerial programs (AB 2011 and SB 4) also contain requirements for notification to the California Native American Tribes provided the development site is vacant. If electing to use either program, please fill out the Excavation Table on Page 8 and complete this form.

The Preliminary Application may serve either function or both: to lock in the Planning Code requirements as they exist when submitted or as a Notice of Intent for submitting a SB 423 application.

PROCESS FOR SUBMITTING A PRELIMINARY HOUSING DEVELOPMENT APPLICATION TO LOCK IN PLANNING CODE REQUIREMENTS

Once a complete Preliminary Application is submitted the zoning, design, subdivision, and fee requirements in effect as of the date of submittal will remain applicable to the project for the duration of the review and entitlement process, provided that the applicant satisfies all of the following:

- The submitted Preliminary Application contains accurate information. The Planning Department may require a revised Preliminary Application if the original application includes inaccurate information.
- The applicant must submit, and the department must accept, a complete development application which could include a Project Application (PRJ) or a State ministerial application such as SB 423, SB 4, or AB 2011 within 180 days of submittal of a Preliminary Application.
- The project does not increase by more than 20 percent either the number of units or total square footage as indicated in the Preliminary Application, except as the project may be revised using the State Density Bonus.
- The project must commence construction within 30 months of site permit issuance.

If the applicant fails to satisfy the above requirements, the Preliminary Application shall expire and have no further force or effect.

Note that the City may impose the following requirements even when a Preliminary Application is on file:

- The City may annually adjust development impact fees, application fees, capacity and connection fees, or other charges based on a published cost index.
- The City may apply requirements to avoid adverse impacts on public health or safety or to avoid or lessen an impact under CEQA.

Applicants may submit a new Preliminary Application to lock in Planning Code requirements at any time, in which case the requirements in effect at that time shall apply.

TRIBAL CONSULTATION FOR SB 423| AB 2011| SB 4 PROJECTS

Certain state housing laws require consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area in which the project is located prior to filing an application. For all SB 423 projects, and for SB 4 and AB 2011 projects on vacant sites, this Preliminary Application serves as the “Notice of Intent.” Tribal consultation must be finalized prior to filing a Supplemental Application.

SB 423

- For projects seeking approval under the provision of SB 423 (Government Code Section 65913.4), an applicant is required to submit a Preliminary Application, which will serve as a Notice of Intent to submit an SB 423 Project Application.
- Upon receipt of a Preliminary Application, the Planning Department will notify the California Native American Tribes of the Preliminary Application within 30 days.
- Within 30 days of the date of notification, a representative of the tribal group may request a scoping consultation with the Department. The consultation may include discussion concerning the identification, presence, and significance of Tribal Cultural Resources (TCRs), the significance of the project’s impacts on TCRs, and, as warranted, measures and alternatives to protect or reduce impacts on tribal cultural resources.

- If a scoping consultation is requested, Department staff will coordinate with the requestor to develop mitigation measures, which will be attached to the approval as conditions of approval. If the project sponsor does not agree to these measures, or the sponsor and requestor cannot agree on a set of measures, then the project is not eligible for that ministerial approval program. A local agency may not accept a Supplemental Application under SB 423 until Tribal consultation is complete.
- If a scoping session is not required, the project sponsor may submit a Supplemental Application under SB 423.

AB 2011 AND SB 4

- Projects seeking approval under AB 2011 (Government Code section 65912.100 et seq.) and SB 4 (Government Code section 65913.16) require Tribal Notification for projects located on vacant sites. In San Francisco, a vacant site is:
  1. Any undeveloped parcel containing no existing buildings;
  2. Any parcel that contains only a surface parking lot and no existing buildings, except buildings that are accessory to a surface parking lot use, such as a guard station or kiosk, whether or not said surface parking lot was established with the benefit of a permit; or
  3. For a parcel over 15,000 square feet in size that contains a surface parking lot use, the site may include structures that are accessory to a surface parking lot use, such as those supporting General Advertising Signs, and a building that does not exceed 800 square feet in building area
- Notification can take place at the same time as review of a Supplemental Application under AB 2011 or SB 4; however, the project may not be deemed eligible for either program until consultation is completed.
- Projects may not be located on sites that contain tribal cultural resources that could be affected by the development and that cannot be mitigated.

PUBLIC HEARING FOR SB 423 PROJECTS IN CERTAIN NEIGHBORHOODS

- The Planning Commission shall hold a public meeting to provide an opportunity for the public and the local government to comment on the development if the development is located within a census tract that is designated either as a moderate resource area, low resource area, or an area of high segregation and poverty on the most recent "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.
- The Planning Commission will hold a required public meeting during a regularly scheduled Planning Commission hearing (generally, Thursdays at 12 pm noon). This informational hearing will be scheduled within 45 days of submission of this application. If the City does not hold a public meeting within 45 days, the project sponsor shall hold a public meeting before submitting a Project Application.

FEES

Effective November 1, 2024, SF Planning will apply a $1,330 fee for Preliminary Application (PPS) submissions. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be applied.

San Francisco Planning

APPLICATION SUBMITTED DATE

PRELIMINARY APPLICATION PURSUANT TO SB 330 AND/OR NOTICE OF INTENT TO SUBMIT A PROJECT APPLICATION PURSUANT TO SB 423, AB 2011, OR SB 4

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 659 Union/1656 Powell Streets

Block/Lot(s): 0117/016

Applicant Information

Name: Greg Johnson

Company/Organization: Multistudio

Address: 156 S Park St, SF, CA, 94107

Email Address: greg.johnson@multi.studio

Telephone: 415.844-2126

Application Information

Select one of the options below, and check all that apply:

☑ **Option 1:** This application is submitted to lock Planning Code provisions per SB 330.

☐ **Option 2*:** This is a Notice of Intent to submit a Housing Development Project pursuant to SB 423.

☐ **Option 3*:** This is to satisfy notification requirements to the California Native American Tribes for a Housing Development Project on a vacant site pursuant to AB 2011 or SB 4.

*If applying for Option 2 or 3, please complete Excavation Table on page 7

Required Submission Materials

Architectural plans in pdf format, formatted to print at 11” x 17” that includes the following information: a site plan showing the location of the development on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage of each building that is to be occupied.

☑ I have submitted the above described plans with this application.

Project Description

See attached project description.

Please identify the State programs this project will use, if any. You may select more than one.

- [x] SB 423 / SB 35 Streamlined Housing Approvals: Multifamily Housing Developments (2023)
- [x] State Density Bonus (1979)
- [ ] SB 4 Housing Development: Higher Education Institutions and Religious Institutions (2023)
- [ ] AB 2011 Affordable Housing and High Road Jobs Act of 2022
- [ ] AB 2162 Housing Development: Supportive Housing (2017)

Does the site contain or did the site contain any residential units?

- [x] Yes
- [ ] No

If yes, please answer the following questions:

What is the current occupancy status of each of the existing residential units?

The site has been vacant and without residential occupancy since 2013, following fires that destroyed the former structure.

How many residential units will be demolished under the proposed project?

None: No protected units have existed or been occupied in the past 12 years, the Project is not subject to tenant protection or replacement housing requirements under SB 423, SB 330, or the State Density Bonus Law.

*Please note, the Project sponsor will be required to provide information about any protected units under SB 330 (Government Code Section 66300) upon submittal of the Project Application. Some state laws have specific demolition restrictions, please see the applicable applications for more information.

1. Does the project include any point sources of air or water pollution? If so, please list them:
   - [ ] Yes
   - [x] No

2. Are any species of local concern known to occur on the property? If so, please list them:
   - [ ] Yes
   - [x] No

3. Is any portion of the property located within any of the following?

   a. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Sec. 51178:
      ☐ Yes ☑ No
   b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993):
      ☐ Yes ☑ No
   c. A hazardous waste site that is listed pursuant to Government Code Sec. 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code:
      ☑ Yes ☐ No
   d. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency:
      ☐ Yes ☑ No
   e. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2:
      ☐ Yes ☑ No
   f. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.
      ☐ Yes ☑ No

4. Are any historic or cultural resources known to exist on the property? (see the Historic Preservation tab on the Property Information Map) If so, please list them
   ☑ Yes ☐ No

5. Will the project require any approvals under the Subdivision Map Act, such as a parcel map, a tentative map, or a condominium map?
   ☑ Yes ☐ No

6. Is the project located within the Coastal Zone?
   ☐ Yes ☑ No

   If yes, does any portion of the property contain any of the information?
   a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations:
      ☐ Yes ☐ No
   b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code:
      ☐ Yes ☐ No
   c. A tsunami run-up zone:
      ☐ Yes ☐ No
   d. Use of the site for public access to or along the coast:
      ☐ Yes ☐ No

7. Will the project impact a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?
   ☐ Yes ☑ No

   If yes, attach an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

8. Is any portion of the property subject to any recorded public easement, such as easements for storm drains, water lines, power lines, and other public rights of way?
☐ Yes ☑ No

If yes, provide a site map or list indicating the location of all such public easements.

SB 423| AB 2011 | SB 4 Projects

The following information is requested to assist with the tribal scoping consultation as described in Government Code Section 65913.4, 65912.100 et seq., and 65913.16. **Complete the table below for all SB 423 projects. Complete the table below for AB 2011 and SB 4 projects, provided that the development site is vacant.**

Excavation Table

Please provide the following information, and submit a section and site plan showing area and depth of soil disturbance in feet (including foundation work).

Information	When is it required?	Applicants: *is this required as part of your project & submitted?*
Provide foundation design type, if applicable (e.g., mat foundation, spread footings, drilled piers, etc.).	Select "N/A" if the information is not applicable.	☑ Yes ☐ N/A Foundation type: Spread Footings
Provide 1. area on site to be excavated in square feet; 2. depth of excavation (including foundation work) in feet; and 3. volume of excavation/ disturbance below grade in cubic yards	Projects proposing ground disturbance.	☑ Yes ☐ N/A Area (sq. ft): 18,832 Depth (ft): varies from 5'-18'4 Volume (yd^3): 5,552
Provide section and plan showing area and depth of soil disturbance in feet (including foundation work).	Projects in Archeological Zone 1 (review in PIM) with more than 2 feet and 25 cubic yards of soil disturbance OR Project in Archeological Zone 2 with more than 5 feet and 50 cubic yards of soil disturbance.	☑ Yes ☐ N/A

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

		Existing	Proposed
General Land Use	Parking GSF	approx. 14,298 square feet (50 spaces)	approx.6,669 square feet (40 spaces)
	Residential GSF	0	approx. 95,220 square feet
	Retail/Commercial GSF	0	approx. 12,386 square feet
	Office GSF	0	0
	Industrial-PDR GSF	0	0
	Medical GSF	0	0
	Hotel GSF	0	0
	CIE (Cultural, Institutional, Educational) GSF	0	0
Project Features	Dwelling Units - Affordable	0	15
	Dwelling Units - Market Rate	0	74
	Dwelling Units - Total	0	89
	Hotel Rooms	0	0
	Number of Building(s)	1	1
	Number of Stories	0	8
	Parking Spaces	50	0
	Loading Spaces	0	1 (approx.1,959 square feet)
	Bicycle Spaces	0	111
	Car Share Spaces	0	0
	Useable Open Space GSF	0	approx. 10,592 square feet
	Public Open Space GSF	0	approx. 455 square feet
	Roof Area GSF - Total	0	approx. 18,807 square feet
	Living Roof GSF	0	approx. 4,425 square feet
	Solar Ready Zone GSF	0	approx. 4,425 square feet
	Other:_____		
Land Use - Residential	Studio Units	0	5
	One Bedroom Units	0	62
	Two Bedroom Units	0	13
	Three Bedroom (or +) Units	0	9
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

State Density Bonus Project

Please complete this section if the project uses State Density Bonus Law

Base Density (in gross residential sqft and in number of units):	47 units, 64,460GSF
Bonus Density (in gross residential sqft and in number of units):	89 units, 95,220 GSF
Density Bonus Percentage Sought:	95%
Percentage of onsite affordable units provided and AMI levels of those units :	15% VLI and 14%MI
Tenure of Project (rental or ownership):	Rental
Unit mix table (number of units broken down by number of bedrooms for total project and unit mix and bedroom count for the affordable units):	89 units: 5 studios 62 one-bedroom 13 two-bedroom 9 three-bedroom 15 BMRs: 8 VLI & 7 MI 1 studio, 10 one-bedroom, 2 two-bedroom, 3 three-bedroom
Waivers Requested:	Sec.135: Exception to open space req't, Sec. 260,722: Exception to 40' height limit, Sec. 722: Exception to 25% rear yard req't., Sec. 780: Exception to historic resources.
Incentives Requested:	Restaurant use above ground floor.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

d) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application or any supplemental information. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Greg Johnson

Signature

Greg Johnson

Name (Printed)

September 30, 2025

Date

Architect	415-987-7141	greg.johnson@multi.studio
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Attachment: Project Description

Preliminary Application Pursuant to SB 330 and/or Notice of Intent to Submit a Project Application Pursuant to SB 423

The subject property comprises the entirety of Lot 16 of Assessor's Block 0117, bounded by Powell, Union, and Columbus Streets. The site comprises two areas:

1. A vacant area of approximately 11,200 sf fronting Union Street from Columbus Avenue to Powell Street—the former location of the Verdi Building, destroyed by fire in 2018. The area contains an existing brick wall (the former façade of the Verdi Building), currently held up with temporary shoring.
2. A two-story parking garage of approximately 15,000 sf fronting Powell Street.

The proposed project ("Project") seeks to demolish the existing parking structure which currently provides approximately 50 temporary off-street parking spaces, and the existing brick wall (former façade of the Verdi Building).

The Project proposes construction of a new eight-story, mixed-use building consisting of:

- 89 residential rental units, including 15 below-market-rate (BMR) rental units; (approximately 95,220 square feet);
- Approximately 5,700 sf of ground-floor retail space;
- A publicly accessible rooftop restaurant (approximately 6,678 square feet);
- 40 parking spaces;
- 99 type 1 bicycle parking spaces and 12 type 2 bicycle parking spaces; and
- 4 new street trees along Union Street , and 2 new street trees along Powell Street

The Project has been designed in accordance with the City's Objective Design Standards and seeks to reflect and enhance the architectural character of the North Beach neighborhood, with sensitivity to adjacent structures and nearby Washington Square Park.

The Project includes this Preliminary Application Pursuant to SB 330 and Notice of Intent to Submit a Project Application Pursuant to SB 423. The Project endeavors to comply with underlying zoning controls where feasible and seeks waivers and incentives under the State Density Bonus Law (SDBL) as necessary to accommodate its proposed scope.

Requested incentives and waivers include:

- Incentive to permit restaurant use above the ground floor.
- Waivers from Planning Code Sections 260/722 (Height), 135 (Open Space), 722 (Rear Yard), and 780.3(3) (Historic Resources).

Existing Site Conditions & Legal Eligibility
The site has been vacant and without residential occupancy since 2013, following fires that destroyed the former structure. As no protected units have existed or been occupied in the past

10 years, the Project is not subject to tenant protection or replacement housing requirements under SB 423, SB 330, or the State Density Bonus Law. The proposed development is therefore eligible for streamlined processing and related entitlements under applicable state housing laws.

The Project intends to seek a statutory exemption via AB 130 and SB 131. AB 130 provides the statutory exemption for certain infill developments. SB 131 allows for continued eligibility of AB 130 if only one eligibility criterion is not met.

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

AB 130 INFILL STATUTORY EXEMPTION - PUBLIC RESOURCES CODE SECTION 21080.66

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the Project Application for instructions.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

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Tiếng Việt: Nếu quý vị muốn được hỗ trợ hoàn thành đơn này bằng tiếng Việt, vui lòng gọi 628.652.7550. Xin lưu ý rằng Sở Quy Hoạch cần ít nhất một ngày làm việc để phản hồi.

WHAT IS THE AB 130 INFILL EXEMPTION?

In response to California's housing crisis, the State Legislature has introduced numerous bills to fund, incentivize, and legalize new housing. On June 30, 2025, Governor Gavin Newsom signed Assembly Bill 130 (AB 130) into law. AB 130 establishes a statutory exemption for housing development projects on specific sites, provided they meet labor requirements if applicable and engage in tribal consultation.

Public Resources Code Section 21080.66, created under AB 130, is part of California's initiative to streamline housing development and update the California Environmental Quality Act (CEQA) review process. This section offers a statutory exemption for certain housing development projects from CEQA requirements, aiming to speed up the approval process.

IS MY PROJECT ELIGIBLE FOR THE AB 130 HOUSING DEVELOPMENT STATUTORY EXEMPTION?

A project is eligible for statutory exemption under AB 130 if it meets the following criteria:

Project Requirements

- **Housing Development Project.** The project is a "housing development project" that meets any one of the following criteria:
    - it consists of residential units only;

- it is a mixed-use development that includes both residential and nonresidential uses, with at least two-thirds of the square footage designated for residential use;
- it is a mixed-use development with at least 50 percent of the new or converted square footage designated for residential use and includes at least 500 net new residential units, with no portion of the project designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except that a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code;
- it is a mixed-use development with at least 50 percent of the net new or converted square footage designated for residential use, includes at least 500 net new residential units, demolishes or converts at least 100,000 square feet of nonresidential use and at least 50 percent of existing nonresidential uses on the site, and does not include any portion designated for transient lodging except a residential hotel under Section 50519; or
- it consists of transitional housing or supportive housing.

- No portion of the project can be designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.
- **Plan and Zoning Consistency.** The project is consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program. The project must meet all objective standards of the planning code, including any applicable design standards. Exceptions granted through the state density bonus law would be considered code-complying.
- **Site Acreage Limits.** The project site is not more than 20 acres (or 5 acres for a "builder's remedy" project).
- **Density Requirements.** The project includes a residential density of at least 15 units per acre. For example, the minimum density would be 1 unit for a 2,500-square-foot parcel.
- **Historic Buildings.** The project cannot involve the demolition of a historic structure that was listed on a national, state, or local historic register prior to the filing of a project application. A local historic register includes those properties listed within Article 10 or 11 of the San Francisco Planning Code. For Article 10 buildings, structures identified as contributing and contributing-altered are considered historic while structures identified as non-contributing are not considered historic structures for the purposes of AB 130. For Article 11, contributory and significant buildings (I, II, III, IV) are considered historic structures while unrated (V) buildings are not historic structures for the purposes of AB 130. For Article 10 and Article 11 properties, demolition is defined in Planning Code Section 1005(f). Projects that exceed this definition are ineligible for the AB 130 statutory exemption.

Site Requirements

- **Urban Infill.** The project site must meet one of the following criteria: has been previously developed with an urban use; at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses; at least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses; or for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.
- **Location.** The development must be located on a property that is not located on prime farmland, wetlands, a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, or under a conservation easement.

- **Hazardous Waste Site.** The project site may not be located on a hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substance Control has cleared the site for residential use or residential mixed uses. A clearance letter or determination confirming suitability for residential use must be obtained prior to submittal of an AB 130 project.
- **Coastal Zone.** If the development is in the coastal zone, the site must be subject to and compliant with a certified local coastal program or a certified land use plan. The site may not be in an area vulnerable to five feet of sea level rise, located within 100-feet of a wetland, or on prime agricultural land. For more information, please see the requirements in Government Code Section 65913.4(a)(6)(A).

  If a project is located on a Coastal Zone site that is eligible for this program, the project sponsor shall submit a coastal zone permit, and the department will review the project for compliance with any objective criteria of the Local Coastal Program.
- **Proximity to Freeways.** For any housing located within 500 feet of a freeway, the project must include MERV 16 ("minimum efficiency reporting value") filtration and all outdoor intakes as well as building balconies must face away from the freeway. A freeway is defined in California Vehicle Code Section 332 but does not include on ramps or off ramps.
- **Phase I Environmental Site Assessment and Remediation.** The project applicant agrees to complete a phase I environmental assessment as defined in Section 78090 of the Health and Safety Code and, if applicable, agrees to the requirements below as a condition of project approval.

  If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

  If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

  If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

TRIBAL CONSULTATION

To qualify for the AB 130 exemption, the planning department would engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area. The process begins with the city sending out a tribal consultation letter within 14 days of the complete application notice. Tribes then have 60 days to request consultation. If a tribe does not notify the department within 60 days, the consultation shall

be considered to have concluded. If a tribe requests consultation, the department must initiate it within 14 days, and the consultation shall conclude within 45 days of initiation, with a possible one-time 15-day extension upon the tribe's request. The formal notification must include detailed project information, site maps, proposed project scope, and any known cultural resource studies. On average, it takes 150 days to complete tribal consultation in San Francisco.

The aim of the consultation is to find measures to avoid significant impacts on tribal cultural resources (TCRs). Following the consultation, the city must include any enforceable agreements reached as binding conditions of project approval. These measures could include tribal monitoring during all ground-disturbing activities (the project sponsor would be required to compensate tribal monitors), avoidance of TCRs where feasible, culturally appropriate treatment and documentation of TCRs, completion of archaeological and tribal cultural records searches, compliance with relevant health and safety codes upon discovery of human remains or burial grounds, and the application of tribal ecological knowledge in habitat restoration efforts. If the project sponsor does not agree to impose these measures, or the sponsor and requestor cannot agree on a set of measures, then the project may not be eligible for the AB 130 statutory exemption. When a tribe and the project sponsor mutually agree not to include impact reduction measures as a binding condition, the project may still qualify for the statutory exemption.

PROJECT LABOR REQUIREMENTS

To qualify for the AB 130 exemption, a project must meet certain labor standards if it is 100 percent affordable, over 85 feet tall, or located in San Francisco with 50 or more residential units, as specified under Public Resources Code § 21080.66(d). This generally includes paying prevailing wages and, in some cases, using a skilled and trained workforce. Sponsors are encouraged to consult legal or labor compliance professionals to understand how these requirements apply to their project.

WHAT IS THE PROCESS FOR REQUESTING AN "AB 130 INFILL" STATUTORY EXEMPTION AND WHAT IS THE TIMELINE?

To apply for the AB 130 infill statutory exemption, submit a complete AB 130 supplemental application and a complete Project Application (PRJ) to CPC.Intake@sfgov.org.

Following issuance of the complete application notice, the Department will begin tribal consultation within 14 days.

AB 130 amended the Permit Streamlining Act to require that projects eligible for this exemption be approved or disapproved by the lead agency within 30 days following the conclusion of the tribal consultation process.

FEES

The Planning Department will apply the CEQA exemption certificate fee for AB 130 statutory exemption determinations. If the cost of staff time exceeds this initial fee, additional charges based on time and materials may apply.

If you have any questions about this supplemental application, please contact don.lewis@sfgov.org or 628.652.7543.

AB 130 INFILL STATUTORY EXEMPTION – PUBLIC RESOURCES CODE SECTION 21080.66

GENERAL INFORMATION

Property Information

Project Address: 659 Union/1656 Powell Streets

Block/Lot(s): 0117/016

Property Owner's Information

Name: Powell Partners, LLC

Address: 659 Union Street, SF CA 94111

Email Address: jjurow@rb-sf.com

Telephone: 415-515-9367

Applicant Information

☐ Same as above

Name: Greg Johnson

Company/Organization: Multistudio

Address: 156 S Park St, SF, CA, 94107

Email Address: greg.johnson@multi.studio

Telephone: 415-844-2126

PROJECT ELIGIBILITY CRITERIA SUPPLEMENTAL

(Pursuant to Public Resources Code Section 21080.66)

ELIGIBILITY OF PROJECT	
Requirements	**Applicants:** *Please respond to the question.*
Does the project meet one of the following criteria to be considered a "housing development project"? (select all that apply): ☐ Residential units only. ☑ Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use. ☐ Mixed-use development with at least 50 percent of the new or converted square footage designated for residential use and includes at least 500 net new residential units and no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code. ☐ Mixed-use development with at least 50 percent of the net new or converted square footage designated for residential use, includes at least 500 net new residential units, demolishes or converts at least 100,000 square feet of nonresidential use and at least 50 percent of existing nonresidential uses on the site, and does not include any portion designated for transient lodging except a residential hotel under Section 50519. ☐ Transitional housing or supportive housing.	☑ Yes ☐ No
Is a portion of the project designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging?	☐ Yes ☑ No
Is the project consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program?	☑ Yes ☐ No
Is the project site size limited to 20 acres, or 5 acres if the project qualifies as builder's remedy?	☑ Yes ☐ No
Will the project include at least 15 units per acre?	☑ Yes ☐ No
Does the project avoid demolishing any historic building that was officially listed on a national, state, or local historic register before the application was submitted?	☑ Yes ☐ No
Does the project site meet any of these conditions? (select all that apply): ☑ It has previously been developed with an urban use. ☑ At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. ☑ At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses. ☑ For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.	☑ Yes ☐ No

ELIGIBILITY OF PROJECT	
Requirements	**Applicants:** *Please respond to the question.*
Is the development located on a property that contains prime farmland, wetlands, a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, or that is under a conservation easement? (CA Govt. Code Section 65912.121(g).) If yes, the development is not eligible for a statutory exemption under AB 130.	☐ Yes ☑ No
Is the development in the coastal zone? If the development is in the coastal zone, the site must be subject to and compliant with a certified local coastal program or a certified land use plan. The site may not be in an area vulnerable to five feet of sea level rise, located within 100-feet of a wetland, or on prime agricultural land. For more information, please see the requirements in CA Govt. Code Section 65913.4(a)(6)(A).	☐ Yes ☑ No
Is the development site a hazardous waste site? (CA Govt. Code Section 65912.121(g); 65913.4(a)(6)(e).) If yes, you must secure a letter from the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substance Control stating that the site is suitable for residential use or residential mixed uses prior to submitting a project application. Applications for AB 130 on hazardous waste sites without a letter from the appropriate government agency stating that the site is suitable for residential uses will not be accepted as complete.	☑ Yes ☐ No
The project applicant agrees to complete a Phase I environmental assessment as defined in Section 78090 of the Health and Safety Code and, if applicable, agrees to the requirements below as a condition of project approval. • If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. • If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy. • If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.	☑ Yes ☐ No
Will any of the housing on the development site be located less than 500 feet from a freeway, defined in California Vehicle Code section 332, but not including freeway on ramps or off ramps? If yes, the project must include MERV 16 (“Minimum efficiency reporting value”) filtration and all outdoor intakes as well as building balconies, must face away from the freeway.	☐ Yes ☑ No

ELIGIBILITY OF PROJECT	
Requirements	**Applicants:** *Please respond to the question.*
Tribal Consultation Requirements The project must meet tribal consultation requirements to qualify for the AB 130 exemption (as outlined in Public Resources Code Section 21080.66b). The Planning Department sends tribal consultation letter within 14 days of issuance of the complete application notice. Tribal consultation takes 150 days on average in San Francisco. By checking 'yes" to this box, the project sponsor is aware that tribal consultation is a mandatory requirement for eligibility under the AB 130 exemption and agrees to incorporate any enforceable agreements reached during tribal consultation, including the measures specified in Public Resources Code Section 21080.66(b)(4)(B)(i), as a condition of project approval, unless the tribe and the project applicant mutually agree not to include those measures.	☑ Yes ☐ No
Project Labor Requirements By checking "yes" to this box, the applicant certifies that the project will comply with all labor requirements under Public Resources Code § 21080.66(d), including but not limited to prevailing wage and skilled and trained workforce standards, as applicable based on the project's height, affordability, and number of proposed residential units. The Planning Department may require an affidavit to confirm compliance.	☑ Yes ☐ No

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

d) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application, or any supplemental information. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Greg Johnson _____ Greg Johnson _____

Signature Name (Printed)

__September 30,

2025_____

__ Date

Architect	415-987-7141	greg.johnson@multi.studio
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

Date October 1, 2025

Letter of Authorization

To the San Francisco Planning Department,

Powell Partners, LLC, as property owner of the below-described property, do hereby appoint Greg Johnson at Multistudio as authorized agent for the purpose of researching all permit history, filing any applications, and obtaining any and all governmental permits/entitlements and approvals on the below-described property. The undersigned understands that the application may be denied, modified, or approved with conditions and that such conditions or modifications must be compiled with prior to issuance of permits or approvals.

Address: 659 Union/1656 Powell Streets (0117/016)

Powell Partners, LLC

By: _____

Name: Jeff Jurow

Its: Managing Member

659 Union Street
Project Application



Multistudio

October 01, 2025

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Project Information

Zoning Summary

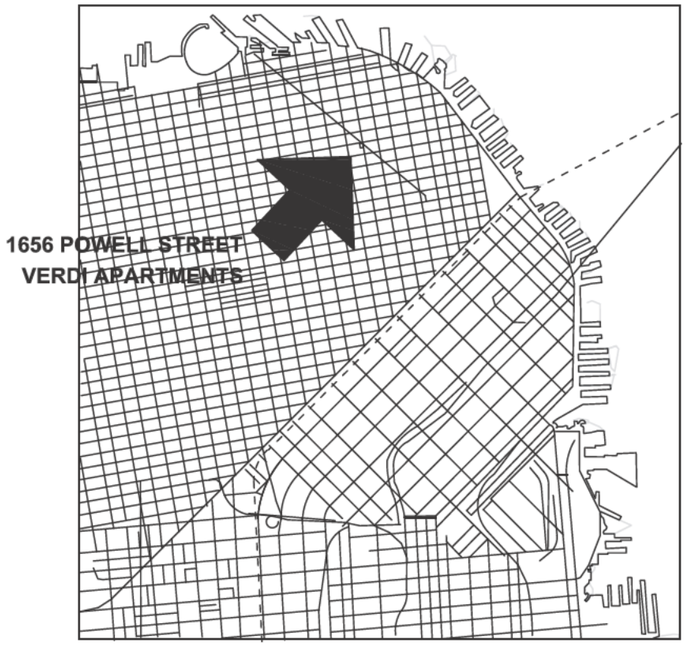
BLOCK / LOT	ZONING	HEIGHT / BULK	PROJECT AREA*
0117 / 016	NCD-NORTH BEACH NEIGHBORHOOD COMMERCIAL	40-X	18,800 sf

ZONING CATEGORY	CONTROL		CODE COMPLYING PROJECT	STATE DENSITY BONUS PROJECT	
				MAX. PER PROPERTY	PROPOSED
Lot Coverage	25% Rear yard required at Residential levels (15′ Min.)				
Front Set Back / Side Yard	Not required				
Street & Pedestrian Improvements	Required				
Ground Floor Commercial	Required within the entire district. Consolidation of ground floor retail is prohibited.				
A′ Bulk Limits	No Bulk Limits applied (65′ width for measuring height applies)				
Unit Density	400 (One per 400 sf lot area)		47 Units Max.	94 Units Max.	89 Units
Dwelling Unit Mix	25% Min. of 2-Bed units / 10% Min. of 3-Bed units			See Project Data	See Project Data
Height Limit			40′		96′ (75′ top occupiable floor)
Residential Open Space	60 sf/unit if private open space 80 sf/unit if common open space		3,760 sf	5,680 sf	6,242 sf
Vehicular Access	Prohibited on Columbus Avenue				
Vehicular Parking	Not required - Residentail : 0.5/unit permitted - Retail :TBD				40
Bicycle Parking (Class I)	Required	Residential : < 100 units =1/unit	47		96
		Retail : 1/7,500 sf	1		3
Bicycle Parking (Class II)	Required	Residential : 1/20 units	3		5
		Retail : 1/2,500 sf (2 Min.)	4		7

Site / Location

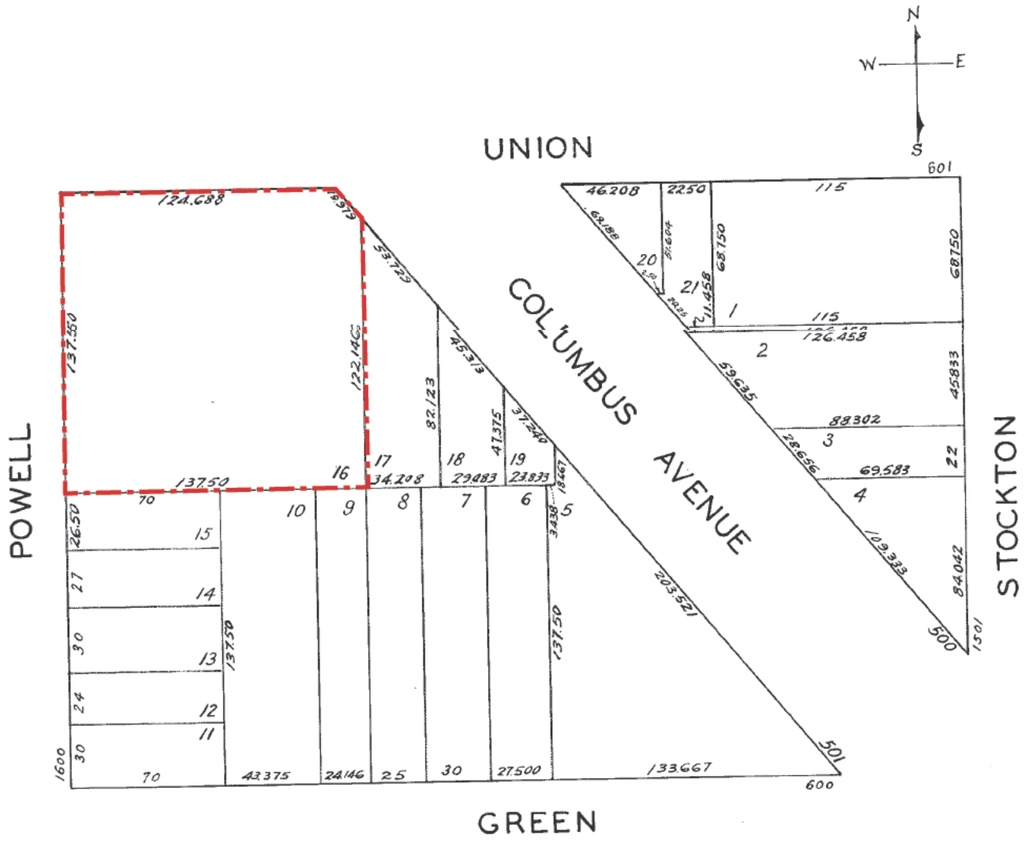


PARCEL #	0117016
ADDRESS	1636-1656 POWELL ST
PARCEL AREA	18,800 SQ FT
PARCEL SHAPE	OTHER (Not square or rectangular)

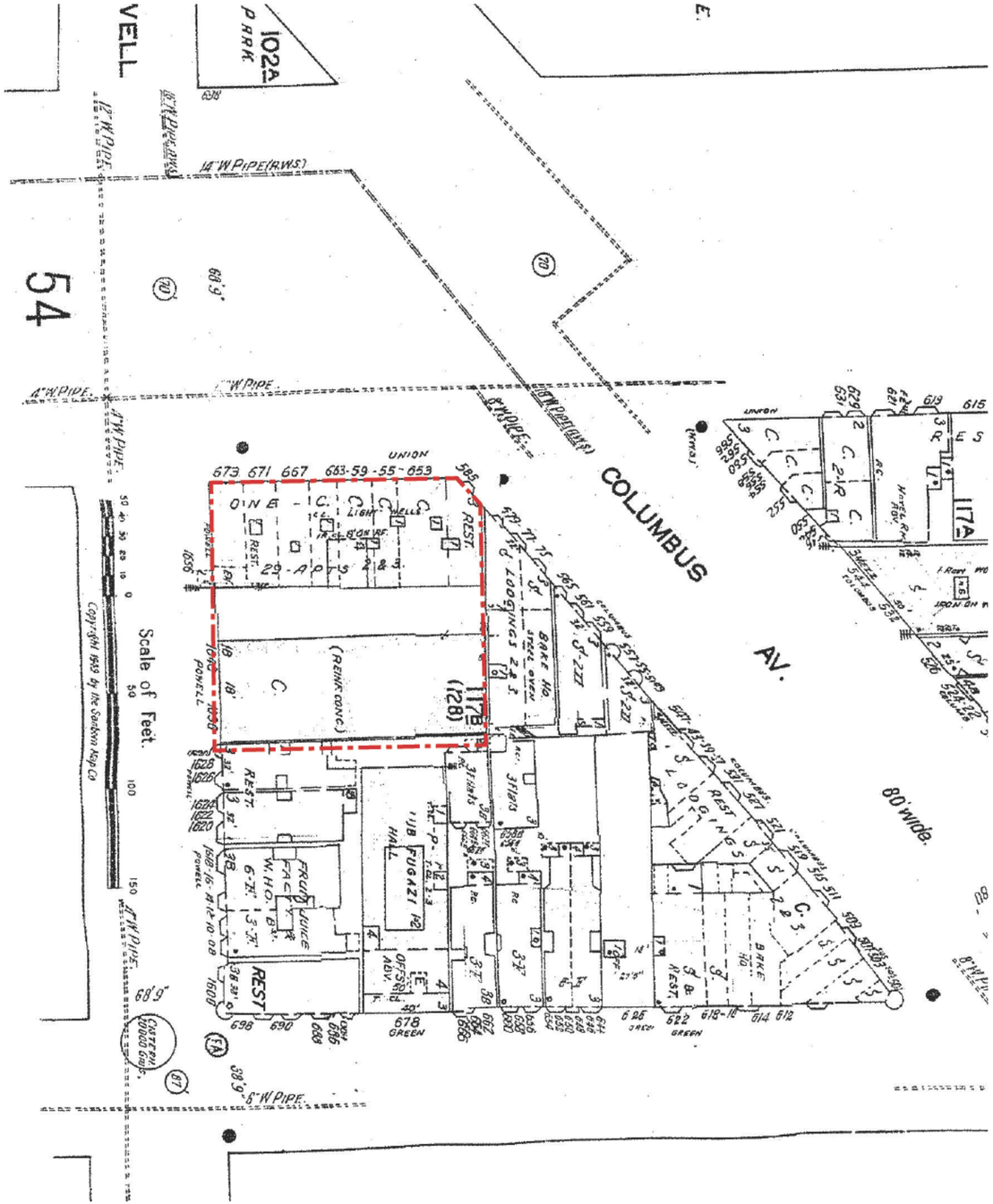


Location Map

Site/Parcel Maps

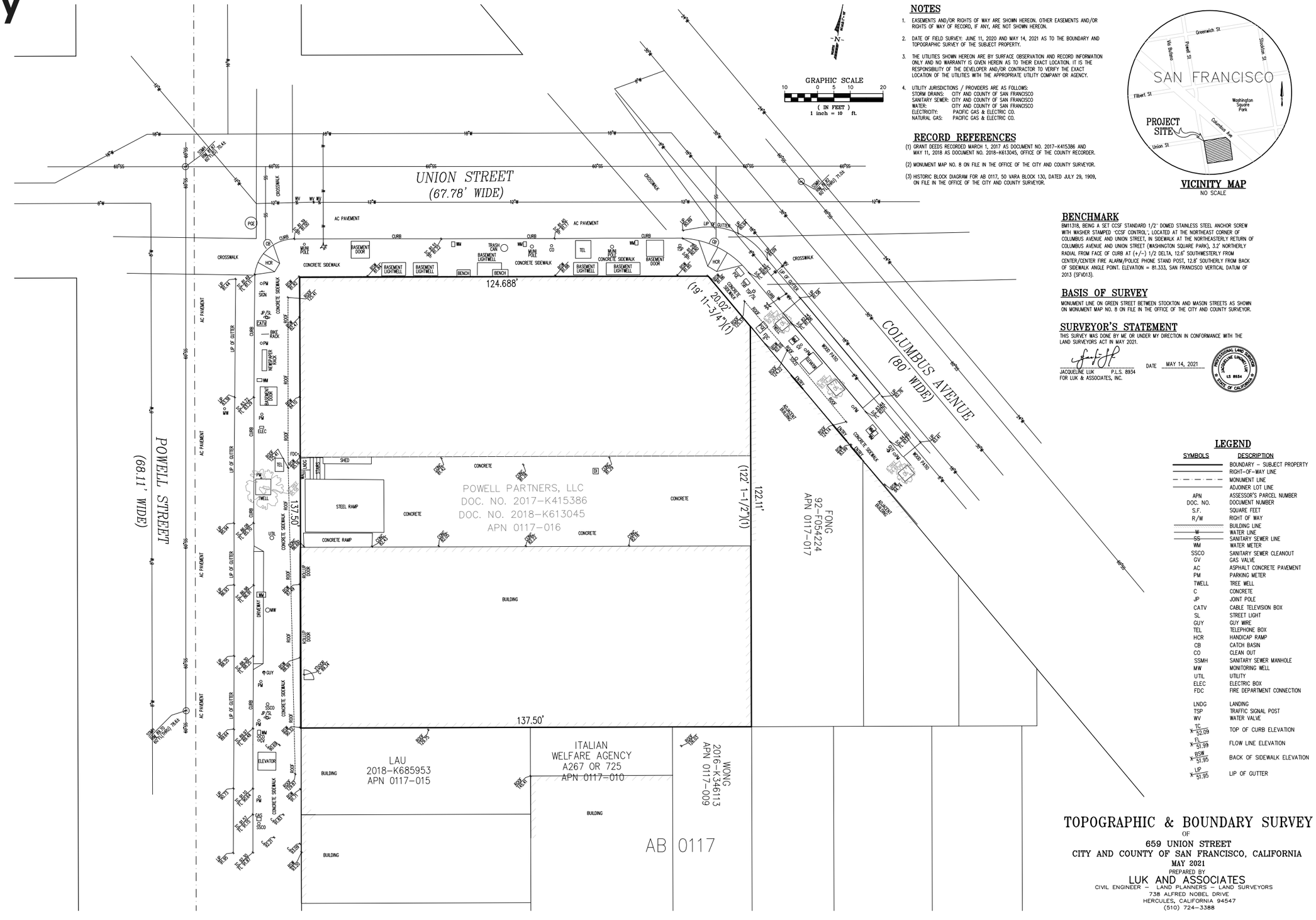


Assessor's Block Map



Historic Sanborn Map

Site Survey



NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: JUNE 11, 2020 AND MAY 14, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
4. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
   SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
   WATER: CITY AND COUNTY OF SAN FRANCISCO
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

RECORD REFERENCES

(1) GRANT DEEDS RECORDED MARCH 1, 2017 AS DOCUMENT NO. 2017-K415386 AND MAY 11, 2018 AS DOCUMENT NO. 2018-K613045, OFFICE OF THE COUNTY RECORDER.

