

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
PETER ISKANDER,)
Appellant(s))
vs.)
ZONING ADMINISTRATOR,)
Respondent)

Appeal No. **26-008**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on February 13, 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 January 16, 2026, of a Notice of Violation & Penalty (Section 139(c)(2) – Standards for Bird-Safe Buildings
Section 317(b) – Creation of an Unauthorized Unit
Section 171 – Change of Use without Planning Approval
Section 172 – Accessory Structure without Planning Approval
Section 175 – Work without Permit and Planning Approval) at 460-462 Vallejo Street.

APPLICATION NO. Record Nos. 2018-014887ENF and 2025-004459ENF

FOR HEARING ON March 25, 2026

Address of Appellant(s):

Address of Other Parties:

Peter Iskander, Appellant(s) c/o Tom Tunny, Attorney for Appellant(s) Reuben Junius & Rose LLP One Bush Street, Suite 600 San Francisco, CA 94104	N/A
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Date Filed: February 13, 2026

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 26-008

I / We, **Peter Iskander**, hereby appeal the following departmental action: **ISSUANCE of Notice of Violation & Penalty Decision (Record Nos. 2018-014887ENF and 2025-004459ENF)** by the **Zoning Administrator** which was issued or became effective on: **January 16, 2026**, for the property located at: **460-462 Vallejo Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **March 5, 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 and joseph.ospital@sfgov.org

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **March 19, 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 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, joseph.ospital@sfgov.org and ttunny@reubenlaw.com

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

Hearing Date: **Wednesday, March 25, 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: Tom Tunny, attorney for appellant

The NOVPD alleges six code violations, each of which is provided below (in *italics*), along with our response concerning the allegation.

1. Façade alterations at all elevations, including the siding, garage, and windows

All façade alterations are authorized by code. We are seeking to remove windows but the permit has not been approved.

2. The conversion of the first-floor garage into a living room.

Garage remains a garage.

3. The creation of an unauthorized unit on the second floor.

No unauthorized has been created.

4. A kitchenette installed in the third floor.

The kitchenette complies with the code.

5. Roof deck.

Glass enclosing the roof deck has been approved up to the building edges, as reviewed several times, by separate planners. The setback of the roof deck was delineated by the planters.

6. An accessory structure in the required rear yard.

This is a 100 sq ft garden shed located in the rear of the property, constructed as allowed by the planning code.



NOTICE OF VIOLATION AND PENALTY DECISION

RESPOND WITHIN 30 DAYS OF THIS NOTICE

Date: January 16, 2026

Property Owner: Iskandar Peter
3 Stark Aly
San Francisco, CA 94133

Record No.: 2018-014887ENF and 2025-004459ENF
 Site Address: 460-62 Vallejo Street
 Block/Lot: 0133/020
 Zoning District: RH-3, RESIDENTIAL- HOUSE, THREE FAMILY
 Height and Bulk District: 40-X
 Special Use District: Telegraph Hill-NB Residential
 Planning Code Violations: Section 139(c)(2) – Standards for Bird-Safe Buildings
 Section 317(b) – Creation of an Unauthorized Unit
 Section 171 – Change of Use without Planning Approval
 Section 172 – Accessory Structure without Planning Approval
 Section 175 – Work without Permit and Planning Approval

Enforcement Fee: \$8,229.41 Minimum Fee for Confirmed Violations
 If the Cost of Reviewing a Confirmed Violation Exceeds the Minimum Fee Above,
 Additional Billing for Staff Time and Materials will be Charged.

Administrative Penalty: Up to \$1,000 per Day for Each Violation

Enforcement Planner: Jia Hong Situ, 628-652-7384, JiaHong.Situ@sfgov.org

DECISION: NOTICE OF VIOLATION UPHELD

The Planning Department finds the above referenced property to be in violation of the Planning Code. A Notice of Violation (“NOV”) was issued on September 3, 2025. The NOV was appealed to the Zoning Administrator on October 2, 2025, and a Zoning Administrator Appeal Hearing was held on October 22, 2025. As the property owner, you are a Responsible Party. The purpose of this notice is to inform you about the Planning Code enforcement process so you can take appropriate action to bring this property into compliance with the Planning Code.

PROPERTY INFORMATION

Our records indicate that the subject property is currently authorized for two dwelling units.

DESCRIPTION OF VIOLATION

The Planning Department finds that the subject property has the following Planning Code violations:

- (1) Section 139(c)(2) – Standards for Bird-Safe Buildings.
- (2) Section 317(b) – Creation of an Unauthorized Unit.
- (3) Section 171 – Change of Use without Planning Approval.
- (4) Section 172 – Accessory Structure without Planning Approval.
- (5) Section 175 – Work without Permit and Planning Approval.

The violation pertains to the alteration of the building through a series of building permits, some with and some without Planning Department review and approval, and in some cases inconsistent representation of building conditions. The building was further altered without permits resulting in a noncompliant building that includes a roof deck with glass railings without a setback and required bird-safe treatment, windows altered and relocated, and front façade alterations including replacement of siding from stucco to wood.

A second site visit observed additional violations pertaining to 1) the unauthorized use of a private club on the fourth floor, which was marketed as “The Cred House” for nighttime events, and 2) the creation of an unauthorized unit on the second floor, and 3) the unauthorized conversion of the garage into a living room with carpeted floors, a sofa, and wall mounted screen with decorated ceiling lights, with no room for a parked car or the removal of the curb cut. The unauthorized unit contains one bedroom converted from a media room, a full bathroom, independent accessibility from the street, and is currently occupied by a tenant. Other evidence of occupancy includes voter rolls and Rent Board documents referencing both Unit 460A and 460B.

Pursuant to Planning Code Section 102,

A **Dwelling Unit** is a Residential Use defined as a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen. A Dwelling Unit shall also include “employee housing” when providing accommodations for six or fewer employees, as provided in State Health and Safety Code §17021.5. A housekeeping room as defined in the Housing Code shall be a Dwelling Unit for purposes of this Code. For the purposes of this Code, a Live/Work Unit, as defined in this Section, shall not be considered a Dwelling Unit.

A **Family** is defined as a single and separate living unit, consisting of either one person, or two or more persons related by blood, marriage or adoption or by legal guardianship pursuant to court order, plus necessary domestic servants and not more than three roomers or boarders; a group of not more than five persons unrelated by blood, marriage or adoption, or such legal guardianship unless the group has the attributes of a family in that it (a) has control over its membership and composition; (b) purchases its food and prepares and consumes its meals collectively; and (c) determines its own rules or organization and utilization of the residential space it occupies. A group occupying group housing or a hotel, motel, or any other building or portion thereof other than a Dwelling, shall not be deemed to be a family.

Pursuant to a Zoning Administrator interpretation of Planning Code Section 102, a kitchen consists of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a

refrigerator/freezer of at least 12 cubic feet.

Pursuant to Planning Code Section 139,

(c)(2), Feature-related hazards including free-standing glass walls on rooftops that have unbroken glaze segments 24 square feet and larger in size, any structure with these elements shall treat 100% of the glazing with Bird-Safe Glazing Treatment.

(b)(1), Bird-Safe Glazing Treatment may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or UV patterns visible to birds, where the vertical elements of window patterns should be at least 1/4 inch wide at a maximum spacing of 4 inches or horizontal elements at least 1/8 inch wide at maximum spacing of 2 inches.

Pursuant to Planning Code Section 317(b), the following terms are defined:

Removal means, with reference to a Residential Unit, its Conversion, Demolition, or Merger.

Residential Unit means legal conforming or legal nonconforming Dwelling Unit, a legal nonconforming Live/Work Unit or Group Housing.

Unauthorized Unit means one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. "Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

Pursuant to Planning Code Section 317(c)(2), outside the Priority Equity Geographies Special Use District, any application for a permit that would result in the Removal of one or more Residential Units is required to obtain Conditional Use authorization unless it meets certain criteria.

Pursuant to Planning Code Section 171, structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district.

Pursuant to Planning Code Section 172, no structure shall be constructed, reconstructed, enlarged, altered, or relocated in a manner that is not permissible under the limitations set forth in the Planning Code for the district in which such structure is located.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure subject to the Planning Code.

Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process, pursuant to Planning Code Section 176.

PROPERTY HISTORY

	Date	Document	Description	Result	Notes
1	6/20/1907	BP 10722	New building at 460-62 Vallejo for two families.	Approved 6/24/1907	20 ft x 137.5 ft lot, 20 ft x 61.5 ft building, 29 ft height. Two dwellings.
2	5/9/1939	BP 43971	Stucco front façade.	Issued 5/20/1939	
3	2/14/1956	BP 182711	Kitchen remodel.	Complete 9/26/1956	Two dwellings.
4	6/29/1961	BP 251933	Asbestos siding to west siding of building.	Complete 10/16/1961	
5	12/16/2015	BP 201512165310	Private roof deck for #460 only, infill lightwell against blank wall, and interior remodel.	CFC 8/22/2018	No change in use. CFC for two dwellings in four stories.
6	1/8/2016	2016-000302PRJ	Interior remodel of two dwelling units, replacement of stucco siding with wood, legalize rear expansion, rear yard fence, lightwell infills, a garden shed, and a new roof deck with setbacks, to abate Enforcement case for work without permit.	On Hold 2/5/2016	See 2016-000302DRP.
7	9/14/2016	BP 201609147636	Revision to BP 201512165310 existing conditions, slab/footing details.	Complete 8/22/2018	Increased excavation resulting in greater floor area for the first floor above the garage floor. No Planning review. No change in use.
8	7/12/2017	BP 201707121727	Revision to BP 201512165310 for stairs between third floor and private roof deck with parapet, interior remodel.	Complete 8/22/2018	Glass railing is shown as existing. Siding removed

					from scope. No change in use.
9	8/21/2018	BP 201808217874	Revision to BP 201512165310 to reflect as-built conditions.	Complete 8/22/2018	Multiple project items proposed in previous issued permits are shown as existing conditions. No Planning review. No change in use.
10	4/2/2019	BP 201904026906	Administrative permit for Planning review.	Filed 4/2/2019	2016-000302PRJ
11	5/19/2019	BP 202205194663	Unpermitted work legalization to address DBI NOVs.	Filed 5/19/2022	DBI cannot proceed without Planning review and approval.
12	8/21/2020	2016-000302DRP	Discretionary review of project including the private roof deck, lightwell infill, and interior remodel.	Under Review 10/6/2022	2016-000302PRJ

TIMELINE OF INVESTIGATION

On January 8, 2016, Project Application No. 2016-000302PRJ was filed with the following description: “The project includes extensive interior alteration of the existing two (2)-dwelling unit residence, building recladding removing stucco and replacing with wood siding, and an approximately one (1)-foot increase of the rear yard roof height to allow for the creation of a furnished roof deck above. Permit is submitted in partial abatement of Enforcement Case No. 2018-001495ENF for Planning Code violations for work carried out with a permit. Current permit application legalizes building expansion at the rear, proposed fence less than ten (10)-foot high at rear yard, lightwell infills, a 100 square foot garden shed in rear yard, and restoration of roof deck to twelve (12)-foot front yard setback.” This project has not yet been completed.

On October 24, 2018, Planning Enforcement Case No. 2025-004459ENF was opened.

On October 31, 2018, the Planning Department sent a Notice of Complaint to inform you that a complaint has been filed and accepted and requested a response within fifteen (15) days.

On November 13, 2018, the Planning Department sent you a Notice of Enforcement (See Enc.) for 2018-014887ENF informing you about the violation and the abatement process. In that notice, you were advised to take corrective action and provide evidence of compliance to the Planning Department within fifteen (15) days.

On September 14, 2020, a request for Discretionary Review (2016-000302DRP) was filed for the project. On September 28, 2020, the Project Sponsor responded to the Discretionary Review Application. The request for Discretionary Review has not yet been heard by the Planning Commission.

On December 4, 2021, Planning Department staff (Chaska Berger and Kelly Wong) conducted a site visit of the subject property and observed the following:

1. Façade alterations including the siding, garage, and windows;
2. A kitchenette in the third floor flat, with two burners; and
3. A roof deck built up to the building edges and glass railing enclosing the entire roof area.

On January 19, 2022, the Department of Building Inspection (DBI) issued Notice of Violation (NOV) No. 202286188 for work without permit and work exceeding the scope of previously issued permits, including a fence in the rear yard, kitchen removal, property line windows altered and relocated, front garage door widened, front façade stucco siding replaced with horizontal siding, window and building entry door alterations, roof deck, insufficient compartment separation between the garage elevator to dwellings, and a modified rear stairs.

On May 20, 2025, the Planning Department received a new complaint and opened a new enforcement case (2025-004459ENF) on the subject property regarding an unauthorized change of use.

Between June 1, 2025, and June 26, 2025, Planning Department staff (Jia Hong Situ) communicated with you and your representative (Thomas Tunny of Reuben, Junius & Rose, LLC) regarding the violations, requested a site visit of the subject property, and a copy of all leases.

On June 24, 2025, the Planning Department sent you a Notice of Enforcement (See Enc.) for 2025-004459ENF informing you about the violations and the abatement process. In that notice, you were advised to take corrective action and provide evidence of compliance to the Planning Department within fifteen (15) days.

On June 27, 2025, Planning Department staff (Jia Hong Situ and David Winslow) and DBI staff (Fergal Clancy and Gilbert Lam) met with your representatives (Thomas Tunny and Scott Freedman), the tenant's representative (Jerod Hendrickson of Sheppard, Uziel & Hendrickson Law Firm), and the tenants (Jon Carr-Harris and Andrew Coos of CRED Investment Inc.). Planning staff conducted a site visit of the subject property and observed the following:

1. Façade alterations at all elevations including the siding, garage, door, and windows;
2. The conversion of the first-floor garage into a living room with a sofa and a wall mounted screen with decorated ceiling lights, and floor carpeted and thus, removing the one car parking space without removing the curb cut;

3. The creation of an unauthorized unit on the second floor where a media room has been converted into a bedroom, a half bathroom converted into a full bathroom, has living space independent from the other two Residential Units on the property and is independently accessible to the street, and has evidence of occupancy;
4. A kitchenette installed in the third floor flat containing a small sink, two burners, no oven, and no range hood;
5. A roof deck with surrounding glass railing built up to the building edges enclosing the entire roof without the required front setback; and
6. An accessory structure in the Required Rear Yard has been moved and converted into an office space with a desk, table, chairs, and wall mounted screen.