(2) MONUMENT MAP NO. 8 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(3) HISTORIC BLOCK DIAGRAM FOR AB 0117, 50 VARA BLOCK 130, DATED JULY 29, 1909, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

VICINITY MAP
NO SCALE

BENCHMARK

BM11318, BEING A SET CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL", LOCATED AT THE NORTHEAST CORNER OF COLUMBUS AVENUE AND UNION STREET, IN SIDEWALK AT THE NORTHEASTERLY RETURN OF COLUMBUS AVENUE AND UNION STREET (WASHINGTON SQUARE PARK), 3.2' NORTHERLY RADIAL FROM FACE OF CURB AT (+/-) 1/2 DELTA, 12.6' SOUTHWESTERLY FROM CENTER/CENTER FIRE ALARM/POLICE PHONE STAND POST, 12.8' SOUTHERLY FROM BACK OF SIDEWALK ANGLE POINT. ELEVATION = 81.333, SAN FRANCISCO VERTICAL DATUM OF 2013 (SFVD13).

BASIS OF SURVEY

MONUMENT LINE ON GREEN STREET BETWEEN STOCKTON AND MASON STREETS AS SHOWN ON MONUMENT MAP NO. 8 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN MAY 2021.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE MAY 14, 2021

PROFESSIONAL LAND SURVEYOR JACQUELINE LUK LS 8934 STATE OF CALIFORNIA

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY - SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	MONUMENT LINE
	ADJOINER LOT LINE
APN	ASSESSOR'S PARCEL NUMBER
DOC. NO.	DOCUMENT NUMBER
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
WM	WATER METER
SSCO	SANITARY SEWER CLEANOUT
GV	GAS VALVE
AC	ASPHALT CONCRETE PAVEMENT
PM	PARKING METER
TWELL	TREE WELL
C	CONCRETE
JP	JOINT POLE
CATV	CABLE TELEVISION BOX
SL	STREET LIGHT
GUY	GUY WIRE
TEL	TELEPHONE BOX
HCR	HANDICAP RAMP
CB	CATCH BASIN
CO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
MW	MONITORING WELL
UTIL	UTILITY
ELEC	ELECTRIC BOX
FDC	FIRE DEPARTMENT CONNECTION
LNDG	LANDING
TSP	TRAFFIC SIGNAL POST
WV	WATER VALVE
TC 52.09	TOP OF CURB ELEVATION
FL 51.99	FLOW LINE ELEVATION
BSW 51.95	BACK OF SIDEWALK ELEVATION
LIP 51.95	LIP OF GUTTER

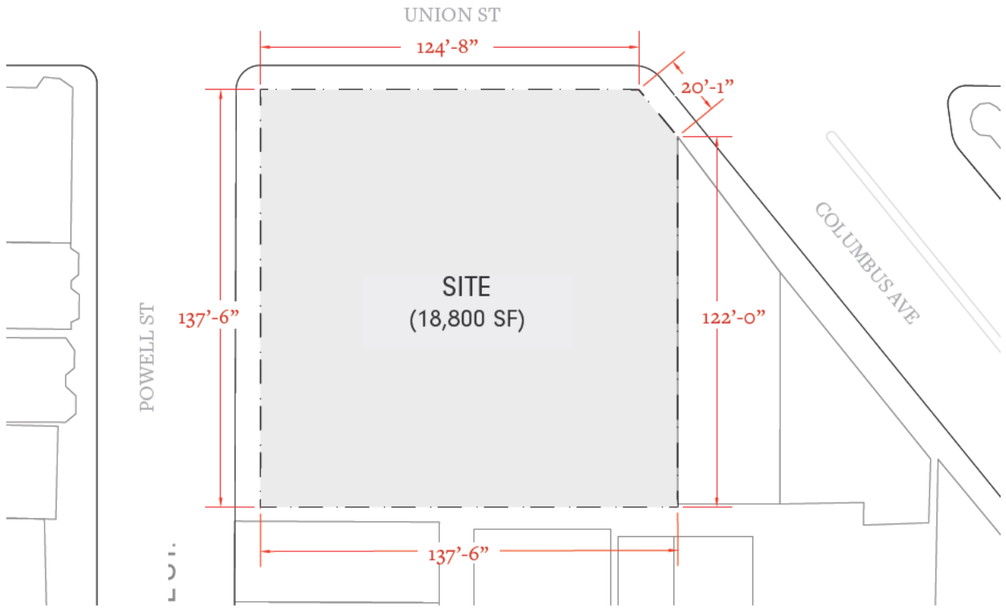
TOPOGRAPHIC & BOUNDARY SURVEY

OF

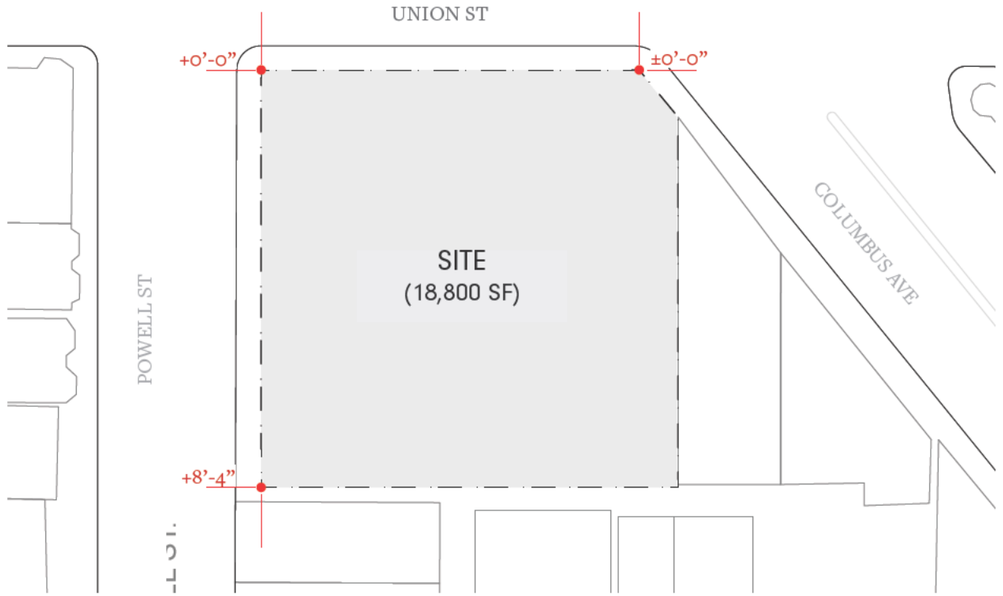
659 UNION STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MAY 2021

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

Site Grading Condition

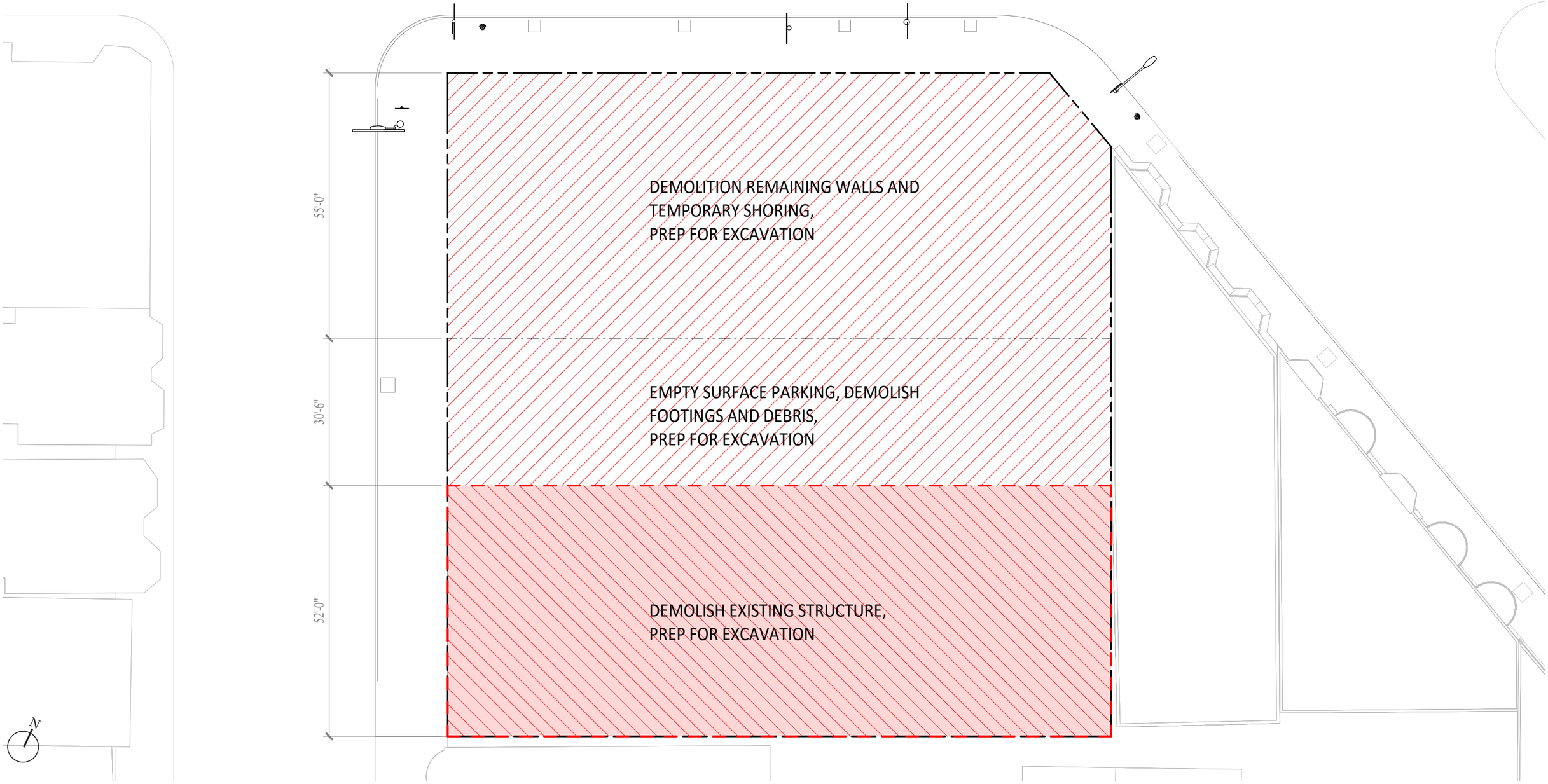


Site Dimension Plan



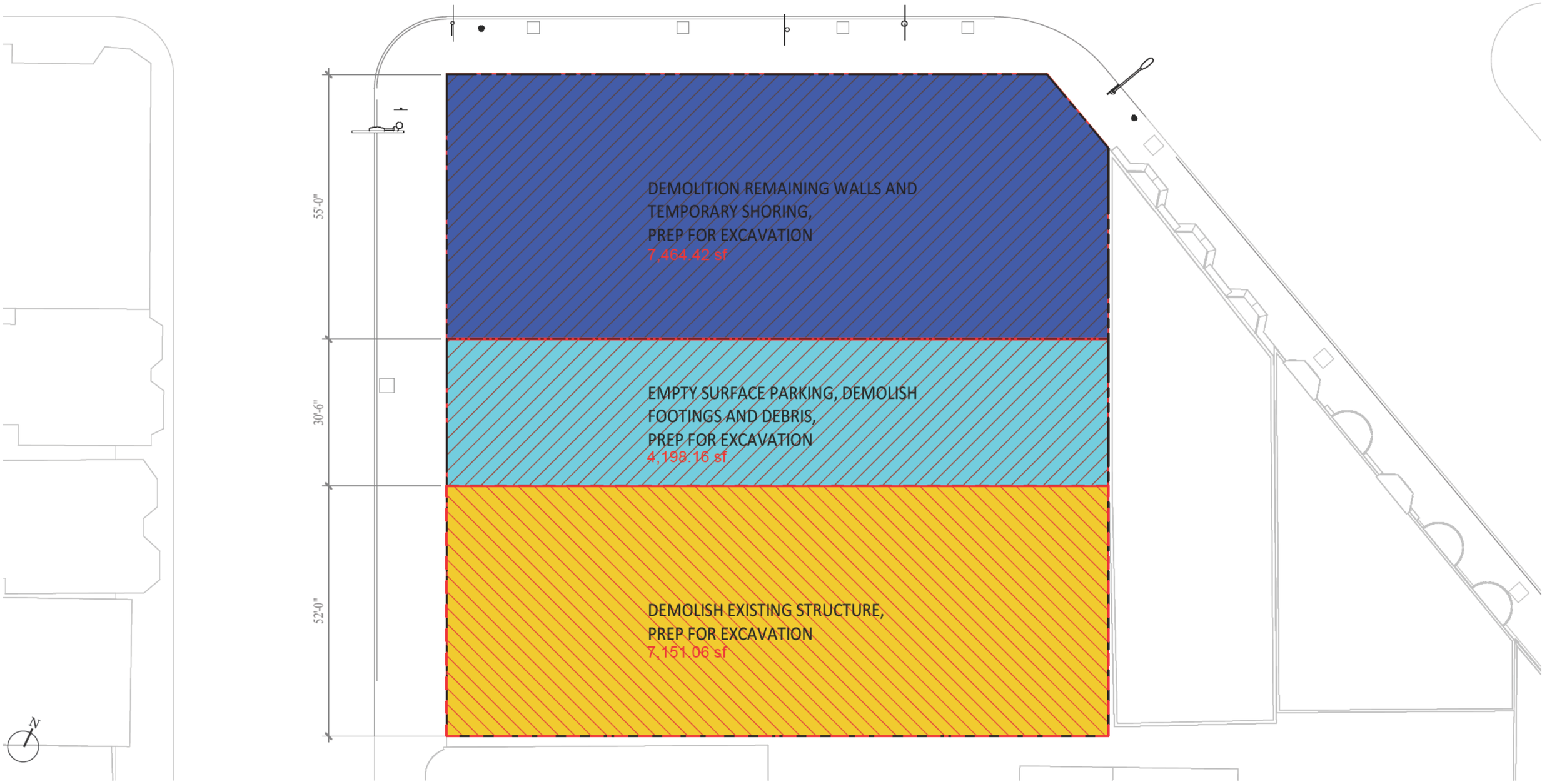
Site Plan with horizontal control heights

Demolition Plan



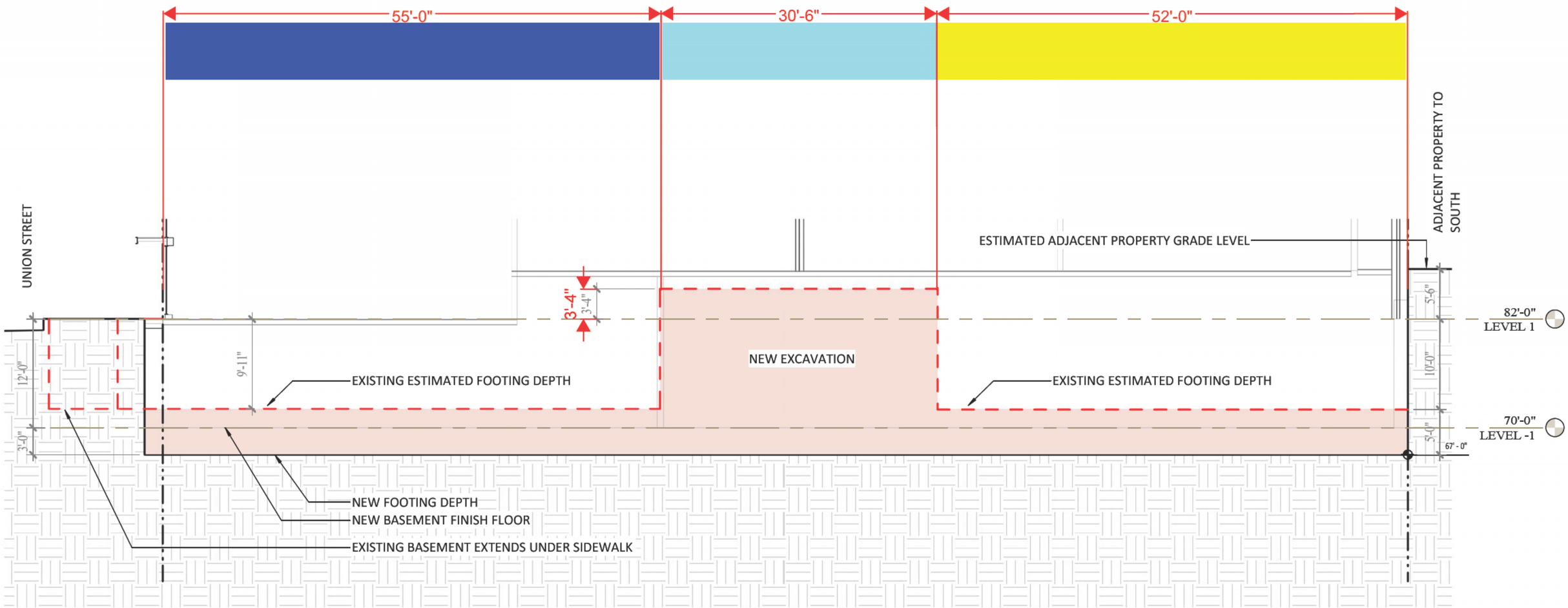
Demolition Plan

Excavation Total Plan Area - 18831.62 SF
See Excavation Section for Depths



Demolition Plan

Excavation Total Plan Area - 18831.62 SF
See Demolition/Excavation Plan for Areas



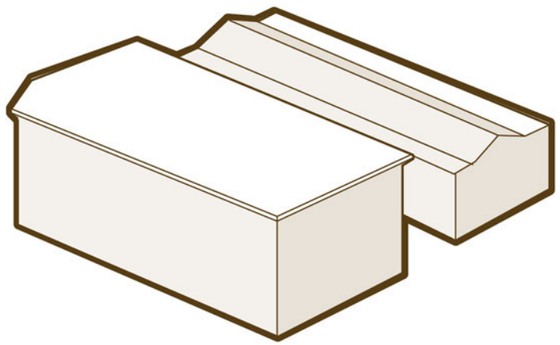
	AREA	DEPTH		
SITE 01	7464.42	5	37322.1	
SITE 02	4198.16	18.3	76826.33	
SITE 03	7151.06	5	35755.3	
			149903.7	cu. ft.
			5551.99	cu. yd.

Proposed Project

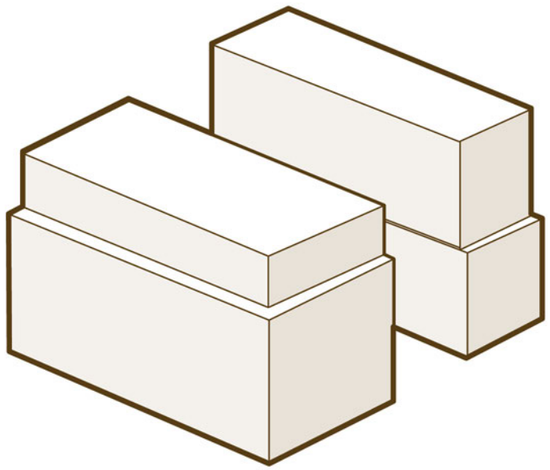
Conceptual Rendering



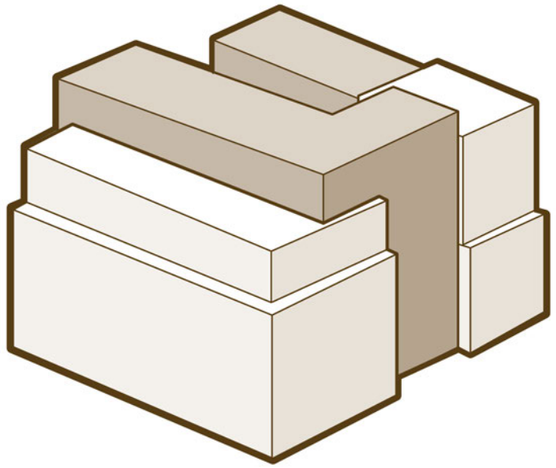
Massing Concept



Buildings previously on site.



Retail the massing at the street level, add residential above.



Connect with circulation and rooftop restaurant.

Material Precedent



Material of previous building before fire.

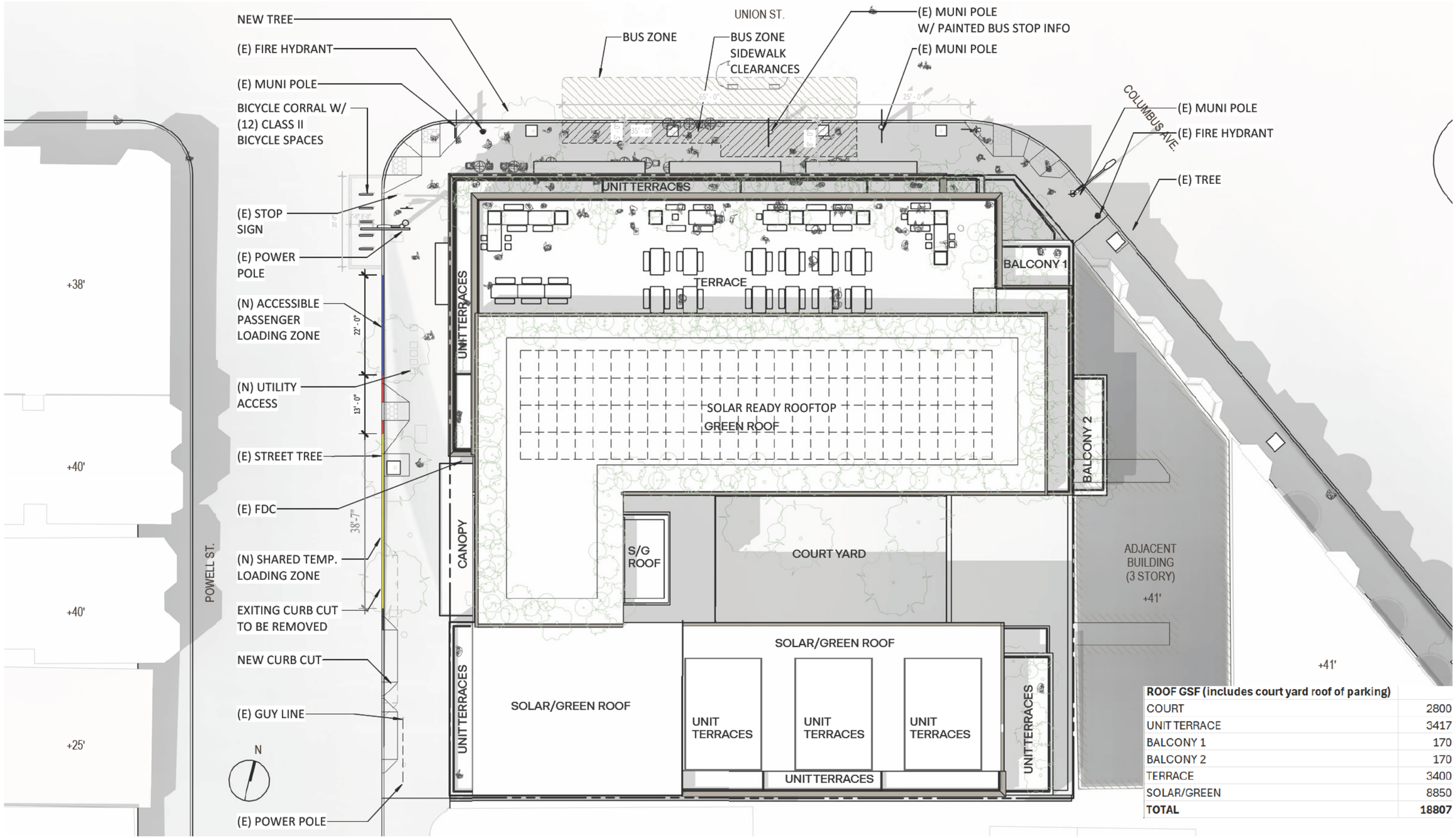


Material reflects previous material and surrounding context.

Project Data

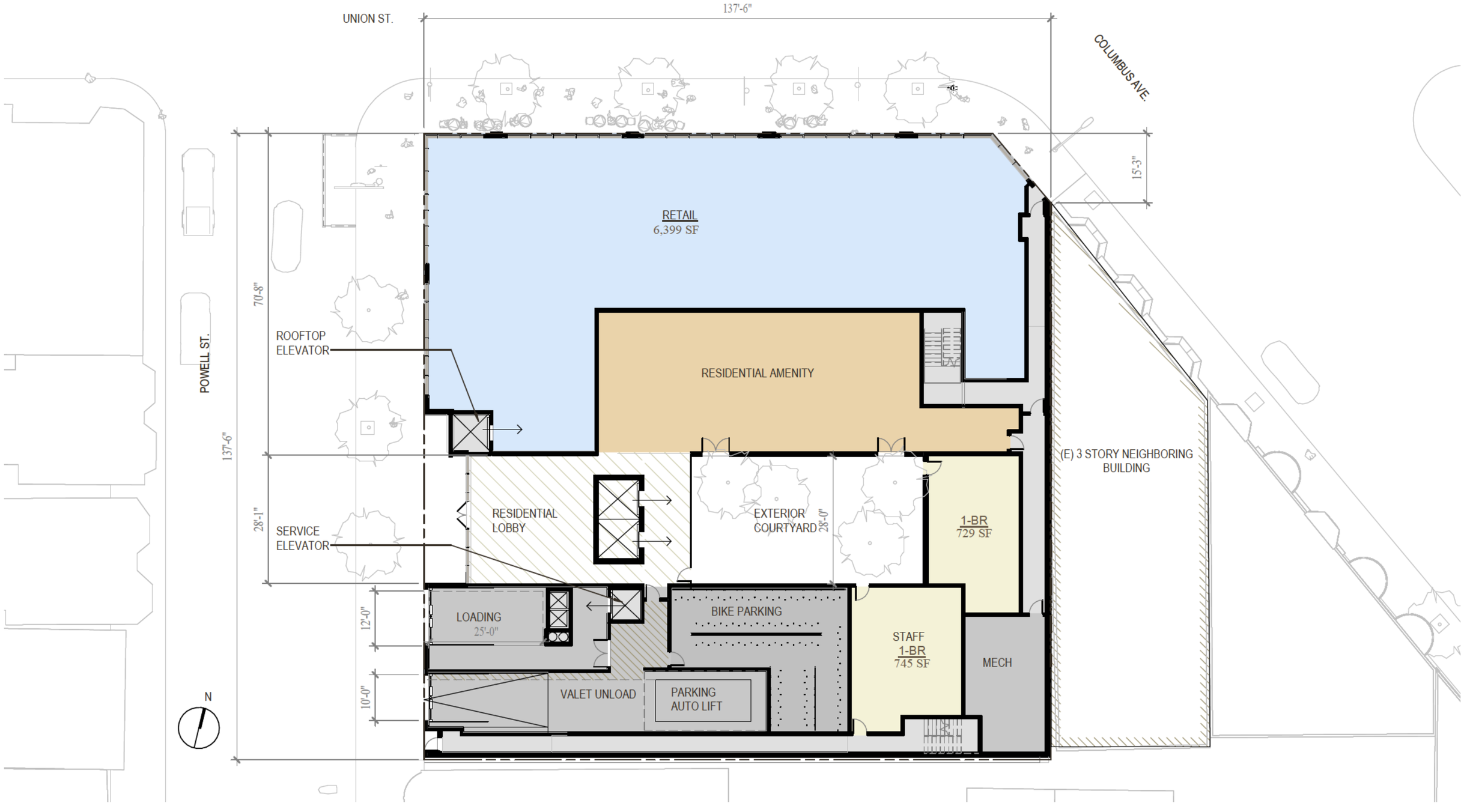
Floor Elev	Floor to Floor	Floor Number	TOTAL Total Units / Floor	TOTAL Average	Unit Type 0 - BR Unit Count	Unit Type 1-BR Unit Count	Unit Type 2-BR Unit Count	Unit Type 3-BR Unit Count	GFA Per Use (Per Section 102) Residential	GFA Per Use (Per Section 102) Amenity	GFA Per Use (Per Section 102) Common	Residential Gross Floor Area (Per Section 102)		Non-Exempt Retail GSF (b)(14)		Exempted SF, Per Planning Code Section "102 Floor Area, Gross" Definition: Lower Residential Elevators / Circulation (b)(11)	Penthouse (b)(3)	Mech / Shafts (b)(3) (b)(4)	Bikes (b)(8)	Basement (b)(1)	Parking (b)(7)	Parking Count	Class 1 Bike Parking	Class 2 Bike Parking		Gross Floor Area (Total)		Open Space Provided (Total Lot Area 22,567.72 sf) Usable Open Space On Site (Private + Public)	Private Usable Open Space	Common Open Space	Publicly Accessible Private Open Space
		RF																												
75.0 ft	15.0 ft	8						(Top floors of Level 7 Units)	2,392 sf		1,056 sf	3,448 sf		6,678 sf												10,126 sf			325 sf		
65.0 ft	10.0 ft	7	14	985 sf	0	9	1	4	11,397 sf		1,976 sf	13,373 sf	+		+										=	13,373 sf		612 sf	612 sf		
55.0 ft	10.0 ft	6	14	894 sf	0	11	2	1	12,516 sf		1,331 sf	13,847 sf														13,847 sf		1,291 sf	1,291 sf		
45.0 ft	10.0 ft	5	15	834 sf	1	11	2	1	12,516 sf		1,979 sf	14,495 sf														14,495 sf		559 sf	559 sf		
35.0 ft	10.0 ft	4	15	860 sf	1	10	3	1	12,893 sf		1,947 sf	14,840 sf														14,840 sf		224 sf	224 sf		
25.0 ft	10.0 ft	3	15	860 sf	1	10	3	1	12,893 sf		1,947 sf	14,840 sf														14,840 sf		224 sf	224 sf		
15.0 ft	10.0 ft	2	14	844 sf	2	9	2	1	11,818 sf		1,923 sf	13,741 sf														13,741 sf		1,346 sf	1,346 sf		
.0 ft	15.0 ft	1	2	737 sf	2				1,474 sf	3,950 sf	1,212 sf	6,636 sf		5,708 sf		1,431 sf		556 sf	990 sf		1,959 sf		99	12		17,280 sf		6,466 sf	4,581 sf	1,430 sf	455 sf
-10.0 ft	10.0 ft	B1																2,734 sf		8,053 sf	6,669 sf	40				17,456 sf					
			89 Total Units	**875 sf** Average Size	**5** 0 - BR	**62** 1-BR	**13** 2-BR	**9** 3-BR	**77,899 sf** Residential	**3,950 sf** Amenity	**13,371 sf** Common	**95,220 sf** Residential Gross Floor Area (Per Section 102)		**12,386 sf** Retail GSF (b)(14)		**1,431 sf** Lower Residential Elevators / Circulation (b)(11)	**0 sf** Penthouse (b)(3)	**3,290 sf** Mech / Shafts (b)(3) (b)(4)	**990 sf** Bikes (b)(8)	**8,053 sf** Basement (b)(1)	**8,628 sf** Parking (b)(7)	**40** Parking Count	**99** Class 1 Bike Parking	**12** Class 2 Bike Parking		**129,998 sf** Gross Floor Area (Total)		**10,592 sf** Usable Open Space On Site (Private + Public)	**9,162 sf** Private Usable Open Space	**1,430 sf** Common Open Space	**455 sf** Publicly Accessible Private Open Space
			47 Max units base zoning		**520 sf** Average Size	**736 sf** Average Size	**1,096 sf** Average Size	**1,395 sf** Average Size				**107,606 sf** Gross Floor Area (Per Section 102)											99 Class 1 Bike Required Retail + Units Per 155.2	10 Residential Class 2 Bike Required Retail + Units Per 155.2							
					6%	**70%**	**15%**	**10%**																							
					0.842696629	10.4494382	2.191011236	1.516853933																							
					1	**10**	**2**	**2**																							

Roof/Site Plan



ROOF GSF (includes court yard roof of parking)	
COURT	2800
UNIT TERRACE	3417
BALCONY 1	170
BALCONY 2	170
TERRACE	3400
SOLAR/GREEN	8850
TOTAL	**18807**

Floor Plan Level 1



Floor Plan Level 2



Floor Plan Level 3



Floor Plan Level 4



Floor Plan Level 5



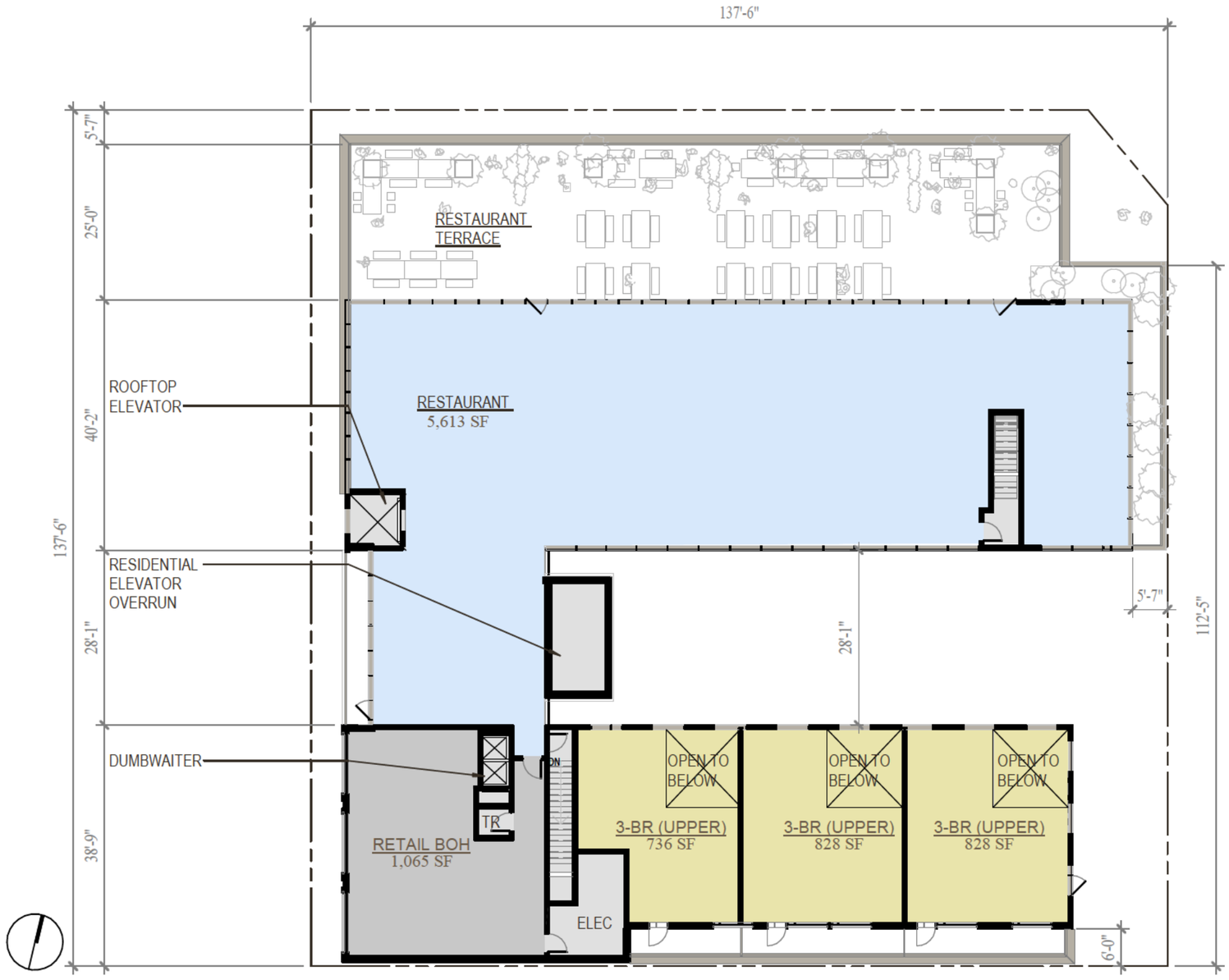
Floor Plan Level 6



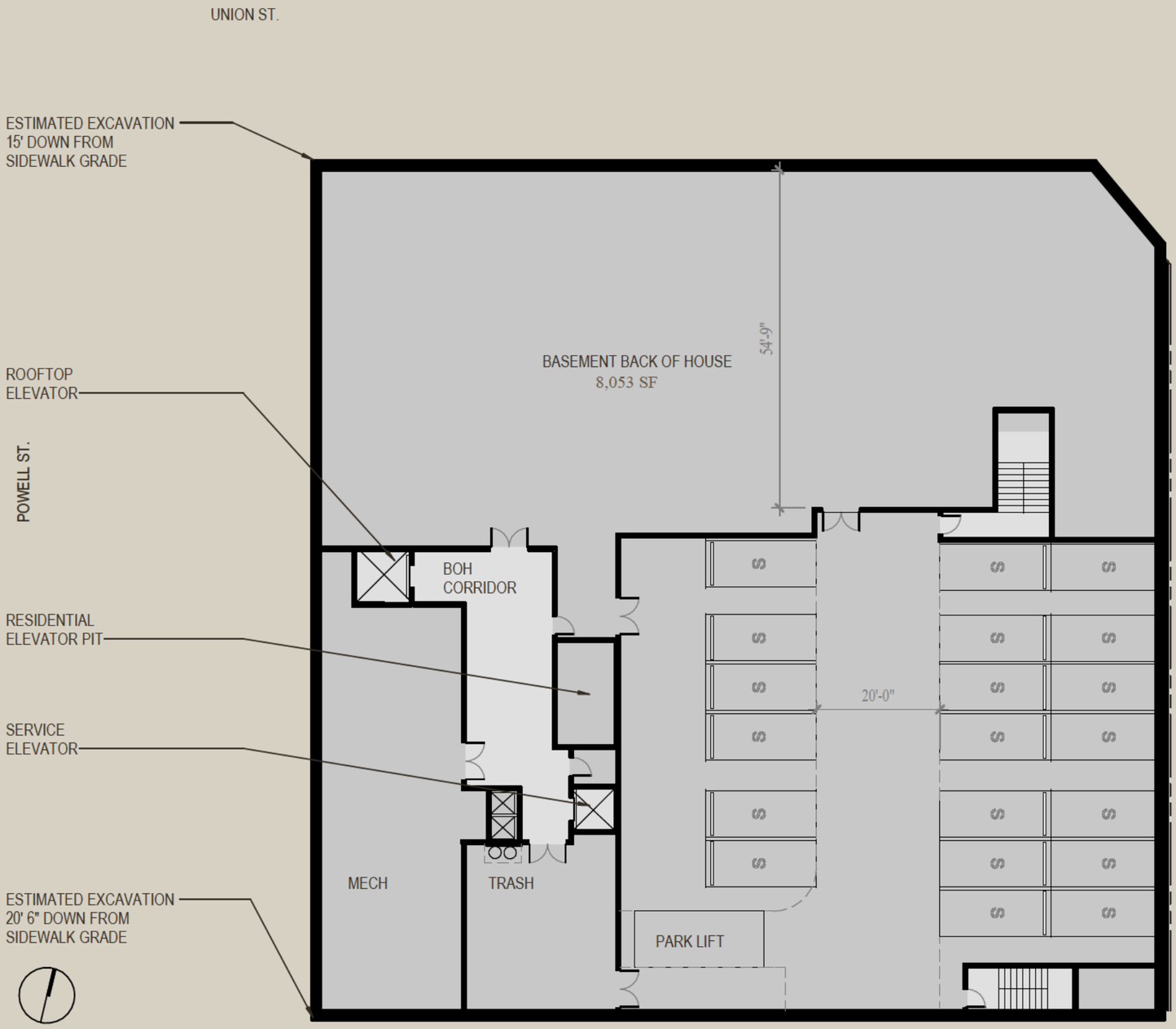
Floor Plan Level 7



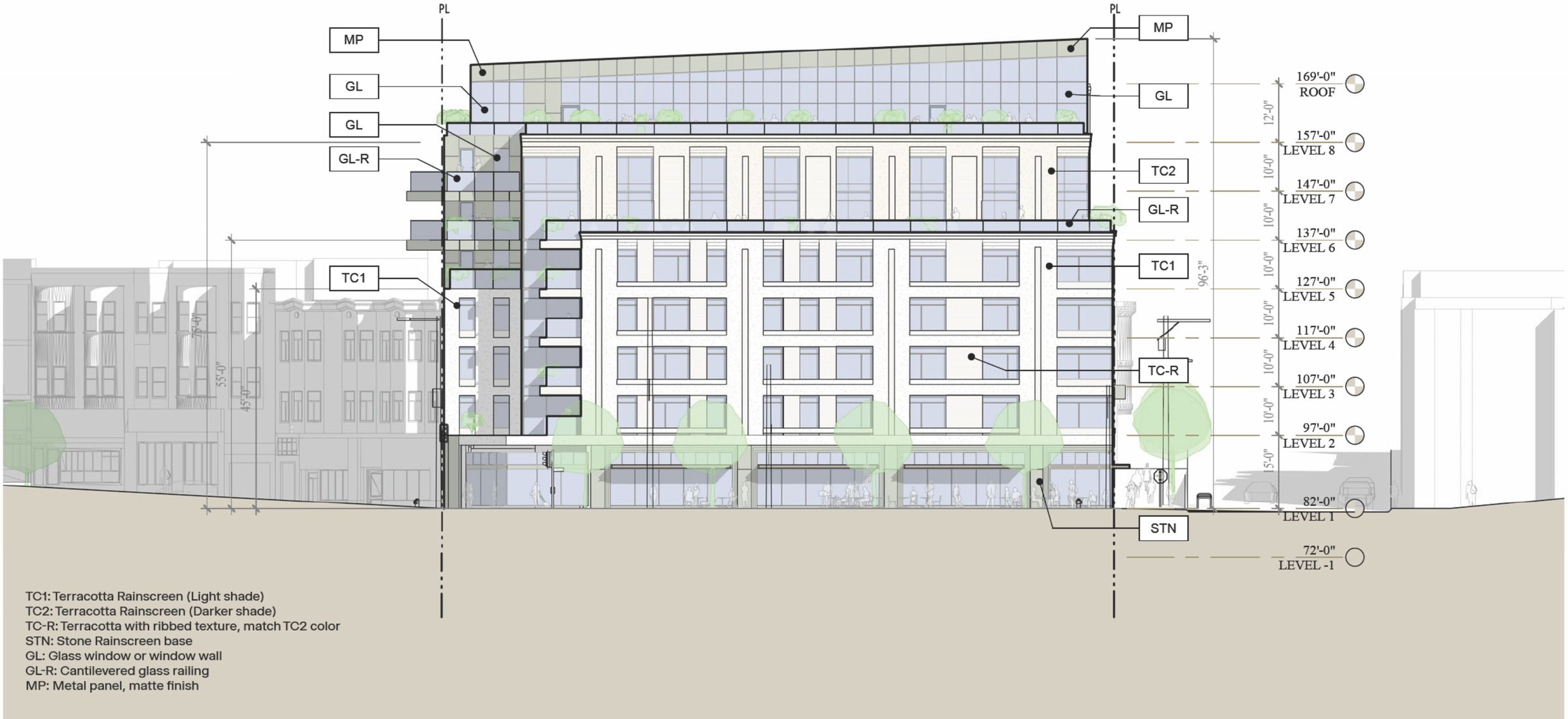
Floor Plan Level 8



Floor Plan Level -1 (Basement)