Location	Authorized Condition (BP No. 201707121727)	Unauthorized Work	As-Built Condition
Ground Floor	Garage with space for one car parking	Conversion of space into a living room	Removal of one car parking space without also a removal of the curb cut
2nd Floor	A common space with a media room	Door and large closet added Media room converted to bedroom Full bathroom	Use as an unauthorized unit
3rd Floor	Flat		
4th Floor	Flat		
Roof	Flat roof with railing of roof deck set back from the front of the property.	Glass railings and use of the entire roof as a deck	Glass railing surrounding a deck up to building edges; the glass railing goes up to the front building edge Jacuzzi and firepit added Stairs and parapet added
Exterior front and rear façades	Stucco siding Garage door	Siding replacement Garage door altered Front façade alterations	Horizontal wood siding Garage door shifted Garage door and front door entrance altered
Rear Yard	Tool shed at corner of rear yard	Relocated and expanded accessory structure	Unauthorized accessory structure
Windows		Altered and relocated, some windows visible from the sidewalk, some not visible	2nd floor front façade windows expanded Windows at side and rear elevations altered and moved

On August 18, 2025, Planning Department staff (Corey Teague, David Winslow, and Jia Hong Situ) met with you and your representative (Thomas Tunny) to discuss the violations on the property.

On September 3, 2025, the Planning Department sent you a Notice of Violation (“NOV”). In that notice, you were advised to take corrective action or submit evidence of compliance to the Planning Department within thirty (30) days.

On October 2, 2025, a Request for Zoning Administrator Hearing was filed to appeal the NOV.

On October 22, 2025, the Zoning Administrator held a public hearing to consider the NOV. The hearing was attended by the property owner (Peter Iskandar), the owner's land use counsel (Thomas Tunny), and the owner's tenant counsel (Scott Freedman). Planning Department staff in attendance included the Zoning Administrator (Corey Teague), Code Enforcement Manager (Kelly Wong), and the assigned Enforcement Planner (Jia Hong Situ). No other members of the public were present.

EVIDENCE PRESENTED AT THE ZONING ADMINISTRATOR HEARING

The Zoning Administrator stated that the purpose of the hearing is to allow an opportunity for the representatives to provide additional information regarding the NOV and to further discuss the alleged violations.

The property owner's land use counsel, Thomas Tunny, presented the following arguments for their case:

- That they do not contest certain contents of the NOV. Specifically, Thomas Tunny stated that the glass walls, unauthorized siding and windows, and rear accessory structure, could be addressed in the submitted Project Application (2016-000302PRJ).
- That the unauthorized unit was not authorized by the property owner under the leases to be used as a third unit, that the space is not rented as a third unit, and the space has not been used as a third unit.

The property owner, Peter Iskandar, presented the following arguments for their case:

- That the violation of the change of use on the fourth floor and the creation of the unauthorized unit is caused by the tenants, or "squatters" as he calls them. This being the case, he has not accepted rent, has hired Scott Freedman to deal with the issue, and does not believe issues caused by the tenant should hold the property owner responsible.
- That per the tenant, Jon, the three leases are used to justify the use of venture capital money on reasonable living expenses including rent, requiring an additional lease to allow additional funding for sustaining rent payment due to a maximum expenditure for each lease agreement. Essentially, a third lease allowed more money to be spent on renting the property.
- That the first tenant is Jon Carr-Harris but the second tenant was not supposed to be Andrew Coos, and in fact the second tenant was an unnamed person to allow flexibility of tenancy.
- That the steam room on the second has always had a shower head.
- That he is committed to addressing all violations by working on the Planning Application (2016-000302PRJ).

The property owner's tenant owner counsel, Scott Freedman, presented the following arguments for their case:

- That the change of use on the fourth floor has been addressed based on his conversation with the tenants.
- That there are three leases on the property to sustain rent payments on the property and has

complicated the eviction process due to requiring three separate lawsuits for three separate leases of three separate spaces.

The Zoning Administrator responded as follows:

- The Zoning Administrator followed up with questions to better understand the lease structure.
- That an unauthorized unit does not require the presence of a kitchen but does require evidence of occupancy, independence from other Residential Units, and a full bathroom.
- That it is not the first time tenants have conducted unauthorized work without the property owner's permission, yet it ultimately remains the property owner's responsibility.
- That for any items which the property owner believes is incorrect to send an email with documentation.

No additional members of the public appeared to provide comment. After hearing from all concerned parties, the Zoning Administrator took the matter into advisement.

SUBMITTALS AND CONSIDERATION AFTER THE HEARING

The property owner, Peter Iskandar, submitted to the Planning Department an email on November 5, 2025, claiming incorrect site observations. The submittal was considered and the reference to the third floor flat kitchen without a refrigerator was corrected.

DECISION

NOTICE OF VIOLATION UPHELD. Pursuant to Planning Code Section 176, the Zoning Administrator has a duty in administration and enforcement of the Planning Code. Accordingly, the Zoning Administrator upholds the Notice of Violation issued on September 3, 2025.

The Responsible Party shall abate the violations by following the below requirements:

- 1) **Obtain Planning Approval.** You are required to obtain any and every applicable Project Approval to authorize the scope of work you select to fully abate the violations. One or more of the following applications may need to be filed to fully abate the violations, along with required plans and payment of application fees:
 - a. [Project Application \(PRJ\) | SF Planning](#)
 - b. [Conditional Use Authorization \(CUA\) Supplemental | SF Planning](#)
 - c. [Dwelling Unit Removal - Merger, Conversion or Demolition Supplemental | SF Planning](#)
 - d. [Variance \(VAR\) from the Planning Code Supplemental | SF Planning](#)
- 2) **Obtain a Building Permit.** After obtaining your Planning Approval, a building permit may be required. For questions regarding whether a building permit is required or about the building permit application

process, please contact the Department of Building Inspection (DBI) at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: (628) 652-3200
Email: permitcenter@sfgov.org
Website: sf.gov/departments/departments-building-inspection

- 3) Permit Completion.** Upon permit issuance, you will be required to complete the project in a timely manner and to obtain all necessary inspections.
- a. **Submit a construction schedule to the Planning Department.** Within fifteen (15) days of permit issuance, you are required to submit a detailed construction schedule and include the name(s) and contact information of the contractor(s) responsible for completing the work.
 - b. **Provide monthly updates until the project is completed.** If construction cannot be completed within thirty (30) days of permit issuance, you are required to provide monthly updates to the enforcement planner listed above in this notice. Each update must include photos, and a short narrative description of the work completed that month. You will be responsible for notifying the assigned enforcement planner of any delays. Failure to provide such notification will result in the assessment of administrative penalties, as noted below.
 - c. **Final Planning Inspection.** Once all work is completed, you are required to send photos showing all final work and schedule a final inspection with the enforcement planner.
 - d. **Permit Completion.** Once the enforcement planner determines all completed work is consistent with Planning Department approvals, you are required to schedule an inspection with the Department of Building Inspection for a final sign off to complete this permit. Notify the enforcement planner when this occurs.

Please visit our website at: <https://sfplanning.org/>; for plan submittal guidelines, see: <https://sfplanning.org/resource/plan-submittal-guidelines>, and the code enforcement process at: <https://sfplanning.org/code-enforcement>.

TIMELINE TO RESPOND AND ADMINISTRATIVE PENALTIES

If the Responsible Party does not file an appeal or take corrective action to abate the violation within thirty (30) days, this NOVPD will become final. Beginning on the following day, administrative penalties of up to \$1,000 per day for each violation will be assessed to the Responsible Party and will continue to accrue for each day the violation continues without corrective action. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

If penalties are assessed and begin to accrue, the Planning Department will issue a Notice of Penalty and Fee. The accrued penalty amount shall be paid within thirty (30) days from the issuance date of that Notice. Please

be advised that payment of accrued penalties does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until corrective action is taken to abate the violation.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for “Time and Materials” to recover the cost of correcting the Planning Code violations. **Accordingly, the Responsible Party is currently subject to a fee of \$8,229.41 for “Time and Materials” cost associated with the Code Enforcement investigation to date for the confirmed violations.** Additional fees continue to accrue until the violation is abated. The fee is separate from the administrative penalties described above and is not appealable. For information on how to pay, contact the enforcement planner listed above.