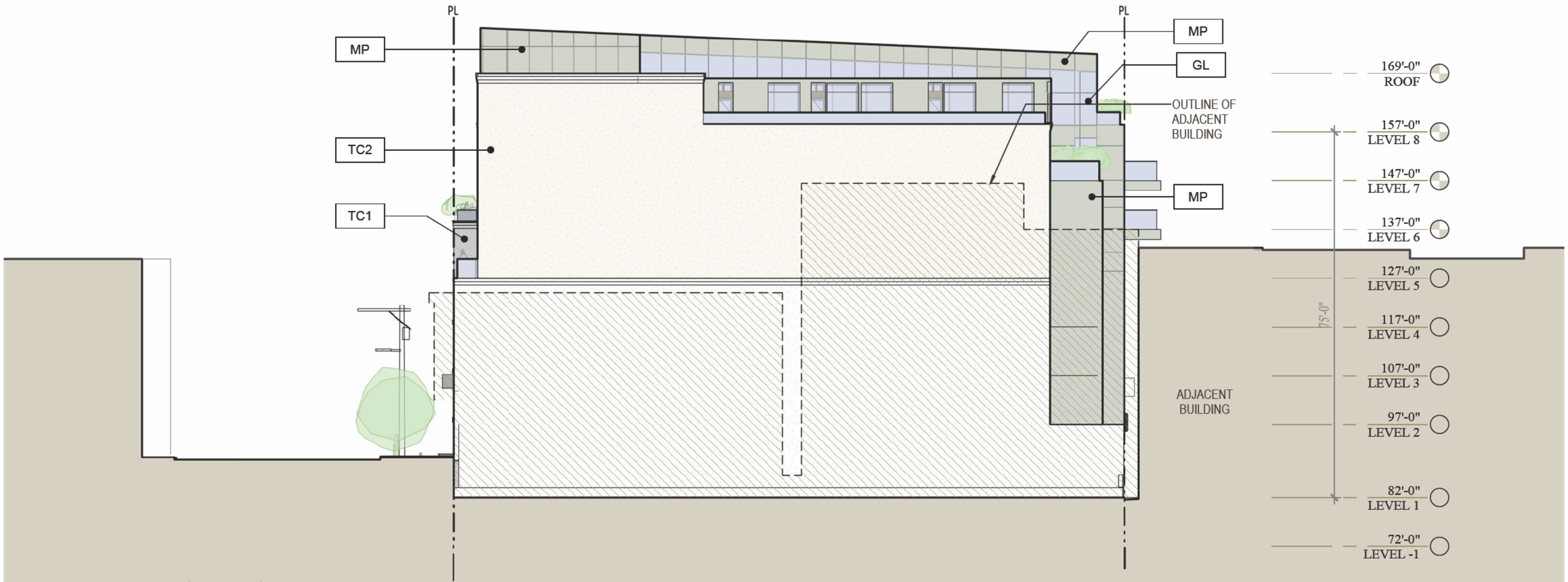


Elevation - North



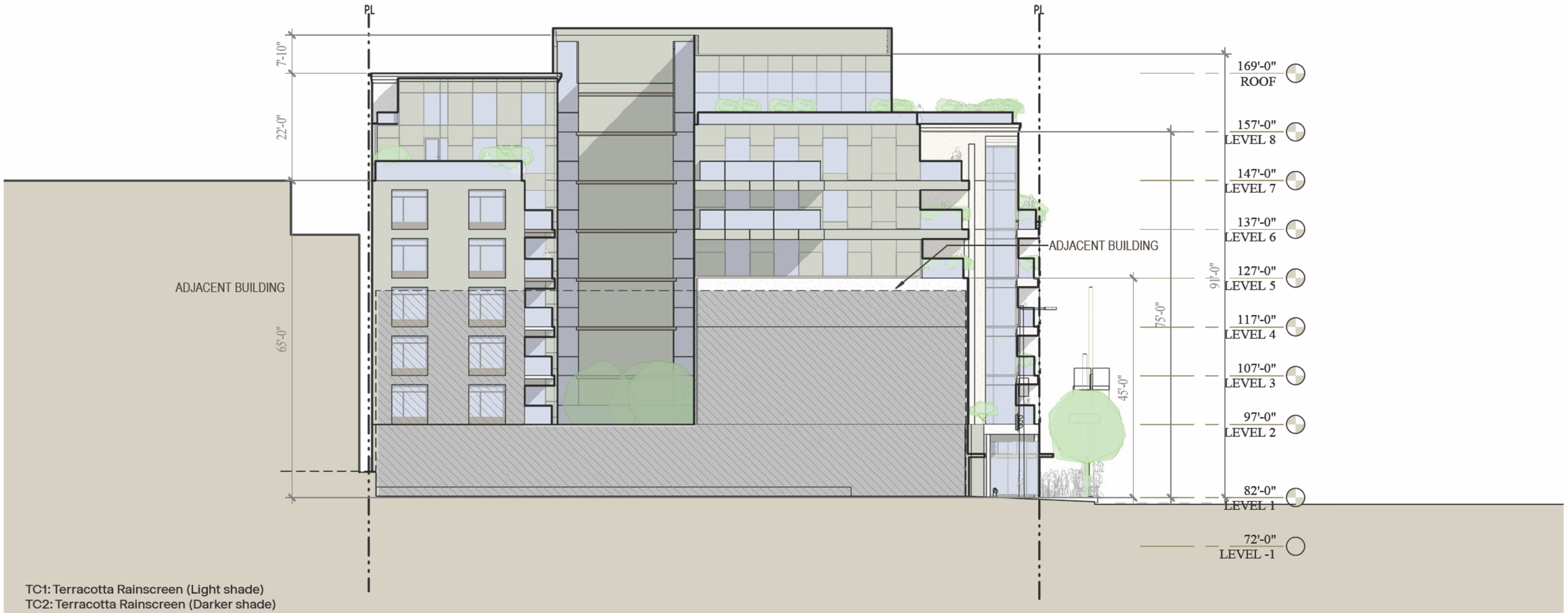
TC1: Terracotta Rainscreen (Light shade)
TC2: Terracotta Rainscreen (Darker shade)
TC-R: Terracotta with ribbed texture, match TC2 color
STN: Stone Rainscreen base
GL: Glass window or window wall
GL-R: Cantilevered glass railing
MP: Metal panel, matte finish

Elevation - South



TC1: Terracotta Rainscreen (Light shade)
TC2: Terracotta Rainscreen (Darker shade)
TC-R: Terracotta with ribbed texture, match TC2 color
STN: Stone Rainscreen base
GL: Glass window or window wall
GL-R: Cantilevered glass railing
MP: Metal panel, matte finish

Elevation - East



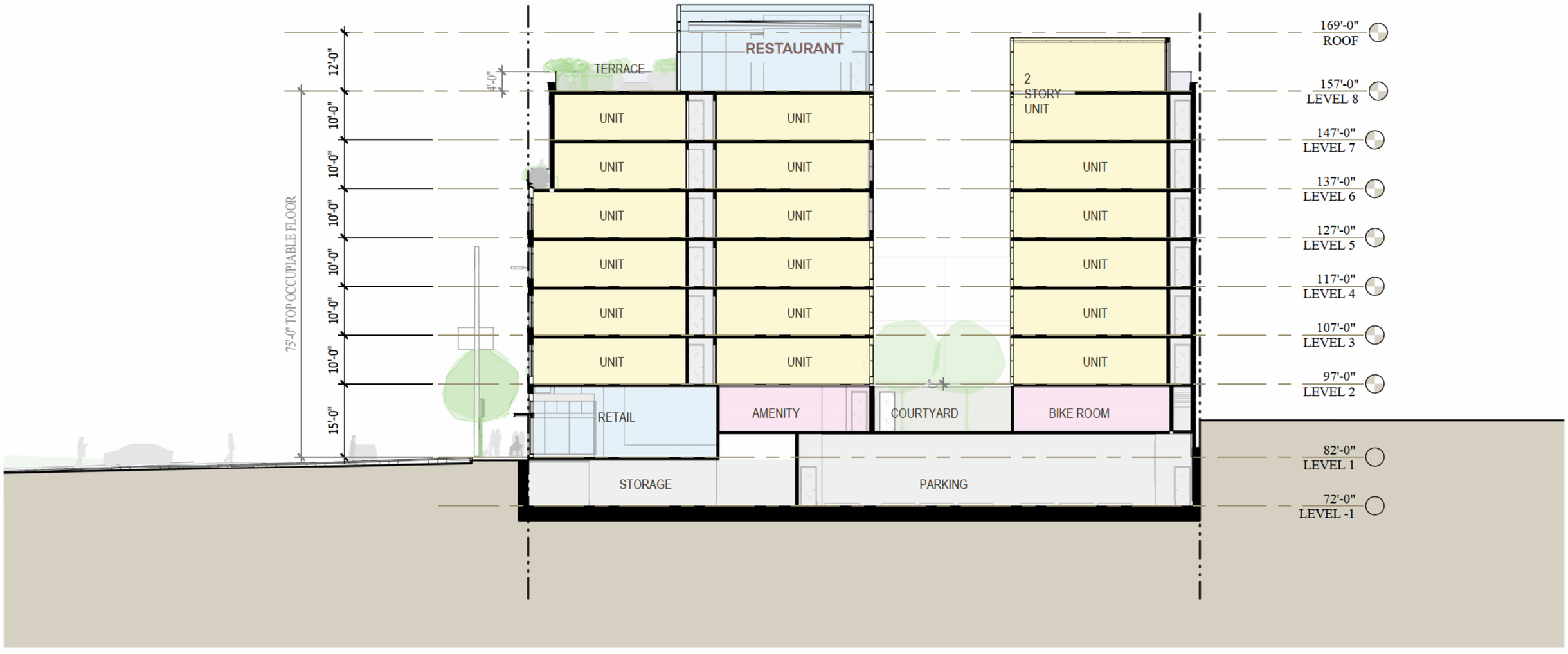
TC1: Terracotta Rainscreen (Light shade)
TC2: Terracotta Rainscreen (Darker shade)
TC-R: Terracotta with ribbed texture, match TC2 color
STN: Stone Rainscreen base
GL: Glass window or window wall
GL-R: Cantilevered glass railing
MP: Metal panel, matte finish

Elevation - West



TC1: Terracotta Rainscreen (Light shade)
TC2: Terracotta Rainscreen (Darker shade)
TC-R: Terracotta with ribbed texture, match TC2 color
STN: Stone Rainscreen base
GL: Glass window or window wall
GL-R: Cantilevered glass railing
MP: Metal panel, matte finish

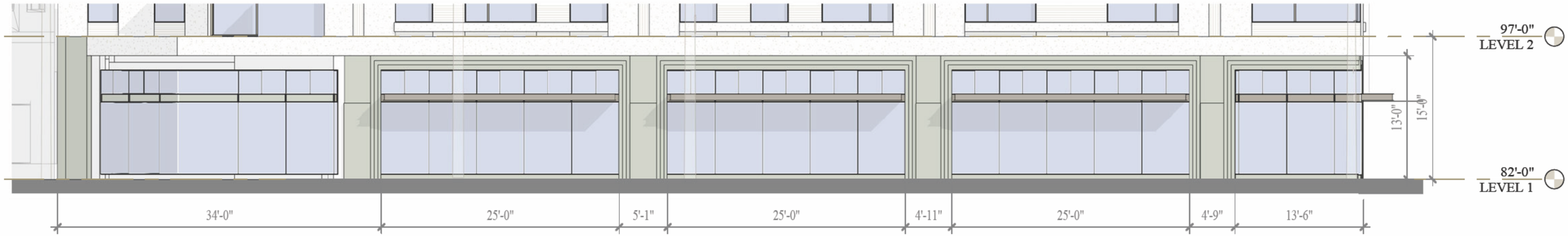
Section - North/South



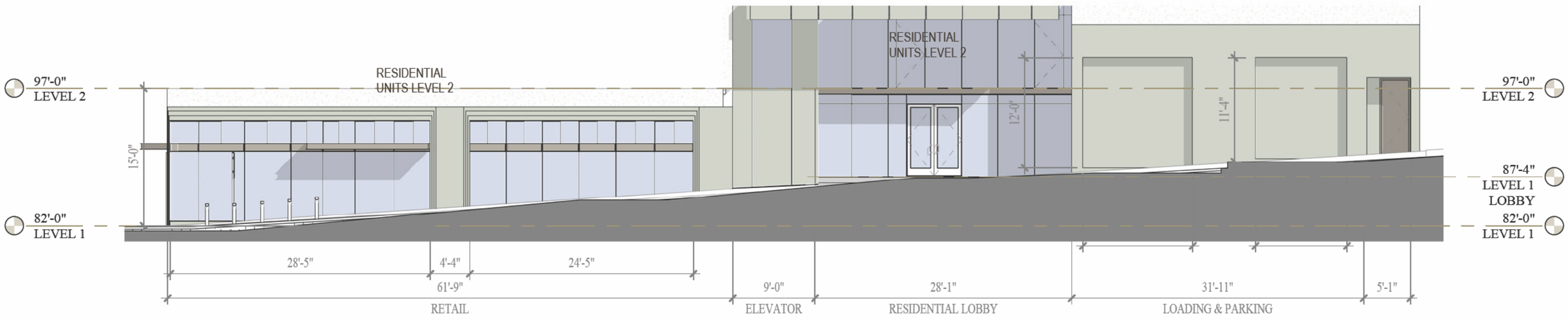
Section - West/East



Transparency Diagram



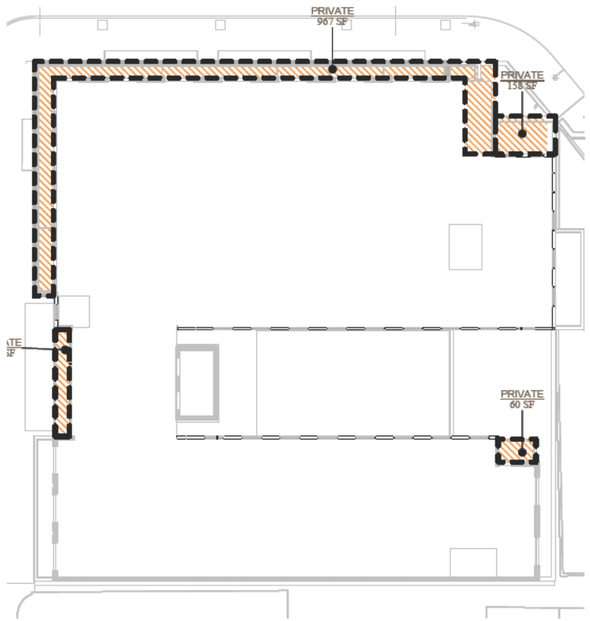
North Elevation



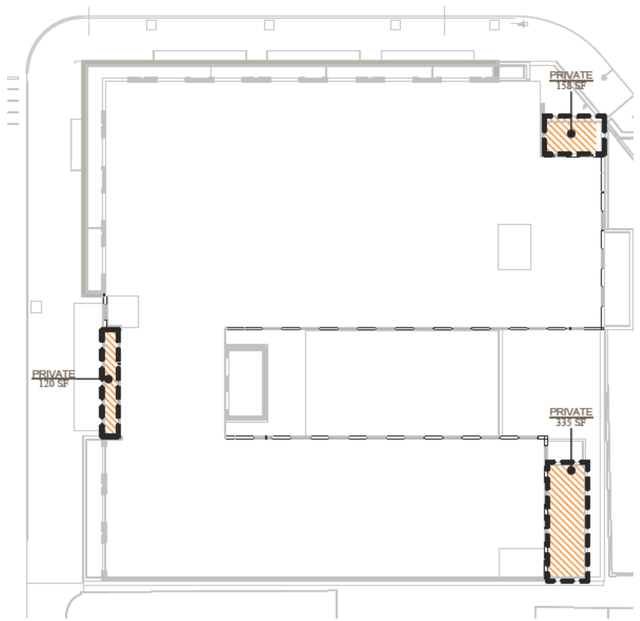
West Elevation

Open Space Diagrams

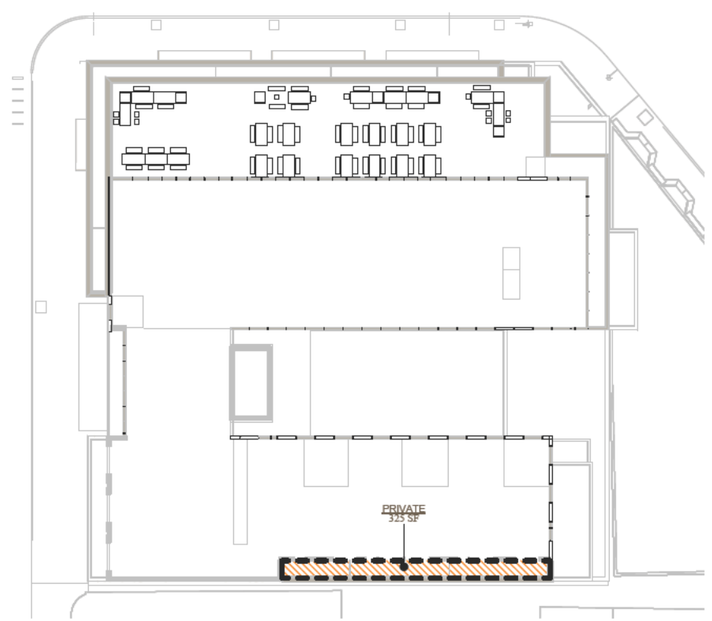
See calculation on page 13



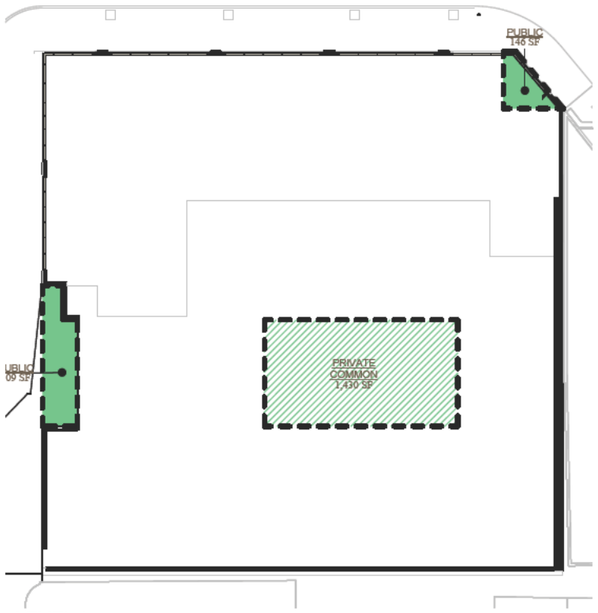
LEVEL 6



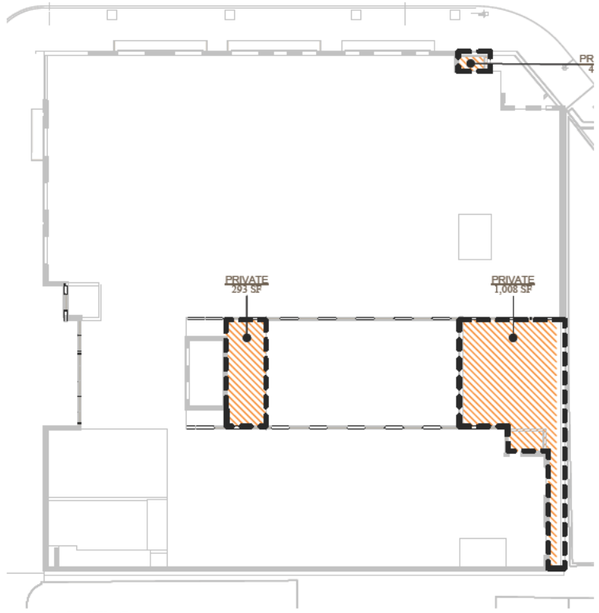
LEVEL 7



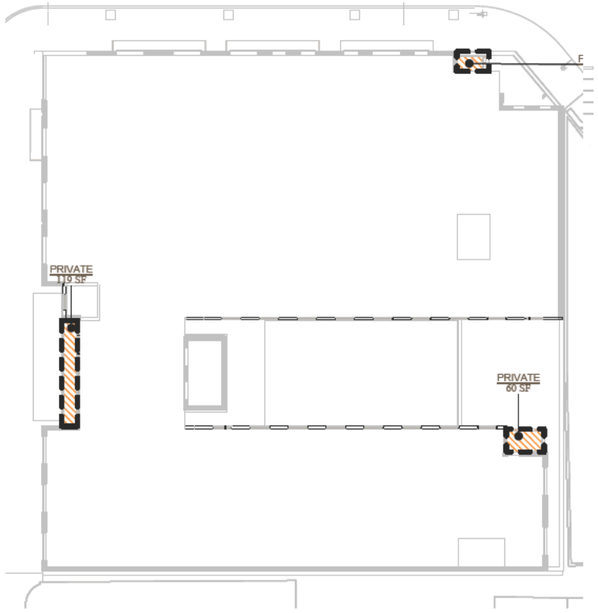
LEVEL 8



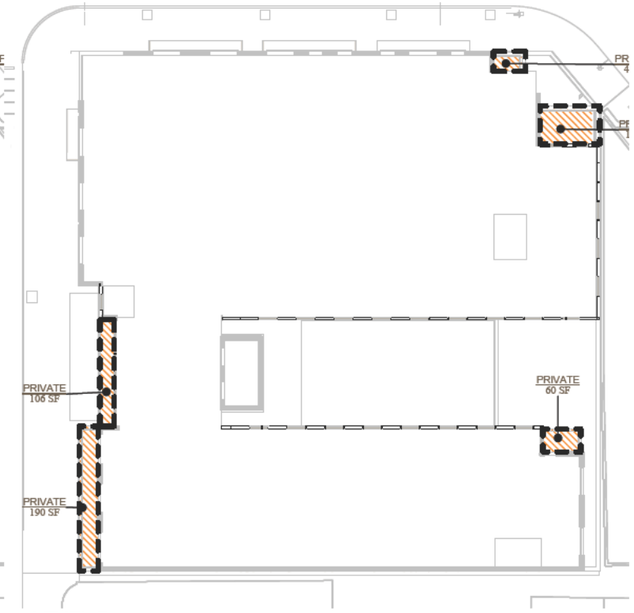
LEVEL 1



LEVEL 2

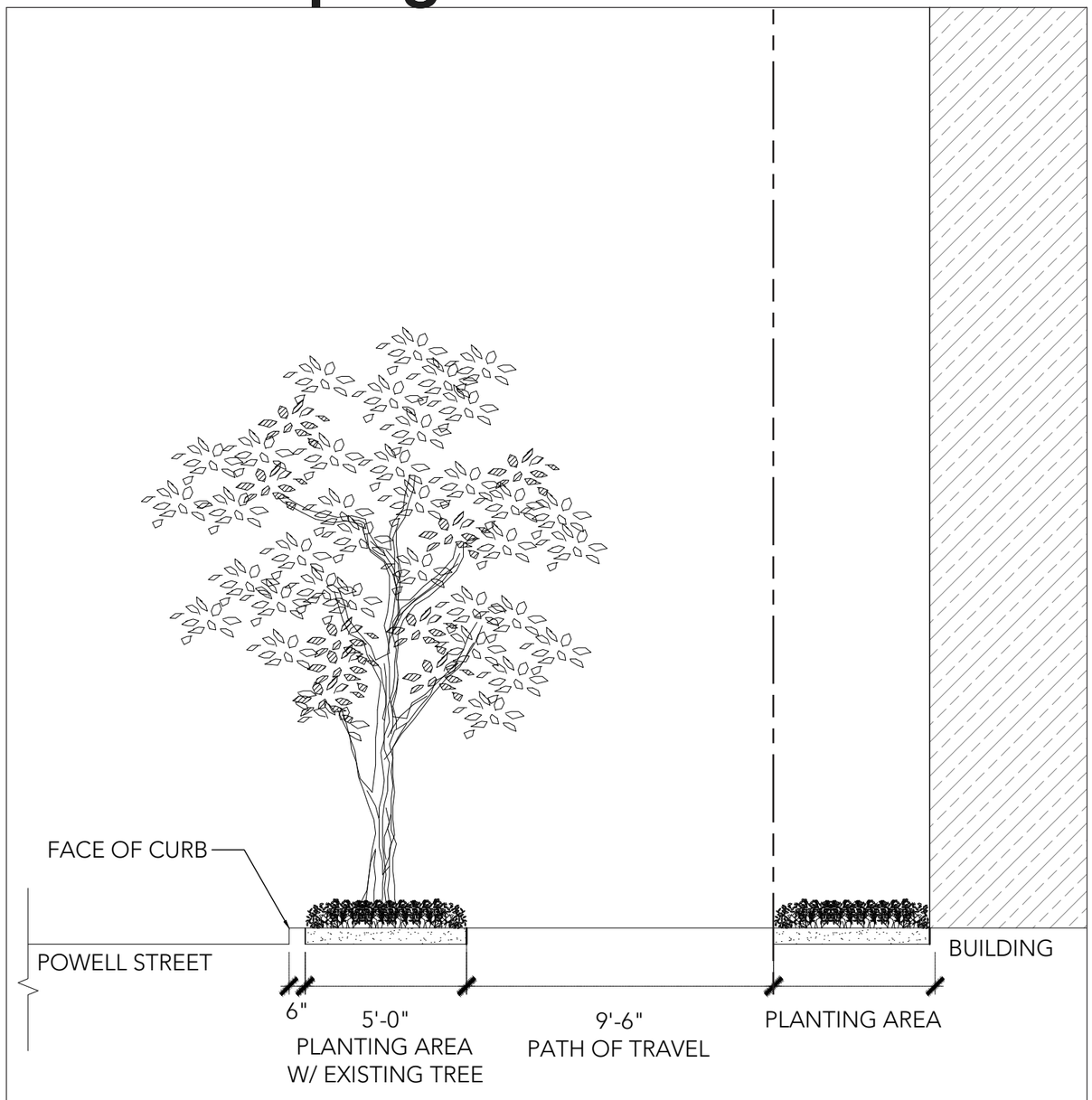


LEVEL 3-4

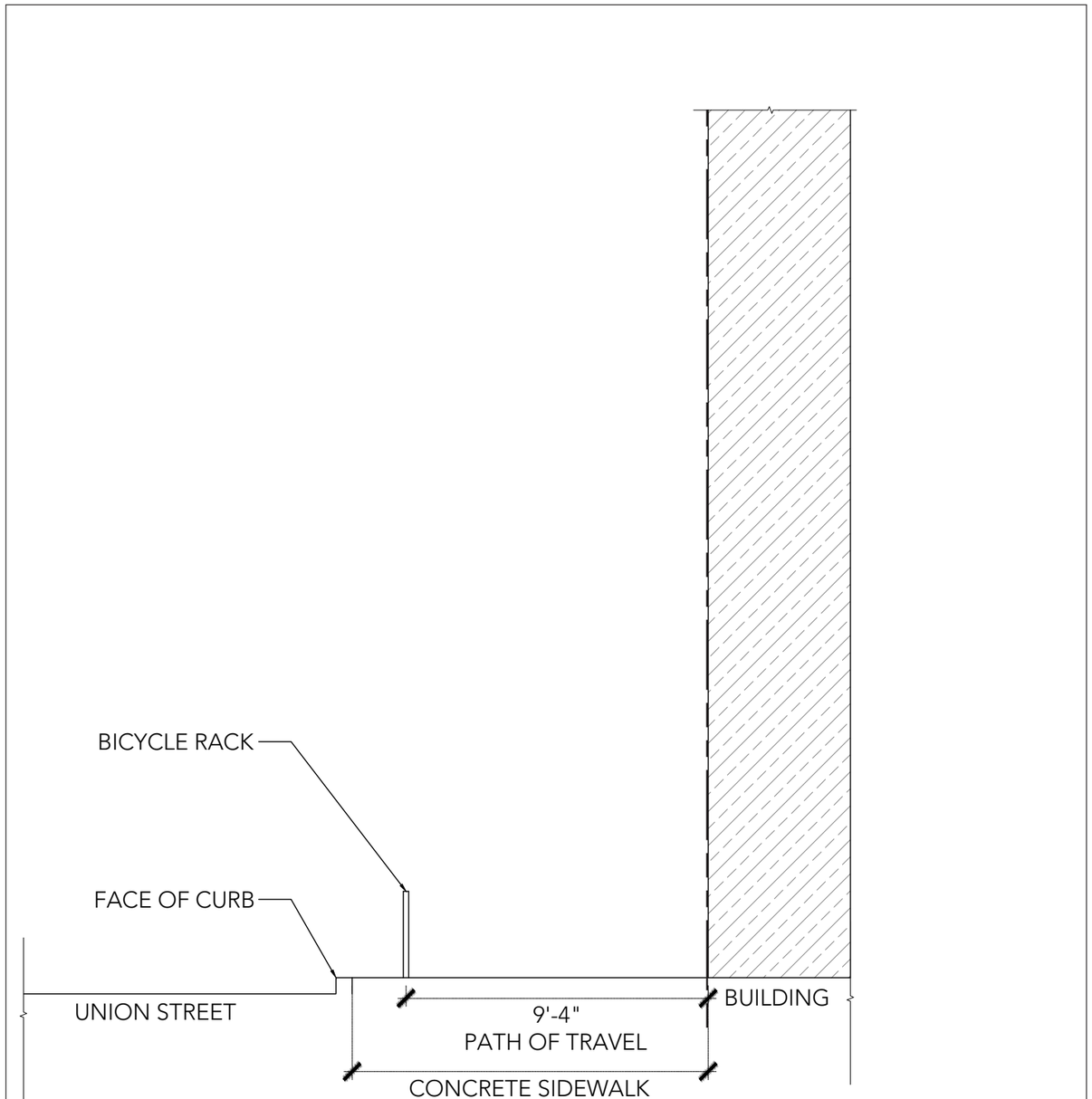


LEVEL 5

Street Scaping Sections



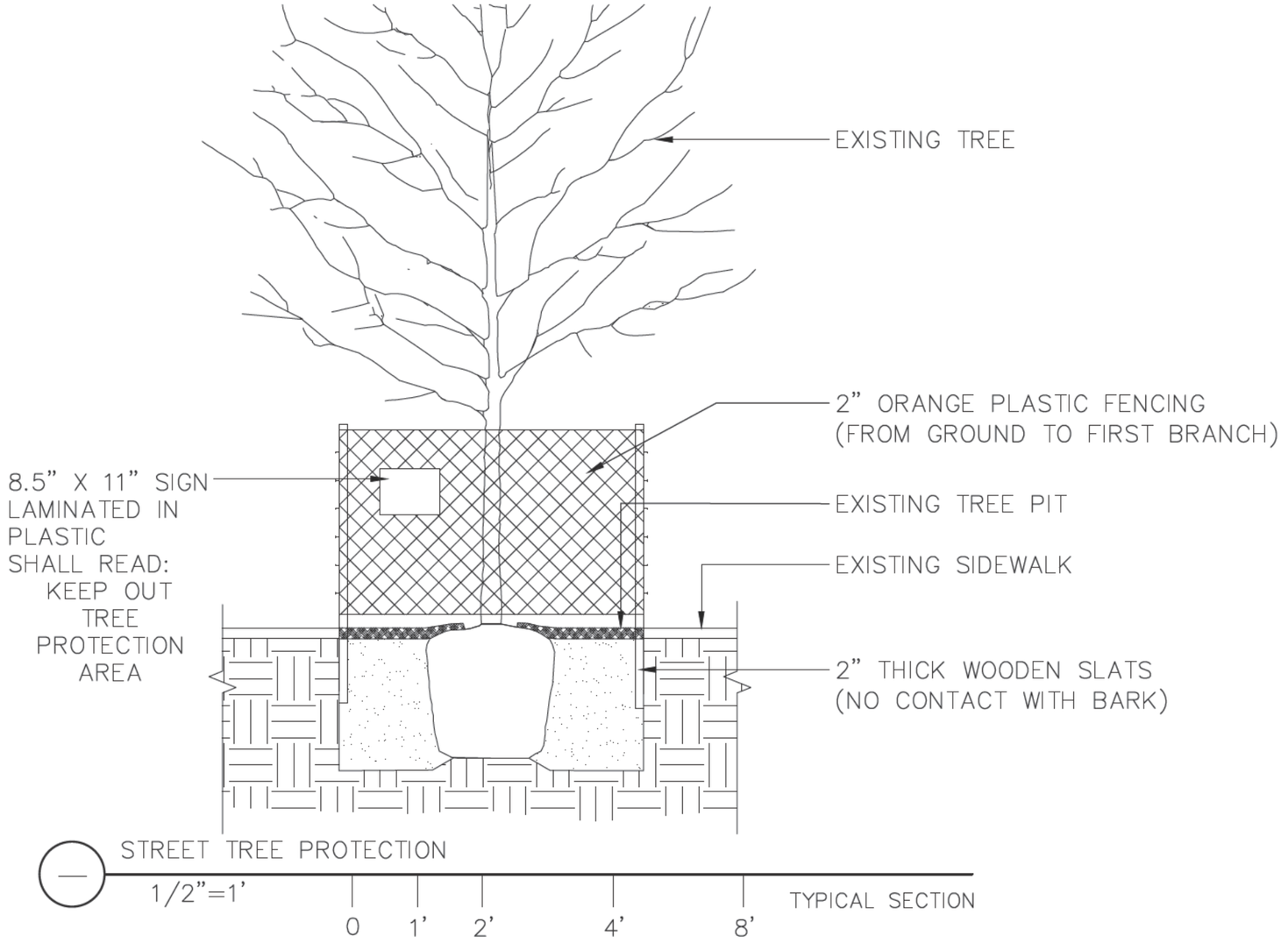
1 POWELL STREET SCALE: 1/4"=1'-0" SECTION 0 1' 5'



2 UNION STREET SCALE: 1/4"=1'-0" SECTION 0 1' 5'

GROUNDWORKS office

Tree Protection



EXISTING TREE - POWELL STREET



GROUNDWORKS office

Waivers & Incentives

Waivers and Incentives Sought	Reference	W	I	Waiver or Incentive Sought
Restaurant use above ground floor			X	Allowing restaurant use / non residential use above ground floor.
Open Space	Sec 135	X		Exception to Open Space requirements per unit
Height Limit	Sec 260, 722	X		Exception to 40′ height limit
Required Rear Yard	Sec 722	X		Exception to the required 25% rear yard
3 BR Unit Mix	Sec 722	X		Exception to required 10% 3-BR mix

MEMORANDUM February 26th, 2026

To:
Matthew Greene
Deputy Director Inspection Services
Department of Building Inspection
49 South Van Ness
San Francisco, CA 94103

From: Erwin O'Toole, P.E. – Shoring and Civil Engineer C80734

Subject: **Updated Structural Condition and Life-Safety Assessment**
659 Union Street / 1656 Powell Street
(Block 0117 / Lot 016) – The Verdi Building

On April 18, 2025, ShoreCal Engineering Inc. issued a memorandum identifying serious structural hazards at the above-referenced property and requesting emergency action due to the deteriorated condition of the remaining unreinforced masonry structure. That memorandum documented worsening out-of-plane wall distress, unsupported perimeter elements, foundation cracking, and the expiration of all previously issued emergency shoring permits. At that time, it was concluded that the building posed an imminent threat to public safety.

The subject building is a former three-story unreinforced masonry (URM) structure with a basement, originally constructed in the early 1900s. The building sustained significant damage during a four-alarm fire on March 17, 2018, following an earlier fire event in 2013. After the 2018 fire, only portions of the perimeter masonry walls remained standing. A series of emergency permits were issued between 2018 and 2019 to install temporary interior and exterior shoring intended solely as short-term stabilization. All such permits have since expired, and no permanent corrective work has been completed.

Current Structural Condition

Subsequent observations and review of recent documentation confirm that the structural condition of the building has continued to deteriorate since the issuance of ShoreCal's April 2025 memorandum. The majority of the original roof and floor diaphragms are now either completely absent or so severely compromised by fire damage, water exposure, and prolonged weathering that they can no longer function as effective horizontal load-resisting elements. Any remaining diaphragm segments appear discontinuous and incapable of providing reliable anchorage to the masonry walls.
As a result, the remaining URM perimeter walls lack effective diaphragm support and continuity, a critical deficiency for this building type. URM structures rely heavily on diaphragm action to prevent out-of-plane wall failure and progressive collapse. In the absence of functional diaphragms, lateral loads must be resisted primarily by the masonry walls themselves, which were never designed to perform independently under modern seismic or wind demands.

Visual observations indicate continued degradation of the masonry. Cracking, displacement, and loss of mortar integrity are present at multiple elevations. In several areas, mortar deterioration is advanced to the point that individual bricks are poorly bonded and susceptible to dislodgement. These conditions are consistent with cumulative damage resulting from repeated fire exposure, thermal cycling, prolonged moisture infiltration, and lack of maintenance over an extended period.

Temporary Shoring and Bracing Systems

The temporary interior and exterior bracing systems currently in place were installed under emergency permits as short-term stabilization measures only. These systems were not designed to provide long-term structural performance or to meet current seismic design standards. Their continued presence should not be interpreted as evidence of adequate stabilization.

Of particular concern are the unrestrained masonry wall segments that extend above the bracing systems. Along portions of the Union Street and Powell Street elevations, masonry walls rise several feet above the top of the bracing. These wall segments include architectural features such as cornices and window openings, which increase mass and reduce effective wall section capacity, further increasing susceptibility to out-of-plane flexural failure.

The prolonged reliance on temporary stabilization introduces additional uncertainty. These systems have been exposed to weather for several years, and no performance standard can reasonably be assumed under current conditions. Continued masonry degradation, potential corrosion of steel bracing elements, and deterioration of connection points reduce the reliability of the stabilization over time.

Public Safety Considerations

The site is located within a dense urban environment with active pedestrian and vehicular traffic. Sidewalks, curbside parking, and a bus stop along Union Street are located within the potential fall zone of the masonry walls. In addition, occupants of adjacent properties and the general public are exposed to the risk associated with localized masonry failures or progressive wall collapse.

Observations from elevated access points indicate that masonry distress is present not only at lower wall regions but also at upper elevations, where loosened masonry units and deteriorated mortar joints increase the likelihood of localized failures even under relatively minor lateral loading. Such failures could occur independent of a major seismic event.

A site inspection of the subject property was previously conducted, and the building was observed to remain in a severely compromised condition following the multiple fire events that occurred in 2013 and 2018. The structure, originally a multi-story unreinforced masonry building with a basement, has lost substantial portions of its gravity and lateral force–resisting systems.

Current conditions indicate that the majority of the original roof and floor diaphragms are no longer present or have been rendered ineffective due to fire damage and prolonged exposure to weather. As a result, the remaining unreinforced masonry perimeter walls are largely unsupported and rely primarily on temporary bracing measures that were installed under prior emergency permits, all of which have since expired.

Visual observations indicate ongoing deterioration of the masonry walls, including cracking, out-of-plane displacement, and weakened mortar. In several locations, masonry units appear poorly bonded and susceptible to dislodgement under relatively minor loading. These conditions significantly reduce the walls' ability to resist lateral forces, including those associated with wind or seismic events.

The temporary bracing systems currently in place were intended as short-term stabilization measures and were not designed to provide long-term performance or meet modern seismic design standards. In particular, tall unrestrained masonry wall segments above the existing bracing remain vulnerable to out-of-plane instability and present a continued hazard to adjacent public areas, including sidewalks and street frontage.

Based on the observed conditions, the absence of effective diaphragms, the deteriorated state of the masonry, and the elapsed duration since installation of temporary stabilization measures, the structure continues to pose a serious life-safety concern. Without substantial intervention, including either comprehensive structural stabilization or removal, the risk of partial or global wall failure remains unacceptably high.

Conclusions

Based on the cumulative effects of multiple fire events, the near-total loss of roof and floor diaphragms, prolonged environmental exposure, ongoing masonry deterioration, and the continued reliance on expired temporary stabilization measures, the structure remains in a critically unsafe condition.

The existing conditions indicate a continued and elevated risk of partial wall collapse or progressive structural failure. Without substantial intervention, either through comprehensive engineered stabilization or removal, the building poses a serious life-safety hazard to the public and adjacent properties.

These conclusions are consistent with prior ShoreCal assessments and are further supported by recent third-party observations. This memorandum reflects ShoreCal Engineering Inc.'s independent professional judgment based on visual observations, available documentation, and generally accepted structural engineering principles applicable to unreinforced masonry construction.

Recommendation

Given the ongoing deterioration and life-safety risks identified above, immediate action remains warranted. ShoreCal Engineering Inc. reiterates its prior request that the Department of Building Inspection take appropriate emergency measures in accordance with applicable code provisions addressing serious and imminent hazards.

ShoreCal Engineering Inc. is available to provide additional information or assistance as required. Please feel free to contact me at 415 531 1009 or via email at erwin@shore-cal.com.

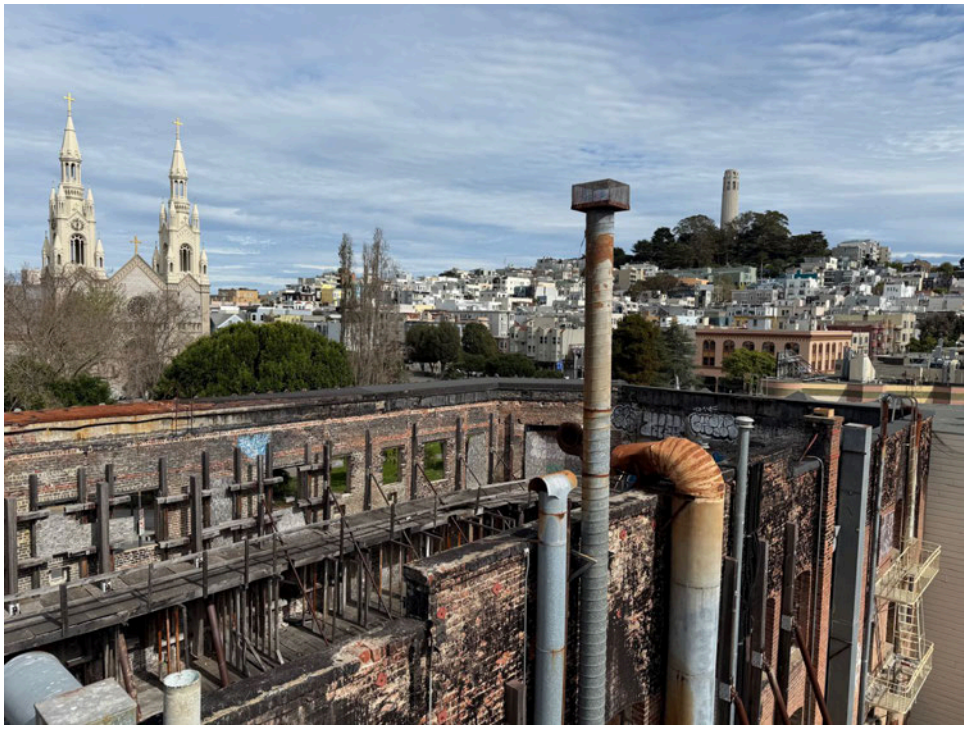
Thank you for your prompt attention to this critical issue.

Respectfully Submitted,



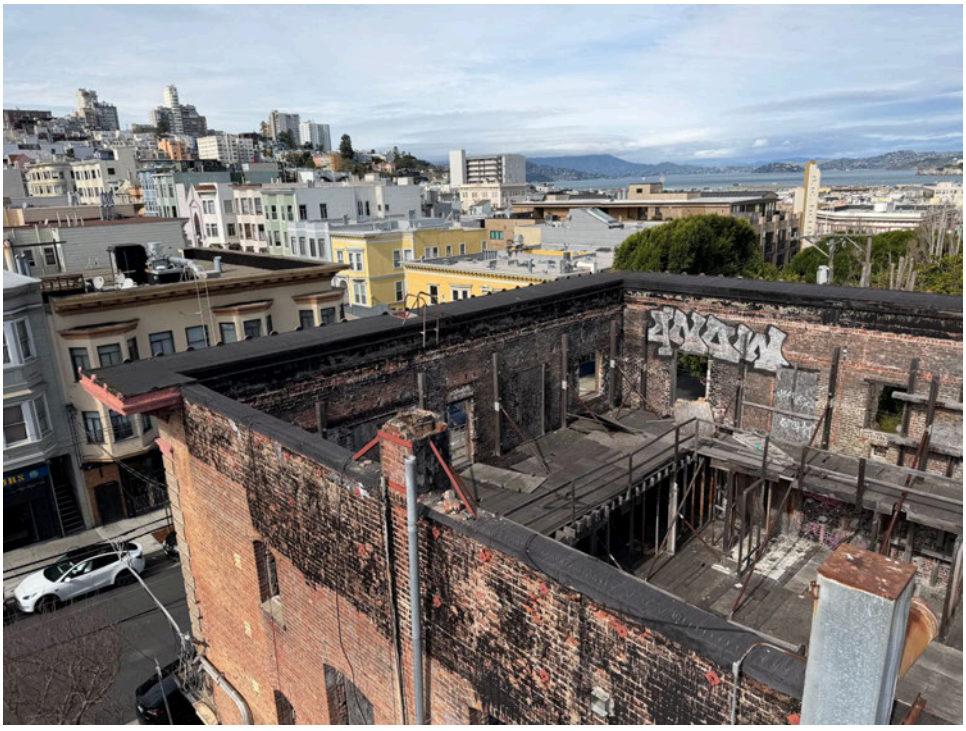
Erwin O'Toole, PE
ShoreCal Engineering Inc.





1663 Mission St, Suite 501, San Francisco, CA 94103 PH: (415) 531-1009 info@shore-cal.com



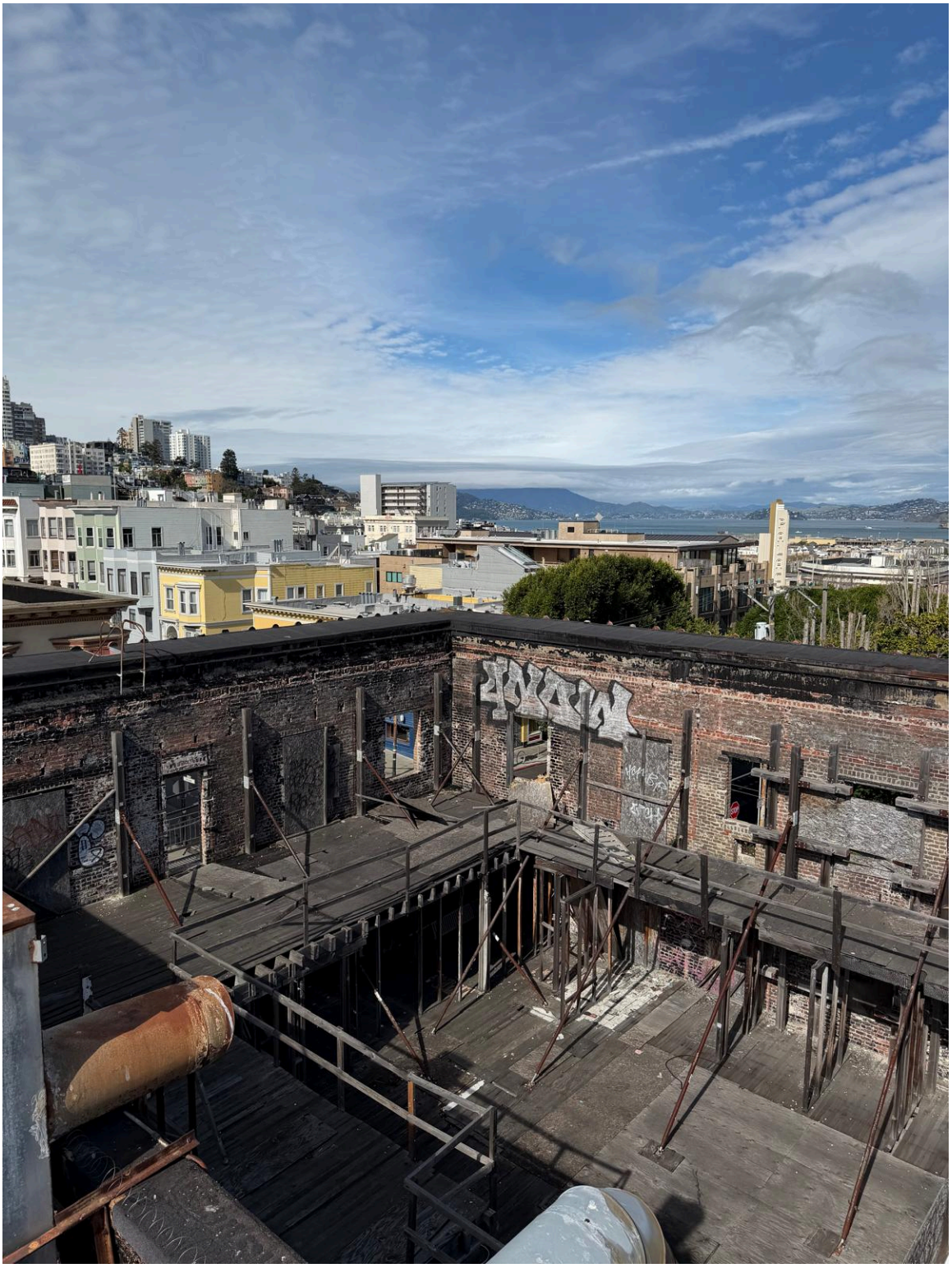








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D O L M E N
CONSULTING ENGINEERS INC.

March 2, 2026

Attention: Patrick O'Riordan
Director, San Francisco Department of Building Inspection
San Francisco Department of Building Inspection
49 South Van Ness
San Francisco CA 94103

Re: 659 Union Street/1656 Powell Street
Condition Report – Imminent Seismic Hazard

Director O'Riordan,

I am writing to draw your attention to an imminent seismic hazard at 659 Union Street/1656 Powell Street. I visited the site on February 4th, 2026 and again on February 24th, 2026. The purpose of my visits was to review the existing condition of the fire damaged building. I also reviewed the recent permit history and previous engineering reports for the building. Copies of memorandums and reports by ShoreCal Engineering Inc (February 3, 2025 and March 7, 2025) and KCE Matrix (February 18, 2020) are appended to this report.

HISTORY

The building was damaged in a single alarm fire on Sunday, December 15, 2013. As Erwin O'Toole outlined in his memorandum dated March 7th, 2025, the building was severely damaged in a subsequent four-alarm fire on March 17th, 2018. The building was a three-story unreinforced masonry structure with a single basement, likely dating from the early 1900's. The structure was comprised of heavy perimeter brick walls and weak wood diaphragms, which is typical for this building type.



Images of the subject building ablaze, March 2018

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206

STABILIZATION

Immediately after the fire our client filed a series of permits and went to great lengths to stabilize the perimeter walls, which was all that remained after the fire was extinguished. The permit application details follow -

Application Number:	201804126159
Form Number:	8
Address(es):	0117/016/0 659 UNION ST 0117/016/1 1656 POWELL ST
Description:	EMERGENCY SHORING TO REINFORCE FIRE DAMAGED MIX US STORY PLUS BASEMENT URM BLD. SHORING TO BE BOTH EXT A INTEROR. MAHER NA

Application Number:	201805048295
Form Number:	8
Address(es):	0117/016/1 1656 POWELL ST
Description:	REVISION TO 201804126159 CHANGE IN SITE CONDITIONS PER SITE INSPECTION; ADD MORE SHORING TO THE INTERIOR FROM 3RD FLOOR BRACED TO 2ND FLR

Application Number:	201805159126
Form Number:	8
Address(es):	0117/016/1 1656 POWELL ST
Description:	REVISION #2 TO PA #201804126159. ADDITIONAL SHORING TO THE REAR WALLS OF THE BUILDING THROUGHOUT 2ND & 3RD LEVELS. MAHER NA

Application Number:	201807205052
Form Number:	8
Address(es):	0117/016/1 1656 POWELL ST 0117/016/0 659 UNION ST
Description:	REV TO PA# 201804126159 & 201805048295; CHANGE TIMELINE OF COMPLETION OF PHASE 1&2 TO OCTOBER 15,2018. MAXIMUM DURATION OF PHASE I & II TEMPORARY SHORING UNTIL APRIL 12, 2019. NO CONSTRUCTION UNDER THIS PERMIT. MAXIMUM DURATION OF SHORING: PHAS I & PHASE II UNTIL 4/12/2019 - TEMPORARU SHORING.

D O L M E N
CONSULTING ENGINEERS INC.

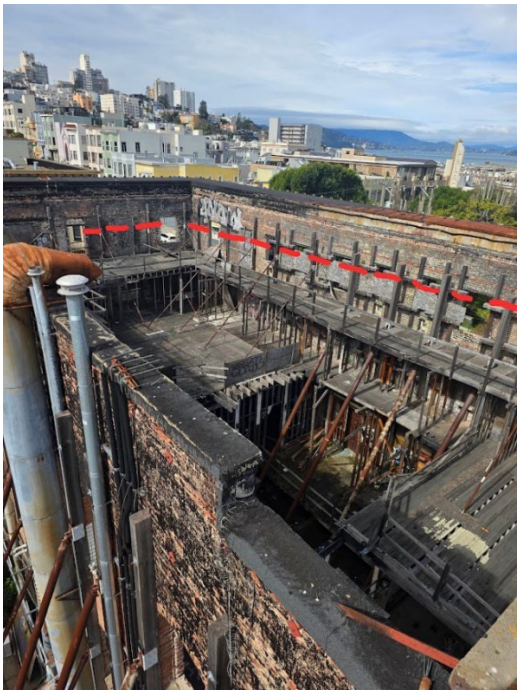
Application Number:	202112134321			
Form Number:	3			
Address(es):	0117/016/0	659	UNION	ST
	0117/016/1	1656	POWELL	ST
Description:	Facade retention on Columbus St, Union St, & Powell St, and for removal of any remaining building debris. New construction under separate permit which will incorporate (E) facade retained under this permit. Emergency shoring to reinforce fire-damaged building issued under PA# 201804126159.			

While the design was credible as a temporary solution, there is no design standard for a situation like this. No performance standard is implied by the addition of these braces. Perhaps the most obvious hazard is the cantilevered brick wall above these braces extending around the entire 420' building perimeter. This wall has a decorative cornice above the sidewalk along the entire length of its' street facade, increasing the likelihood that the wall will fall onto the bus stop and sidewalk below in a minor seismic event. The wall's out-of-plane "flexural" capacity is also weakened by the presence of fourteen windows along its' Union Street façade.

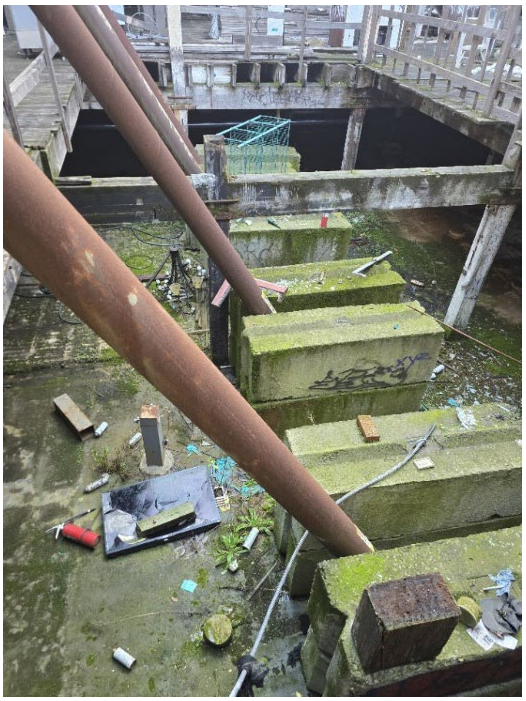


Rear Yard Out-of-Plane Wall Bracing System

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206



Likely location of flexural failure



Existing Interior Out-of-Plane Wall Bracing System

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206

RELEVANT CODE SECTIONS

As you know, this building type was subject to a pair of statewide retrofit ordinances. The first ordinance, dating from the 1970's, addressed parapet bracing, a widely understood failure. Historical Google Earth photos show small braces at the roof level along the North, South, and West elevations, but none on the East elevation since the adjacent building would have mitigated that hazard. These braces appear to have been removed as part of the clean-up after the 2018 fire.

The second ordinance that applied to this building type was the Unreinforced Masonry Bearing Wall Building Retrofit Ordinance. This building type was identified as the most significant seismic hazard and the first to be subject to a mandatory statewide retrofit ordinance. The primary failure modes are global collapse and out-of-plane wall anchorage. Floor and roof diaphragms, and their connection to the perimeter walls, are critical to the prevention of both failures.

Many of these buildings provided housing for low-, and moderate-income individuals and families in dense urbanized parts of the State. The authors of the retrofit ordinance had to strike a balance between preservation of these buildings and reduction of the seismic hazard. It would not have been financially feasible to retrofit these buildings to meet the current building code since the walls are disproportionately heavy, and the diaphragms are very weak. The resulting "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" achieved a balance between feasibility and risk mitigation, but not without compromising the anticipated seismic performance. This ordinance has been adopted as Chapter A1 of the California Existing Building Code.

Looking at the damaged building under the provisions of Chapter A1 of the California Existing Building Code we find the following shortcomings -

A110.2 Seismic forces on elements of structures.
Parts and portions of a structure not covered in Section A110.3 shall be analyzed and designed per the current building code, using force levels defined in Section A110.1. –
Exceptions:

1. Unreinforced masonry walls for which height-to-thickness ratios do not exceed ratios set forth in Table A110.2 need not be analyzed for out-of-plane loading. Unreinforced masonry walls that exceed the allowable h/t ratios of Table A110.2 shall be braced according to Section A113.5.
– Existing walls exceed maximum h/t ratios listed.

2. Parapets complying with Section A113.6 need not be analyzed for out-of-plane loading.
– Existing "parapets " (ie. cantilevered walls above the top restraint) significantly exceed code limits.

3. Where walls are to be anchored to flexible floor and roof diaphragms, the anchorage shall be in accordance with Section A113.1. – Upper diaphragms have been largely removed. No wall anchorage is possible.

Since the upper diaphragms have been largely removed, the retrofit design would not qualify for the Special Procedure. The Special Procedure has many accommodations that are not allowed in the General Procedure. Provisions allowing plywood sheathed crosswalls, diaphragm DCR's up to 5.0, ignoring the need for chords, allowing large h/t ratios are not applicable to this retrofit under the General Procedure.

Dynamically, an unbraced, cantilevered element can generate four or five times the lateral force of a similarly configured braced element. As you can see from the attached photographs, the top lateral restraint of the existing walls at 659 Union Street, in many cases, is eight to ten feet below the top of the parapet.



Unbraced "parapets" 02/04/2025

As you can see from the following photograph the roof and floor diaphragms are largely missing. Even the areas of diaphragm that remain are heavily compromised by fire and water damage.



Missing Roof and Floor Diaphragms 02/04/2025



Missing Roof and Floor Diaphragms 02/04/2025

CODE MANDATED RETROFIT

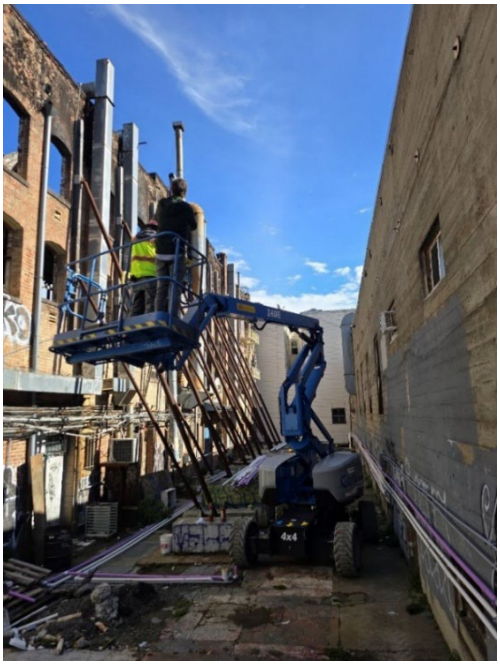
If we apply the General Procedure, or the current code, to the remaining fire damaged structure we would need to add closely spaced vertical and horizontal steel wall bracing around the entire interior, and supplement the existing interior braces with a three-dimensional braced frame. This frame would then be removed to make way for the new permanent structure that will hopefully take its' place one day.

The retrofit is further complicated by our Client's goal to develop a significant new housing project at the site. As a prerequisite for that development, the Department of Toxic Substance Control (DTSC) is requiring the removal and replacement of contaminated soils to a depth of twelve to fifteen feet below sidewalk elevation. The contamination is the result of leaks from historic heating oil tanks and the former presence of a dry-cleaning facility at the site.

Requiring our client to shore up the perimeter walls to any reasonable standard while simultaneously requiring him to remove five feet of soil below the foundations is obviously a Kafkaesque demand.

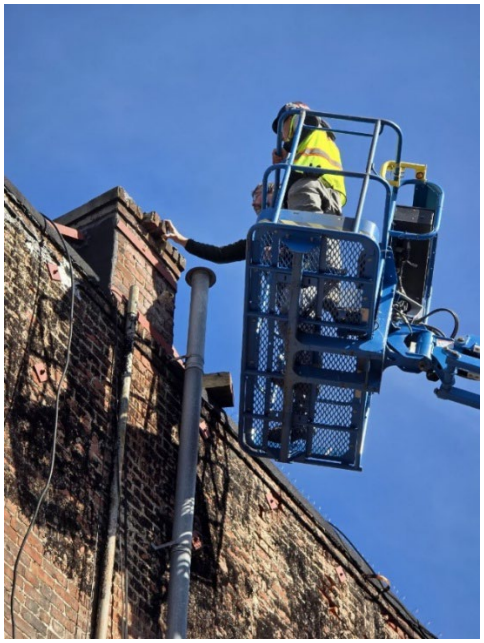
CURRENT CONDITIONS

Our client delivered a JLG access lift to the rear yard of the building on February 23rd, 2026. Erwin O'Toole, PE, and I investigated the upper parts of the walls from the JLG platform. We found that prolonged exposure to weather, both fires, and the subsequent fire-fighting efforts have weakened the mortar in the walls. It was easy for Erwin and I to remove individual bricks with our bare hands from two separate locations.



JLG on site 02/24/2026

D O L M E N
CONSULTING ENGINEERS INC.



Removing loose bricks by hand from the JLG platform

We are very thankful that nothing tragic has happened to date but it is obvious to me, as a practicing engineer, that it is only a matter of time before these walls fail under lateral loading. While I visited the site, I noticed many people waiting at the bus stop on Union Street, walking along the sidewalk, parking at the curb, and driving along Union Street. All these people were directly in the fall zone.

In the interest of public safety, I strongly urge you to issue an emergency demolition permit for this structure.

Sincerely,

Diarmuid Mac Neill
Diarmuid Mac Neill
President

Attachments: ShoreCal Engineering Inc (February 3, 2025 and March 7, 2025)
KCE Matrix (February 18, 2020)

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206

REFERENCE DOCUMENTS:

1. ARCHITECTURAL PLANS BY GOULD EVANS. LAST DATED JANUARY 31st, 2022
2. SITE PLAN BY LUK & ASSOCIATES. DATED JANUARY 31st, 2022

PROJECT DESCRIPTION AND SCOPE OF WORK

THE SUBJECT PROPERTY IS A 3 STORY BRICK BUILD NG WITH A BELOW GRADE BASEMENT. ALL INTERIOR SPACES WERE DESTROYED BY FIRES N 2013 AND AGA N IN 2018. THE WORK SCOPE REQUIRES DEMOLITION OF AN APPROXIMATELY 50' SECTION OF BRICK WALL AT THE REAR (SOUTH) OF THE BUILD NG. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH DEMOLITION PERMIT ISSUED BY THE CITY OF SAN FRANCISCO AND WITH CITY'S CONSTRUCTION AND DEMOLITION WASTE RECYCLING PROGRAM AND OTHER APPLICABLE JURISDICTIONAL REGULATIONS.

DEMOLITION ACTIVIT ES ARE ESTIMATED TO COMPLETE WITHIN 45 WORK NG DAYS FROM THE START INCLUD NG ALL PRE-DEMOLITION WORK AND REMOVAL OF ALL DEMOLITION DEBRIS FROM THE PROJECT SITE.

THE EXISTING MPROVEMENTS HAVE BEEN DETERMINED TO BE IN EXCESS OF 25 FEET N HEIGHT AND THEREFORE ARE SUBJECT TO COMPLIANCE WITH SECTION 3303.1 OF THE S.F.B.C.

SHEET INDEX

D 1.0 COVER SHEET
D 1.1 DEMOLITION DETA LS
D 2.0 DEMOLITION PLAN
D 3.0 ELEVATIONS
D 4.0 REPORT

S.F.B.C. SECTION 3303.1.2 NOTES

S.F.B.C. 3303.1.2 REQUIRES THE FOLLOWING INFORMATION TO BE INCLUDED ON DEMO PLANS:

1. SEQUENCE OF DEMOLITION: SEE SEQUENCE OF DEMOLITION NOTES THIS PAGE & NEXT PAGE.
2. LOCATION OF STANDP PES: TWO STANDPIPES AND TWO F RE HYDRANTS ARE PRESENT AT THE SUBJECT PROPERTY, AS NOTED ON D 2.0.
3. TRUCK CRANE EQU PMENT: DEMOLITION OF THE STRUCTURE SHALL BE PERFORMED US NG HYDRAULIC TRACK MOUNTED EXCAVATORS. THIS EQU PMENT SHALL WORK WITH N THE PROPERTY BOUNDAR ES AND DOES NOT REMAIN STATIONARY DURING DEMOLITION OPERATIONS, AS SUCH NO POSITIONING OF A TRUCK CRANE IS NECESSARY.
4. FENCE OR BARRICADE WITH LIGHTS: ALL DEMOLITION OPERATIONS SHALL BE PLANNED AND SCHEDULED TO COMPLETE DURING DAYLIGHT HOURS AND PUBLIC FAC LITIES SHALL BE RESTORED TO PUBLIC USE FROM ANY TEMPORARY CLOSURES DURING DAYLIGHT HOURS SUCH THAT NO LIGHTING IS REQU RED TO SUPPLEMENT CITY STREET LIGHTS.
5. ANY FLOOR OR WALL LEFT STANDING: ALL DEMOLITION OPERATIONS SHALL BE PLANNED AND SCHEDULED SUCH THAT DA LY OPERATIONS SHALL RESULT IN COMPLETE DEMOLITION OF STRUCTURAL SYSTEMS. PARTIALLY DEMOLISHED STRUCTURAL SYSTEMS SHALL NOT BE LET UNATTENDED. ANY STRUCTURAL SYSTEMS LEFT STAND NG SHALL BE SELF-SUPPORTING AND ABLE TO RESIST APPROPRIATE LATERAL LOADS. THE DEMOLITION ENGINEER SHALL REVIEW ALL SUCH STRUCTURES LEFT STAND NG AND MAKE RECOMMENDATIONS ON ANY TEMPORARY SHOR NG NECESSARY OR EXTENSIONS OF WORK HOURS TO REMOVE ANY HAZARDOUS CONDITIONS FROM THE JOB SITE.

DAILY SCHEDULE: HOURS OF NORMAL OPERATIONS SHALL BE MONDAY THROUGH FR DAY 7:00AM TO 5:00PM. HOURS OF OPERATIONS SHALL BE EXTENDED AS NEEDED TO COMPLETE DEMOLITION SEQUENCES SUCH THAT NO HAZARDOUS CONDITIONS ARE LEFT UNATTENDED DURING OFF HOURS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL ERECT TEMPORARY FENCING ALONG THE PROJECT SITE AND THE SITE SHALL REMA N NACCESSIBLE TO THE PUBLIC.

2. ALL ADJACENT PUBLIC AND PRIVATE PROPERTY, BU LDINGS, AND OTHER MPROVEMENTS SHALL BE PROTECTED DURING DEMOLITION.

3. DUR NG DEMOLITION THE AREA BEING DEMOLISHED SHALL BE SPRAYED WITH WATER AS REQU RED FOR DUST CONTROL.

4. ALL WORKERS SHALL WEAR HARD HATS AND SAFETY GOGGLES AT ALL TIMES AND SHALL OTHERWISE COMPLY WITH OSHA SAFETY ORDERS FOR APPLICABLE WORK.

5. CONTRACTOR SHALL VERIFY ALL EXIST NG UT LITIES AND CAUSE SUCH UT LITIES TO BE DISCONNECTED AND/OR REMOVED TO BEYOND PROJECT LIMITS.

6. PROVIDE PROTECTION OF PEDESTRIANS PER S.F.B.C. SECTION 3306.

8. THE SAFETY OF PERSONNEL AND PROPERTY DURING DEMOLITION WORK AND DURING OFF HOURS BETWEEN DEMOLITION ACTIVITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A 10.6, CURRENT EDITION, THE CITY AND COUNTY OF SAN FRANCISCO BU LDING CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL AGENCIES HAVING JURISDICTION.

10. SEQUENCE OF DEMOLITION: CONTRACTOR SHALL FOLLOW THE SEQUENCE OF DEMOLITION AS DESIGNATED BY THE DEMO PLAN. ANY ALTERATIONS TO THE SEQUENCE OF DEMOLITION NECESSITATED BY SITE CONDITIONS SHALL BE AT THE DIRECTION OF THE ENG NEER. A SEQUENCE OF DEMOLITION FOR THE BUILD NG OR FOR A STRUCTURALLY INTERDEPENDENT AREA OF THE BUILDING SHALL BE COMPLETED BEFORE CEASING OPERATIONS FOR THE DAY. WHERE IT IS UNFEAS BLE TO COMPLETE A SEQUENCE BEFORE CEASING OPERATIONS, CONTRACTOR SHALL PROVIDE SHOR NG, BACKF LL, AND/OR OTHER MEANS OF SUPPORT TO ELIMINATE ANY HAZARDOUS CONDITIONS DURING OFF HOURS. NO UNSUPPORTED WALLS, COLUMNS, OR ABOVE HEAD STRUCTURES SHALL BE LEFT UNATTENDED BY CONTRACTOR.

11. SPECIAL INSPECTIONS SHALL BE PROV DED PER S.F.B.C. SECTION 3303.7 SEE S.F.D B.I. SPECIAL INSPECTION REQU REMENTS ATTACHED TO PERMIT PLANS.

SEQUENCE OF DEMOLITION NOTES

PRE-DEMOLITION

1. ALL HAZARDOUS MATERIALS SHALL BE REMOVED FROM THE BU LDING AND THE BUILDING SHALL BE CERT FIED HAZARD FREE BEFORE PROCEEDING.

2. VERIFY ALL UTILIT ES HAVE BEEN DE-COMISSIONED, DE-ENERGIZED, AND/OR CAPPED AT THE PROPERTY LINE PRIOR TO PROCEEDING. NOTE THAT THE SITE IS FREE OF OVERHEAD UT LITY L NES - NO COORD NATION OF DEMOLITION ACTIVIT ES WITH OVERHEAD UTILITY LINES IS THEREFORE REQUIRED.

3. SECURE THE SITE WITH FENC NG, BARRICADES, TRAFFIC CONTROLS, AND OTHER FAC LITIES AS REQUIRED TO PROTECT NEIGHBORING AND PUBLIC PROPERTY AND AS REQUIRED TO PROTECT THE PUBLIC AS ALSO INDICATED N THE GENERAL NOTES.

3a. PROV DE SIGNAGE AND FLAGMEN AS REQUIRED BY B.S.M. FOR S DEWALK CLOSURE. SIGNAGE SHOULD STATE: "S DEWALK CLOSED" - LOCATE SIGNS AT OPPOSING CROSSWALKS AND AT OPPOSITE ENDS OF SIDEWALK WITHIN THE BLOCK DURING S DEWALK CLOSURES.

3b. OBTAIN STREET SPACE PERMITS FROM S.F.D.P.W. FOR THE DURATION OF DEMOLITION WORK. NOTE THAT HOURS SHALL FURTHER BE LIMITED BY S.F. BUREAU OF STREET USE AND MAPP NG PERMITS FOR STREET SPACE USE OF S DEWALK OR LANE CLOSURES AS REQU RED FOR CERTA N DEMO ACTIVITIES.

4. REMOVE ALL EQU PMENT, FURNISH NGS, SALVAGEABLE INTERIOR F NISHES AND FIXTURES PRIOR TO STRUCTURAL DEMOLITION.

STRUCTURAL DEMOLITION SEQUENCE

5. DEMOLISH ROOF AND SECONDARY LOAD CARRY MEMBERS IN ENTIRETY. PRIMARY MEMBERS ARE TO REMAIN IN PLACE

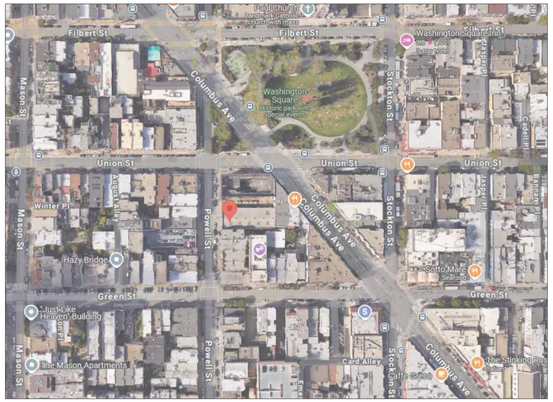
6. SEE DEMOLITION NOTES ON NEXT PAGE FOR SEQUENCING DEMOLITION

7. REMOVE GROUND FLOOR SLAB AND SLAB ON GRADE PORTIONS OF AREA OF BUILD NG DOWN TO SUBGRADE WHERE SUBGRADE EXCEEDS A DEPTH OF 6" FROM TOP OF ADJACENT CITY SIDEWALK, PROVIDE BACKFILL MATERIAL AGA NST EDGE OF SIDEWALK SUCH THAT THE TOP OF COMPACTED F LL IS NO LOWER THAN 4" FROM TOP OF ADJACENT SIDEWALK.

8. REMOVE FOUNDATION SYSTEMS AND ROUGH GRADE SITE. PROV DE COMPLETE CONTAINMENT OF POTENTIAL STORM WATER ON SITE AND TO CREATE A CHANGE OF ELEVATIONS BELOW BACK OF SIDEWALK NO GREATER THAN 8". WHERE REMOVAL OF FOUNDATION AND/OR GROUND FLOOR WALLS WOULD UNDERMINE CITY SIDEWALK, THOSE PORTIONS OF FOUNDATION SHALL BE LEFT IN PLACE AND REMOVED TO AN ELEVATION NO GREATER THAN 6" BELOW BACK OF SIDEWALK.

9. PRIOR TO COMPLETING WORK REMOVE ALL DEBRIS AND DELETERIOUS MATERIALS FROM SITE AND COORDINATE POST-DEMOLITION SITE SECURITY WITH PROPERTY OWNER.

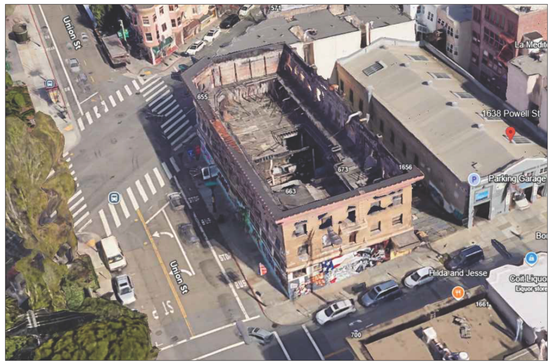
10. ENSURE ADEQUATE SHORING OF S DEWALK VAULTS BEFORE PLACEMENT OF HEAVY EQUIPMENT.



1 **VICINITY MAP**

SCALE: NA





City and County of San Francisco
Department of Building Inspection

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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

PLEASE NOTE THAT THE SPECIAL NSPECTIONS SHOWN ON THE APPROVED PLANS AND CHECKED ON THE SPECIAL INSPECTIONS FORM ISSUED WITH THE PERMIT ARE REQUIRED FOR THIS PROJECT. THE EMPLOYMENT OF SPECIAL INSPECTORS IS THE DIRECT RESPONSIB LITY OF THE OWNER OR THE ENG NEER/ARCHITECT OF RECORD ACTING AS THE OWNER'S REPRESENTATIVE.

THESE SPECIAL INSPECTIONS ARE REQUIRED N ADDITION TO THE CALLED NSPECTIONS PERFORMED BY THE DEPARTMENT OF BU LD NG NSPECTION. THE NAME OF THE SPECIAL NSPECTOR SHALL BE FURNISHED TO THE DISTRICT PRIOR TO START OF WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED.

FOR QUESTIONS REGARDING THE DETA LS OF EXTENT OF REQU RED INSPECTIONS OR TESTS, PLEASE CALL THE PLAN CHECKER ASSIGNED TO THIS PROJECT OR 628-652-3407. IF THERE ARE ANY F ELD PROBLEMS REGARDING SPECIAL INSPECTION, PLEASE CALL YOUR DISTRICT BU LD NG NSPECTOR OR 628-652-3400.

BEFORE F NAL BUILDING INSPECTION IS SCHEDULED, DOCUMENTATION OF SPECIAL INSPECTION COMPLIANCE MUST BE SUBMITTED TO AND APPROVED BY THE SPECIAL INSPECTION SERVICES STAFF. TO AVOID DELAYS IN THE PROCESS, THE PROJECT OWNER SHOULD REQUEST FINAL COMPLIANCE REPORTS FROM THE ARCHITECT OR ENGINEER OR RECORD AND/OR SPECIAL INSPECTION AGENCY SOON AFTER THE CONCLUSION OF WORK REQUIRING SPECIAL INSPECTION. THE PERMIT WILL NOT BE F NALIZED WITHOUT COMPLIANCE WITH THE SPECIAL NSPECTION REQU REMENTS.

STRUCTURAL OBSERVATIONS REQUIREMENTS

STRUCTURAL OBSERVATION SHALL BE PROV DED AS REQUIRED PER SECTION 1704.6. THE BU LD NG PERMIT W LL NOT BE FINALIZED WITHOUT COMPLIANCE WITH THE STRUCTURAL OBSERVATION REQUIREMENTS.

SPECIAL INSPECTION SERVICES CONTACT INFORMATION

1. TELEPHONE: (628) 652-3407
2. EMA L: dbi.specialinspections@sfgov.org
3. N PERSON: 49 SOUTH VAN NESS AVE - SUITE 400

NOTE: WE ARE MOV NG TOWARDS A 'PAPERLESS' MODE OF OPERATION. ALL SPECIAL NSPECTION SUBMITTALS, INCLUD NG FINAL LETTERS, MAY BE EMAILED (PREFERRED) OR FAXED. WE W LL ALSO BE SHIFT NG TO A PAPERLESS FAX RECEIPT MODE.

SPECIAL INSPECTION SERVICES
49 SOUTH VAN NESS AVE - SUITE 400 - SAN FRANCISCO CA 94103
OFFICE (628) 652-3407 - www.sfdbi.org

UPDATED 10/05/2020

SPECIAL NSPECTION AND STRUCTURAL OBSERVATION
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 1638 POWELL STREET APPLICATION NO. _____ ADDENDUM NO. _____

OWNERS NAME: POWELL PARTNERS, LLC OWNER PHONE NO. _____

EMPLOYMENT OF SPECIAL NSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER, OR THE ENG NEER/ARCHITECT OF RECORD ACT NG AS THE OWNER'S REPRESENTATIVE. SPECIAL INSPECTOR SHALL BE ONW OF THOSE AS PRESCRIBED N SEC. 1704. NAME OF SPECIAL INSPECTOR SHALL BE FURNISHED TO DBI DISTRICT INSPECTOR PRIOR TO START OF THE WORK FOR WHICH THE SPECIAL INSPECTION IS REQUIRED. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS PROVIDED BY SECTION 1704.6. A PRECONSTRUCTION CONFERENCE IS RECOMMENDED FOR OWNER/BUILDER OR DESIGNER/BUILDER PROJECTS, COMPLEX AND HIGHRISE PROJECTS, AND FOR PROJECTS UTILIZING NEW PROCESSES OR MATERIALS.

IN ACCORDANCE WITH SEC. 1701; 1703; 1704; 1705, SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

1. [ ] Concrete (placement & sampling)
2. [ ] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [ ] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   - **A. Periodic visual inspection**
   - [ ] Single pass ilet welds < 5/16" or smaller
   - [ ] Steel deck
   - [ ] Welded studs
   - [ ] Cold formed studs and joists
   - [ ] Stair and railing systems
   - [ ] Reinforcing steel
   - **B. Continuous visual inspection and NDT** (Section 1704)
   - [ ] All other welding (NDT exception: Fillet weld)
   - [ ] Reinforcing steel; and [ ] NDT required
   - [ ] Moment-resisting frames
   - [ ] Others: _____
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Spray-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation [ ] And filing (Geo. Engineered)
14. [ ] Smoke-control system
15. [X] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    - [ ] Testing of mortar quality and shear tests
    - [ ] Inspection of repointing operations
    - [ ] Installation inspection of new shear bolts
    - [ ] Pre-installation inspection for embedded bolts
    - [ ] Pull/torque test per SFBC Sec. 1607C & 1615C
18. **Bolts installed in existing concrete masonry:**
    - [ ] Concrete [ ] Masonry
    - [ ] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [ ] Shear walls and floor systems used as shear diaphragms
20. [ ] Holdowns
21. **Special cases:**
    - [ ] Shoring [ ] Underpinning
    - [ ] Not affecting adjacent property
    - [ ] Affecting adjacent property: PA
    - [ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on highrise building) (Section 1705.22)
23. [ ] Others: "As recommended by professional of record": _____

24. Structural observation per Sec. 1704.6 for the following: [ ] Foundations [ ] Steel framing [ ] Concrete construction [ ] Masonry construction [ ] Wood framing [ ] Other: _____

25. Certification is required for: [ ] Glu-lam components

Prepared by: Erwin O'Toole PE Phone: (415) 531-1009
Eineer/Architect of Record

Required Information:
Fax: _____ Email: erwin.otoole@gmail.com

Review by: _____ Phone: (628) 652-_____
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

_____
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE D RECTED TO:
Special Inspection Services (628) 652-3407; or, dbi specialinspections@sfgov.org

UPDATED 10/05/2020

City and County of San Francisco
Department of Building Inspection

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

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 1638 POWELL STREET **APPLICATION NO.** _____ **ADDENDUM NO.** ____

OWNER NAME POWELL PARTNERS, LLC **OWNER PHONE NO.** (___)

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000	YES ☐	NO ☒

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☒

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
SHORING	YES ☐	NO ☒
UNDERPINNING	YES ☐	NO ☒
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☒
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☒
OTHERS: _____	YES ☐	NO ☐

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of he building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: **EWIN O'TOOLE P.E.** Engineer/Architect of Record

[Architect/Engineer Stamp Here]

(415) 531 - 1009 Telephone

ERWIN.OTOOLE@GMAIL.COM Email

Signature

02/15/2023 Date

Technical Services Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A Slope Protection Checklist

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" AND the box in Section 2 "Average Slope of Property" are marked "No" OR if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (628) _____
DBI Plan Review Engineer

Comment:

REVISIONS NO.	DATE	DESC.