FAILURE TO PAY PENALTIES AND FEES

If the Responsible Party fails to pay the “Administrative Penalties” and “Time and Materials” fee to the Planning Department within thirty (30) days of the issuance of this Notice of Penalty and Fee, the Zoning Administrator may take action to collect the “Penalties” and any unpaid “Time and Materials” fee owed to the Department, including:

- 1) Referral of the matter to the Bureau of Delinquent Revenue (BDR) under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.
- 2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and
- 3) Requesting the San Francisco Office of City Attorney to pursue collection of the “Administrative Penalties” and “Time and Materials” imposed against the Responsible Party in a civil action.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation.

We want to assist you to bring the subject property into full compliance with the Planning Code. If you have any questions on the enforcement and appeal processes, or if you need additional time to correct the violations please contact the Enforcement Planner noted above and we will assist you in developing a reasonable timeline.

RECORDATION OF ORDER OF ABATEMENT

Ninety (90) days following the finalization of this Notice of Violation as described under the Administrative Penalties of this Notice, an Order of Abatement may be recorded against the property's records in the Office of the Recorder of the City and County of San Francisco.

The obligation to correct the violations as set forth in the Notice of Violation, Notice of Violation and Penalty Decision, or Notice of Penalty and Fee shall be Planning Code conditions pursuant to Planning Code Section 174 and shall run with title to the property. Further, such recordation shall provide notice to each Responsible Party and any subsequent "successor" or "assign of title" to the property that the failure to perform such obligations is a violation of the Planning Code and may be enforced pursuant to Planning Code Section 176.

Any fees associated with recordation and/or revocation of an Order of Abatement will be assessed to the Responsible Party and added to the "Time and Materials" fee discussed above. All daily penalties assessed and/or Time and Materials incurred is required to be paid prior to the revocation of the Order of Abatement.

APPEAL RIGHTS

This Violation and Penalty Decision notice and any assessed penalties may be appealed to the Board of Appeals within **thirty (30) days** from the date of this notice at:

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: 628.652.1150
Email: boardofappeals@sfgov.org
Website: www.sfgov.org/bdappeal

If Board of Appeals upholds the notice of Violation and Penalty the Board may not reduce the amount of penalty below \$200 per day for each day the violation continues unabated.

Penalties are not assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Sincerely,



Corey A. Teague, AICP
Zoning Administrator

Attachments:

Notice of Violation dated September 3, 2025
Notice of Enforcement dated June 24, 2025.
Notice of Enforcement dated November 13, 2018.

CC: Peter Iskandar, Property owner, peter@tridentsf.com
Thomas Tunny, Legal representative of the property owner, Reuben, Junius & Rose, LLC,
ttunny@reubenlaw.com
Scott A. Freedman, Legal representative of the property owner, Zacks & Freeman PC,
scott@zfplaw.com
Jerod Hendrickson, Tenant's legal representative, Sheppard, Uziel & Hendrickson Law Firm,
jh@sheppardlaw.com
Fergal Clancy, Senior Building Inspector, DBI, fergal.clancy@sfgov.org
Gilbert Lam, Senior Building Inspector, DBI, gilbert.lam@sfgov.org
David Winslow, Principal Architect, Planning, david.winslow@sfgov.org



NOTICE OF VIOLATION

RESPOND WITHIN 30 DAYS OF THIS NOTICE

Date September 3, 2025

Property Owner: Iskandar Peter
3 Stark Aly
San Francisco, CA 94133

Record No.: 2018-014887ENF and 2025-004459ENF
Site Address: 460-62 Vallejo Street
Block/Lot: 0133/020
Zoning District: RH-3, RESIDENTIAL- HOUSE, THREE FAMILY
Height and Bulk District: 40-X
Special Use District: Telegraph Hill-NB Residential
Planning Code Violations: Section 139(c)(2) – Standards for Bird-Safe Buildings
Section 317(b) – Creation of an Unauthorized Unit
Section 171 – Change of Use without Planning Approval
Section 175 – Work without Permit and Planning Approval

Enforcement Fee: \$7,73.73 Current Fee for Confirmed Violations
Time and Materials: If the Cost of Reviewing a Confirmed Violation Exceeds the Minimum Fee Above,
Additional Billing for Staff Time and Materials will be Charged.
Administrative Penalty: Up to \$1,000 per Day for Each Violation

Enforcement Planner: Jia Hong Situ, 628-652-7384, JiaHong.Situ@sfgov.org

The Planning Department has verified that a Planning Code violation exists on the above referenced property that must be resolved. As the property owner, you are a Responsible Party. The purpose of this notice is to inform you about the Planning Code enforcement process so you can take appropriate action to bring this property into compliance with the Planning Code.

PROPERTY INFORMATION

Our records indicate that the subject property is currently authorized for two family dwellings.

DESCRIPTION OF VIOLATION

The Planning Department finds that the subject property has the following Planning Code violations:

- (1) Section 139(c)(2) – Glass walls installed that are hazardous to birds.
- (2) Section 317(b) – Creation of an Unauthorized Unit on the second floor.
- (3) Section 171 – Change of use from residential to commercial use without Planning approval.
- (4) Section 175 – Alterations without permit including roof deck glass railings, window alterations, and a new rear yard accessory structure. An accessory structure with square footage or height beyond the dimensions a permitted obstruction will require Variance approval.

Specifically, on December 4, 2021, Planning staff (Chaska Berger and Kelly Wong) observed that the building was altered through a series of building permits, some with and some without Planning Department review and approval, and some with inconsistent representation of building conditions. The building was further altered without permits resulting in a noncompliant building that included a roof deck with glass railings without a setback, windows altered and relocated, and front façade alterations including replacement of siding.

Subsequently, on June 27, 2025, Planning staff (Jia Hong Situ and David Winslow) observed that one dwelling unit had been converted from residential use to a private club and created one Unauthorized Unit (UDU) on the second floor. The UDU contains one bedroom converted from a media room, a full bath, is independently accessible from the street, and is currently occupied by a tenant. The dwelling unit on the fourth floor was converted into a commercial use, including the use of an unauthorized accessory structure in the required rear yard as an office space, the storing of many items including stacks of plates in the full bathroom shower, and the marketing and use of the space as “The Cred House” for gainful business.

Pursuant to Planning Code Section 102,

A **Dwelling Unit** is a Residential Use defined as a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen. A Dwelling Unit shall also include “employee housing” when providing accommodations for six or fewer employees, as provided in State Health and Safety Code §17021.5. A housekeeping room as defined in the Housing Code shall be a Dwelling Unit for purposes of this Code. For the purposes of this Code, a Live/Work Unit, as defined in this Section, shall not be considered a Dwelling Unit.

A **Family** is defined as a single and separate living unit, consisting of either one person, or two or more persons related by blood, marriage or adoption or by legal guardianship pursuant to court order, plus necessary domestic servants and not more than three roomers or boarders; a group of not more than five persons unrelated by blood, marriage or adoption, or such legal guardianship unless the group has the attributes of a family in that it (a) has control over its membership and composition; (b) purchases its food and prepares and consumes its meals collectively; and (c) determines its own rules or organization and utilization of the residential space it occupies. A group occupying group housing or a hotel, motel, or any other building or portion thereof other than a Dwelling, shall not be deemed to be a family.