SHORECAL Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

Erwin O'Toole

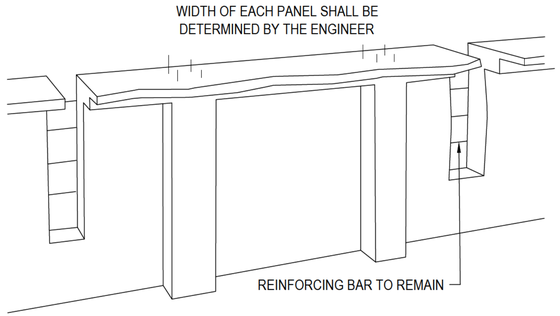
DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

COVER SHEET

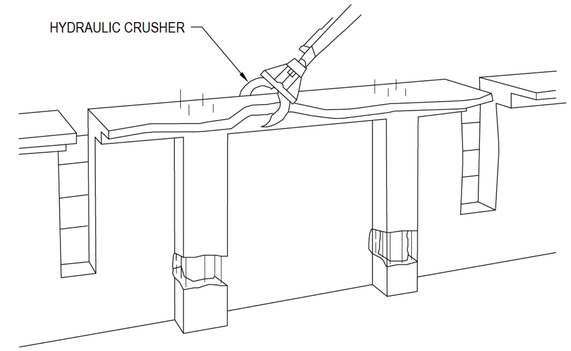
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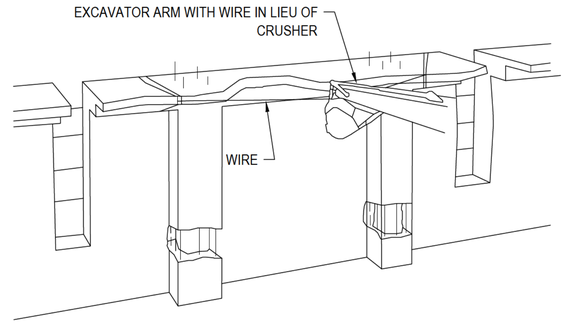


1. BREAKING AWAY THE CONCRETE ALONG VERTICAL SLOTS TO SEPARATE THE WALL SECTION. WIDTH OF WALL SECTION SHALL BE DETERMINED BY THE ENGINEER. REINFORCING BARS SHALL BE LEFT TO STABILIZE THE SECTION. BREAKING OF CONCRETE SHALL BE DONE CAUTIOUSLY TO MINIMIZE DEBRIS FALLING OUTSIDE THE BUILDING.

1 DEMOLITION OF CONCRETE WALLS STAGE 1

SCALE: NA

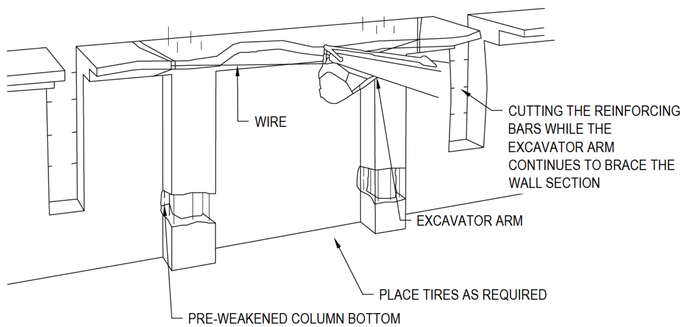




2. EXCAVATOR ARM WITH WIRE TO BRACE THE WALL SECTION WHILE PRE-WEAKENING AT THE BOTTOM OF COLUMNS. (SEE FIGURE 4 BELOW)

2 DEMOLITION OF CONCRETE WALLS STAGE 2

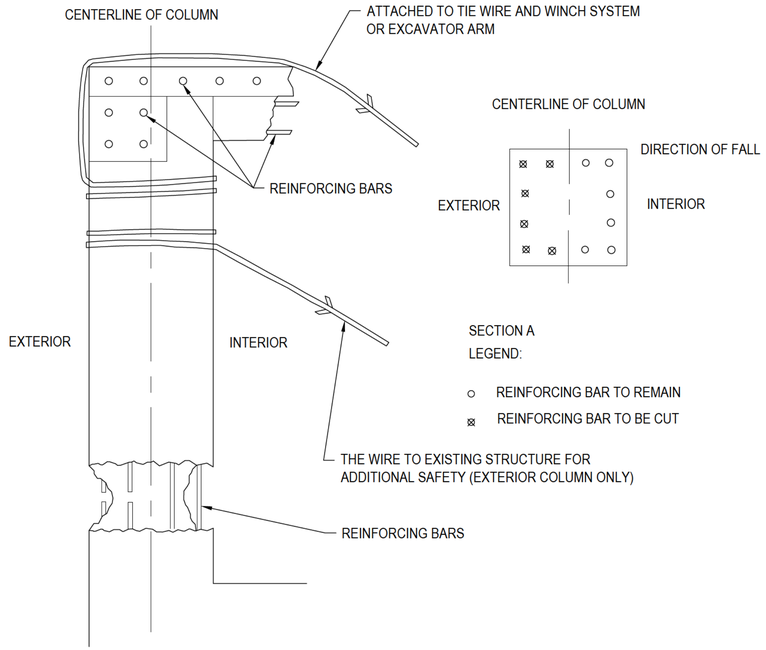
SCALE: NA



3. MACHINE CONTINUES TO BRACE THE WALL SECTION WHILE CUTTING THE REINFORCING BARS. REINFORCING BAR AT THE BOTTOM TO REMAIN. AFTER CUTTING OFF REINFORCEMENTS, EXCAVATOR ARM PULLS THE WALL DOWN IN A CONTROLLED MOTION.

3 DEMOLITION OF CONCRETE WALLS STAGE 3

SCALE: NA



4 DEMOLITION OF CONCRETE WALLS STAGE 4

SCALE: NA

REVISIONS

NO.	DATE	DESC.

SHORECAL
Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

SHORING ENGINEER:
ERWIN O'TOOLE, PE
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94110
PHONE: 415-531-1009
EMAIL: info@shore-cal.com

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
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BLOCK: 0117
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PROJECT NUMBER	SCALE
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JD	EOT

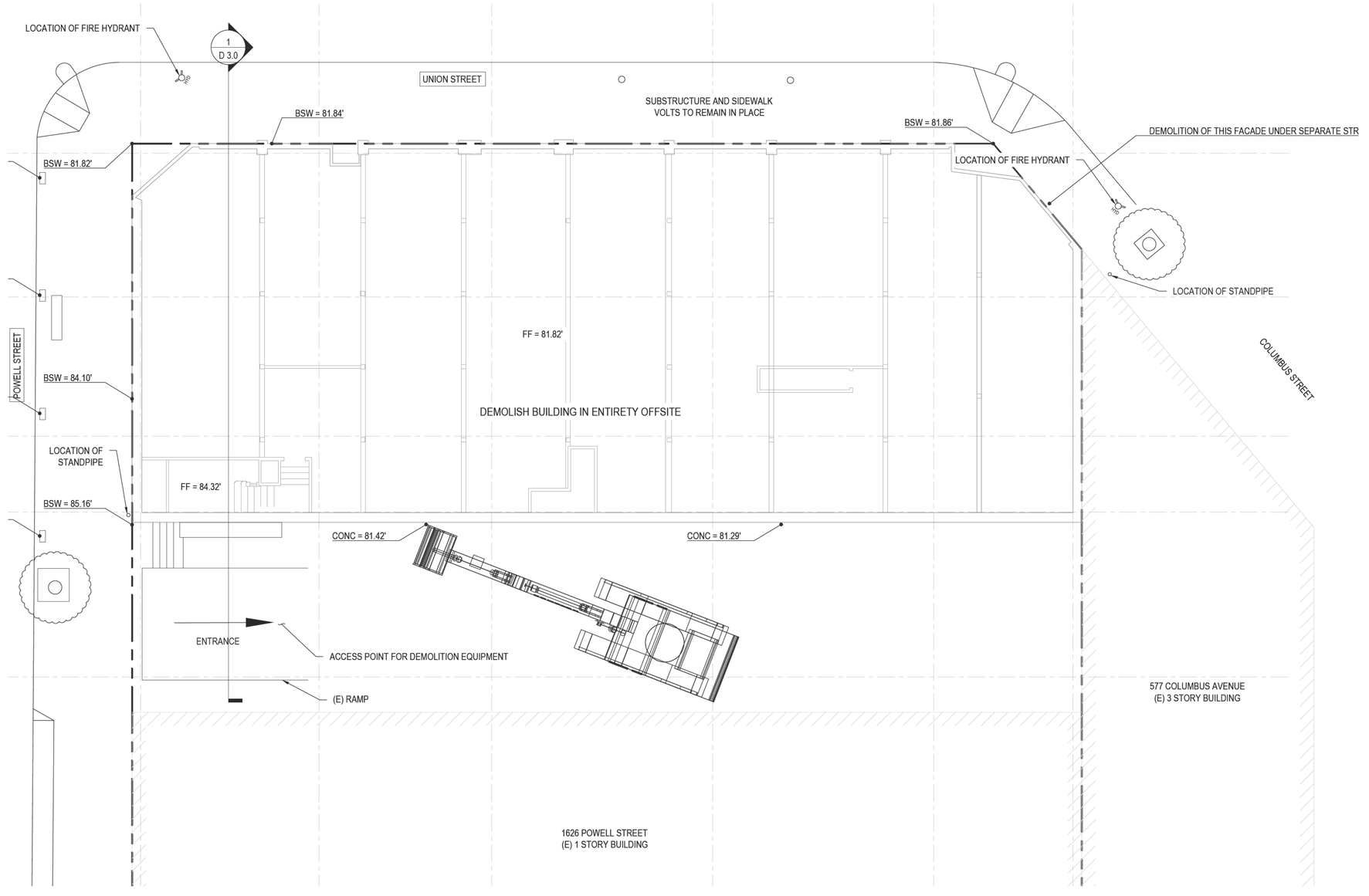
DEMOLITION DETAILS

D 1.1

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCAVATION

DEMOLITION SEQUENCE:

1. ABATEMENT
2. SOFT DEMOLITION OF BUILDING INTERIOR
3. BEGIN DEMOLITION FROM REAR CONCRETE YARD LOCATED AT THE SOUTH OF THE BUILDING. MOVE DEMOLITION EQUIPMENT INTO CONCRETE YARD USING THE EXISTING RAMP AS SHOWN ON THE PLAN.
4. USING TRACK MOUNTED EXCAVATOR WITH A HOE RAM AND / OR BUCKET & THUMB ATTACHMENT DEMOLISH THE SECTION OF BRICK WALL AS SHOWN ON THE PLAN.



1 **DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESC.

SHORECAL Engineering Inc.
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SAN FRANCISCO, CA 94103
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C80734
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DEMOLITION AT 1638 POWELL STREET

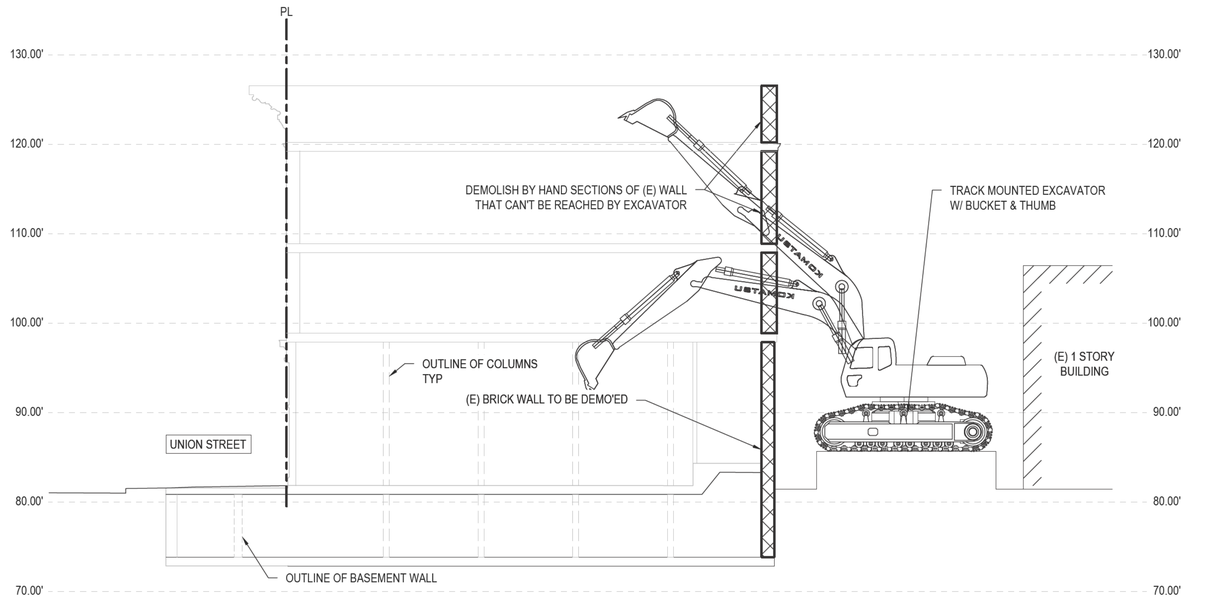
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PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

DEMOLITION PLAN

D 2.0

USA NORTH 811
CALL BEFORE YOU DIG
DIAL 811 48 Hrs PRIOR TO
1. DRILLING SOLDIER BEAMS
2. EXCAVATION



1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

REVISIONS		
NO.	DATE	DESC.

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DEMOLITION AT 1638 POWELL STREET

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PROJECT NUMBER	SCALE
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DRAWN BY	CHECKED BY
JD	EOT

ELEVATIONS

D 3.0

KCE MATRIX
CONSULTING ENGINEERS
STRUCTURAL, CIVIL & ENVIRONMENTAL

February 18, 2020

Alexis Pelosi
Pelosi Law Group
12 Geary Street, Suite 802
San Francisco, CA 94108

Subject: 1656 Powell Street: Unreinforced Masonry Walls

Dear Ms. Pelosi,

At your request, I have reviewed the Letter of Denial from San Francisco DBI for demolition of URM walls, in peril. The basis of demolition request denial is a decision by DBI to remedy the perilous and unsafe condition be engineered for permanent shoring (bracing) in lieu of currently temporary bracing.

You also raised the alternate solution for permanent shoring (bracing) by designing floor and roof diaphragms of the charred structure to permanently restore the floor and roof structure to act as permanent shoring mechanisms, coupled with additional necessary structural lateral load resisting elements/mechanisms to restore the front façade along Union Street to be permanently braced. This alternative is more desirable in the hopes that permanent shoring can be integral to future building design within these walls.

At this juncture, almost 2 years after the temporary shoring being in place, KCE Matrix is being asked to consider permanent bracing design integral to building floors and roof restoration and remedying the front façade elevation for perilous weak conditions.

To engineer a permanent bracing system integrating new floors, roof and front façade frames, with piles and shotcrete would require a finalized architectural design of the building interiors with unit configurations design and common area amenities design.

A licensed architect has to be engaged by owners to plan, design, and implement and process approvals of these plans and amenities. This process of design development and construction documents preparation and city approvals will undoubtedly take 12 months, if not more. So, this concept of integrating final design as permanent shoring will delay rectifying unsafe conditions of current structure, another year. If KCE remedies the current soft story façade for temporary shoring, the repairs will waste over $200,000 because this repair will be discarded for permanent shoring.
Alternatively, if KCE Matrix can provide structural design of permanent shoring for the walls, the design will incorporate piles, some shotcrete, and moment frames, explained in previous communication, which will cost approximately 3 million dollars, excluding the floors and roofs.

If San Francisco DBI would consider extending the period of temporary shoring by perhaps another 18 months, it would be technically feasible to implement the idea of permanent shoring with the redesign of the overall structure; however, this would result in economic infeasibility as the retrofit of the front facade will easily exhaust productive project funds of over 3 million dollars or more, and produce a design of shoring that will encroach on the already restricted interior spaces of the normal development.

Burbank, CA
1112 W Burbank Blvd., Suite 301 • Burbank, CA 91506 | 1351 Rutan Dr, Ste 210 • Livermore, CA 94551
Alameda, CA

Not forgetting an additional interior bracing system of lateral load resisting mechanism with piled foundation would be required for transverse direction stability, which would further intrude into interior space plans of the normal development and cost another several hundred thousand dollars, I doubt the architect can make good use of available space in this building with such an intricate plan.

No matter what the intent of the community and city is, it will cost several million dollars to just stabilize this structure for seismic safety.

Let me know how you wish to proceed so I could be discussing such plans with your architectural consultants.

Sincerely,

Vahe Kardjian, P.E.
KCE Matrix Inc.

REGISTERED PROFESSIONAL ENGINEER
VAHE KARDJIAN
No. C-40821
Exp. 03/31/21
CIVIL
STATE OF CALIFORNIA

ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING SHORING DESIGN DEMOLITION CONSULTATION

Engineering Report: Structural Assessment and Demolition Recommendation

Fire-Damaged Three-Story Brick Building, 1656 Powell St, San Francisco, CA

Prepared by: Erwin O'Toole PE

Date: 2.3.25

To: SF DBI

1. Introduction

The purpose of this report is to assess the structural integrity of the fire-damaged three-story brick building located at 1656 Powell St, San Francisco, California, and to provide a recommendation regarding its future viability. Given the extensive damage from fire and the inherent risks associated with unreinforced masonry (URM) structures in a high-seismic region, this report evaluates the potential hazards and justifies the need for demolition.

2. Structural Assessment

2.1 Building Description
• Construction Type: Unreinforced masonry (URM) with wood floor framing
• Number of Stories: Three plus basement
• Location: 1656 Powell St, San Francisco, a high-seismic risk zone (Seismic Zone 4, per CBC)
• Year Built: Estimated 1926 - before modern seismic codes

2.2 Fire Damage Overview

The fire caused significant structural damage to multiple components:
• Brick Masonry Walls: Severe thermal stress leading to cracking, spalling, and possible loss of bond between bricks and mortar.
• Wood Structural Elements: Extensive charring of floor joists, roof trusses, and load-bearing wood framing, compromising structural capacity.
• Steel Components: High temperatures may have caused warping and loss of yield strength in any embedded steel elements.
• Foundation System: Potential thermal expansion and contraction leading to fractures in the masonry or concrete foundation.

3. Structural Instability and Seismic Risk

3.1 Existing Structural Weaknesses
• Loss of Load-Bearing Capacity: The fire has weakened both the masonry walls and internal framing, increasing the risk of sudden collapse.
• Wall Separation and Out-of-Plane Failure: Fire has likely exacerbated pre-existing vulnerabilities in the unreinforced brick walls, leading to a high probability of out-of-plane failure in an earthquake.

ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING SHORING DESIGN DEMOLITION CONSULTATION

• Compromised Lateral Load Resistance: The building was not designed to modern seismic standards, and the loss of material integrity further reduces its ability to withstand lateral forces from an earthquake.
• Foundation Instability: If cracks or heat-induced expansion occurred, the foundation may no longer provide a stable base.

3.2 Seismic Hazards and Code Compliance
• San Francisco is within Seismic Zone 4, one of the highest-risk areas in the country.
• California Building Code (CBC) and ASCE 7-16 require structures to meet strict lateral force-resisting system standards.
• URM buildings without seismic retrofitting are particularly vulnerable to collapse, and the fire damage further exacerbates these risks.
• Retrofit vs. Demolition: Retrofitting a severely damaged URM structure is often infeasible and cost-prohibitive compared to new construction that meets modern seismic requirements.

4. Public Safety and Liability Concerns
• Immediate Collapse Hazard: The weakened structure poses a risk of sudden collapse, especially during aftershocks or strong winds.
• Falling Debris Risk: Loose bricks, failed mortar joints, and unstable floors create dangers for pedestrians and adjacent properties.
• Fire Damage to Adjacent Buildings: The fire may have compromised the integrity of neighboring structures, increasing the overall risk in the area.
• Legal Liability: The City of San Francisco has stringent regulations for addressing hazardous structures. Delayed action could expose owners and local authorities to legal and financial liabilities.

5. Conclusion and Recommendation

Based on the structural assessment, the following conclusions are drawn:
1. The fire has significantly compromised the load-bearing capacity of the brick walls, wood framing, and foundation.
2. The building does not meet current seismic safety standards, and retrofitting is impractical due to extensive fire damage.
3. The risk of structural collapse poses an immediate danger to public safety and adjacent buildings.
4. Demolition is the most viable solution to eliminate hazards and allow for a safer, code-compliant redevelopment of the site.

Recommended Action:

Immediate demolition of the structure to prevent further risks and facilitate redevelopment in compliance with modern seismic and fire safety regulations.

6. Appendices
• Photographic Evidence of Damage
• Previously prepared Demolition Drawing

ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING SHORING DESIGN DEMOLITION CONSULTATION

This report is submitted in support of a formal demolition order and should be reviewed by local authorities for expedited approval.

Sincerely,

Erwin O'Toole, PE
ShoreCal Engineering Inc.

REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
C80734
CIVIL
STATE OF CALIFORNIA

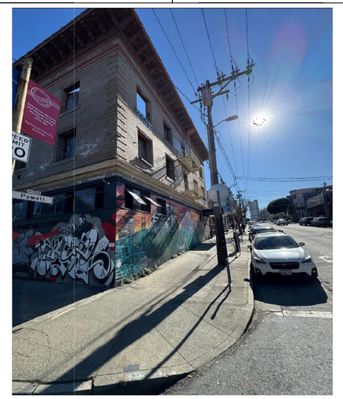
ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING | SHORING DESIGN | DEMOLITION CONSULTATION

Project Address: 1656 POWELL STREET	
Subject: INSPECTION DAILY REPORT	**Date:** 01/27/2025
Engineer: Erwin OToole P.E.	**Time:** 4hrs



ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING | SHORING DESIGN | DEMOLITION CONSULTATION

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ShoreCal Engineering Inc.
CONSTRUCTION ENGINEERING | SHORING DESIGN | DEMOLITION CONSULTATION

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REVISIONS

NO.	DATE	DESC.

SHORECAL
Engineering Inc.
1663 MISSION STREET, SUITE 501
SAN FRANCISCO, CA 94103
PHONE: 415-531-1009
EMAIL: erwin@shore-cal.com

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ERWIN O'TOOLE, PE
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REGISTERED PROFESSIONAL ENGINEER
ERWIN J O'TOOLE
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STATE OF CALIFORNIA

DEMOLITION AT 1638 POWELL STREET

1638 POWELL STREET
SAN FRANCISCO,
CALIFORNIA 94133
BLOCK: 0117
LOT: 016

PROJECT NUMBER	SCALE
	AS NOTED
DRAWN BY	CHECKED BY
JD	EOT

REPORT

D 4.0

MEMORANDUM

To: Matthew Greene, Deputy Director Inspection Services, Department of Building Inspection, 49 South Van Ness San Francisco, CA 94103

From: Erwin O'Toole, P.E. – Shoring and Civil Engineer C80734

Date: March 7th, 2025

Subject: Imminent Hazard at 1656 Powell St (Block 0117/ Lot 016) AKA The Verdi Building

I am writing to bring to your immediate attention a serious structural hazard present in the building located at the above address. Specifically, there are brick walls that are out of plane on Powell St and appears to be getting more out of plane since my last observation. The eyebrow canopy that remains unsupported at the and 3 stories of unreinforced brick walls as well as severe foundation cracks and compromised load-bearing walls. These issues indicate that the building is at risk of **COLLAPSE** particularly during a **MINOR SEISMIC EVENT.**

On March 17, 2018, a four-alarm fire erupted in San Francisco's North Beach neighborhood at 659 Union Street, between Powell and Columbus Streets

The fire required a substantial response from the fire department due to its severity and size, resulting in a four-alarm designation.

As a licensed civil engineer with 25 years of experience in structural engineering, I have conducted a comprehensive assessment of the building and have determined that it poses an imminent threat to the safety of its occupants and the public. Numerous permit applications have been filed and executed for the building shoring (See below) These are all now expired and do not serve to protect the public

201804126159 Emergency shoring to reinforce fire damaged mix use 3 story plus basement urm bld. Shoring to be both ext and interor.

201805048295 Revision to 201804126159 change in site conditions per site inspection; add more shoring to the interior from 3rd floor braced to 2nd flr

201805159126 Revision #2 to pa #201804126159. Additional shoring to the rear walls of the building throughout 2nd & 3rd levels

201807205052 Rev to pa# 201804126159 & 201805048295; change timeline of completion of phase 1&2 to october 15,2018. Maximum duration of phase i & ii temporary shoring until april 12, 2019. No construction under this permit. Maximum duration of shoring: phas i & phase ii until 4/12/2019 - temporaru [sic] shoring.

My findings are corroborated by an independent evaluation performed by KCE Matrix, a structural engineering firm based in Los Angeles, which specializes in assessing structural integrity and hazards. Both assessments have identified critical deficiencies that necessitate urgent intervention.

Enclosed with this letter are the detailed assessment reports from both my evaluation and that of KCE Matrix. These reports provide in-depth documentation of the demolition permit application and the risk abatement.

Given the gravity of these findings, I earnestly request that the Department of Building Inspection issue an emergency demolition permit in accordance with the code section **102A.16 Serious and Imminent Hazards – Emergency Orders.**

I am available to provide any additional information or assistance required to address this matter promptly. Please feel free to contact me at 415 531 1009 or via email at erwin@shore-cal.com

Thank you for your prompt attention to this critical issue.

Respectfully Submitted,





Erwin O'Toole, PE
ShoreCal Engineering Inc.

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

BOARD OF APPEALS BRIEF

HEARING DATE: April 22, 2026

April 16, 2026

Appeal No.:	26-019
Project Address:	659 Union Street
Block/Lot:	0117/016
Zoning District:	NCD (North Beach Neighborhood Commercial) Group Housing SUD Priority Equity Geographies SUD
Height/Bulk:	40-X
Staff Contact:	Corey Teague, Zoning Administrator – (628) 652-7328 corey.teague@sfgov.org

Background & Analysis

The appealed permit (No. 2026.03.27.8418) is an emergency demolition permit for the remains of the fire-damaged building at 659 Union Street. The associated emergency demolition order (111280-E) was issued by the Department of Building Inspection (DBI) on March 24, 2026. The order required the property owner to take specific actions within 72 hours, including obtaining a demolition permit. To be clear, the emergency order required the demolition of the entire building.

On Friday, March 27, the Permit Holder filed the demolition permit. The Planning Department correctly approved the demolition permit that day pursuant to the following:

1. California Code of Regulations, Title 14, Section 15269, which provides a statutory exemption from the California Environmental Quality Act (CEQA) for emergency demolitions to address an

imminent safety hazard.

2. The subject building contained 38 dwelling units. Planning Code Section 317 typically requires a Conditional Use Authorization from the Planning Commission to demolish a residential building. However, Section 317(i)(4) exempts such demolitions when they are deemed necessary to comply with a City order that directs the owner to demolish the building due to conditions that present an imminent safety threat.

3. Planning Code Section 311 requires neighborhood notice for an application to demolish a residential building within certain zoning districts, including the North Beach Neighborhood Commercial District. However, Section 311(c)(4) states that the "demolition of any building, including but not limited to historically and architecturally important buildings, may be approved administratively when the Director of the Department of Building Inspection, the Chief of the Bureau of Fire Prevention and Investigation, or the Director of Public Works determines, after consultation with the Zoning Administrator, that an imminent safety hazard exists, and the Director of the Department of Building Inspection determines that demolition or extensive alteration of the structure is the only feasible means to secure the public safety

The Appellant raises the issue that the scope of work described for the demolition permit on the Planning Department's Property Information Map (PIM) under Project No. 2026-002687PRL states that the permit authorizes the demolition of an approximately 50-foot section of brick wall at the rear (south) of the building. This description is an unfortunate quirk that resulted from an errant note on the cover sheet

of the plans provided by the Permit Holder. However, it is clear the scope of work proposed by the demolition permit was for the entire building, based on the following:

1. The emergency demolition order predicating the demolition permit required that the entire building be demolished.

2. The Building Code defines and requires different types of permits, such as alteration permits, new construction permits, and demolition permits. The subject permit was a demolition permit (Form 6), which is only required if the scope of work is a full demolition. If the scope of work was instead to only remove a portion of a wall, that would require an alteration permit with plans (Form 8).

3. The Planning Department's written approval on the back of the paper permit does not include any language limiting the scope to only a 50-foot section of the rear wall. Instead, it references the Planning Code sections listed above and consultation with the Deputy Director of Current Planning and the Zoning Administrator. When consulted, both of those staff members understood the proposal to be a full demolition of the building, consistent with the emergency demolition order.

4. Notwithstanding the errant note on the cover sheet, the actual plans clearly propose to demolish the entire building.

5. DBI caught the errant note on the cover sheet referencing the 50-foot section of the rear wall after Planning approved the permit. Prior to permit issuance, that note was crossed out, initialed, and dated by the Permit Holder. The fact that the Planning Department language on PIM was not also

updated prior to the permit issuance was an unfortunate oversight.

Conclusion

The subject permit under appeal is a Form 6 demolition permit for the full demolition of the existing building. The permit was filed, approved, and issued pursuant to the emergency demolition order that determined the demolition was necessary to address an imminent safety hazard. While the Planning Department language describing the project on PIM was unfortunate, it does not negate the fact that the demolition permit and associated plans clearly proposed the full demolition of the building, nor the fact that the demolition permit was issued in full compliance with the Planning Code. Therefore, the Planning Department respectfully requests that the Board deny the appeal and uphold the demolition permit to address the imminent safety hazard.

cc: John Kevlin (Attorney for Permit Holder)
Theresa Flandrich (Agent for Appellant)
Carey McElroy (Department of Building Inspection)

BRIEF SUBMITTED BY DBI

Board of Appeals Brief

Hearing Date: April 22, 2026

April 16, 2026

Appeal No.:	26-019
Permit:	Demolition Permit # 2026-0327-8418
Project Address:	659 Union Street
Block/Lot:	0117 / 016
DBI Contact:	Carey McElroy, Senior Building Inspector Phone: 628-652-3779; Email: Carey.McElroy@sfgov.org

Permit Description
DBI issued Permit Number #2026-0327-8418 on March 27, 2026 to allow the demolition of a three-story unreinforced masonry building.

Background
The structure at Assessor Parcel 0117/016 (659 Union Street / 1656 Powell Street) is a three-story, unreinforced masonry building that caught fire on December 15, 2013. The fire resulted in structural damage affecting the second level residential units and the roof structure, including roof and ceiling joists. The ground floor had additional water damage and the fire department removed ceilings from three residential units on the third level during their efforts to contain the conflagration.

That same day, DBI issued a notice of violation directing the property owner to file for a building permit to start demolition to expose the structure for additional engineering analysis.

On March 17, 2018, a second fire broke out in the building causing additional structural damage and rendering it unsafe and uninhabitable. The roof had collapsed and the wood framing on the second and third floors was severely damaged.

The next day, DBI issued a notice of violation directing the property owner to provide an engineering report and engage an engineer to oversee the bracing of the exterior walls to prevent a potential collapse.

Due to changing site conditions, multiple permits for temporary shoring were applied for and issued, and on October 10, 2018, DBI conducted a site verification confirming that the required temporary shoring had been installed.

On January 24, 2020, DBI produced a report documenting significant structural damage and recommending that the project consulting team "re-evaluate the temporary shoring system and to provide temporary bracing to correct the existing open front condition." DBI also recommended that the property owner hire an additional structural engineer to provide further evaluation.

On February 18, 2020, KCE Matrix Consulting Engineers produced a letter raising concerns about designing permanent shoring for a building with "perilous weak conditions" and stating that installing permanent shoring "will delay rectifying unsafe conditions of current structure, another year."

On March 7, 2025, ShoreCal Engineering, Inc sent DBI a memo outlining their engineering evaluation that determined the building was a "serious structural hazard" and describing the building's deterioration by stating "there are brick walls that are out of plane on Powell St and appears to be getting more out of plane since my last observation. The eyebrow canopy that remains unsupported... and 3 stories of unreinforced brick walls as well as severe foundation cracks and compromised load-bearing walls. These issues indicate that the building is at risk of COLLAPSE particularly during a MINOR SEISMIC EVENT." *(emphasis by ShoreCal)*

In the memo, ShoreCal stated that the building "poses an imminent threat to the safety of its occupants and the public" that requires "urgent intervention".

On March 2, 2026, Dolmen Consulting Engineers, Inc submitted a letter to DBI articulating the numerous shoring permits that had been issued to "stabilize the perimeter walls, which was all that remained after the fire was extinguished." The letter articulated that the temporary shoring was not designed as a permanent solution and that there was no performance standard to measure its efficacy.

Dolmen further stated that "the most obvious hazard is the cantilevered brick wall above these braces extending around the entire 420' building perimeter" and highlighted that the decorative cornice above the entire length of the sidewalk could cause the wall to fail and fall onto the bus stop and sidewalk in even a minor earthquake.

The report vividly illustrated this concern when describing a site visit to the property, "...it is obvious to me, as a practicing engineer, that it is only a matter of time before these walls fail under lateral loading. While I visited the site, I noticed many people waiting at the bus stop on Union Street, walking along the sidewalk, parking at the curb, and driving along Union Street. All these people were directly in the fall zone."

After a field visit on March 18, 2026, Raymond Lui, S.E., Section Manager of the San Francisco Department of Public Works Structural Engineering Section, concluded that, "this building, in its current condition, is a collapse hazard and presents significant safety hazards to pedestrians, bicyclists, and motorists."

Mr. Lui further noted that San Francisco Public Works is planning a pavement replacement and sewer replacement project on Union Street from Lyon Street to Columbus Avenue, but has "abandoned the block between Powell Avenue and Columbus Avenue that fronts the building" because of the "safety concerns presented by the building."

On March 18, 2026, two of DBI's licensed engineers and DBI's Deputy Director for Inspection Services made a site visit to observe the building condition and issued a report that found "what remained of the structural framing lacked weather protection...and the shoring system lacked protection from weather corrosion and decay."

The engineers and building inspector observed signs of mold, dry rot, vermin and rodents, as well as standing water, trash and debris. They determined that the building is substandard and unsafe and that "the risk of collapse of URM (unreinforced masonry) walls is an imminent and substantial hazard...and the existing conditions endanger the...safety and welfare of neighbors and the public."

Emergency Order
On March 24, 2026, DBI issued Emergency Order 111280-E (Exhibit A) deeming the building an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of a structure fire. The Emergency Order required the property owner to abate the hazard within 72 hours. A copy of the Emergency Order was posted at the property.

Permit Application and Issuance Process
Emergency Orders are issued to mitigate an imminent safety hazard and are processed on an expedited timeline so the safety intervention is not delayed. As such, an Emergency Order does not trigger the same notification requirements as a regular permit. Nonetheless, DBI mailed the notice to property owners within a 300-foot radius on the next business day after the order was issued.

The department also requested review by the Department of Public Health (DPH) of the environmental concerns raised by the appellant, and DPH determined that Health Code 22A does not apply in this case because the scope of work does not include soil disturbance.

Conclusion
DBI issued the Emergency Order based on substantial evidence and the professional determination of more than six civil and structural engineers. The demolition permit was properly issued based on the requirements of the Emergency Order. DBI requests the Board deny the appeal and uphold the permit.

Thank you,

Carey McElroy, Senior Building Inspector of Plan Review Services

Enc: Exhibit A – Emergency Demolition Order 111280-E

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414
(415) 558-6001/558-6133 Fax (415) 558-6041

FIELD REPORT

January 24, 2020

Street Address:	1656 Powell Street / 659 Union Street
Report No.:	20200124
Block / Lot:	0117 / 016
Date/Time of Visit:	January 15, 2020 / 11:00 am
Site Visit:	Gary Ho, Plan Review Services Manager Richard Tam, DBI Engineer Cyril Yu, DBI Engineer Bernie Curran, DBI Building Inspector
Type of Construction:	3B
Occupancy Classification:	R-2,B,M
No. of Stories:	3-Story over Basement

Background

DBI Building Inspector Bernie Curran, DBI Plan Review Services Manager Gary Ho, DBI engineers Richard Tam and Cyril Yu responded to a request from KCE Matrix Consulting Engineers on January 15, 2020 at 11:00 am to evaluate whether the building at its existing condition will be considered as an IMMINENT HAZARD OF COLLAPSE and shall be GRANTED with an emergency demolition permit.

Structural Observations

The building at the above referenced site is a rectangular 3-story wood framed timber floor with exterior brick masonry walls over 1-story of basement. This building is classified as an Unreinforced Masonry Load Bearing Wall Building (UMB) as per our San Francisco Existing Building Code. The building is located at corner of Powell Street and Columbus Street. This building has been seismic strengthened in 2004 under the San Francisco UMB Retrofit Program.

Significant fire damage was observed in elements of the floor gravity support system and the interior cross walls inside the building. The entire roof and third floor diaphragm framing has been removed, half of the diaphragm framing is remained at second floor and approximately three-quarter of diaphragm is remain at first floor. Temporary shoring supporting the existing masonry walls was observed, and no failure or fallen masonry was observed at the time of our site visit. There is no obvious indication that this building structure is an **IMMINENT HAZARD OF COLLAPSE** and be **GRANTED** an emergency demolition permit at the present time, provide that the shoring system was properly designed for the duration of period prior to retrofit.

Follow up Meeting with the Project Consulting Team

A follow up meeting with the project consulting team was took place on January 23, 2020 at DBI office. Attendees are as follow:

- Daniel Lowrey, DBI Deputy Director
- Gary Ho, DBI Plan Review Services manager
- Richard Tam, DBI Engineer
- Patrick O'Riordan, DBI Chief Building Inspector
- Jeff Jurow, Property Owner
- Vahe Kardjian, KCE Matrix Consulting Engineer
- Ahmad Larizadeh, Owner's Permit Consultant

The owner's consulting engineer, Vahe Kardjian, has most concern in regarding the existing masonry wall facing Union Street where very limited structural integrity, very limited shear capacity and is considered as a soft story condition under the seismic circumstance. DBI recommend the project consulting team to re-evaluate the existing temporary shoring system and to provide temporary bracing to correct the existing open front condition.

Recommended Actions

DBI agreed with the project owner for him to get another structural engineer on board to provide an additional evaluation report for the existing building condition, the selection of the new structural engineer will be upon approval by DBI. DBI has expressed our concern in regarding the temporary shoring system which was already expired for the one year period, and DBI has not received any retrofit plan from the Project Consulting Team. DBI will require the Project Consulting Team to submit permit for the re-evaluation of the existing shoring system for a longer duration of time base on the estimated date of the retrofit and bring the building up to the building code requirement.

Report prepared by:

Richard Tam, S.E., Building Plans Engineer, PRS Division

Report reviewed & approved by:

Daniel Lowery, Deputy Director, DBI Permit Services

KCE MATRIX

CONSULTING ENGINEERS
STRUCTURAL, CIVIL & ENVIRONMENTAL

February 18, 2020

Alexis Pelosi
Pelosi Law Group
12 Geary Street, Suite 802
San Francisco, CA 94108

Subject: 1656 Powell Street: Unreinforced Masonry Walls

Dear Ms. Pelosi,

At your request, I have reviewed the Letter of Denial from San Francisco DBI for demolition of URM walls, in peril. The basis of demolition request denial is a decision by DBI to remedy the perilous and unsafe condition be engineered for permanent shoring (bracing) in lieu of currently temporary bracing.

You also raised the alternate solution for permanent shoring (bracing) by designing floor and roof diaphragms of the charred structure to permanently restore the floor and roof structure to act as permanent shoring mechanisms, coupled with additional necessary structural lateral load resisting elements/mechanisms to restore the front façade along Union Street to be permanently braced. This alternative is more desirable in the hopes that permanent shoring can be integral to future building design within these walls.

At this juncture, almost 2 years after the temporary shoring being in place, KCE Matrix is being asked to consider permanent bracing design integral to building floors and roof restoration and remedying the front façade elevation for perilous weak conditions.

To engineer a permanent bracing system integrating new floors, roof and front façade frames, with piles and shotcrete would require a finalized architectural design of the building interiors with unit configurations design and common area amenities design.

A licensed architect has to be engaged by owners to plan, design, and implement and process approvals of these plans and amenities. This process of design development and construction documents preparation and city approvals will undoubtedly take 12 months, if not more. So, this concept of integrating final design as permanent shoring will delay rectifying unsafe conditions of current structure, another year. If KCE remedies the current soft story façade for temporary shoring, the repairs will waste over $200,000 because this repair will be discarded for permanent shoring.
Alternatively, if KCE Matrix can provide structural design of permanent shoring for the walls, the design will incorporate piles, some shotcrete, and moment frames, explained in previous communication, which will cost approximately 3 million dollars, excluding the floors and roofs.

If San Francisco DBI would consider extending the period of temporary shoring by perhaps another 18 months, it would be technically feasible to implement the idea of permanent shoring with the redesign of the overall structure; however, this would result in economic infeasibility as the retrofit of the front facade will easily exhaust productive project funds of over 3 million dollars or more, and produce a design of shoring that will encroach on the already restricted interior spaces of the normal development.

Not forgetting an additional interior bracing system of lateral load resisting mechanism with piled foundation would be required for transverse direction stability, which would further intrude into interior space plans of the normal development and cost another several hundred thousand dollars, I doubt the architect can make good use of available space in this building with such an intricate plan.

No matter what the intent of the community and city is, it will cost several million dollars to just stabilize this structure for seismic safety.

Let me know how you wish to proceed so I could be discussing such plans with your architectural consultants.

Sincerely,

Vahe Kardjian, P.E.
KCE Matrix Inc.



MEMORANDUM

To: Matthew Greene, Deputy Director Inspection Services, Department of Building Inspection, 49 South Van Ness San Francisco, CA 94103

From: Erwin O'Toole, P.E. – Shoring and Civil Engineer C80734

Date: March 7th, 2025

Subject: Imminent Hazard at 1656 Powell St (Block 0117/ Lot 016) AKA The Verdi Building

I am writing to bring to your immediate attention a serious structural hazard present in the building located at the above address. Specifically, there are brick walls that are out of plane on Powell St and appears to be getting more out of plane since my last observation. The eyebrow canopy that remains unsupported at the and 3 stories of unreinforced brick walls as well as severe foundation cracks and compromised load-bearing walls. These issues indicate that the building is at risk of **COLLAPSE** particularly during a **MINOR SEISMIC EVENT.**

On March 17, 2018, a four-alarm fire erupted in San Francisco's North Beach neighborhood at 659 Union Street, between Powell and Columbus Streets

The fire required a substantial response from the fire department due to its severity and size, resulting in a four-alarm designation.

As a licensed civil engineer with 25 years of experience in structural engineering, I have conducted a comprehensive assessment of the building and have determined that it poses an imminent threat to the safety of its occupants and the public. Numerous permit applications have been filed and executed for the building shoring (See below) These are all now expired and do not serve to protect the public

201804126159 Emergency shoring to reinforce fire damaged mix use 3 story plus basement urm bld. Shoring to be both ext and interor.

201805048295 Revision to 201804126159 change in site conditions per site inspection; add more shoring to the interior from 3rd floor braced to 2nd flr

201805159126 Revision #2 to pa #201804126159. Additional shoring to the rear walls of the building throughout 2nd & 3rd levels

201807205052 Rev to pa# 201804126159 & 201805048295; change timeline of completion of phase 1&2 to october 15,2018. Maximum duration of phase i & ii temporary shoring until april 12, 2019. No construction under this permit. Maximum duration of shoring: phas i & phase ii until 4/12/2019 - temporaru [sic] shoring.

My findings are corroborated by an independent evaluation performed by KCE Matrix, a structural engineering firm based in Los Angeles, which specializes in assessing structural integrity and hazards. Both assessments have identified critical deficiencies that necessitate urgent intervention.

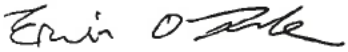
Enclosed with this letter are the detailed assessment reports from both my evaluation and that of KCE Matrix. These reports provide in-depth documentation of the demolition permit application and the risk abatement.

Given the gravity of these findings, I earnestly request that the Department of Building Inspection issue an emergency demolition permit in accordance with the code section **102A.16 Serious and Imminent Hazards – Emergency Orders.**

I am available to provide any additional information or assistance required to address this matter promptly. Please feel free to contact me at 415 531 1009 or via email at erwin@shore-cal.com

Thank you for your prompt attention to this critical issue.

Respectfully Submitted,





Erwin O'Toole, PE
ShoreCal Engineering Inc.

DOLMEN
CONSULTING ENGINEERS INC.

March 2, 2026

Attention: Patrick O'Riordan
Director, San Francisco Department of Building Inspection
San Francisco Department of Building Inspection
49 South Van Ness
San Francisco CA 94103

Re: 659 Union Street/1656 Powell Street
Condition Report – Imminent Seismic Hazard

Director O'Riordan,

I am writing to draw your attention to an imminent seismic hazard at 659 Union Street/1656 Powell Street. I visited the site on February 4th, 2026 and again on February 24th, 2026. The purpose of my visits was to review the existing condition of the fire damaged building. I also reviewed the recent permit history and previous engineering reports for the building. Copies of memorandums and reports by ShoreCal Engineering Inc (February 3, 2025 and March 7, 2025) and KCE Matrix (February 18, 2020) are appended to this report.

HISTORY

The building was damaged in a single alarm fire on Sunday, December 15, 2013. As Erwin O'Toole outlined in his memorandum dated March 7th, 2025, the building was severely damaged in a subsequent four-alarm fire on March 17th, 2018. The building was a three-story unreinforced masonry structure with a single basement, likely dating from the early 1900's. The structure was comprised of heavy perimeter brick walls and weak wood diaphragms, which is typical for this building type.



Images of the subject building ablaze, March 2018

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VOICE 415.409.9200 FAX 415.409.9206

STABILIZATION

Immediately after the fire our client filed a series of permits and went to great lengths to stabilize the perimeter walls, which was all that remained after the fire was extinguished. The permit application details follow -

Application Number:	201804126159			
Form Number:	8			
Address(es):	0117/016/0	659	UNION	ST
	0117/016/1	1656	POWELL	ST
Description:	EMERGENCY SHORING TO REINFORCE FIRE DAMAGED MIX US STORY PLUS BASEMENT URM BLD. SHORING TO BE BOTH EXT A INTEROR. MAHER NA			

Application Number:	201805048295			
Form Number:	8			
Address(es):	0117/016/1	1656	POWELL	ST
Description:	REVISION TO 201804126159 CHANGE IN SITE CONDITIONS PER SITE INSPECTION; ADD MORE SHORING TO THE INTERIOR FROM 3RD FLOOR BRACED TO 2ND FLR			

Application Number:	201805159126			
Form Number:	8			
Address(es):	0117/016/1	1656	POWELL	ST
Description:	REVISION #2 TO PA #201804126159. ADDITIONAL SHORING TO THE REAR WALLS OF THE BUILDING THROUGHOUT 2ND & 3RD LEVELS. MAHER NA			

Application Number:	201807205052			
Form Number:	8			
Address(es):	0117/016/1	1656	POWELL	ST
	0117/016/0	659	UNION	ST
Description:	REV TO PA# 201804126159 & 201805048295; CHANGE TIMELINE OF COMPLETION OF PHASE 1&2 TO OCTOBER 15,2018. MAXIMUM DURATION OF PHASE I & II TEMPORARY SHORING UNTIL APRIL 12, 2019. NO CONSTRUCTION UNDER THIS PERMIT. MAXIMUM DURATION OF SHORING: PHAS I & PHASE II UNTIL 4/12/2019 - TEMPORARU SHORING.			

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Application Number:	202112134321			
Form Number:	3			
Address(es):	0117/016/0	659	UNION	ST
	0117/016/1	1656	POWELL	ST
Description:	Facade retention on Columbus St, Union St, & Powell St, and for removal of any remaining building debris. New construction under separate permit which will incorporate (E) facade retained under this permit. Emergency shoring to reinforce fire-damaged building issued under PA# 201804126159.			

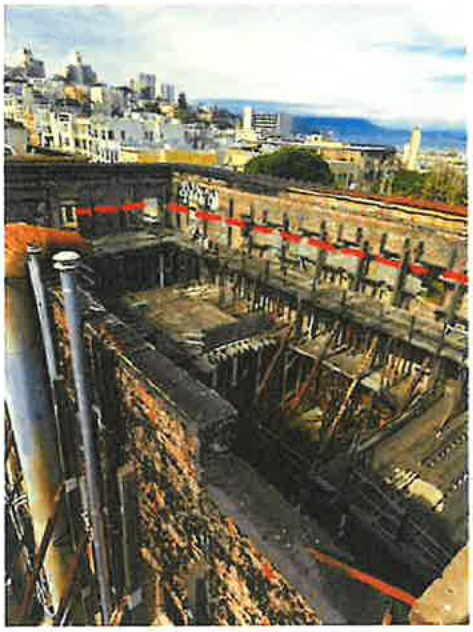
While the design was credible as a temporary solution, there is no design standard for a situation like this. No performance standard is implied by the addition of these braces. Perhaps the most obvious hazard is the cantilevered brick wall above these braces extending around the entire 420' building perimeter. This wall has a decorative cornice above the sidewalk along the entire length of its' street facade, increasing the likelihood that the wall will fall onto the bus stop and sidewalk below in a minor seismic event. The wall's out-of-plane "flexural" capacity is also weakened by the presence of fourteen windows along its' Union Street façade.



Rear Yard Out-of-Plane Wall Bracing System

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Likely location of flexural failure



Existing Interior Out-of-Plane Wall Bracing System

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RELEVANT CODE SECTIONS

As you know, this building type was subject to a pair of statewide retrofit ordinances. The first ordinance, dating from the 1970's, addressed parapet bracing, a widely understood failure. Historical Google Earth photos show small braces at the roof level along the North, South, and West elevations, but none on the East elevation since the adjacent building would have mitigated that hazard. These braces appear to have been removed as part of the clean-up after the 2018 fire.

The second ordinance that applied to this building type was the Unreinforced Masonry Bearing Wall Building Retrofit Ordinance. This building type was identified as the most significant seismic hazard and the first to be subject to a mandatory statewide retrofit ordinance. The primary failure modes are global collapse and out-of-plane wall anchorage. Floor and roof diaphragms, and their connection to the perimeter walls, are critical to the prevention of both failures.

Many of these buildings provided housing for low-, and moderate-income individuals and families in dense urbanized parts of the State. The authors of the retrofit ordinance had to strike a balance between preservation of these buildings and reduction of the seismic hazard. It would not have been financially feasible to retrofit these buildings to meet the current building code since the walls are disproportionately heavy, and the diaphragms are very weak. The resulting "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" achieved a balance between feasibility and risk mitigation, but not without compromising the anticipated seismic performance. This ordinance has been adopted as Chapter A1 of the California Existing Building Code.

Looking at the damaged building under the provisions of Chapter A1 of the California Existing Building Code we find the following shortcomings -

A110.2 Seismic forces on elements of structures.
Parts and portions of a structure not covered in Section A110.3 shall be analyzed and designed per the current building code, using force levels defined in Section A110.1. –
Exceptions:

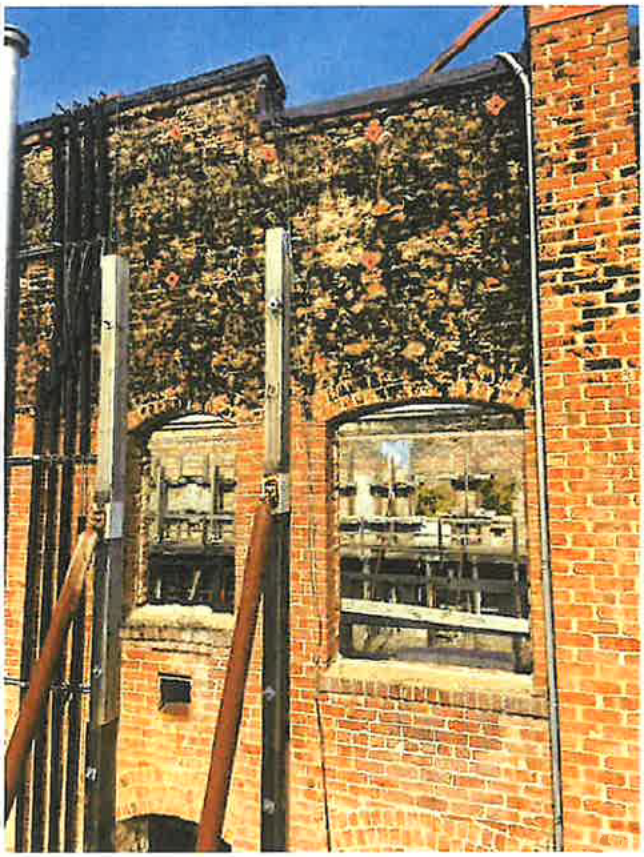
1. Unreinforced masonry walls for which height-to-thickness ratios do not exceed ratios set forth in Table A110.2 need not be analyzed for out-of-plane loading. Unreinforced masonry walls that exceed the allowable h/t ratios of Table A110.2 shall be braced according to Section A113.5.
– Existing walls exceed maximum h/t ratios listed.

2. Parapets complying with Section A113.6 need not be analyzed for out-of-plane loading.
– Existing "parapets " (ie. cantilevered walls above the top restraint) significantly exceed code limits.

3. Where walls are to be anchored to flexible floor and roof diaphragms, the anchorage shall be in accordance with Section A113.1. – Upper diaphragms have been largely removed. No wall anchorage is possible.

Since the upper diaphragms have been largely removed, the retrofit design would not qualify for the Special Procedure. The Special Procedure has many accommodations that are not allowed in the General Procedure. Provisions allowing plywood sheathed crosswalls, diaphragm DCR's up to 5.0, ignoring the need for chords, allowing large h/t ratios are not applicable to this retrofit under the General Procedure.

Dynamically, an unbraced, cantilevered element can generate four or five times the lateral force of a similarly configured braced element. As you can see from the attached photographs, the top lateral restraint of the existing walls at 659 Union Street, in many cases, is eight to ten feet below the top of the parapet.



Unbraced "parapets" 02/04/2025

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As you can see from the following photograph the roof and floor diaphragms are largely missing. Even the areas of diaphragm that remain are heavily compromised by fire and water damage.



Missing Roof and Floor Diaphragms 02/04/2025



Missing Roof and Floor Diaphragms 02/04/2025

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VOICE 415.409.9200 FAX 415.409.9206

CODE MANDATED RETROFIT

If we apply the General Procedure, or the current code, to the remaining fire damaged structure we would need to add closely spaced vertical and horizontal steel wall bracing around the entire interior, and supplement the existing interior braces with a three-dimensional braced frame. This frame would then be removed to make way for the new permanent structure that will hopefully take its' place one day.

The retrofit is further complicated by our Client's goal to develop a significant new housing project at the site. As a prerequisite for that development, the Department of Toxic Substance Control (DTSC) is requiring the removal and replacement of contaminated soils to a depth of twelve to fifteen feet below sidewalk elevation. The contamination is the result of leaks from historic heating oil tanks and the former presence of a dry-cleaning facility at the site.

Requiring our client to shore up the perimeter walls to any reasonable standard while simultaneously requiring him to remove five feet of soil below the foundations is obviously a Kafkaesque demand.

CURRENT CONDITIONS

Our client delivered a JLG access lift to the rear yard of the building on February 23rd, 2026. Erwin O'Toole, PE, and I investigated the upper parts of the walls from the JLG platform. We found that prolonged exposure to weather, both fires, and the subsequent fire-fighting efforts have weakened the mortar in the walls. It was easy for Erwin and I to remove individual bricks with our bare hands from two separate locations.



JLG on site 02/24/2026

DOLMEN
CONSULTING ENGINEERS INC.



Removing loose bricks by hand from the JLG platform

We are very thankful that nothing tragic has happened to date but it is obvious to me, as a practicing engineer, that it is only a matter of time before these walls fail under lateral loading. While I visited the site, I noticed many people waiting at the bus stop on Union Street, walking along the sidewalk, parking at the curb, and driving along Union Street. All these people were directly in the fall zone.

In the interest of public safety, I strongly urge you to issue an emergency demolition permit for this structure.

Sincerely,

Diarmuid Mac Neill
Diarmuid Mac Neill
President

Attachments: ShoreCal Engineering Inc (February 3, 2025 and March 7, 2025)
KCE Matrix (February 18, 2020)

2595 MISSION ST. SAN FRANCISCO CALIFORNIA 94110
VOICE 415.409.9200 FAX 415.409.9206

Patrick Rivera, PE, Bureau Manager | Bureau of Engineering
patrick.rivera@sfdpw.org | T. 628.271.2456 | 49 South Van Ness Ave. 8th Floor, San Francisco, CA 94103

MEMORANDUM

TO: David Kane, SE
Deputy Director
San Francisco Department of Building Inspection

FROM: Raymond Lui, SE
Section Manager
San Francisco Public Works – Structural Engineering Section

DATE: March 18, 2026

SUBJECT: Safety Assessment of 659 Union Street (Block: 0117, Lot: 016)

This memorandum summarizes our safety assessment of the building at 659 Union Street in San Francisco, California.

We performed a visual inspection of the exterior and interior of the building at 659 Union Street. It is our understanding that the building was severely damaged by two fires in 2013 and 2018. The building is a three-story unreinforced masonry bearing (UMB) wall and heavy timber construction with basement that extends under the sidewalk along Union Street.

The roof framing has been completely destroyed. The third floor and second floor have been mostly destroyed. Temporary raker shores were erected in 2018 to support the north and south perimeter UMB walls. Although the building has been standing in this condition for several years, this building, in its current condition, is a collapse hazard and presents significant safety hazards to pedestrians, bicyclists, and motorists. Also note that there is a bus stop in front of 659 Union Street.

San Francisco Public Works is near completion of developing construction documents for the pavement renovation and sewer replacement project along the length of Union Street from Lyon Street to Columbus Avenue. Because of the safety concerns presented by the building at 659 Union Street, we have abandoned the block between Powell Street and Columbus Avenue that fronts the building as part of this work. Our work no longer includes new pavement and curb ramps at Powell Street and Columbus Avenue, including those over the existing subsidewalk basement at 659 Union Street.

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
49 South Van Ness Ave, 5th Floor, San Francisco, California 94103
(628) 652-3200

FIELD REPORT

Street Address:	659 Union Street San Francisco, CA 94133	**Report No.:** 20260319
Block / Lot:	0117 / 016	
Date of Visit:	3:00 PM March 18, 2026	
Site Visit Attendees:	Jimmy Cheung, P.E., DBI Structural Manager David Kane, S.E., DBI Deputy Director Matthew Greene, C.B.O., DBI Deputy Director Raymond Lui, S.E., PW Principal Engineer	
Type of Construction:	3B	
Occupancy Classification:	R2/M – Apartments over Retail	
No. of Stories:	3 stories over basement	

Background
DBI and PW staff visited the subject property on March 18, 2026, to perform a visual observation of the existing building along Union Street that was severely damaged by fires that occurred in 2013 and 2018. We understand the original structural framing consisted of unreinforced brick masonry (URM) perimeter walls, wood roof framing, wood floor framing and interior wood walls. Note that the lot also consists of a parking garage at 1636 Powell Street, which is beyond the scope of this report.

Metal and timber shoring was installed in 2018 to brace the URM perimeter walls. This shoring system was installed to provide temporary bracing and was not intended to serve as a permanent repair solution. We reviewed engineering and environmental reports prepared by KCE Matrix Consulting Engineers, ShoreCal Engineering Inc, Frey Environmental Inc, and Dolmen Consulting Engineers (see enclosures).

Observations
Fire protection and other interior finishes were completely removed at the time of observation. The existing wood framing had been significantly charred or completely destroyed as a result of the fires. Furthermore, the remaining structural framing lacks weather protection as the roof had been destroyed and most of the windows had been removed. Shoring was observed to provide bracing at the midsection of the north and south perimeter wall, but the shoring system lacks protection from weather, corrosion, and decay. The majority of the URM perimeter walls were unbraced as the roof diaphragm and most of the floor diaphragms had been destroyed.

We observed signs of continuing and worsening decay in the structural framing and shoring, including damage from mold, dry rot, corrosion, vermin, and rodents. Standing water was visible at the basement level. Security barriers at windows and doors had been breached. Trash, debris, and other unsanitary conditions indicated squatting and illicit drug use.

Conclusions

Based on our observations, our review of reports prepared by the above noted consultants, and in consultation with PW and SFMTA, we have determined the existing building to be substandard and unsafe. The risk of collapse of the URM walls is an imminent and substantial hazard to pedestrians, bicyclists, motorists, bus patrons, neighbors and others. The hazardous condition endangers the life, limb, health, property, safety, and welfare of neighbors and the public.

Pursuant to HSC § 17920.3 and SFBC 102A.16, we conclude demolition is necessary to remedy the imminent hazard.

Recommended Actions

The owner shall immediately engage the service of a civil or structural engineer to provide an engineering report addressing the conditions, hazards, and recommendations for protection and hazard mitigation during demolition. The owner shall obtain forthwith all necessary approvals and permits required by local and state agencies for the protection and hazard mitigation during demolition. The building shall be secured and entry into the building shall be prohibited except under the supervision of a licensed civil or structural engineer. In addition, the demolition shall be performed by an experienced, licensed demolition contractor to eliminate the imminent hazard of collapse of the unreinforced brick masonry walls.

Report prepared by:

3/20/20
Jimmy Cheung, P.E., Structural Manager

3/20/2026
David Kane, S.E., Deputy Director

3/20/26
Matthew Greene, C.B.O., Deputy Director

Encl: Engineering and environmental reports

RECORDING REQUESTED BY:

Department of Building Inspection
Index Code: DBI/BID

WHEN RECORDED MAIL TO:

NAME: Dept. of Building Inspection
Building Inspection Division
Suzanna Wong

MAILING
ADDRESS: 49 South Van Ness Av, Ste 400
CITY, STATE San Francisco, CA
ZIP CODE: 94103

Doc # **2026030852**

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

3/27/2026	12:33:45 PM	Fees	$0.00
Pages 4	Title 125 KC	Taxes	$0.00
Customer	040	Other	$0.00
		SB2 Fees	$0.00
		Paid	$0.00

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Order No. 111280-E

Emergency Order No. 111280-E

Re: 659 Union St

Block/Lot: 0117/016

SEPARATE PAGE PURSUANT TO GOV'T. 27361.6

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
David Kane, S.E., Interim Director

EMERGENCY ORDER 111280-E

EMERGENCY ORDER DUE TO SERIOUS AND IMMEDIATE HAZARD AS PER SECTION 102A OF THE SAN FRANCISCO BUILDING CODE

I have verified that pursuant to Section 102A.16 of the Building Code, that serious and immediate hazard exists at:

Address: 659 Union Street
San Francisco, CA 94133

Block: 0117 Lot: 016

The building constitutes an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of a structure fire.

I, therefore, order that the owner(s) of this property shall within 72 hours (3 days) of posting and service of this order, abate the public nuisance by performing the following:

1. File for and obtain a Form 6 demolition permit for the demolition and removal of the unsafe building.
2. Obtain the necessary J number from Bay Area Air Quality Management District for this demolition.
3. Cap water, sewer and gas utilities under a plumbing permit. Disconnect any overhead or underground electrical service conductors and any telephone or data cables.
4. Demolish the building.
5. Remove all debris from lot and adjacent public streets and sidewalk.
6. Keep all receipts from facilities where demolition debris is taken and submit to San Francisco's Department of the Environment; see attached Report Form for instructions. DBI will not close out demolition permit unless the Department of the Environment receives this information.
7. The property must be barricaded, boarded up or otherwise secured against entry.

OWNER(S): Powell Partners LLC
100 Green Street
San Francisco, CA 94111

Further, if the owner(s) fail to comply with this Order, owner(s) shall have forfeited his/her right to do the work as set forth in Section 102A.14 of the Building Code, the work will be conducted under the provisions of Section 102A.13 as the abatement of serious and immediate danger.

At such time as the owner(s) shall have forfeited his/her right to do the required work to abate the imminent hazard, the Department is hereby ordered to immediately proceed by use of the funds provided for under Section 102A.12 and 102A.13 to have the repairs effected and to abate the public nuisance.

Notice: ANY EXPENDITURE OF REPAIR AND DEMOLITION FUNDS AS A RESULT OF THIS ORDER IS SUBJECT TO BECOMING A TAX LIEN AGAINST SUBJECT PROPERTY.

A copy of this notice shall be posted immediately on the front of subject building, and a copy shall be sent by certified mail to all persons having an interest in the properties in accordance with Section 102A.3 of the Building Code.

For information, you may contact Senior Building Inspector Mauricio Hernandez at 628-652-3440 between the hours of 7:30AM to 4:00 PM or come in person to 49 South Van Ness, Suite 400, San Francisco, CA 94103.

RECOMMENDED:

3/24/26

Jimmy Cheung, P.E.
Interim Deputy Director, DBI

3/24/26

Matthew Greene
Deputy Director, DBI

APPROVED:

for Liz Watty

3/24/24

Richard Sucre
Deputy Director of Current Planning, CPC

3/24/2026

David Kane, S.E.
Interim Director, DBI

DATE APPROVED: March 24, 2026

Distribution:

Recorder's Office	**Controller**	**SF Environment**	
Deputy Directors, DBI	**Deputy Director, CPC**	**City Attorney**	**Owner(s)**

Post on Property

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
David Kane, S.E., Interim Director

POWELL PARTNERS LLC
100 GREEN ST
SAN FRANCISCO, CA 94111

PROPERTY ADDRESS: 659 Union St
BLOCK: 0117 LOT: 016
SEQ: CASE: 111280-E

INSPECTOR: Mike Chung
DISTRICT: N/A

DECLARATION OF POSTING OF EMERGENCY ORDER
TO ABATE A PUBLIC NUISANCE

I, the undersigned, declare that I am employed by the City and Country of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section 102A of the San Francisco Building Code, I did on this date post a true copy of the Notice of Violation in a conspicuous place on the building or property or part thereof, to wit:

659 Union St

San Francisco, CA

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 03/25/2026, at San Francisco, California.

MIKE CHUNG

Name and Signature

P:\Emergency\Template for Emergency Order\declaration of posting.doc

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Daniel Lurie, Mayor
Daniel Tsai, Director of Health
Jennifer Callewaert, MS, REHS
Director of Environmental Health

April 8, 2026

Matthew Greene
Deputy Director, Inspection Services
San Francisco Department of Building Inspection (DBI)
49 S Van Ness Ave, 4th Fl
San Francisco, CA 94103

Via email: matthew.greene@sfgov.org

Subject: **Review of Hazardous Substances**
1636 & 1656 Powell St, and 659 Union St
San Francisco, CA, 94133

Dear Matthew Greene:

Thank you for your request for the San Francisco Department of Public Health, Environmental Health Branch, Contaminated Sites Assessment and Mitigation Program (EHB-SAM) to review and advise on the concerns raised by former Supervisor Aaron Peskin regarding the presence of hazardous substances at 1636 & 1656 Powell St, and 659 Union St (the Site) in relation to demolition permit 202303133588.

On March 18, 2026 an inspection field report was produced by DBI and the San Francisco Department of Public Works finding that structures at the Site are severely damaged by fires that occurred in 2013 and 2018. The report concluded the building was substandard and unsafe, and that pursuant to Health and Safety Code Section 17920.3, and San Francisco Building Code Section 102A.16, demolition is necessary to remedy the imminent hazard. On March 24, DBI issued Emergency Order 111280-E to the property owner(s) to abate the public nuisance by demolishing the unsafe building. On March 27, 2026, demolition permit 202603278418 was issued, and on March 31 the permit was suspended per Board of Appeals appeal number 26-019.

On April 2, 2026, DBI forwarded to the EHB-SAM email correspondence dated April 1 from the former Supervisor, referencing evidence in the public record of hazardous substances at the Site. Such conditions include a comingled petroleum hydrocarbon and chlorinated solvent plume in soil vapor and groundwater attributed to historical on-Site fuel distribution dry cleaner operations. Open assessment and interim remedial actions for this condition are being performed under regulatory oversight of the San Francisco Bay Regional Water Quality Control Board (Regional Board), under Geotracker IDs T0607500509 and T10000013791. Notably, the EHB-SAM has reviewed this Site under Health Code 22A for a

prior proposed project under Site Mitigation Environmental Health Database (SMED) case number 1989.

On April 3, 2026, DBI requested DPH to review and advise on the concerns raised by former Supervisor Aaron Peskin. We have reviewed this information in relation to San Francisco Health Code (Health Code) Article 22A and 22B, San Francisco Building Code Sections 106A.3.2.4 and 106A.3.2.6, and regulatory oversight by the Regional Board.

Comments from EHB-SAM review are included in this letter.

EHB-SAM REVIEW

Based on the information provided, the EHB-SAM makes the following findings:

- Health Code 22A does not apply to demolition permit 202603278418, pursuant to Building Code Section 106A.3.2.4. The scope of work includes no soil disturbance, and no change to sensitive use. These do not meet the threshold for review under Health Code 22A of 50 cubic yards of soil disturbance, or a change to sensitive uses. While there are known hazardous substances at this Site, they are present in the subsurface which is not planned to be disturbance under the permit.
- Health Code 22A will apply to future construction if it will disturb 50 cubic yards of soil or more, or will include a change to sensitive uses. In that case, a Site Mitigation Plan (SMP) pursuant to Health Code 22A.10, or equivalent mitigation pursuant to 22A.9, would be required to mitigate potential impacts from hazardous substances in the subsurface during and after construction. Notably, the SMP described in Health Code 22A.10 would not mitigate potential impacts from above-ground hazardous substances, including from the fire-impacted building at the Site.
- Health Code 22B does not apply to demolition permit 202603278418, pursuant to Building Code Section 106A.3.2.6.2. The Site is 18,800 square feet (0.43 acres) in size, which is less than the threshold criteria of one-half acre for review under Health Code 22B.
- General construction dust control requirements in San Francisco Building Code Section 106A.3.2.6.3 which are regulated by DBI do apply.
- The assessment and mitigation of hazardous substances in the soil and groundwater of the Site are under regulatory oversight of the Regional Board.

Should you have any questions, comments, or submittals, please contact Bill Chen at (415) 252-3897 or bill.chen@sfdph.org.

Sincerely,

DocuSigned by:
Bill Chen
68889D04EE6041C...

Bill Chen, P.E. (CA)
Engineer

CC: Beronica Slattengren, EHB-SAM, via beronica.slattengren@sfdph.org
Jennifer Callewaert, EHB-SAM, via jennifer.callewaert@sfdph.org
Jimmy Cheung, DBI, via jimmy.cheung@sfgov.org

PUBLIC COMMENT

From: Pete Epstein
To: BoardofAppeals (PAB)
Cc: "tflandrich@yahoo.com"
Subject: Appeal Nr.26-019 @659 Union
Date: Thursday, April 16, 2026 3:22:36 PM

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

Appeal Nr.26-019 @659 Union

Dear President Trasvina & Commissioners,

I am a former tenant of the Verdi Apartments, 1656 Powell, Apt. #209. I lived in my rent-controlled apartment for 25 years. I was displaced by the 2013 fire. The only damage to my unit was some plaster and smoke damage. I intended to return once the building was repaired. Repair work was in progress when a subsequent fire left only the historic façade. Until 2023 I was never contacted by the former or current owner/developer about the status of my rent controlled tenancy and have received no compensation for being displaced from my apartment. In response to a communication from the current owner/developer, I filed a formal Notice of Intention to Return in 2023. In 2024, the owner/developer approached me with, based on the rent control ordinance and my economic losses, an inadequate offer to buy out my right to return: I declined. I currently live in a friend's basement in Novato as I cannot find a similar rent controlled apartment in San Francisco.

I have followed the several proposals for replacement of the apartments over the years and have been repeatedly disappointed that the owner/developer has proposed projects that had no hope of being approved, and which did not allow for the displaced residents to return to the building, with payments required by ordinance and continued rent control.

I understand that the owner/developer received a limited emergency demolition permit in late March without prior notice to any of the interested persons entitled to notice of the application. I also understand that the emergency demolition was going forward until an appeal was filed, but was not stopped in time to prevent demolition beyond the permitted scope of demolition. I have seen on-line that the owner/developer has taken the position that the emergency demolition permit allows him to demolish the building's entire façade. If successful, I believe that he intends to present construction plans which will allow him to build an oversized building and revoke the tenants' right to return to the rebuilt building under rent control.

I am writing in support of the appeal related to the emergency demolition of the building as unsafe. If the scope of the demolition has already been completed or has gone beyond the permit, it should be stopped permanently. Nothing that has been done regarding the emergency permit should extend the demolition beyond what was permitted. The owner/developer should not be able to obtain further demolition because the emergency work has now created a need for further demolition. He should be ordered, to the extent possible, to return the condition of the building to its condition had he limited the demolition to the scope of the emergency permit. And the building should be monitored to prevent the façade from

being demolished while everyone's back is turned, or in the middle of night. I urge the Board of Appeals keep my rights, the rights of my co-tenants, as well as the rights of the citizens of San Francisco, as established by current building codes and rent control ordinances, in mind when dealing with the emergency permit.

Very truly yours,

Pete Epstein
448 Ignacio Blvd. #117
Novato, CA 94949

415-385-9936

pete@weinberg-hoffman.com

From: Paul Taft
To: BoardofAppeals (PAB)
Cc: tflandrich@yahoo.com
Subject: Appeal Nr.26-019 @659 Union
Date: Friday, April 17, 2026 5:54:03 AM

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

Dear President Trasvina & Commissioners,

I am a former tenant of Verdi Apartments,1656 Powell, Apt. #207. I was displaced by the 2013 fire and intended to return when the building was repaired. The repairs were never done, and the subsequent fire in 2018 left essentially just the historical façade. When owners filed plans for reconstructing our homes in 2023, I emailed Planner Feeney, sending my occupancy declaration from Hanford Freund Co. & **Powell Partners, LLC,** Superior Court Case No. CGC-18-568623, restating my right to return & notice of intention to return. In 2024, I was approached by the owner to buyout my tenancy, and I declined the offer. To be clear, I never terminated my tenancy and have consistently and repeatedly confirmed my intention to return to my former residence whenever it is ready.

I understand that the demolition has already gone beyond the filed 2023 plan for "partial demolition" only, and that the owner's intent is to demolish the entire façade. Since 2013, it has always been my understanding that repairs, alterations, would take place in reconstructing my home in the Verdi apartments and that I would return. I want to make sure my rights, and the right of return of my co-tenants are preserved.

I urge the Board of Appeals to condition the demolition upon allowing us to return to any housing built on this site.

Respectfully,

Paul Taft

HD 4/22/26

Mejia, Xiomara (BOA)

From: Michael Corbett <mcorbett@lmi.net>
Sent: Saturday, April 18, 2026 9:55 PM
To: BoardofAppeals (PAB)
Subject: Appeal of 659 Union Street Demolition Permit

BOARD OF APPEALS
APR 18 2026
APPEAL # 26-019

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

John Trasvina, President
Board of Appeals
City and County of San Francisco
San Francisco, CA 94102

RE: 659 Union Street Demolition Permit

Permit No. 2026/03/27/8418
Appeal No.: 26-019

Dear President Trasvina and Board of Appeals Members:

I am writing to support the appeal of the demolition permit for the Verdi Building at 659 Union Street. I have been involved in the documentation and evaluation of North Beach since 1982. The neighborhood is eligible as a National Register historic district and I believe would qualify as a UNESCO World Heritage Site for its architectural qualities and its historical associations with Italians and Chinese in San Francisco, the LGBTQ community, and the Beats to name just a few highlights of its history. People come from all over the world to see this neighborhood, eat in its restaurants, shop in its stores and to stay in the city's hotels. The neighborhood is a symbol of San Francisco to the world. It represents San Francisco's livability and its cultural vitality. The Verdi Building occupies a central and highly visible place at the heart of this irreplaceable district. The loss of this building will leave a highly visible hole in the center of the neighborhood.

As the appeal of the demolition permit from the North Beach Tenants Committee documents, the demolition permit has been granted by circumventing the long-standing public process that exists to ensure the best planning decisions are made for the long-term health of the city.
In addition to issues of historic preservation, the approval of the demolition permit has violated agreements to preserve rental housing and to provide for the return of displaced tenants, and it ignores the necessity to plan for the remediation of hazardous materials.

I urge you to support the appeal of the demolition permit.

Sincerely,

Michael Corbett

Architectural Historian

HD 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 19 2026

APPEAL #26-019

From: Judy Irving <films@pelicanmedia.org>
Sent: Sunday, April 19, 2026 4:56 PM
To: BoardofAppeals (PAB)
Subject: Verdi Building: In support of the appeal

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

Please do not give your stamp of approval to an unscrupulous developer who lies lies lies! "Partial demolition" is not a typo, nor is it a clerical error. Insist that the 2023 development proposal be revived:



Your decision will go down in history, and you will not want to be cursed in later years for the behemoth vertical box that ruined North Beach.

Do not sell out, do not trample on the public trust. Read the appeal and become outraged, as I am. Grant the appeal.

Thank you,

Judy Irving

Producer/Director
The Wild Parrots of Telegraph Hill

Small business owner in North Beach
pelicanmedia.org

HD 4/22/26

Mejia, Xiomara (BOA)

From: Lynne Ambrosini <orbma12@gmail.com>
Sent: Sunday, April 19, 2026 7:46 PM
To: BoardofAppeals (PAB)
Subject: Verdi building

BOARD OF APPEALS
APR 19 2026
APPEAL # 26-019

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

PLEASE do not demolish one of the precious old buildings, the Verdi Building, that give San Francisco its special character and make us a tourist mecca.

Sincerely,

Lynne Ambrosini, Ph.D.

Lynne D. Ambrosini, PhD
Chevalier, Ordre des Arts et des Lettres
Deputy Director/Chief Curator Emerita, Taft Museum of Art
Independent Scholar and Curator
orbma12@gmail.com
513.259.3779

HD 4/22/26

BOARD OF APPEALS

APR 18 2026

APPEAL #26-019

April 18, 2026

Re: Appeal No. 26-019 to be hearing April 22, 2026 VERDI BUILDING

Dear President Trasvina and fellow members of the Board of Appeals:

I am writing in support of this Appeal because of the importance of the Verdi Building not only for the North Beach neighborhood but for the entire City.

The Verdi Building is located in the Priority Equity Geographies SUD which is Planning Code Section 249.97. Here is the purpose of this SUD:

(b) ***Purpose.*** *The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as Priority Equity Geographies, based on the Department of Public Health's Community Health Needs Assessment. The 2022 Housing Element encourages targeted direct investment in these areas, and identifies them as requiring improved access to well-paid jobs and business ownership;* ***where the City needs to expand permanently affordable housing investment;*** *where zoning changes must be tailored to serve the specific needs of the communities that live there;* ***and where programs that stabilize communities and meet community needs need to be prioritized****. The purpose of the Priority Equity Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.*

Since this hearing before this Board is likely to be the only hearing in front of decision makers who represent the public, it is important that the Board consider this issue of the PEG SUD with regard to affordable housing and the rights of past tenants of the Verdi Building.

The record is complicated and convoluted. And there are some confusing things in the packet about the issuance of this emergency Demolition permit.

For example:

On March 7, 2025 the Verdi Building was determined to be an "imminent hazard" but no emergency Demolition permit was sought by the project sponsor. (See Memo to Mr. Greene at Project Sponsor's Brief, Exhibit C).

But six months later on September 30, 2025 and October 1, 2025 in the applications submitted to the City to demolish the Verdi Building there is no mention of this "imminent hazard". (See "Large Development Project Application" and "Preliminary Application for SB 330 and SB 423" at Project Sponsor's Brief, Exhibit C).

If there was an "imminent hazard" in March 2025, why did the project sponsor let an entire year pass before doing anything about it?

This is an important question in the context of this emergency permit that is before the Board. I could not find any answer to this question in the project sponsor's submissions.

What I did find in the Board's packet was an astoundingly different project than the public was told would be built and what was expected at the site of the historic Verdi Building in this neighborhood.

Why wasn't the public informed about this change in the plans? The first official mention of this change to the project was in this packet. There was no community outreach even though the project was submitted to the Planning Department over six months ago. (In the "Large Development Project Application" the project sponsor invokes SB 1214 which only allows limited plans to be published).

The original plans were put forward to restore the historic Verdi Building and restore housing to the tenants with the plans from 2021-2023. Why were

these plans apparently abandoned? Why wasn't the public told about this given the high interest in this site and in this project?

In March 2023 (exactly three years ago) there was a confusion about the Demolition with the wrong DBI form submitted, when only 50 feet of the south (rear) wall was approved for Demolition by the Planning Department to facilitate these 2021-2023 plans. Per the DBI Tracking Sheet, *"...only partial demolition is permissible, entire building cannot be demolished. Applicant needs to withdraw the Form 6 application and submit a Form 3 application. Proposed plan to demolish partial portion of rear wall is allowable."*

Yet astoundingly the Demolition approved by the Planning Department for this 50 feet of the south (rear) wall never happened.

It was never pursued by the project sponsor. And also never pursued were the 2021-2023 plans presented to the public and former tenants.

According to the DBI Tracking Sheets for Permit Application No. 2023-03133588 to demolish the rear wall and Permit Application No. 2021-12134327 to replace the original Verdi Building, both permit applications were put *"on hold"* because apparently the project sponsor never RSVP'ed to the *"invite sent to Applicant to join a Bluebeam Session"* sent by DBI or replied to the "BLDG" March 2024 email . (See these DBI Tracking sheets attached below).

The Board should ask the project sponsor why these Permit Applications were filed but never pursued, why the "invitation" to pursue the applications with the City were apparently ignored, as this is important for the public to understand since this will be the only public hearing where the project sponsor must be accountable to answer questions that decision makers can assess.

Since this will likely be the only public hearing, please consider the language in the Code Section 249.97 (b) at the hearing. (See page 1 of this letter).

The Verdi Building had at least 28 rent controlled units. (Page 2 of the ZA's Brief says it was 38 units and the PIM Assessor's Info says it was 36 units).

The September 2025 SB 330/423 application in the Board's packet from the project sponsor says the project will be providing *only* 15 BMR units out of a total of 89 dwelling units. The October 2025 "Large Project Development Application" estimates that the cost of this project will be $40 million.