A **Nighttime Entertainment** is a Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section

1060 of the Police Code, which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities. In Residential Zoning Districts, Nighttime Entertainment use is Not Permitted.

Pursuant to a Zoning Administrator interpretation of Planning Code Section 102, a kitchen consists of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet.

Pursuant to Planning Code Section 139,

(c)(2), Feature-related hazards including free-standing glass walls on rooftops that have unbroken glaze segments 24 square feet and larger in size, any structure with these elements shall treat 100% of the glazing with Bird-Safe Glazing Treatment.

(b)(1), Bird-Safe Glazing Treatment may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or UV patterns visible to birds, where the vertical elements of window patterns should be at least 1/4 inch wide at a maximum spacing of 4 inches or horizontal elements at least 1/8 inch wide at maximum spacing of 2 inches.

Pursuant to Planning Code Section 317(b), the following terms are defined:

Removal means, with reference to a Residential Unit, its Conversion, Demolition, or Merger.

Residential Unit means legal conforming or legal nonconforming Dwelling Unit, a legal nonconforming Live/Work Unit or Group Housing.

Unauthorized Unit means one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. "Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

Pursuant to Planning Code Section 317(c)(2), outside the Priority Equity Geographies Special Use District, any application for a permit that would result in the Removal of one or more Residential Units is required to obtain Conditional Use authorization unless it meets certain criteria.

Pursuant to Planning Code Section 171, structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure subject to the Planning Code.

Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process, pursuant to Planning Code Section 176.

PROPERTY HISTORY

	Date	Document	Description	Result	Notes
1	6/20/1907	BP 10722	New building at 460-62 Vallejo for two families.	Approved 6/24/1907	20 ft x 137.5 ft lot, 20 ft x 61.5 ft building, 29 ft height. Two dwellings.
2	5/9/1939	BP 43971	Stucco front façade.	Issued 5/20/1939	
3	2/14/1956	BP 182711	Kitchen remodel.	Complete 9/26/1956	Two dwellings.
4	6/29/1961	BP 251933	Asbestos siding to west siding of building.	Complete 10/16/1961	
5	12/16/2015	BP 201512165310	Private roof deck for #460 only, infill lightwell against blank wall, and interior remodel.	CFC 8/22/2018	No change in use. CFC for two dwellings in four stories.
6	1/8/2016	2016-000302PRJ	Interior remodel of two dwelling units, replacement of stucco siding with wood, legalize rear expansion, rear yard fence, lightwell infills, a garden shed, and a new roof deck with setbacks, to abate Enforcement case for work without permit.	On Hold 2/5/2016	See 2016-000302DRP.
7	9/14/2016	BP 201609147636	Revision to BP 201512165310 existing conditions, slab/footing details.	Complete 8/22/2018	Increased excavation resulting in greater floor area for the first floor above the garage floor. No Planning review. No change in use.

	Date	Document	Description	Result	Notes
8	7/12/2017	BP 201707121727	Revision to BP 201512165310 for stairs between third floor and private roof deck with parapet, interior remodel.	Complete 8/22/2018	Glass railing is shown as existing. Siding removed from scope. No change in use.
9	8/21/2018	BP 201808217874	Revision to BP 201512165310 to reflect as-built conditions.	Complete 8/22/2018	Multiple project items proposed in previous issued permits are shown as existing conditions. No Planning review. No change in use.
10	4/2/2019	BP 201904026906	Administrative permit for Planning review.	Filed 4/2/2019	2016-000302PRJ
11	5/19/2019	BP 202205194663	Unpermitted work legalization to address DBI NOVs.	Filed 5/19/2022	DBI cannot proceed without Planning review and approval.
12	8/21/2020	2016-000302DRP	Discretionary review of project including the private roof deck, lightwell infill, and interior remodel.	Under Review 10/6/2022	2016-000302PRJ

TIMELINE OF INVESTIGATION

On January 8, 2016, Project Application No. 2016-000302PRJ with the following description, “The project includes extensive interior alteration of the existing two (2)-dwelling unit residence, building recladding removing stucco and replacing with wood siding, and an approximately one (1)-foot increase of the rear yard roof height to allow for the creation of a furnished roof deck above. Permit is submitted in partial abatement of Enforcement Case No. 2018-001495ENF for Planning Code violations for work carried out with a permit. Current permit application legalizes building expansion at the rear, proposed fence less than ten (10)-foot high at rear yard, lightwell infills, a 100 square foot garden shed in rear yard, and restoration of roof deck to twelve (12)-foot front yard setback.” This project has not yet been completed.

On October 24, 2018, Planning Enforcement Case No. 2018-014887ENF was opened.

On October 31, 2018, the Planning Department sent a Notice of Complaint to inform you that a complaint has been filed and accepted and requested a response within fifteen (15) days.

On November 13, 2018, the Planning Department sent you a Notice of Enforcement (See Enc.) for 2018-014887ENF informing you about the violation and the abatement process. In that notice, you were advised to take corrective action and provide evidence of compliance to the Planning Department within fifteen (15) days.

On September 14, 2020, a Discretionary Review Application (2016-000302DRP) was filed for the Project Application (2016-000302PRJ). On September 28, 2020, the Project Sponsor responded to the Discretionary Review Application. The Project Application and Discretionary Review Application are not complete.

On December 4, 2021, Planning Department staff (Chaska Berger and Kelly Wong) conducted a site visit of the subject property and observed the following:

1. Façade alterations including the siding, garage, and windows.
2. A kitchenette in the third floor flat, with two burners.
3. A roof deck built up to the building edges and glass railing enclosing the entire roof area.

On January 19, 2022, the Department of Building Inspection (DBI) issued Notice of Violation (NOV) No. 202286188 for work without permit and work exceeding the scope of previously issued permits, including a fence in the rear yard, kitchen removal, property line windows altered and relocated, front garage door widened, front façade stucco siding replaced with horizontal siding, window and building entry door alterations, roof deck, insufficient compartment separation between the garage elevator to dwellings, and a modified rear stairs.

On August 25, 2022, 2016-000302DRP was removed from the hearing calendar and adopted for continuance indefinitely. For placement back onto the hearing calendar, the project must be re-noticed.

On May 20, 2025, the Planning Department received and opened a new enforcement case (2025-004459ENF) on the subject property regarding an unauthorized change in use.

Between June 1, 2025, and June 26, 2025, Planning Department staff (Jia Hong Situ) communicated with you and your representative (Thomas Tunny of Reuben, Junius & Rose, LLC) regarding the violations, requested a site visit of the subject property, and a copy of all leases.

On June 24, 2025, the Planning Department sent you a Notice of Enforcement (See Enc.) for 2025-004459ENF informing you about the violations and the abatement process. In that notice, you were advised to take corrective action and provide evidence of compliance to the Planning Department within fifteen (15) days.