Based on the fancy renderings that figure may be a bit low. Nevertheless it is obvious that this project, using the State Density Bonus, is a very high-end project that is fundamentally contrary to the intent and goals of Planning Code Section 249.97 and the purpose of the Priority Equity Geographies SUD.

The original tenants of the Verdi Building should not be forgotten and their rights should be protected by this Board, just as the enumerated purpose of the Priority Equity Geographies SUD should not be overlooked by the Board of Appeals in this hearing on April 22nd, which again, will be the sole hearing where decision makers representing the public can have say.

Thank you.

Sincerely,

Georgia Schuttish

cc: Corey Teague; Carey McElroy; Julie Lamarre; Alec Longaway; Xiomara Mejia

Attachments on page 5 and 6: DBI Tracking Sheets cited on page 3 of this letter

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: **4/18/2026 4:35:27 PM**

Application Number: 202303133588
Form Number: 6
Address(es): 0117 / 016 / 1 1638 POWELL ST
Description: DEMO A BRICK 3 STORY BLDG TYPE R-2
Cost: $60,000.00
Occupancy Code
Building Use

Disposition / Stage:

Action Date	Stage	Comments
3/13/2023	TRIAGE	
3/13/2023	FILING	
3/13/2023	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		3/13/23	3/13/23			3/13/23	GUTIERREZ NANCY	628-652-3240		ELECTRONICALLY SUBMITTED MAILING LIST/PACKAGE RECEIVED NG
CP-ZOC		3/14/23	3/31/23			3/31/23	FEENEY CLAIRE	628-652-7300		HOLD Per Project 2021-005814PRJ only partial demolition is permissible, entire building cannot be demolished. Applicant needs to withdraw the Form 6 application and submit a Form 3 application. Proposed plan to demolish partial portion of the rear wall is allowable. CFeeney 26 May 23
BLDG		4/4/23	6/5/23	6/5/23			WALLS MARK	628-652-3780		UNABLE TO APPROVE BASED ON COMMENTS FROM CLAIRE FEENEY/CP-ZOC DATED 5/26/23 MGW 6/5/23
DPW-BSM		4/4/23	4/5/23			4/5/23	DENNIS RASSENDYLL	628-271-2000		4.5.23 Approve. EPR- No alteration or construction of City Right-of-Way under this permit. Street Space under a separate permit -RD
PPC		3/14/23	3/14/23				LUA NATALIE	628-652-3780		4/4/2023 Invite sent to BLDG and BSM to start electronic plan review. Per 4/3 email received from Planning C. Feeney, other stations can review and Planning will sign off last per plan checker.ni 3/14/23- Invite sent to applicant to join BB session. HP 3/14/23 Bluebeam session created, invite sent to CP-ZOC to start electronic plan review. HP
CP-ZOC							FEENEY CLAIRE	628-652-7300		
BID-INSP								415-558-6096		
CPB								628-652-3240		

SEE "HOLD DESCRIPTION" for CP-ZOC and "HOLD DESCRIPTION for PPC

City and County of
San Francisco

Home

DEPARTMENT OF BUILDING INSPECTION

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 4/16/2026 4:36:46 PM

Application Number	202112134327
Form Number	8
Address(es)	0117 / 016 / 1656 POWELL ST 0117 / 016 / 0 659 UNION ST
Description	CONSTRUCT A TYPE V/ 4-STORY, 2 BASEMENTS, 22 DWELLING UNITS, MIXED-USED RESIDENTIAL BUILDING
Cost	$7,000,000.00
Occupancy Code	R-2,M,B
Building Use	24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/13/2021	TRIAGE	
12/13/2021	FILING	
12/13/2021	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CES		12/14/21	12/14/21			12/14/21	HERNANDEZ MAURICIO	628.652.34x0		ok to process per MH
CPB		12/13/21	12/13/21			12/14/21	CHAN CHENG	628.652.3240		12/14/21 FILING FEE RECEIVED TO PPC CC 12/14/21 EMAILED APPLICANT FOR ADDRESS CLARIFICATION CC 12/13/21 BLUEBEAM FILES RECEIVED BB# 618-199-247 TO CES FOR COMPLAINT/NOV REVIEW CC
CP-ZOC		12/15/21	5/25/22			5/25/22	GUY KEVIN	628.652-7300		1/20/22 released to allow DBI review concurrent with entitlement review
BLDG		4/8/22	8/1/22			8/2/24	JONES DAVID	628-652-3780	Issued Comments	Commenced BLDG review in BB session. DMJ 06/17/2022 followed up with project sponsor who will arrange a meeting to discuss outstanding review comments. DMJ 10/06/2024
BLDG	2	3/6/24	3/6/24			8/2/24	JONES DAVID	628.652.3780	Issued Comments	Emailed project applicant asking to be advised of status of outstanding plan review comments. DMJ 8/6/2024
SFFD		6/6/22	6/10/22	6/10/22		6/10/22	LO JONATHAN	628-652-3472		Not approved by FPE LO. Comments in Bluebeam
DPW-BSM		6/6/22	6/13/22	6/13/22			DENNIS RASSENDYLL	628.271.2000		6/13/22 On Hold SFR SITE Permit only. Notes in BB session about UCD requirements for sign off. Sidewalk legislation (Bulb out) UCD if and is proposed Addendum requirement (Street improvement final inspection/new construction) special sidewalk SUF trees) no warping of the right of way under this application. All sidewalk applications and plans MUST be applied online. Download sidewalk applications at http://www.sfpublicworks.org/services/permits. Your application will be ON HOLD until all necessary PUBLIC WORKS-BSM permits are completed or plan checker(s) could recommend sign off to the cashier office via email. RD
DPUC		6/9/22	6/26/22	7/25/22			FONG JEFFREY	628.652.6146		6/26/22 Left message and emailed. Will be received. jfong@sfwater.org 6/26/22
HEALTH		6/9/22	6/9/22			6/9/22	BROWNELL AMY	415-252-3800		Email sent 11/9/2020 requesting Subsurface investigation work plan
HEALTH VH								415-252-3816		
CP-ZOC		6/9/22					PEENEY LAURA	628-652-7300		
CON-BOND		7/5/22	7/5/22	7/5/22		8/4/22	USER CONTROLLER		Approved	Your project is now exempt under the Residential Construction Waste Theft Prevention Ordinance due to Ordinance amendments passed in April 2023 (Legislative File No. 230134). Please see https://sf.gov/file-labor-compliance-bond-your-residential-construction-project. Please email con.abondsf@sfgov.org if you have questions.
CP-ZOC								628.652.7300		Prior to permit issuance, applicant shall comply with environmental monitoring requirements. Email cpc.environmentalmonitoring@sfgov.org for questions.
DPUC										
PPC		12/15/21	12/13/21				LEI MANDY	628-652-3789		4/3/22: 2nd reminder notice mailed out to Property Owner to file the labor compliance bond through Controller's Office. mml 7/8/22: Email sent to CON-BOND for surety bond assessment. HP 6/6/22: invite BLDG, SFFD, BSM, PUC, DPH, Kevin Guy from Planning to join Bluebeam session to review project. EC 4/26/22: Invite sent to DCP to review and stamp REV1 drawing. HP 1/11/22: Invite sent to applicant to join BB session. HP 12/15/21: Bluebeam session created, invite sent to DCP to start electronic plan review. HP
HP								628.652.3480		

SEE HOLD DESCRIPTIONS RE: BLUEBEAM INVITATIONS IN MARCH 2024 REVISION SUBMITTED UNDER THIS APPLICATION APPARENTLY NO REPLY. See Station "BLDG"

HB 4/22/26

Mejia, Xiomara (BOA)

From: Scott Hayes <scotthayessf@gmail.com>
Sent: Sunday, April 19, 2026 10:30 PM
To: BoardofAppeals (PAB)
Subject: 659 Union Demolition Permit #2026/03/27/8418

BOARD OF APPEALS
APR 19 2026
APPEAL #26-019

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

To the Board of Appeals:

Re: Demolition Permit #2026/03/27/8418

The first week of April, we residents of 575 Columbus felt what seemed to be three earthquakes. Only one of those events was actually an earthquake, in the early hours of that Thursday morning. The other two shaking events were caused by the demolition work being done on the burned-out building at 659 Union. Heavy machinery and the removal of debris literally caused our building to shake, and far more than the earthquake did. We understand that the demolition work done so far occurred without a city permit, which is deeply concerning given the effect it already had on neighboring residents, namely those of us at 575 Columbus, which directly abuts the 659 Union property.

The continued demolition and the construction that follows will directly affect us through constant noise, dust, vibrations, traffic, and further structural damage. There is also concern about asbestos and other health risks. Tenants whose windows face the construction site may no longer be able to keep them open, and all residents will be affected in some way by dust in the air and construction noise, which has already begun as early as 7:00 AM.

The health, safety, and quality of life of nearby residents must be protected before any permit is approved. Before any demolition permit is granted, we ask that the city require a full environmental and structural impact study, regular communication with affected residents of 575 Columbus, protections against noise, dust, and vibrations, a plan to address any building damage, and 24-hour monitoring of the site to ensure the safety of those living nearby.

I urge the Board of Appeals to withhold approval of any demolition permit until these protections are in place.

Yours sincerely,

Scott Hayes
575 Columbus Avenue
415.760.2592
ScottHayesSF@gmail.com

HD 4/22/26

Mejia, Xiomara (BOA)

From: lgpetty <lgpetty@juno.com>
Sent: Sunday, April 19, 2026 11:36 PM
To: BoardofAppeals (PAB)
Subject: Apr 22 Agenda, Appeal # 26-19, Verdi Building, 659 Union St

BOARD OF APPEALS
APR 19 2026
APPEAL # 26-019

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

Dear SF Board of Appeals Commissioners,

I urge you to grant the appeal denying the demolition permit DBI issued on the fire-damaged Verdi Apartments building, until such time as the owner group makes public a clear replacement reconstruction plan and a specific committment plan to fully accommodate the return rights of the building's former tenants.

To do otherwise would be to send a signal, intentionally or not, to real estate bad actors that it could be lucrative in residential multi-unit fire disasters to conduct a delaying campaign until tenants wishing to return just give up, or the building crumbles; thus allowing owners to abandon their obligations to rent-controlled tenants and the city's goals of preserving affordable rent-controlled housing.

Fire is not a licence to clear out a formerly occupied piece of land in order to make way for an enormously profitable larger luxury rental/condo project.

Yet, this very thing is threatened all over the city. Tenants are the forgotten ones in a rush to build anew.

Fire is, first and foremost, the pain and suffering of the people suddenly torn from their homes. They are thrown into a hardship-filled struggle to survive while waiting to return, or a frantic, doomed scramble for someplace else affordable to live in this highest-priced city where ordinary people have no hope.

This Verdi building case occurs amidst a pattern we are increasingly seeing in other fire-damage situations across the city.

Instead of a chance to restore people's homes and communities, some developers view fire disasters as an opportunity to get rid of smaller, affordable residential or mixed-use buildings and their occupants, in order to replace them with far more profitable larger luxury buildings, especially in highly desirable land-scarce areas.

Commissioners, I know it is not your job to create new policy that is much-needed to provide stronger protections for fire-displaced tenants.

But I do believe it is within your purview to make sure that laws and other protections for one segment of the public are not trampled or abandoned in favor of others.

Surely there is a balance where both can co-exist.

It must start with making sure that no demolition goes forward unless fully documented, city department-approved & monitored, and vetted as to the exact scope and necessity of such a drastic action. And that any demolition of a rent-controlled building is accompanied by just and lawful accommodations for former tenants, including all their rights of return, and the continuance of rent control on any subsequent reconstruction.

I'm glad this appeal has been filed, as it has brought rare, much-needed attention and public scrutiny to a citywide fire disaster tenant displacement crisis.

I urge granting this appeal -- in view of all of the above, plus additional questions of historic significance, environmental concerns, confusion over the scope of demolition, and failure of proper permit issuance notification.

Thank you,

Lorraine Petty,
Tenants Rights and Affordable Housing Advocate for Seniors

It must start with making sure that no demolition goes forward unless fully documented, city department-approved & monitored, and vetted as to the exact scope and necessity of such a drastic action. And that any demolition of a rent-controlled building is accompanied by just and lawful accommodations for former tenants, including all their rights of return, and the continuance of rent control on any subsequent reconstruction.

I'm glad this appeal has been filed, as it has brought rare, much-needed attention and public scrutiny to a citywide fire disaster tenant displacement crisis.

I urge granting this appeal -- in view of all of the above, plus additional questions of historic significance, environmental concerns, confusion over the scope of demolition, and failure of proper permit issuance notification.

Thank you,

Lorraine Petty,
Tenants Rights and Affordable Housing Advocate for Seniors

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 10:10 AM
To: Mejia, Xiomara (BOA)
Subject: FW: Verdi Building

BOARD OF APPEALS

APR 20 2026

APPEAL # 26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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-----Original Message-----
From: Lucie Faulknor <lucie@serendipityfilms.org>
Sent: Monday, April 20, 2026 10:09 AM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Subject: Verdi Building

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I am a North Beach resident and business owner. It feels like the recent push to demolish the Verdi Building is a classic "bait and switch" tactic. The 2023 community approved plans are now scrapped? Is it true the developer has been meeting with Supervisor Sauter over 25 times since his election? If so, that feels both unethical and underhanded. Please correct me if I am wrong, but I do not feel the bulldozing of the building is what we had all agreed upon. The new building as it is now proposed looks almost twice the size. Will the displaced tenants be able to move back in at the rate they were paying at the time of the fire (plus allowable rate increases) and continue to have rent control? I oppose this new plan.

Lucie Faulknor
1933 Stockton Street
San Francisco, CA 94133

Lamarre, Julie (BOA)

From: Rita Pisciotta <rbinsf@earthlink.net>
Sent: Monday, April 20, 2026 10:19 AM
To: BoardofAppeals (PAB); Sauter, Danny (BOS)
Subject: Verdi Building

Follow Up Flag: Follow up
Flag Status: Flagged

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

At a longtime resident and a property owner in North Beach I oppose the developers appeal to abandon the 2023 plans supported by the neighborhood for the Verde building at 659 Union St.
Rita Pisciotta
Sent from my iPhone

HD 4/22/26

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 10:56 AM
To: Mejia, Xiomara (BOA)
Subject: FW: North Beach - Verdi Building Demolition Permit

BOARD OF APPEALS

APR 20 2026

APPEAL # 26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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From: Morgan Pierce <mpierce@3north.com>
Sent: Monday, April 20, 2026 10:55 AM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Subject: North Beach - Verdi Building Demolition Permit

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Dear Board Members,

As a neighborhood business owner and an architect, I am writing in support of the appeal submitted by the North Beach Tenants Committee to revoke the demolition permit for 659 Union Street/1636 Powell Street (the Property) and require the Project Sponsor to preserve the iconic, historic building facade at this critical intersection on Washington Square in the heart of the renowned North Beach Neighborhood in accordance with the Project Sponsor's 2023 plans on file with the Planning Department.

Thank you,

Morgan

Morgan S. Pierce, AIA ASLA LEED-AP
Principal

3North

1736 Stockton Street, Studio No. 1
San Francisco, CA 94133
415 342 6021

3North.com
Richmond San Francisco

HD 4/22/26

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 11:03 AM
To: Mejia, Xiomara (BOA)
Subject: FW: Verdi Building Appeal

BOARD OF APPEALS

APR 20 2026

APPEAL #26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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From: Gary Oliver <garyoliver2002@yahoo.com>
Sent: Monday, April 20, 2026 10:58 AM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Cc: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Subject: Verdi Building Appeal

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

Dear Board of Appeals President, Vice President and Commissioners,

My name is Gary Oliver. I am a long-time resident of North Beach (48 years).

I was shocked to learn about the proposed demolition of the Verdi building facade and the proposal for the new building.

How is it that the facade that has been standing as it is since 2018, is suddenly declared dangerous? Are we expected to believe that building inspectors were wrong about this during the previous 9 years?

How is it that the negligent owner, who did not rebuild the upper level apartments after the 2013 fire (and, according to SFFD, that the reason that the 2018 fire devastated the building), is going to be rewarded by being allowed to tear down an emblematic facade and now be allowed to build a building that is so out of character with the neighborhood?

This isn't taking place in an obscure corner of our neighborhood. The Verdi building is part of the buildings that surround and comprise our neighborhood's heart and soul, the Washington Square Park "campus," and the proposed building will erode the absolute charm that a day in that park can bring.

Politically, I'm really angry that 'bad actors' who are building owners are allowed to break laws or exploit loopholes to the detriment of San Francisco, and especially tenants, and rarely do they suffer any consequences AT ALL.

Putting aside that anger for a moment, I ask - is there any part of San Francisco that is worth preserving for cultural and esthetic purposes?

Please do not allow this facade to be torn down. It can be saved and if that is a more expensive option, maybe that is the consequence the owner must pay for his neglect.

I note that there is a new owner of this building. It reminds me of the appeal of 524-526 Vallejo. As Supervisor Melgar said at that BOS meeting, if you buy a stolen car, you have to relinquish it,

Thank you for your consideration.

Respectfully,

Gary Oliver
1869 Stockton Street, Apt 2
San Francisco, CA 94133

HD 4/22/26

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 12:42 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Verdi Buidling

BOARD OF APPEALS
APR 20 2026
APPEAL #26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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From: PEGGY HUFF <phuff@sbcglobal.net>
Sent: Monday, April 20, 2026 12:13 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Subject: Verdi Buidling

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1
April 9, 2026
John Trasvina, President
Board of Appeals
City and County of San Francisco
San Francisco, CA 94102

RE: 659 Union Street Demolition Permit
Permit No. 2026/03/27/8418
Appeal No.: 26-019

Dear President Trasvina and Board of Appeals Members:

The North Beach Tenants Committee (Appellant) requests that the Board of Appeals grant this appeal, revoke the demolition permit for 659 Union Street/1636 Powell Street (the Property) and require the Project Sponsor to **preserve the iconic, historic building facade at this critical intersection on Washington Square in the heart of the renowned North Beach Neighborhood** in accordance with the Project Sponsor's 2023 plans on file with the Planning Department.

Thank you for your tome and attention to this moment.

Peggy Huff
Ed Handelman

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 1:22 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Verdi Building

BOARD OF APPEALS

APR 20 2026

APPEAL # 26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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-----Original Message-----
From: Greg Chiampou <gchiampou@gmail.com>
Sent: Monday, April 20, 2026 12:42 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Subject: Verdi Building

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

Dear Board of Appeals:

I wholeheartedly support the North Beach Tenants Committee's appeal to halt the demolition of the Verdi Building. So many questions need to be answered about almost every step of the opaque process which authorized the building's demolition. Late and missing required public notifications, private negotiations that circumvented the public's right to know, re-design plans before and after Planning Dept. submissions, et al.

Please uphold the appeal. Thank you.

Greg Chiampou
345 Filbert St.
San Francisco

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 1:36 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Demotition of Verdi Building - don't let it happen!
Importance: High

BOARD OF APPEALS
APR 20 2026
APPEAL #26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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-----Original Message-----
From: Mary Sullivan <maryksullivan4@gmail.com>
Sent: Monday, April 20, 2026 1:35 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Cc: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Jeffrey Graham <jg@graham-arch.com>
Subject: Demotition of Verdi Building - don't let it happen!
Importance: High

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

Dear Board of Appeals.
As long time North Beach residents who live 3 blocks from the Verde Building, we're utterly outraged by the lack of transparency by Supervisor Sauter and the Planning Department with the community regarding the fate of the historic Verde Building.

Some months ago I attended a meeting in support of the North Beach Historic District. I was thoroughly unimpressed by Supervisor Sauter's argument against its designation. Now I know why.

It's completely apparent that they have had ongoing private dealings with the owners of the building and Sauter has made an end run around his own constituents when it comes to its demolition.

Washington Square is the heart of North Beach. The adjacent buildings reflect the historical significance of our community. I'm urging you to revoke the demolition permit and require the developer to honor the 2023 plans on file with the Planning Department. The master plan incorporates the historic facade, a height limit that is in keeping with other adjacent buildings (and that won't cast shadows over our beloved park) and adds a reasonable amount of new units.

The majority of residence don't want nor feel it's appropriate to have a supersized structure at this corner. It will forever change the character of our unique and historic neighborhood.

Sincerely,
Mary Sullivan and Jeffrey Graham

HD 4/22/26

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 2:31 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Pls Do Not Upzone Verdi Building

BOARD OF APPEALS
APR 20 2026
APPEAL #26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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From: Jeanette Traverso <jeanettetraverso@gmail.com>
Sent: Monday, April 20, 2026 1:59 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Subject: Pls Do Not Upzone Verdi Building

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

Hello. As a 35-yr resident & property owner in North Beach, I vehemently object to upzoning the Verdi Building. Pls maintain & repair this property in keeping with the scale & character of our one & only North Beach neighborhood.

I am appalled by the damage that Sup Sauter is trying to do to North Beach. I have spoken to Sup Sauter twice in person, and he is unable to respond substantively to basic questions about what he supports and why re upzoning North Beach and the waterfront. He should step down and be replaced by someone with a heart for the hood.

Sincerely,
Jeanette Traverso
415-264-9043

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 2:31 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Support - Appeal No.: 26-019

BOARD OF APPEALS

APR 20 2026

APPEAL # 26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Monday, April 20, 2026 2:08 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Cc: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Support - Appeal No.: 26-019

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Dear President Trasvina and Board Members,

Please revoke the demolition permit for 659 Union Street/1636 Powell Street and require the Project Sponsor to preserve the building facade that faces the intersection at Washington Square, as outlined in the Appeal.

It is a sad comment on our current City government that public was kept in the dark over the plans to demolish this building. It is shameful that the people who are supposed to fight for and protect the beauty of San Francisco seem to be so intent on destroying the very features that make our City attractive not only to those of us who live here but also to visitors, who come to enjoy the uniqueness of our architecture and, incidentally, help to shore up our economy with their dollars.

The Board of Appeals is our defense against this kind of destruction and wonton disregard of the process that is in place to support sensible and fair planning practices.

Please support this appeal and revoke the misleading demolition permit. Thank you for your consideration.

Katherine Howard
Outer Sunset

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 2:47 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Appeal Regarding Proposed Demolition of the Verdi Building Facade

BOARD OF APPEALS

APR 20 2026

APPEAL # 26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

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From: Meredith Axelrod <meredithanthraxelrod@gmail.com>
Sent: Monday, April 20, 2026 2:35 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Subject: Appeal Regarding Proposed Demolition of the Verdi Building Facade

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

Dear Board of Appeals President, Vice President, and Commissioners,
My name is Meredith Axelrod, and I am a 20-year resident of North Beach. I am writing to express my deep concern about the proposed demolition of the Verdi building facade and the plans for new construction in its place.
It is difficult to understand how a facade that has stood without issue since 2018 has only now been deemed structurally dangerous.
Equally troubling is the history of the building's ownership. The failure to restore the upper-floor apartments following the 2013 fire, which, according to the SFFD, contributed directly to the severity of the 2018 fire, reflects a pattern of negligence. It would be deeply unjust if that same negligence were now rewarded with the ability to demolish a beloved landmark and replace it with a structure entirely at odds with the character of the surrounding neighborhood.
The Verdi building is not a peripheral structure; sits at the edge of Washington Square Park, the cultural and social heart of North Beach. The park's charm depends on the architectural integrity of the buildings that frame it. Allowing this demolition would cause irreversible harm to that character.
Beyond this specific case, I am concerned about a broader pattern in which property owners who

disregard the law or exploit legal loopholes face little to no accountability, while tenants and communities bear the consequences.

I urge the Board to consider: are there not places in San Francisco worth protecting for their cultural and architectural significance? The Verdi facade should be preserved.

I would also note that the building has recently changed hands. As Supervisor Melgar observed during the appeal of 524–526 Vallejo, **purchasing a property does not absolve a new owner of its prior obligations.**

Please do not allow this facade to be demolished. I ask that you uphold the integrity of our neighborhood and hold all parties accountable.

Thanks for your time and consideration.

Sincerely,

Meredith Axelrod
1869 Stockton St. Apt 4
San Francisco, CA 94133

AD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: BoardofAppeals (PAB)
Sent: Monday, April 20, 2026 3:40 PM
To: Mejia, Xiomara (BOA)
Subject: FW: Demolition of Historic walls of Verdi building in North Beach

BOARD OF APPEALS

APR 20 2026

APPEAL #26-019

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

The Board's physical office is open to the public by appointment only. Please email boardofappeals@sfgov.org or call 628-652-1150 if you would like to meet with a staff member.

All documents and emails submitted to the Board Office are public records. You are advised to redact information if you want it to remain confidential. Please contact the Board Office if you need assistance.

From: Yahoo AT&T <jlansing@pacbell.net>
Sent: Monday, April 20, 2026 3:32 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Cc: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Subject: Demolition of Historic walls of Verdi building in North Beach

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

To All:

As a long time resident of this area, I strongly disagree with the issuance of a demolition permit for the Verdi Building and the new intention of the developer to build 10 stories on the site. The important neighborhood organizations of North Beach were not consulted. Unfortunately, Danny Sauter, who is suppose to represent our North Beach neighborhood, failed again to do so and secretly met with the developers numerous times to work out an alternate deal he knew would not pass muster with the

neighborhood. He has a habit of not representing his constituents and I, for one, would like the Board of Appeals to put a stop to this. A reasonable plan had been worked out for the Verdi building reconstruction long ago that would fit in with the neighborhood and proposed historic district.

Thank you,

Jim Lansing

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: Philip Millenbah <millenbah@gmail.com>
Sent: Monday, April 20, 2026 9:21 PM
To: BoardofAppeals (PAB)
Subject: Appeal of Demolition of Building Facade at 659 Union Street

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BOARD OF APPEALS

APR 20 2026

APPEAL # 26-019

April 20, 2026

RE: Appeal of Demolition of Building Façade at 659 Union Street

Dear Members of the Board of Appeals;

I am writing to respectfully urge the Board to deny the pending appeal regarding the demolition of the building façade at 659 Union Street. This matter is one of urgent public safety and warrants your immediate action.

The structure, in its current condition, poses a significant and ongoing risk to the health and safety of pedestrians, residents, and visitors who pass through this area daily. The deteriorated façade is at risk of collapse and, as a result, its continued presence is not compatible with the City's commitment to pedestrian safety.

I was present on the night of the fire and, at that time, fully expected that the property would be promptly addressed — both out of necessity for public safety and in recognition of the economic vitality of the North Beach neighborhood. Regrettably, that has not occurred. There is no compelling justification for the façade to remain standing, and further delay only compounds the risk to the surrounding community.

The City has made meaningful strides in recent years to prioritize pedestrian safety. Allowing this hazardous structure to remain undermines those efforts and sends an inconsistent message to residents and business owners who depend on safe, well-maintained streetscapes.

I respectfully request that the Board deny the appeal and authorize the prompt demolition of the façade at 659 Union Street. Doing so is consistent with the City's obligations to protect public safety and to honor the trust of the residents it serves.

Thank you for your consideration of this matter.

Respectfully submitted,

Philip Millenbah

829 Lombard St., San Francisco

HD 4/22/26

Mejia, Xiomara (BOA)

From: apps.rides5p@icloud.com
Sent: Tuesday, April 21, 2026 3:33 AM
To: BoardofAppeals (PAB)
Subject: Opposition to Verdi building plans

BOARD OF APPEALS
APR 21 2026
APPEAL # 26-019

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

This is Roman Coppola. I live in the neighborhood. I've been in North Beach resident for over 14 years and have grown up in and around the city.

This building which used to have a few restaurants and Coit liquors should be rebuilt more in the spirit of supporting the neighborhood .

I oppose the new plans and hope that something more appropriate can be built in that space

Roman Coppola

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: Paul Knowles <pablokimon@gmail.com>
Sent: Tuesday, April 21, 2026 1:51 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: Verdi Building situation

Follow Up Flag: Follow up
Flag Status: Flagged

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

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

Dear Board of Appeals staff,

As a San Franciscan since 1995, and resident and property owner in North Beach, I am writing to support the appeal filed by the North Beach Tenants Committee, to halt the demolition of the original Verdi Building. As a supporter of the North Beach Historic District, I do not support the removal of historic buildings or their facades, and whole-heartedly hope that what remains of the Verdi Building will be preserved as much as possible and not extend beyond its original height. This is crucial to preserving the historic character of this incredible neighborhood and maintain the rights of tenants who have been promised to return to their homes (in rent controlled units) upon restoring the original building.
Thank you for considering my perspective on this matter.
Sincerely,

Paul Knowles

P.S. it is so sad to see the "politician in the pocket of the developers" trope from fiction play out in real life.

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: North Beach Guest Suite <northbeachguestsuite@gmail.com>
Sent: Tuesday, April 21, 2026 2:14 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: Please preserve the Verdi Building and maintain historic North Beach

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Board of Appeals Staff,

As a native San Franciscan, and resident and property owner in North Beach since 1998, I am writing to support the appeal filed by the North Beach Tenants Committee, to halt the demolition of the original Verdi Building. As a supporter of the North Beach Historic District, I do not support the removal of historic buildings or their facades, and whole-heartedly hope that what remains of the Verdi Building will be preserved as much as possible and not extend beyond its original height. This is crucial to preserving the historic character of this incredible neighborhood and maintain the rights of tenants who have been promised to return to their homes (in rent controlled units) upon restoring the original building.

Thank you for considering my perspective on this matter.

Sincerely,

- S

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: Daniel Ma <danny1mac@sbcglobal.net>
Sent: Tuesday, April 21, 2026 2:23 PM
To: BoardofAppeals (PAB)
Cc: Board of Supervisors (BOS); Stuart Watts; Aaron Peskin; Aaron Peskin
Subject: Support for Appeal to SAVE THE VERDI BUILDING!

BOARD OF APPEALS
APR 21 2026
APPEAL #26-019

Follow Up Flag: Follow up
Flag Status: Flagged

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

Attention SF Board Of Appeals,

Please be aware that several years ago in 2023 owners along with their developers of the burned out Verdi Building requested to attend one of our North Beach Business Association Board Meetings and make a presentation about rebuilding the Verdi Building. At that time and in our meeting they presented their plans which also included the addition of a small restaurant on the roof in an area of the building which would have no negative impact on surrounding views nor cast any shadows on Washington Square park. The plan looked very good. We welcomed their commitment to restore the historic character of the building, re-establish both former tenants and businesses in it particularly since the building has been a burned out shell for many years since the fire that destroyed its interior in 2013. We voted unanimously to support their plan as they said they needed community support to go forward with various city departments to permit and begin work as soon as possible.

However, years have now passed without any action to actually rebuild the building. Now they are claiming, without any proof, that the outer facade of the building is "unsafe" so they want to tear it down destroying the original historic architecture and build a high-rise high cost condo building excluding former rent controlled units and their tenants along with the original small businesses in it. It is now clear that the owners and their developer were and are disingenuous and have betrayed their original reconstruction plans for new ones which are based upon greed, excluding former neighborhood and commercial tenants along with any pretense of preserving the character and culture of our North Beach Commercial district and neighborhood as seen in our existing neighborhood architecture.

Please support the Appeal before you to stop the complete demolition of our Verdi Building and preservation the culture and character of our North Beach reflected in our historic architecture.

Thank You,

Daniel Macchiarini
Macchiarini Creative Design
SF Legacy Business in our 78th year
Board Member and Passed President
North Beach Business Association

HO 4/22/26

Mejia, Xiomara (BOA)

From: Jan Holloway <jmholl@mac.com>
Sent: Tuesday, April 21, 2026 2:55 PM
To: BoardofAppeals (PAB)
Subject: Appeal No. 26-019 i

Follow Up Flag: Follow up
Flag Status: Flagged

BOARD OF APPEALS
APR 21 2026
APPEAL # 26-019

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

April 21 April 21, 2026

To the Board -

I am in shock. The unfolding drama that has included meetings by top city officials with developers of the proposed demolitions of the 112-year-old historic building basically "in the dark" is shameful. Briefly these questions and comments remain:

1. Was the building truly an imminent danger to the community?
2. If it was a hazard, why wasn't the North Beach community notified in time to be heard?
3. The appeal was filed not by a single person, but the long time the North Beach Tenants Committee 4. For decades our North Beach has had strong commitment by individuals who have saved San Francisco's little gem. And they continue to work toward creating a North Beach Historic District that will bring strong guidelines to future development.

Finally, The end-run around not replacing rent-controlled units is an act of sheer broken promises

I trust the Board will respectfully support our appeal. It is for the future of fair play in planning issues. Please keep that in historic mind set.

Janice Holloway San Francisco resident
Former North Beach home owner and gallery owner Telegraph Hill Dwellers Board of Directors 1995 - 2004
Art Gallery Francisco St 1988 -1994

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: Bernard Dethiers <bdethiers@yahoo.com>
Sent: Tuesday, April 21, 2026 3:03 PM
To: BoardofAppeals (PAB)
Subject: In Support of the Appeal for the Verdi Building

Follow Up Flag: Follow up
Flag Status: Flagged

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

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

Dear members of the Board of Appeals

Please vote in favor of the appeal for the Verdi Building (on Union street.)

The structure planned to replace it is oversized, and just does't fit in our neighborhood. In addition, 28 rent control units will be lost in the process.

Sincerely,

Bernard Dethiers

HD 4/22/26

Mejia, Xiomara (BOA)

From: Nanci G A G L I O <nancigaglio@gmail.com>
Sent: Tuesday, April 21, 2026 3:04 PM
To: Sauter, Danny (BOS); BoardofAppeals (PAB)
Subject: Opposition to Verdi Building Proposal & Request for Accountability

Follow Up Flag: Follow up
Flag Status: Flagged

BOARD OF APPEALS
APR 21 2026
APPEAL #26-019

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

Dear Supervisor Sauter,

I am writing to express strong opposition to the proposed oversized development at the Verdi Building site.

The previous plan to restore the Verdi Building was in a way that respected its scale, character, and the needs of its tenants. That commitment mattered to residents, to the neighborhood, and to the integrity of the process. The current proposal represents a clear departure from that promise. Instead of restoration, we are now facing demolition and a significantly larger structure that disregards both the building's history and the community's trust. How could you allow this?

Can you imagine the shadow over Washington Sq Park?

Equally concerning is the active opposition to North Beach Historic District designation. From a community perspective, the reasons to resist designation are unclear unless the goal is to remove constraints that protect neighborhood scale and prevent overdevelopment. Historic designation exists to preserve continuity, protect tenants, and ensure that development aligns with the character of the area not to obstruct progress, but to guide it responsibly.

This raises a fundamental question:

Why is there resistance to historic designation when it would safeguard the very qualities that make North Beach livable, culturally significant, and economically vibrant? Why would you want to destroy that? I have NOT been given any decent reason and I've posed this question to Mayor Lurie more than once and he's dodged answering. So **I'm asking you. Why?**

The pattern of engagement with developers and lobbyists, combined with this shift in direction, creates the appearance that community interests are being deprioritized. At minimum, it warrants transparency and a clear explanation to the constituents you represent.

I urge you to:

Honor the original commitment to restore the Verdi Building in line with the approved plan

Support historic district designation to protect neighborhood integrity

Recenter tenant protections and community input in this decision

The community is paying close attention. We are asking for consistency, transparency, and leadership that reflects the interests of residents, not just development pressures.

Sincerely,

Nanci Gaglio

HD 4/22/26

Mejia, Xiomara (BOA)

From: Nancy Bertossa <n_bertossa@yahoo.com>
Sent: Tuesday, April 21, 2026 3:16 PM
To: BoardofAppeals (PAB)
Subject: Verdi Building (659 Union Street)

Follow Up Flag: Follow up
Flag Status: Flagged

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

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

Dear Board of Appeals,

There is something seriously not right about this urgent, out-of-the-blue need to demolish the Verdi Building.

Please look closely at the progression of this project and what the developers received approval to build, and what the community thought they were supporting. Then, seriously deliberate about why there is this sudden "about face" to demolish the building and build a totally redesigned, out-of-scale building for North Beach, completed unsupported by San Francisco residents.

There is something rotten in Denmark here. "Follow the money" and you'll find out what it is.

- Nancy Bertossa
463A Chestnut Street
San Francisco, CA 94133

HD 4/22/26

Mejia, Xiomara (BOA)

From: blandina farley <blandinafarley@gmail.com>
Sent: Tuesday, April 21, 2026 3:43 PM
To: BoardofAppeals (PAB); Sauter, Danny (BOS)
Subject: In Support of the Appeal

BOARD OF APPEALS
APR 21 2026
APPEAL #26-019

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Members of the San Francisco Board of Appeals

I am writing regarding the historic Verdi Building in North Beach and the future of our neighborhood.

I've lived in North Beach for most of my life. I am an artist and tour guide honored to share the rich history and colorful character of this extraordinary neighborhood with locals & visitors from around the world. North Beach is not just where I live, it's a cultural landmark. Its architecture, small businesses, artistic legacy, and deeply rooted community spirit are what draw both locals and international travelers.

I live one block from the Verdi Building and witnessed the fire on St. Patrick's Day evening.... In fact just an hour before, our incredible SF Fire Department had been in my apartment preventing a serious flood from a burst pipe. I remember saying, "thank goodness it wasn't a fire." Less than an hour later, the Verdi Building was up in flames... Even then I instinctively knew the fire had a greater significance because of it's prime location.... I understand what happens next. ...When buildings like the Verdi are left to deteriorate, they become prime targets not for preservation, but money making opportunities for large-scale development.

It is deeply concerning that a previously supported community proposal has now been abandoned in favor of a 100-foot, luxury mixed-use development—more than twice the height of surrounding buildings. This project would cast shadows over Washington Square and dramatically alter the scale and character of the neighborhood. If expanded to include adjacent properties, the footprint could become even more overwhelming.

This is not just about one building. It is about a pattern. Promises made to 28 tenants to return appear to be at risk. Community-supported plans have been disregarded. And efforts to establish North Beach as an official historic district have been opposed.

North Beach is beloved because it is authentic. It is a place where small businesses, artists, musicians, and families have created something irreplaceable over generations. It has survived earthquakes, fires, and pandemics because of its resilience and community spirit. That spirit is now at risk.

Visitors come to San Francisco for neighborhoods like North Beach. We are part of what drives the city's cultural identity and economic recovery. Replacing historic buildings with oversized luxury developments may benefit a few in the short term, but it will erode the very character that sustains the city in the long run ....look at cities like Florence, Italy with passion for culture, art & architecture... a side benefit of this passion is the money from tourism that's sustains their economy

PS: I also wanted to add a thought that feels important to this conversation: Historic structures like Saint Francis Church in North Beach (circa 1849) and old St. Mary's Church in Chinatown (1854) were both restored after the 1906 earthquake...it seems to me that with today's advances in building technology and design we have an even greater capacity to restore the Verdi building

I urge you to:

- Protect the Verdi Building site from inappropriate high-rise development
- Honor prior community agreements and commitments to tenants
- Support the designation of North Beach as an official historic district
- Preserve the scale, culture, and integrity that make this neighborhood unique
-

North Beach is not just a neighborhood—it is one of San Francisco's cultural hearts. I ask you to stand with the community not to prevent progress but to find solutions that are authentic and and support a positive future for North Beach & San Francisco...

Respectfully,
Blandina Farley
North Beach Resident,Artist & San Francisco Tour Guide

blandinafarley@gmail.com

blandinatours.com

HD 4/22/26

Mejia, Xiomara (BOA)

From: Lance Carnes <lacarnes@gmail.com>
Sent: Tuesday, April 21, 2026 4:11 PM
To: Lamarre, Julie (BOA)
Cc: Longaway, Alec (BOA)
Subject: Fwd: 100-foot tall building proposed for 659 Union --- Recall Danny Sauter Now!

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BOARD OF APPEALS
APR 21 2026
APPEAL # 26-019

Subject: 100-foot tall building proposed for 659 Union, Appeal No. 26-019

April 21, 2026
John Trasvina, President
Board of Appeals
City and County of San Francisco
San Francisco, CA 94102
RE: 659 Union Street Demolition Permit
Permit No. 2026/03/27/8418
Appeal No.: 26-019

Dear President Trasvina and Board of Appeals Members:

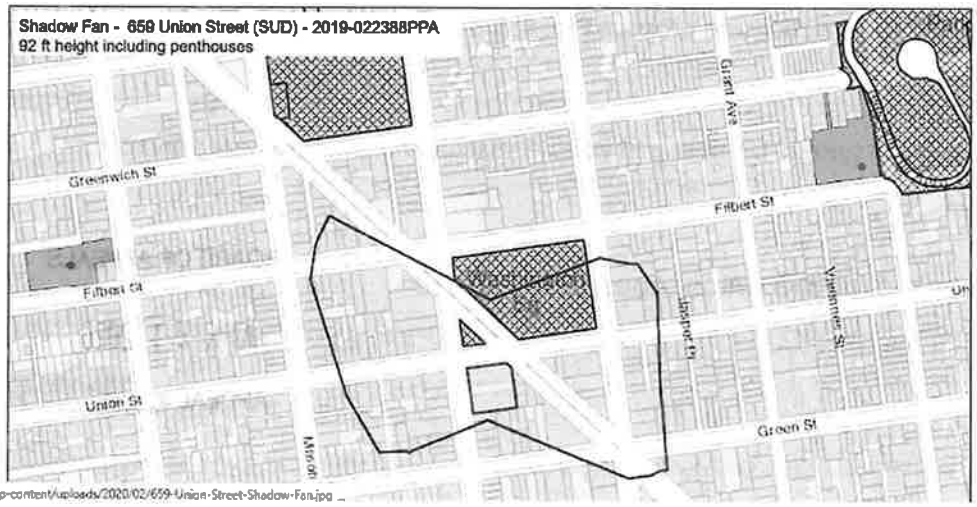
Please grant this appeal, revoke the demolition permit for 659 Union Street/1636 Powell Street (the Property), and require the Project Sponsor to preserve the iconic, historic building facade at this critical intersection on Washington Square in the heart of the renowned North Beach Neighborhood in accordance with the Project Sponsor's 2023 plans on file with the Planning Department.