On June 27, 2025, Planning Department staff (Jia Hong Situ and David Winslow) and DBI staff (Fergal Clancy and Gilbert Lam) met with your representatives (Thomas Tunny and Scott Freedman), the tenant's representative (Jerod Hendrickson of Sheppard, Uziel & Hendrickson Law Firm), and the tenants (Jon Carr-

Harris and Andrew Coos of CRED Investment Inc.). Planning staff conducted a site visit of the subject property and observed the following:

1. Façade alterations at all elevations including the siding, garage, and windows.
2. The conversion of the first-floor garage into a living room with a sofa and a wall mounted screen, and floor carpeted and thus, removing the one car parking space without removing the curb cut.
3. The creation of an unauthorized unit on the second floor where a media room has been converted into a bedroom, a half bathroom converted into a full bathroom, has living space independent from other two Residential Units on the property and is independently accessible to the street, and has evidence of occupancy.
4. A kitchenette installed in the third floor flat containing a small sink, two burners, no oven, no range hood, and no refrigerator.
5. A roof deck with surrounding glass railing built up to the building edges enclosing the entire roof without the required front setback.
6. An accessory structure in the Required Rear Yard has been converted into an office space with a desk, table, chairs, and wall mounted screen.

Location	Authorized Condition (BP No. 201808217874)	Unauthorized Work	As-Built Condition
Ground Floor	Garage with space for one car parking	Conversion of space into a living room	Removal of one car parking space without also a removal of the curb cut
Basement Floor	A common space with a media room	Media room converted to bedroom	Use as an unauthorized unit
3 rd Floor	Flat		
4 th Floor	Flat		
Roof	Flat roof with railing of roof deck set back from the front of the property.	Glass railings and use of the entire roof as a deck	Glass railing surrounding a deck up to building edges; the glass railing goes up to the front building edge Jacuzzi and firepit added Stairs and parapet added
Exterior front and rear façades	Stucco siding Garage door	Siding replacement Garage door altered Front façade alterations	Horizontal wood siding Garage door widened and trim added Addition of planters and landing in front of property Garage door and front door entrance altered
Rear Yard		Relocated and expanded accessory structure	An unauthorized accessory structure

Windows	Altered and relocated	Basement floor front façade windows expanded Windows at side and rear elevations altered and moved
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On August 18, 2025, Planning Department staff (Corey Teague, David Winslow, and Jia Hong Situ) met with you and your representative (Thomas Tunny) to discuss the violations on the property.

To date, the Planning Department has not received evidence to demonstrate that the above violation has been abated or a corrective action has been taken to bring the subject property into compliance with the Planning Code.

COMPLIANCE ACTIONS

How to Correct the Violation

The Planning Department requires that you immediately proceed to abate the violations by taking the following steps:

1. **Obtain Planning Approval and Issuance of Building Permit (BP) No. 201904026906** for a project to either legalize unauthorized work, restore the second unit, or some other project to address the code violations. All other code violations must also be addressed in this project.

Work on the Project Application (**2016-000302PRJ/DRP**) with the assigned development review planner (Charles Enchill) and principal architect (David Winslow). The submittal must be diligently pursued to completion and must include:

- a. **Drawings.** Submit a full set of architectural drawings prepared by a licensed professional as required by the PRJ form for all enforcement cases where legalization of unauthorized work is required. The drawings must include all scopes of work to address all Planning Code violations and meet the Planning Submittal Guidelines. Drawings must be properly and accurately dimensioned to show code compliance. The drawings shall also include the following:
 - i. **Four (4) conditions.** The following conditions are required for site plans, floor plans, roof plans, exterior elevations, and building sections, as applicable:
 1. **Last Legal** (Last legal condition, as approved by the Planning Department and include the Permit #);
 2. **Last Permitted** (Last condition, as permitted and include the Permit #);
 3. **Current** (As the property exists today with unauthorized work); and
 4. **Proposed** (Any work to bring the property back into compliance).

The site plans must illustrate the Required Rear Yard line and all plan conditions must include relevant measurements including how far the accessory structure is from the side lot lines and encroaches into the Required Rear Yard.

- ii. The scope of work statement on the cover sheet must include, “Comply with Planning Enforcement Case Nos. 2018-014887ENF and 2025-004459ENF.” It must also clearly state the number of dwelling units proposed and the entire scope of work.
 - iii. On the cover sheet, provide a table of each unit area measured in Gross Floor Area as defined in Planning Code Section 102. The unit number must be labeled on all floor plans and be consistent throughout the plan set. Provide areas for both last legal condition approved by the Planning Department and proposed.
 - iv. Sheet with photos showing the Current conditions labeled with dates.
- b. **Supplemental Forms.** Include a supplemental application as applicable to your project:
- i. **Legalization.** Legalization of a UDU will require you to select a legalization pathway. Some of the available pathways include:
 1. By utilizing an Accessory Dwelling Unit (ADU) program.
 2. If the UDU existed and was occupied prior to January 1, 2013, one unit may be eligible for legalization under the Unit Legalization Program.
 3. Adding a unit under density in the subject property’s RH-3 Zoning District.
 - ii. **Removal.** For Removal of a UDU, you must seek a Conditional Use Authorization (CUA) approval.
 1. CUA supplemental: <https://sfplanning.org/resource/cua-supplemental>. If a CUA is required, the CUA process will replace the DR process. CUA approval must be justified and is not guaranteed. If a CUA for unit removal is not approved, you must propose a project that meets code.
 2. Dwelling Unit Removal (DUR) supplemental: <https://sfplanning.org/resource/DURemoval-supplemental>.
 - iii. **Variance (VAR) supplemental.** An accessory structure built in the Required Rear Yard beyond the dimensions of a permitted obstruction requires a VAR approval. A VAR approval must be justified and is not guaranteed. Include in your submittal: <https://sfplanning.org/resource/var-supplemental>. Otherwise, the structure must be reduced or removed.

In order to proceed with a hearing, the Enforcement Time & Materials fee must be paid in full before the hearing may be scheduled.

If a Variance and/or Conditional Use Authorization is granted, the Department will issue a Planning Approval Letter. You will then be required to obtain an issued building permit to vest this approval.

If a Variance and/or Condition Use Authorization is not granted, you must propose a project that meets code.

2. **Permit Completion.** Upon permit issuance, you will be required to complete the project in a timely manner and obtain all necessary inspections.
 - a. Submit a construction schedule to the Planning Department. Within fifteen (15) days of permit issuance, you are required to submit a detailed construction schedule and include the name(s) and contact information of the contractor(s) responsible for completing the work. The schedule must include construction start and end dates, with periods of significant project milestones labeled.
 - b. Provide monthly updates until the project is completed. If construction cannot be completed within thirty (30) days of permit issuance, you are required to provide monthly updates to the enforcement planner listed above in this notice. Each update must include photos, and a narrative description of the work completed that month. You will be responsible for notifying the assigned enforcement planner of any delays.
 - c. Final Planning Inspection. Once all work is completed, you are required to send photos showing all final work and schedule a final inspection with the enforcement planner.
 - d. Permit Completion. Once the enforcement planner determines all completed work is consistent with Planning Department approvals, you are required to schedule an inspection with the Department of Building Inspection for a final sign off to complete this permit. Notify the enforcement planner when this occurs.
 - e. Outstanding Fees and/or Penalties. Any outstanding amount must be paid in full before the enforcement case can be closed.
3. **Withdraw BP No. 202205194663.** The project to abate all violations must be included as one project in one permit, and the permit must be issued and completed. After issuance and completion of BP No. 201904026906, withdraw BP No. 202205194663.

Please visit our website <https://sfplanning.org/> for plan submittal guidelines <https://sfplanning.org/resource/plan-submittal-guidelines>, and the code enforcement process <https://sfplanning.org/code-enforcement>.

TIMELINE TO RESPOND AND ADMINISTRATIVE PENALTIES

If the Responsible Party does not file an appeal or take corrective action to abate the violation within thirty (30) days, this Notice of Violation will become final. Beginning on the following day, administrative penalties of up to \$1,000 per day for each violation will be assessed to the Responsible Party and will

continue to accrue for each day the violation continues without corrective action. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

If penalties are assessed and begin to accrue, the Planning Department will issue a Notice of Penalty and Fee. The accrued penalty amount shall be paid within thirty (30) days from the issuance date of that Notice. Please be advised that payment of accrued penalties does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until corrective action is taken to abate the violation.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for “Time and Materials” to recover the cost of correcting the Planning Code violations. **Accordingly, the Responsible Party is currently subject to a fee of \$7,73.73 for “Time and Materials” cost associated with the Code Enforcement investigation to date for the confirmed violations.** Additional fees continue to accrue until the violation is abated. The fee is separate from the administrative penalties described above and is not appealable. For information on how to pay, contact the enforcement planner listed above.

FAILURE TO PAY PENALTIES AND FEES

If the Responsible Party fails to pay the “Administrative Penalties” and “Time and Materials” fee to the Planning Department within thirty (30) days of the issuance of Notice of Penalty and Fee, the Zoning Administrator may take action to collect the “Penalties” and any unpaid “Time and Materials” fee owed to the Department, including:

- 1) Referral of the matter to the Bureau of Delinquent Revenue (BDR) under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.
- 2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and
- 3) Requesting the San Francisco Office of City Attorney to pursue collection of the “Administrative Penalties” and “Time and Materials” imposed against the Responsible Party in a civil action.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation.

We want to assist you to bring the subject property into full compliance with the Planning Code. If you have any questions on the enforcement and appeal process, or if you need additional time to correct the violations please contact the Enforcement Planner noted above and we will assist you in developing a reasonable timeline.

RECORDATION OF ORDER OF ABATEMENT

Ninety (90) days following the finalization of this Notice of Violation as described under the Administrative Penalties of this Notice, an Order of Abatement may be recorded against the property's records in the Office of the Recorder of the City and County of San Francisco.

The obligation to correct the violations as set forth in the Notice of Violation, Violation and Penalty Decision, or Notice of Penalty and Fee shall be Planning Code conditions pursuant to Planning Code Section 174 and shall run with title to the property. Further, such recordation shall provide notice to each Responsible Party and any subsequent "successor" or "assign of title" to the property that the failure to perform such obligations is a violation of the Planning Code and may be enforced pursuant to Planning Code Section 176.

Any fees associated with recordation and/or revocation of an Order of Abatement will be assessed to the Responsible Party and added to the "Time and Materials" fee discussed above. All daily penalties assessed and/or Time and Materials incurred is required to be paid prior to the revocation of the Order of Abatement.

APPEAL RIGHTS

If the Responsible Party believes that this Notice of Violation to correct a violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available:

- 1) **Zoning Administrator Hearing.** The Responsible Party may request a Zoning Administrator Hearing under Planning Code Section 176 within **thirty (30) days** from the date of this Notice of Violation by submitting to the Enforcement Planner the Request for Zoning Administrator Hearing Form https://sfplanning.org/sites/default/files/forms/Zoning_Administrator_Request_for_Hearing-Code_Enforcement.pdf with supporting evidence to the Planning Department. The request will need to show cause as to why this Notice of Violation has been issued in error and should be rescinded. Provide the emails for all parties interested in attending this hearing. The Zoning Administrator shall render a decision on the Notice of Violation within thirty (30) days of such hearing. If the Responsible Party disagrees with the Zoning Administrator's decision, they may then appeal the Zoning Administrator's written decision to the Board of Appeals within **thirty (30) days** from the date of the decision.
- 2) **Board of Appeals.** The Responsible Party or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation within **thirty (30) days** from the date of the Notice of Violation to the Board of Appeals located at:

49 South Van Ness Avenue, Suite 1475

San Francisco, CA 94103
Phone: (628) 652-1150
Email: boardofappeals@sfgov.org
Website: www.sfgov.org/bdappeal

If Board of Appeals upholds the Notice of Violation the Board may not reduce the amount of penalty below \$200 per day for each day the violation continues unabated.

Penalties are not assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Sincerely,



Kelly Wong
Acting Zoning Administrator

Attachments:

Notice of Enforcement dated November 13, 2018.
Notice of Enforcement dated June 24, 2025.

CC: Peter Iskandar, Property owner, peter@tridentsf.com
Thomas Tunny, Legal representative of the property owner, Reuben, Junius & Rose, LLC,
ttunny@reubenlaw.com
Scott A. Freedman, Legal representative of the property owner, Zacks & Freeman PC,
scott@zfplaw.com
Jerod Hendrickson, Tenant's legal representative, Sheppard, Uziel & Hendrickson Law Firm,
jh@sheppardlaw.com.
Fergal Clancy, Senior Building Inspector, DBI, fergal.clancy@sfgov.org.
Gilbert Lam, Senior Building Inspector, DBI, gilbert.lam@sfgov.org
David Winslow, Principal Architect, Planning, david.winslow@sfgov.org
Charles Enchill, Senior Preservation Planner, Planning, charles.enchill@sfgov.org



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF ENFORCEMENT

November 13, 2018

Property Owner

Lee B Do LLC
3 Stark Street
San Francisco, CA 94133

Site Address: 460 - 462 Vallejo Street
Assessor's Block/Lot: 0133/020
Zoning District: RH-3, Residential- House, Three Family
Complaint Number: 2018-014887ENF
Code Violation: **Section 174: Compliance with Conditions**
Section 175: Approval of Permits
Section 317: Loss of Residential Units Through Demolition, Merger and Conversion
Sections 260(2)(A): Height Limits, Measurements
Section 188: Roof Deck on a Noncomplying Structure
Section 311: Residential Permit Review Procedures, Residential Design Guidelines
Section 139(c)(2): Standards For Bird-Safe Buildings
Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Chaska Berger, (415) 575-9188, chaska.berger@sfgov.org

The Planning Department has received a complaint that a Planning Code violation exists on the above referenced property that needs to be resolved. As the owner of the subject property, you are a responsible party. The purpose of this notice is to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

Our records indicate that the subject property is currently authorized for Two-Family dwellings. The subject property is in violation for exceeding the scopes of work under Building Permit Application Nos.: 2015.12.16.5310 and 2017.07.12.1727.

Section 317: Loss of Residential Units Through Demolition, Merger and Conversion

A violation at the subject property pertains to the unauthorized removal of a dwelling unit on the subject property. It has been reported that the above property is being used as a One-Family Dwelling without such authorization.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Report of Residential Building Record (3R Report) indicates that the authorized use of the subject property is as a Two-Family Dwelling. Real estate marketing material available online at redfin.com indicates that the subject property is for sale as a single-family home. Interior photos appear to show an unauthorized open, visual connection of the two dwelling units without the benefit of a Building Permit or Planning Department review. Pursuant to Section 317, a "Residential Merger" shall mean the combining of two or more Residential or Unauthorized Units, resulting in a decrease in the number of Residential Units within a building. Pursuant to Planning Code Section 317, a Conditional Use Authorization is required for demolition, merger or conversion of a dwelling unit.

Section 260(2)(A): Height Limit Measurements:

The subject property is located in the RH-3 Zoning District, which permits a varying height limit of 40 feet. The subject building has an existing nonconforming height of 43-feet, 4-inches as noted on BPA 2017.07.12.1727. Pursuant to Planning Code Section 260 (2)(A), railings, parapets and catwalks, with a maximum height of four feet are exempt. However, with the addition of the proposed 42-inch railing, portions of the building exceed the maximum permitted height of 44 feet (including the railing).