The 100 foot high building proposed for 659 Union St has a huge shadow sweep over North Beach and the Park (see the diagram below). The shadow diagram below is for a 92-foot high building, and since the subject property is 100 feet high as proposed by the developer, it will have a much larger sweep, and worse effect on the neighborhood. The proposed project at 659 Union St will cast shadows over North Beach and the Park, as shown in the Shadow Fan diagram below.

But then there's the issue of shadows.

While the development as proposed was designed "to minimize [its] visual impact" and projected shadows on Washington Square, Washington Square has a designated zero tolerance (i.e., 0% Absolute Cumulative Limit) for new shadows to be cast upon the park by way of San Francisco's Sunlight Ordinance (a.k.a. Prop K).

And as confirmed by the preliminary shadow fan prepared by Planning, the project is likely to cast new shadows on Washington Square Park as proposed.



n/wp-content/uploads/2020/02/659-Union-Street-Shadow-Fan.jpg

The blue square in the diagram above shows 659 Union at only 92 feet high, not 100 feet as proposed by Danny Sauter and the developer. The red line shows the extent of the shadow cast over Washington Square Park and North Beach by a 92-foot high structure (and much larger for the proposed 100-foot high structure). Source: Marina Times Feb 2020 (https://socketsite.com/archives/2020/02/fore-shadowed-problems-for-proposed-north-beach-project.html)

Please grant the Appeal, so that a more suitable structure can be proposed. Most buildings in the area next to Washington Square Park are 40 fett high.

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: L Johns <ljohns@metacosmos.org>
Sent: Tuesday, April 21, 2026 4:06 PM
To: BoardofAppeals (PAB)
Subject: In Support of the Appeal: Verdi building

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

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Hello, Kindly uphold halt to demolition of the Verdi building in North Beach, pending hearing on the merits of proposed new building, including its original consistent with community input and the current, which isn't at all. ;-) Thank you! Local resident, Lucy Johns

HD 4/22/26

FILE

Mejia, Xiomara (BOA)

From: Notara Lum <Entara@protonmail.com>
Sent: Tuesday, April 21, 2026 5:31 PM
To: BoardofAppeals (PAB); danny.sauter@sfgov.com
Subject: Verdi Building Appeal April 22, 2026

BOARD OF APPEALS

APR 21 2026

APPEAL #26-019

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

Dear President Trasviña and members of the Board of Appeals,

Please uphold the appeal halting the Verdi Building demolition and help save this essential part of North Beach's heritage. Don't reward developers who waited to have the political pendulum swing their way, claim now that the whole building must be demolished. And why would the much larger building now proposed need to be erected to make it safe? Why wouldn't the 2023 plan, supported by neighbors, suffice?

The denial or approval of the demolition of the building is before you and I urge you to consider the precedent this razing will set. If you do not uphold this appeal, you will be green-lighting the willful neglect of a building left for years to crumble, the broken promises to the community, and bigger rewards for rapacious developers with plans already drawn up to make more money by denuding the character of one of the best corners of our great city of San Francisco.

Thank you,
Notara Lum
Russian Hill Community Association

HO 4/22/26

FILE

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

From: John Borruso <borruso@mindspring.com>
Sent: Tuesday, April 21, 2026 5:39 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: Regarding 659 Union Street Demolition Permit / Appeal #26-019

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

Regarding 659 Union Street Demolition Permit / Appeal #26-019

Dear President Trasviña and members of the Board of Appeals,

Please grant this appeal stopping the Verdi Building's demolition and save this key part of North Beach's heritage.

We in the community have waited years for the reconstruction of this important building. Plans were presented in 2023 for a new building preserving the historic frontages along Columbus, Union, and Powell. Delaying and claiming deterioration is a recurring tactic in this city for those seeking demolitions. Allowing the erasure of this building sets a terrible precedent for unscrupulous developers going forward.

Demolition of the Verdi Building must not be allowed. It must be reconstructed and displaced tenants must return to their rent-controlled homes.

I appreciate your consideration.

Sincerely,
John Borruso
Russian Hill Community Association

AD 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 21 2026

APPEAL #26-019

From: J. Matthew Mackowski <jmm@thpartners.net>
Sent: Tuesday, April 21, 2026 6:16 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS); Susan Mackowski; Creighton Casper; Patricia Casper
Subject: Verdi Building at 659 Union Street
Attachments: Appeal No. 26-019 Appellant Brief + Exhibits.pdf

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

Dear Board of Appeals members:

My wife Susan and I, residents of SF District 3, strongly oppose the demolition of the Verdi building to be replaced by a building completely out of scale to the surrounding North Beach neighborhood and Washington Square Park. Based on the investigations by the Northeast San Francisco Conservancy, email attached, it appears that the developer of the proposed building has engaged in subterfuge to quickly demolish the building and proceed with a development not at all resembling the previously approved redevelopment plan.

We urge you to stop the demolition and reject the massive, out of character structure that has been put forward.

Yours truly,

Matt and Susan Mackowski
260 Chestnut Street
San Francisco, CA 94133

---------- Forwarded message ---------
From: **Northeast San Francisco Conservancy** <outreach@nesfc.org>
Date: Mon, Apr 20, 2026 at 9:53 AM
Subject: Historic District Development
To: NB Historic District Emails to OHP1 <outreach@nesfc.org>

What a disappointment Sauter is!

Dear Neighbors and North Beach Historic District Supporters,

New developments at the **Verdi Building at 659 Union Street** prompt this **urgent update**.

District 3 **Supervisor Danny Sauter** recently announced his support for the total demolition of the exterior walls of this 112-year-old historic building, suddenly claiming that the structure damaged in 2013 and 2018 fires is now an imminent danger.

The building's owners, despite years of promises to tenants and the community to rebuild and preserve the historic exterior, reversed course and on March 27th obtained an over-the-counter demolition permit. **The North Beach Tenants Committee immediately leaped into action and filed an appeal of the demolition permit which** forced a temporary halt of the demolition. (A copy of the appeal is attached if you want to read it). **The appeal is being heard at the Board of Appeals this Wednesday April 22, 2026, at 5:00 pm at City Hall Room 416**.

In response to the appeal, the developer revealed his intent to abandon the 2023 plans supported by the neighborhood in favor of a 100-foot high, mixed-use luxury condo building - over twice as high as the rest of the surrounding neighborhood - that will cast shadows on Washington Square. And if the adjacent garage is also included in the developer's project, the footprint for a 10-story building will be massive. Now it is clearer why the building owner and his representatives urged Supervisor Sauter to oppose the proposed North Beach Historic District last year.

Supervisor Sauter's inaccurate claims included:

1. That the building was suddenly such an "imminent hazard" that it couldn't wait for the legally required 14-day public notification period despite plenty of information in the city's records that do not support this position and the fact that the developer has been lobbying Supervisor Sauter and the City for a demolition permit for many months. ***If the building posed such an imminent danger, why wasn't the community notified until after the demolition began? Shouldn't former tenants and the community be the first to know? Especially if it's a matter of safety as Supervisor Sauter claims?***

2. That it was stopped by a single person's appeal. The truth is the appeal was filed by a long standing respected organization, the North Beach Tenants Committee, that has been advocating for tenants' rights for over a decade.

We all know something has to be done about the Verdi Building, but ***what* is done must respect our historic neighborhood, honor the former tenants' right to return, and not make an end run around replacing the rent-controlled units.**

While the community, business owners, and former tenants have intentionally been left in the dark, Supervisor **Sauter has been in close communication with the Verdi building *developer*** since taking office over 15 months ago. Ethics Department records show owner Jeff Jurow and his **lobbyist, former Planning Department employee Kate McGee,** met with the Planning and Building Department staff, and Supervisor Sauter and his staff **25 times** – just **since January 2026**.

McGee began working for Jurow in 2025 urging **Supervisor Sauter to ask the mayor to block North Beach from its many year quest to become an officially recognized Historic District**. That's right, our Supervisor and the Verdi Building developer have been working to kill the North Beach Historic District.

But this isn't just about aesthetics. While North Beach deserves an appropriate façade and height limit at this historic corner on Washington Square, if the replacement structure is deemed "new construction," rent-control laws no longer apply and **the tenants' right to return is conveniently extinguished** – with **28** former rent-controlled apartments likewise destroyed forever. There is so much at stake!

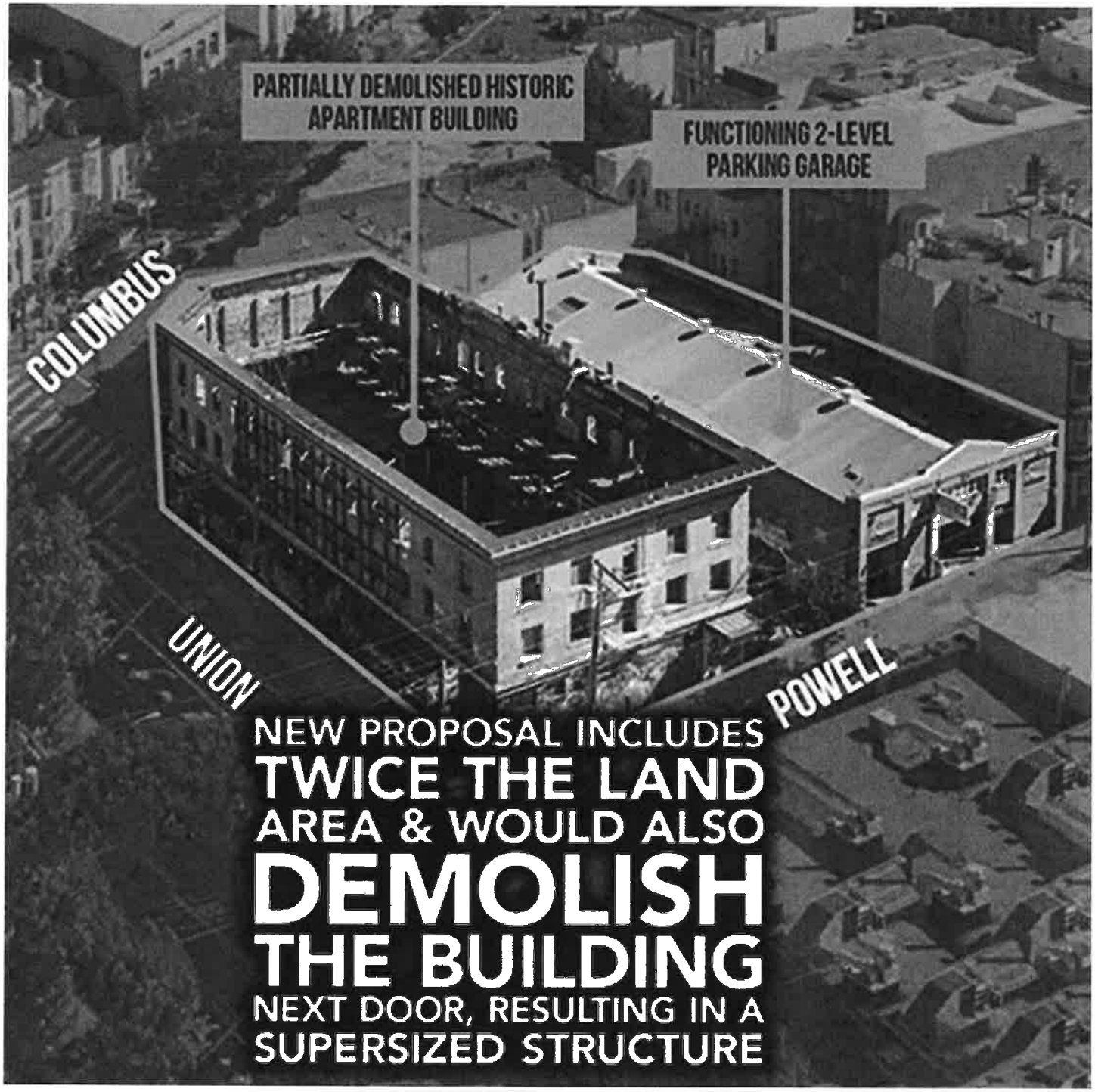
Please consider sending an email to the Board of Appeals supporting the appeal by no later than 12:00 pm this Wednesday, April 22, 2026. Or better yet, come join us and make a public comment at the Board of Appeals hearing at 5:00 pm this Wednesday April 22 in City Hall, Room 416.

Email the Board of Appeals at boardofappeals@sfgov.org
and be sure to copy Supervisor Sauter at Danny.Sauter@sfgov.org




VERDI BUIDLING – REA
JUNE 2023 PLA
COMMUNITY & DEVELOPE
APPROVED – WHAT HAPPENE


VERDI: FRONT OF NEW
PROPOSED STRUCTURE
100 FT – OVER 2X
ORIGINAL HEIGHT


PARTIALLY DEMOLISHED HISTORIC APARTMENT BUILDING
FUNCTIONING 2-LEVEL PARKING GARAGE
COLUMBUS
UNION
POWELL
NEW PROPOSAL INCLUDES
TWICE THE LAND AREA & WOULD ALSO
DEMOLISH THE BUILDING
NEXT DOOR, RESULTING IN A SUPERSIZED STRUCTURE

HD 4/22/26

Mejia, Xiomara (BOA)

From: Liam Hennessy <dolbay@hotmail.com>
Sent: Tuesday, April 21, 2026 6:49 PM
To: BoardofAppeals (PAB)
Subject: In Support of the Appeal

BOARD OF APPEALS
APR 21 2026
APPEAL # 26-019

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

To whom it may concern,
As a native San Franciscan and a North Beach resident I am asking that you please do not allow the current proposal for the Verdi building to go ahead PLEASE SUPPORT OUR APPEAL.
I am an advocate for preserving North Beach for other generations after me so that they too can realize the beauty and rich history of this neighborhood as I have since I was a child.
The current plan to abandon a previously community-supported proposal for the Verdi building in favor of a much larger project: a roughly 80 to 100 market rate condominiums that could rise more than twice the height of surrounding structures, potentially casting shadows over Washington Square, changing the whole character of the neighborhood cannot occur.
If combined with the adjacent garage site, the development footprint could expand into a 10-story building. It was agreed to in 2023 that the tenets that lived there before could go back and have rent control. These new condos will be out of reach for MOST OF ALL SAN FRANCISCANS let alone the ones that lived there before the fire.
Beyond the hideous design that does not fit into the existing neighborhood, the stakes include the potential loss of 28 rent-controlled units if the project proceeds as new construction, eliminating tenants' rights to return.
I am also concerned that our Supervisor, Sauter, who along with the Mayor blocked the process of North Beach becoming a Historical Neighborhood so that the "Up Zoning" scheme could come into being; and that the developer of the Verdi building actively advocated against North Beach's Historic District with help from Supervisor Sauter. This raises serious concerns in my mind that the Supervisor's position aligns more closely with a coordinated lobbying effort than with the interests of the residents of North Beach. The development of the building as of 2023 was in keeping with what he majority of the residents felt was appropriate for the neighborhood. If the building hadn't had a fire, the tenets would still be living there and the neighborhood would still have the charm of the 100 plus old building on the corner.
Please support the appeal.
Thank you for your time.
Sincerely
Liam Hennessy
169 Pfeiffer Street
San Francisco. Ca 94133

HO 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 21 2026

APPEAL # 26-019

From: linda ray <dadaray2002@yahoo.com>
Sent: Tuesday, April 21, 2026 8:39 PM
To: BoardofAppeals (PAB)
Subject: In Support of the Appeal

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

Dear Board Members - I was surprised to hear that instead of being rebuilt and allowing for displaced tenants to return as was the plan in 2023, the plan now is to demolish the whole building and replace it with a much larger project that would then exclude the previous tenants rights to return to rent controlled units. The owners and developers seek to extract as much profit as possible at the detriment of the entire community and go back on past pledges regarding the most responsible way to proceed. They would make a profit off the 2023 community supported building plan, just not as much as they now want. The Verdi building facade deserves to be salvaged and remain a vital part of our neighborhood and preserve rent controlled apartments that our city also needs. Do not reward this dubious method of functioning by allowing this demolition to proceed. Sincerely, Linda Ray dadaray2002@yahoo.com District 3 resident

HD 4/28/26

Mejia, Xiomara (BOA)

From: Marc Norton <nortonsf@protonmail.com>
Sent: Wednesday, April 22, 2026 4:57 AM
To: BoardofAppeals (PAB)
Subject: Grant the North Beach Tenants Committee appeal of the 659 Union Street demolition permit

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

BOARD OF APPEALS
APR 22 2026
APPEAL # 26-019

RE:
Permit #2026/03/27/8418
Appeal #26-019

Dear President Trasvina and Board of Appeals Members:

Justice demands that you grant the North Beach Tenants Committee appeal. The hurry-up and misleading process that is leading to the complete demolition of this historic structure is shameful. This is an iconic building, and the facade must be preserved. The Verdi Apartments qualifies as a historic resource on the National Register of Historic Places and on the California Register of Historical Places. Demolition of this treasure without even a plan in place to replace it is close to criminal.

I am a 50-year resident of San Francisco. It is time to put a stop to the ongoing destruction of our historic architectural legacy.

Sincerely yours,
Marc Norton
468 - 29th Street
San Francisco, CA 94131
(415) 648-2535 (landline)

HO 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 22 2026

APPEAL # 26-019

From: Jill Bittner <jillkb@earthlink.net>
Sent: Wednesday, April 22, 2026 5:07 AM
To: Sauter, Danny (BOS); SauterStaff; BoardofAppeals (PAB)
Subject: Appeal No. 26-019 at 659 Union Street

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

Appeal No. 26-019 at 659 Union Street

The amount of self-enriching, dirty-dealings in North Beach and fleecing of San Francisco that Sauter has been consistently attempting to shove through, out-of-sight from public scrutiny, is outrageous. The scam he is trying to pull with the historic Verdi building is an incredible injustice to our community and all of San Francisco. The historic Verdi building had 28 rent-controlled units and no construction should be considered for its location that does not include the same affordable housing that allows the fire-displaced tenants to return. And whatever is built should certainly be in character with the neighborhood and not a behemoth 8-story luxury housing development in place of the 2-story Verdi building.

These kinds of backroom, dirty deals, finagling the sale of rent-control properties in our district to the highest paying developer or contributor to his political ambitions have become a pattern for Sauter. I was just at City Hall 2 weeks ago arguing against the illegal conversion of a 4-unit rent-controlled property into a single-family mansion. And that’s just one of many examples of how he continues to contrive selling off our neighborhood piece by piece to the highest bidder.

Sauter is a wolf in sheep’s clothing. He pretends to be an affordable housing advocate. Yet he’s repeatedly setting dangerous precedents for destroying affordable rent-controlled housing in North Beach that has precedential implications for all of San Francisco. He is a festering sore actively wounding North Beach and the wounds he is inflicting in our community will have a legacy of destruction for the entire City. He doesn’t care about affordable housing, North Beach or San Francisco. He only cares about real estate, lining his pockets, the pockets of his developer buddies and his bro-mance alliances with Lurie, Weiner and their greedy motivations. IF the back room, dirty deal development he has planned for the Verdi building location is allowed to proceed, you are setting a very dangerous precedent.

Don’t give Sauter what he wants—to tear down all restrictions for development in SF, because that’s his goal. This 8-story luxury housing development he has planned to replace the Verdi building is NOT affordable housing and is against what the community has already agreed on is suitable for that location. If you approve this project, each of you will be at fault for the ruin of our beloved San Francisco. And we’ll all know where your convictions lie in the next election.

HD 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 22 2026

APPEAL #26-019

From: Aarti Kelapure <aarti.kelapure@gmail.com>
Sent: Wednesday, April 22, 2026 7:08 AM
To: BoardofAppeals (PAB)
Cc: T Flandrich
Subject: Appeal Nr. 26-019 @ 659 Union / 1656 Powell

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

Dear President Trasvina & Commissioners,

I am a former tenant of Verdi Apartments,1656 Powell, Apt. #200. I was displaced by the 2013 fire and intended to return when the building was repaired. The repairs were never done, and the subsequent fire in 2018 left essentially just the historical façade.

When owners filed plans for reconstructing our homes in 2023, I emailed Planner Feeney, sending my occupancy declaration from Hanford Freund Co. & Powell Partners, LLC, Superior Court Case No. CGC-18-568623, restating my right to return & notice of intention to return. In 2024, I was approached by the owner to buy out my tenancy, and I declined the offer. To be clear, I never terminated my tenancy.

I understand that the demolition has already gone beyond the filed 2023 plan for "partial demolition" only, and that the owner's intent is to demolish the entire façade. Since 2013, it has always been my understanding that repairs, alterations, would take place in reconstructing my home in the Verdi apartments and that I would return. I want to make sure my rights, and the right of return of my co-tenants are preserved.

I urge the Board of Appeals to condition the demolition upon allowing us to return to any housing built on this site.

Sincerely,

Aarti Kelapure

HD 4/22/26

Mejia, Xiomara (BOA)

BOARD OF APPEALS

APR 22 2026

APPEAL # 26-019

From: Howard <wongaia@aol.com>
Sent: Wednesday, April 22, 2026 7:23 AM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: SUPPORT GRANTING OF APPEAL---659 Union Street Demolition Permit, Permit No. 2026/03/27/8418, Appeal No.: 26-019

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

Howard Wong, AIA

April 22, 2026

TO: SF Board of Appeals boardofappeals@sfgov.org

CC: Supervisor Danny Sauter Danny.Sauter@sfgov.org

RE: 659 Union Street Demolition Permit, Permit No. 2026/03/27/8418, Appeal No.: 26-019

SUBJECT: SUPPORT GRANTING APPEAL

We need to honor past agreements and understandings, which resulted from years of neighborhood discussions, meetings, drawings, plans and presentations.

I attended neighborhood presentations, which resulted in a consensus building design---to rehabilitate the historic structure, preserve rent-control housing units, resurrect ground-level retail spaces, add a rooftop restaurant, and build a new structure on the adjacent lot---as documented by the records of the Building Department and City Planning Department.

This was a win-win design for the owner, tenants and neighborhood---profitable, just and community-building.

The abrupt attempt to demolish a historic structure lacks public notifications and equitable/ transparent conferral with stakeholders, the public and public agencies.

There is no technical reason for demolition. Many downtown buildings have incorporated historic facades as defining features. The 110-year old façade has survived the Loma Prieta Earthquake and two fires. Existing shoring/ bracing can be supplemented with shotcrete on the interior faces of brick walls.

As a native of North Beach and an architect, I can vouch for the Verdi Apartment Building's historic contributions to the community----in terms of its architecture, affordable housing, people and five street-level shops and restaurants.

Consistent with previously approved plans and community consensus, I urge **support for granting of the appeal and revoking the demolition permit for 659 Union Street/ 1636 Powell Street.**

Sincerely, Howard Wong, AIA



HO 4/22/26

Mejia, Xiomara (BOA)

From: mia morrill <mia.morrill@gmail.com>
Sent: Wednesday, April 22, 2026 7:45 AM
To: BoardofAppeals (PAB)
Subject: In support of the appeal Verdi Building

BOARD OF APPEALS
APR 22 2026
APPEAL # 26-019

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

I say YES to halting the demolition of the Verdi Building.
Do not allow the Historic Designation process to be abused.
The state historic commission is expected to consider the proposed district at its upcoming May meeting.

HD 4/22/26

April 22, 2026

BOARD OF APPEALS

APR 22 2026

APPEAL #26-019

John Trasvina, President
Board of Appeals
City and County of San Francisco
San Francisco, CA 94102

Re: Appeal No. 26-019 VERDI BUILDING

Dear President Trasvina and members of the Board of Appeals:

I write in support of the Appeal to revoke the demolition permit for 659 Union Street/1636 Powell Street and to retain the historic Verdi Apartment Building. While there are several issues and irregularities associated with the current effort to demolish the building, chief among them is the loss of a significant historic building at the heart North Beach, one of the most recognizable neighborhoods in the world. This loss is compounded by the lack of accommodation for the former tenants of the Verdi Building as well as by the fact that plans submitted to the Planning Department in 2023 and largely supported by the community have not been followed.

The Verdi Building is a significant historic resource. It is not only a contributor to the National Register eligible North Beach historic district, but also individually eligible. In 2022, the San Francisco Planning Department hired a qualified expert to determine the historic significance of the building post fire. The city's expert determined that while some materials and workmanship were lost due to the fire, overall, the Verdi Apartments conveys its historicity sufficient to possess both significance and integrity.

The Verdi Building is located in one of the city's Priority Equity Geographies. According to the Planning Code SEC. 249.97 these are "neighborhoods with a higher density of vulnerable populations" and "areas where the City needs to expand permanently affordable housing investment". Demolition of the Verdi Building and enabling the entitlement of a replacement project that maximizes the density of the site, with little to no accommodation for the original tenants who wish to return to the building, is not in keeping with the intent of Planning Code **SEC. 249.97.**

To approve the demolition of the Verdi Building without a replacement project is bad for the neighborhood and bad for the city. The 2023 plan retaining the historic Verdi Building while incorporating new construction was largely supported by the community and should be pursued. Any new project on the site should incorporate the original brick material of the Verdi Building.

Sincerely,

Courtney Damkroger
District 3 resident

cc: Danny Sauter, Supervisor

Longaway, Alec (BOA)

From: Lydia Gegan <lydia.gegan@gmail.com>
Sent: Wednesday, April 22, 2026 10:30 AM
To: BoardofAppeals (PAB)
Cc: danny.sauter@sfgov.com
Subject: Urgent concerns regarding Verdi building development

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

Hello

I'm writing with urgent concerns regarding the recent events for the Verdi building development at 659 Union.

Supervisor Sauter's claim that the building poses an imminent threat to the community is dubious. This building has stayed vacant for years, why the urgency now? Why circumvent the 14-day notification period?

I also have ethics concerns that Supervisor Sauter has met 25 times with the building owner since January of this year. This feels like a coordinated effort to dupe residents of the neighborhood.

What happened to the neighborhood-approved plans from June 2023? This included 28 rent-controlled apartments, which we desperately need in this neighborhood.

While we absolutely must build more housing in the former Verdi building lot, I'm concerned that our supervisor has intentionally circumvented policy and procedure for no clear reason.

Thank you for your consideration,

Lydia Gegan, Jones st

Longaway, Alec (BOA)

From: kcourtney@xdm.com
Sent: Wednesday, April 22, 2026 10:50 AM
To: BoardofAppeals (PAB)
Cc: Robyn Tucker; Jamie Cherry ; Michele Sudduth ; SauterStaff; Theresa Flandrich; Notara Lum
Subject: APPEAL #26-019 VERDI BUILDING 659 UNION STREET HEARING 4-22-26

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

Pasted below is the letter of the Russian Hill Community Association and Pacific Avenue Neighborhood Association urging the Board Appeals to accept the appeal and **exercise its *de novo* mandate** to direct the developer to proceed with the 2023 plan.

Russian Hill Community Association

April 22, 2026
Re: 659 Union Street Demolition Permit - Appeal #26-019
President Trasvina and Members of the Board of Appeals:

For over 30 years the Russian Hill Community Association has worked with owners, tenants, businesses and developers to achieve and maintain a livable community. We're well aware that contention oftentimes requires compromise to attain consensus.

The 2023 plan for the Verdi Building achieved that consensus – preserving that historic frontage along Columbus, Union and Powell so important to the community while providing the developer with the opportunity to build residential units.

The RHCA joins with our neighbor organization, the Pacific Avenue Neighborhood Association (PANA), to urge the Board of Appeals **to exercise its unique *de novo* mandate and direct the developer to proceed with the 2023 plan.**

The Appellant has provided significant information to support its appeal. The history of the development of the 2023 plan provides more support. Notwithstanding the significant lobbying you've been subjected to, **we urge you to exercise your *de novo* mandate and direct the developer to proceed with the 2023 plan.**

Sincerely,
Kathleen Courtney
Chair
Russia n Hill Community Association
Cc: Robyn Tucker, President PANA; RHCA Leadership Team; Supervisor Danny Sauter; Appellant

Kathleen Courtney
kcourtney@xdm.com
510-928-8243

Longaway, Alec (BOA)

From: Bridget Maley <bridget.maley@gmail.com>

Sent: Wednesday, April 22, 2026 11:10 AM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS); SauterStaff; Sucre, Richard (CPC); Dennis Phillips, Sarah (CPC); Wong, Wesley (CPC); Teague, Corey (CPC); Kane, David (DBI)
Subject: Appeal No. 26-019 Verdi Building 659 Union Street/1636 Powell Street

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PLEASE DISTRIBUTE TO INDIVIDUAL BOARD OF APPEALS COMMISSIONERS

John Trasviña, President
Rebecca Saroyan, Vice President
Jose Lopez, Commissioner
Robin Abad Ocubillo, Commissioner
Lily Wong, Commissioner

Board of Appeals
City and County of San Francisco
San Francisco, CA 94102

Re: Appeal No. 26-019 Verid Building
659 Union Street/1636 Powell Street

Dear President Trasvina and members of the Board of Appeals:

I am a former President of the San Francisco Landmarks Preservation Advisory Board appointed by Mayor Newsom.

I write in SUPPORT of the Appeal to REVOKE the demolition permit for 659 Union Street/1636 Powell Street and to retain the historic Verdi Apartment Building façade. While there are several issues and irregularities associated with the current effort to demolish the building, chief among them is the loss of a significant historic building at the heart of North Beach, one of the most recognizable neighborhoods in the world. This loss is compounded by the lack of accommodation for the former tenants of the Verdi Building as well as by the fact that plans submitted to the Planning Department in 2023 and largely supported by the community would not be implemented.

The Verdi Building is a significant historic resource. It is not only a contributor to the National Register eligible North Beach historic district, but also individually eligible. In 2022, the San Francisco Planning Department hired a qualified expert to determine the historic significance of the building post fire. The city's expert determined that while some materials and workmanship were lost due to the fire, overall, the Verdi Apartments retains its historic character and continues to possess both historic significance and integrity.

Why did the project sponsor suddenly seek an "emergency demolition permit" at this moment? What suddenly changed about the building's level of safety? These issues have not been fully documented by either the project sponsor or the City of San Francisco.

Longaway, Alec (BOA)

From: David K. Jones <davidkennedyjones@pm.me>
Sent: Wednesday, April 22, 2026 11:26 AM
To: BoardofAppeals (PAB)
Subject: Support for Appeal of 659 Union St. Demolition Permit: Hearing Apr. 22, 2026

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

Dear Members of the Board of Appeals,

I am writing in support of the North Beach Tenants Committee's appeal of the demolition permit issued for 659 Union Street, known as the Verdi Building.

The circumstances surrounding this permit warrant serious scrutiny. The permit was obtained over the counter on March 27th, bypassing the legally required 14-day public notification period on the basis of an alleged imminent hazard. That characterization is unsupported by the city's own records and difficult to reconcile with the fact that the developer has been actively lobbying for demolition for months. If the structure genuinely posed an imminent danger to public safety, the community and former tenants should have been the first to know. We were not.

Ethics Department records show that the building owner and his lobbyist met with Planning, Building Department staff, and Supervisor Sauter's office 25 times since January 2026 alone, while the impacted tenants and broader community were kept uninformed. That asymmetry appears to be a pattern rather than an oversight.

The stakes here extend well beyond façade preservation. The Verdi Building's 28 former rent-controlled apartments represent housing that, once demolished and replaced with new luxury construction, is permanently lost to rent control. The tenants' right to return would be eliminated. The developer has now revealed plans for high-cost units in a proposal that bears no resemblance to the 2023 plans the community was shown and enthusiastically supported.

I respectfully urge the Board to uphold this appeal, restore the required public process, and ensure that any future project at this site is subject to full community review, including honest accounting of its impact on existing tenants and rent-controlled housing.
Thank you for your consideration.

Sincerely and respectfully,

David Jones
402 Vallejo Street
San Francisco, CA 94133

Longaway, Alec (BOA)

From: Michele Sudduth <michelesudduth@earthlink.net>
Sent: Wednesday, April 22, 2026 11:31 AM
To: kcourtney@xdm.com
Cc: BoardofAppeals (PAB); Robyn Tucker; Jamie Cherry; SauterStaff; Theresa Flandrich; Notara Lum
Subject: Re: APPEAL #26-019 VERDI BUILDING 659 UNION STREET HEARING 4-22-26

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

Thanks Kathleen

Michele Sudduth
michelesudduth.com

On Apr 22, 2026, at 10:50 AM, <kcourtney@xdm.com> <kcourtney@xdm.com> wrote:

Pasted below is the letter of the Russian Hill Community Association and Pacific Avenue Neighborhood Association urging the Board Appeals to accept the appeal and **exercise its *de novo*mandate** to direct the developer to proceed with the 2023 plan.

Russian Hill Community Association

April 22, 2026
Re: 659 Union Street Demolition Permit - Appeal #26-019
President Trasvina and Members of the Board of Appeals:

For over 30 years the Russian Hill Community Association has worked with owners, tenants, businesses and developers to achieve and maintain a livable community. We're well aware that contention oftentimes requires compromise to attain consensus.

The 2023 plan for the Verdi Building achieved that consensus – preserving that historic frontage along Columbus, Union and Powell so important to the community while providing the developer with the opportunity to build residential units.

The RHCA joins with our neighbor organization, the Pacific Avenue Neighborhood Association (PANA), to urge the Board of Appeals **to exercise its unique *de novo* mandate and direct the developer to proceed with the 2023 plan.**

The Appellant has provided significant information to support its appeal. The history of the development of the 2023 plan provides more support. Notwithstanding the significant lobbying you've been subjected to, **we urge you to exercise your *de novo* mandate and direct the developer to proceed with the 2023 plan.**

Sincerely,
Kathleen Courtney
Chair

Longaway, Alec (BOA)

From: lwbittner@icloud.com
Sent: Wednesday, April 22, 2026 11:45 AM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: 655 UNION STREET Demolition

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

STOP with the Demolition of this rent-controlled building...

STOP with the displacement of 28+ Tenants

Larry W. Bittner

Longaway, Alec (BOA)

From: Scott Edmondson <scott.edmondson22@gmail.com>
Sent: Wednesday, April 22, 2026 11:47 AM
To: BoardofAppeals (PAB)
Cc: kcourtney@xdm.com; Sauter, Danny (BOS)
Subject: Today's Hearing: Verdi Building (& Community Plan)

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

Dear Board of Appeals,

Please support the applicants' request and direct the developer to proceed with its approved 2023 Plans which were supported by the community.

Please do NOT support the demolition permit.

These actions to subvert the legal public planning process are wrong and shameful. Private property owners have a right to advocate for their interests, as does the community. The result should be mutually beneficial, not lopsided either way.

I am out of town and cannot be at the hearing today. I've been wondering what the holdup was for the redevelopment of the building. Please direct the developer to get on with the solution already reached.

In addition, the apparent trickery in obtaining an over-the-counter (OTC) demolition permit raises some questions about professional practice and legality. My guess is that the OTC Permit was a mistake. There should be an investigation into whether ethical, professional practice, or legal lines crossed, and if so, consequences. This type of development style subverts the process, gives the public sector a bad name, wastes a tremendous amount of public resources. It's wrong, should not happen, should not be permitted, and should be discplined when it does.

Thank you.

Scott Edmondson, AICP
Member: Russian Hill Neighborhood Association
43 Russell St, SF CA 94109


VERDI: FRONT OF NEW
PROPOSED STRUCTURE
100 FT – OVER 2X
ORIGINAL HEIGHT

Longaway, Alec (BOA)

From: Sam Woodworth <samuelwoodworth@yahoo.com>
Sent: Wednesday, April 22, 2026 11:58 AM
To: BoardofAppeals (PAB)
Subject: Support for Appellants in Appeal 26-019 - 659 Union Demolition Permit

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

Dear Members of the Board of Appeals:

I'm writing to urge you to sustain this appeal of the demolition permit for 659 Union St. and to nullify the permit.

659 Union is a critically important historic resource sitting on a prominent corner of Washington Square Park. Its beautiful brick façade has graced North Beach for more than a century. Yet after a devastating fire, this resource, which awaits new life, is now to be deleted from the fabric of San Francisco by way of a quiet, over-the-counter demolition permit, with no public review other than this hearing, which was only secured by the diligence and luck of concerned neighbors.

Quite simply, this process has been a sham – another backroom deal by Supervisor Danny Sauter to silence the community in order to aggressively transform North Beach into something unrecognizable to residents, all, it would appear, in service of developer profits. The designation of "imminent hazard" was made roughly 15 months ago. During that time, the developer and its lobbyist met repeatedly with the property owner and City officials -- dozens of contacts -- without any meaningful community input of which I am aware, despite the extraordinary significance of this site. This is not consistent with a genuine emergency. This is an effort to manufacture a justification, not to respond to an emergency.

Even more troubling is what is being lost. Buildings like 659 Union are not fungible, replaceable structures. They are part of the daily lived experience of the neighborhood -- a continuity that makes a place feel rooted and meaningful. Demolishing these buildings demolishes continuity and history --a tragedy. And this is to say nothing of the unspeakable abomination that has been proposed to replace the historic stucture -- a grotesquely over-scaled, jarringly out-of-place, and architecturally tone-deaf monstrosity that is completely alien to North Beach's visual and cultural identity. Once demolished and erased, the history and beauty of 659 Union cannot be recovered. The harm is truly irreparable. Further, if such a project is treated as new construction, the right-of-return of displaced tenants will be eliminated and 28 rent controlled apartments will be permanently lost.

This Board is one of the last safeguards against this kind of irreversible loss -- particularly important where the process itself raises serious and troubling questions.

For these reasons, I respectfully urge you to grant the appeal and deny the demolition permit.

Sincerely,
Sam Woodworth

Longaway, Alec (BOA)

From: N. Fee <nhf009@gmail.com>
Sent: Wednesday, April 22, 2026 12:25 PM
To: BoardofAppeals (PAB)
Cc: Sauter, Danny (BOS)
Subject: 659 Union Street Demolition Permit, Permit No. 2026/03/27/8418, Appeal No.: 26-019

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

Dear SF Board of Appeals and Supervisor Sauter,

It's imperative that as a group, we, namely you as our elected and appointed city officials and all of us who are District 3 residents and community members, honor past agreements and understandings regarding the Verdi building. The consensus-derived building design--rehabilitating the historic structure, preserving rent-control units, restoring ground-level retail, adding a rooftop restaurant, and building a new structure on the adjacent lot--resulted from years of neighborhood discussions, meetings, drawings, plans, and presentations. To ignore this process and its result is wrong-headed and unseemly.

This design, documented by the records of the Building Department and City Planning Department, responds to the expressed needs and wishes of the Verdi building owner, tenants, and North Beach community members and neighborhood businesses, all of whom will profit from the design as it was agreed upon. The design is appropriately scaled and will positively contribute to and not overwhelm or fragment neighborhood life, from the adjacent streets to Washington Square Park and beyond.

The abrupt attempt to demolish a historic structure alarmingly lacks public notifications and equitable, transparent conferral with stakeholders, the public, and public agencies. This is deeply concerning, particularly as **there is no technical reason for demolition.** The 110-year old Verdi building façade has survived the Loma Prieta Earthquake and two fires. Existing shoring and bracing can be supplemented with shotcrete on the interior faces of brick walls. As a San Francisco native and District 3 resident, I urge you to recognize the Verdi Apartment Building's historic contributions to the community, particularly in terms of its architecture, affordable housing, people, and five street-level shops and restaurants, and do the right thing by the building and our community.

Many downtown buildings have incorporated historic facades as defining features, rendering the structures more visually appealing and historically rich. These buildings attract more residents, businesses, and tourists than an off-putting, inappropriately scaled generic tall building designed (seemingly) for developers' profits. Why not use this as an opportunity to do right by *all* community and invested stakeholders and set an example of what we in San Francisco can do in the realm of historic preservation and building renovation and innovation?

Longaway, Alec (BOA)

From: Julie Herrod <jherrod9@gmail.com>
Sent: Wednesday, April 22, 2026 12:36 PM
To: BoardofAppeals (PAB)
Subject: In Support of the Verdi Appeal

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

Dear Board Members:

PLEASE PREVENT THE DEMOLITION OF THE VERDI BUILDING IN NORTH BEACH!

I implore you to STOP SAUTER from victimizing the residents of his own district through his slippery backroom deals with lobbyists and developers.

Sauter has NO interest in or concern for the building's previous tenants' rights, neighborhood preservation, or proper city government policies and procedures that would return the Verdi Building to the PREVIOUSLY APPROVED four-story plan.

While it is clear that Sauter must be removed from office, first we must save this 1851 North Beach architectural gem and I implore you to use your power to do so.

Thank you,
Julie Herrod-Lumsden
36-year North Beach resident (renter)

Sent from my iPhone

Longaway, Alec (BOA)

From: Kitty Margolis <kittym@kittymargolis.com>
Sent: Wednesday, April 22, 2026 1:26 PM
To: BoardofAppeals (PAB)
Cc: Alfonso Montuori; Kitty Margolis
Subject: Letter in opposition to the demolition of the Verdi Building @659 Union Street

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

Dear President Trasvina and Board of Appeals Members,

We are writing to vehemently oppose the bait and switch tactics that have led to the new proposal to demolish the Verdi Building, lock stock and barrel, under the cover of darkness. As lifelong property owners and residents of North Beach who live just a few blocks away from the 659 Union site, we are appalled.

Many years of thought and care by neighborhood residents have been poured into what will happen with this historic landmark corne that is arguably the most important crossroads in North Beach, an iconic location for locals and tourists from all over the world. This latest move is clearly an abuse of the public's trust and a blatant give-away to an unscrupulous developer.

We request that the Board of Appeals grant this appeal, revoke the demolition permit for 659 Union Street/1636 Powell Street (the Property) and require the Project Sponsor to preserve the iconic, historic building facade at this critical intersection on Washington Square in the heart of the renowned North Beach Neighborhood in accordance with the Project Sponsor's 2023 plans on file with the Planning Department.

Sincerely-
Kitty Margolis and Alfonso Montuori