Section 188: Roof Deck on a Noncomplying Structure

A Planning Code Interpretation of Section: 188, dated February, 2008 clarifies that the addition of a deck or its access on any non-complying portion of the roof of a structure requires that a "ten day" neighborhood notice be sent to owners/occupants of all properties which border the subject property. A portion of the subject building is 43 feet in height, and therefore the structure is considered an existing noncomplying structure. As confirmed in the marketing material on redfin.com, the roof deck is located within an area of the noncomplying portion of the building and requires a 10-day Notification.

Section 175: Approval of Permits

Building Permit No. 2017.07.12.1727 specifically approved new wood paneling on the ground level only and did not permit the proposed new redwood siding at the front façade. Current photos of the subject building indicate that wood siding was installed at the building's exterior without the benefit of a Building Permit or Planning Department review.

Section 311: Residential Permit Review Procedures

All building permit applications for alteration of residential buildings shall be subject to the notification and review procedures required by Section 311. An alteration in RH District includes the removal of more than 75 percent of a residential building's existing interior wall framing. In further review of Building Permit Application No. 2015.12.16.5310, a calculation of the interior walls removed is required to determine the applicability of Section 311.

Further, the alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines" as adopted and periodically amended for specific areas or conditions by the Planning Commission.

Section 139(c)(2) Standards For Bird-Safe Buildings

The 42-inch glass railing located around the perimeter of the roof deck appears not to meet Planning Code Section 139(c)(2), which states that Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. A single glass panel shall not exceed 24 square feet. Any structure that contains these elements shall treat 100% of the glazing on Feature-Specific hazards. Otherwise, the glass panels shall be 24 square feet or less and have a minimum of ½-inch posts in between each glass pane.

On October 31, 2018, the Planning Department sent you a Notice of Complaint to inform you about the complaint. You did not contact the Planning Department to respond to this notice.

Pursuant to Planning Code Section 171, structures and land in any zoning district shall be used only for the purposes listed in this Code as permitted in that district, and in accordance with the regulations established for that district. Further, pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures. Failure to comply with any Planning Code provisions constitutes a violation of the Planning Code and is subject to the enforcement process under Code Section 176.

HOW TO CORRECT THE VIOLATION

The Planning Department requires that you proceed to abate the violation by submitting a Building Permit Application that meets the Department's Plan Submittal Guidelines. The work that was completed at the site exceeded what was approved by the Planning Department and must be included on the new permit. To ensure that accurate review has occurred for all work at this site, plans must be submitted.

The Building Permit Application should include the following drawings and details:

1. **Floor plans:** Provide floor plans of the following **1)** conditions prior to approval **2)** condition reviewed and approved by the Planning Department, **3)** condition as it exists today, and **4)** condition you wish to legalize. Please label clearly which elements or features exist and are new, and all existing and proposed materials and finishes. Clearly denote the percentage of interior walls removed.
2. **Exterior elevations:** Provide three sets of elevations including **1)** previously approved condition per BPA 2017.07.12.1727, **2)** as-built condition, and **3)** proposed changes. All sets should include all four elevations of the building. Accurately denote the height of the building at various points along the side elevations, specifying the point where the building meets the 40 foot height limit. Label clearly which elements are existing and which are new, all existing and proposed materials and finishes, and height dimensions where required for clarity.
 - Please include a clarification regarding how the proposed railing will meet Section 139(c)(2) Standards For Bird-Safe Buildings.

3. **Roof Plan:** provide a roof plan including the following **1)** conditions prior to construction, **2)** conditions reviewed and approved by Planning Department, and **3)** proposed condition as you wish to legalize. Please label clearly which elements or features exist and are new, and all existing and proposed materials and finishes.

Section 317: Loss of Residential Units Through Demolition, Merger and Conversion

The Planning Department requires that you immediately proceed to abate the violation regarding the merger by reinstating the above property to its last authorized Two-Family Dwelling use or seek authorization for a use permitted under the Planning Code. If you intend to apply to legalize the removal of a dwelling unit and propose to use the above property as a One-Family Dwelling you may file a Conditional Use Authorization Application to seek legalization of such use. The Conditional Use Authorization Application is available from the Planning Department's website at <http://www.sf-planning.org>. If the Conditional Use Authorization is granted, you will also need to obtain a Building Permit. The Application Packet for a Dwelling Unit removal can be found here: http://208.121.200.84/ftp/files/publications_reports/RemovalDwellingUnits_ApplicationPacket_03-14-14.pdf.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence including plans and photos. A site visit is also required to verify compliance.

You may also need to obtain a building permit for any alterations done at the property. Please contact the Department of Building Inspection (DBI), 1660 Mission Street, San Francisco, CA 94103, telephone: (415) 558-6088, website: www.sfgov.org/dbi, regarding the Building Permit Application process. Please visit the Planning Information Counter located at the first floor of 1660 Mission Street or website: www.sf-planning.org for any questions regarding the planning process.

TIMELINE TO RESPOND

The responsible party has **fifteen (15) days from the date of this notice** to contact the staff planner noted at the top of this notice and submit evidence to demonstrate that the corrective actions have been taken to bring the subject property into compliance with the Planning Code. A site visit may also be required to verify the authorized use at the above property. The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation may result in further enforcement action by the Planning Department.

PENALTIES AND APPEAL RIGHTS

Failure to respond to this notice by abating the violation or demonstrating compliance with the Planning Code **within fifteen (15) days from the date of this notice** will result in issuance of a **Notice of Violation** by the Zoning Administrator. Administrative penalties of up to **\$250 per day** will also be assessed to the responsible party for each day the violation continues thereafter. The Notice of Violation provides appeal processes noted below.

- 1) Request for Zoning Administrator Hearing. The Zoning Administrator's decision is appealable to the Board of Appeals.
- 2) Appeal of the Notice of Violation to the Board of Appeals. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation exists, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. Accordingly, the responsible party may be subject to an amount of **\$1,395.00** plus any additional accrued time and materials cost for Code Enforcement investigation and abatement of violation. This fee is separate from the administrative penalties as noted above and is not appealable.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until the violation is corrected. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code. You may contact the enforcement planner as noted above for any questions.



NOTICE OF ENFORCEMENT

RESPOND WITHIN 30 DAYS OF THIS NOTICE

Date: June 24, 2025

Property Owner: Iskandar Peter
3 Stark Aly
San Francisco, CA 94133

Record No.: 2025-004459ENF
 Site Address: 460-62 Vallejo Street
 Block/Lot: 0133/020
 Zoning District: RH-3, RESIDENTIAL- HOUSE, THREE FAMILY
 Height and Bulk District: 40-X
 Special Use Districts: Telegraph Hill-NB Residential
 Planning Code Violations: Section 202(c) – Excessive Noise in Residential District
 Section 171 – Change of Use without Planning Approval
 Section 175 – Approval of Permits

Enforcement Fee: \$1,725.00 Minimum Fee for Confirmed Violations
 Time and Materials: If the Cost of Reviewing a Confirmed Violation Exceeds the Minimum Fee Above,
 Additional Billing for Staff Time and Materials will be Charged.

Administrative Penalty: Up to \$1,000 per Day for Each Violation

Enforcement Planner: Jia Hong Situ, 628-652-7384, JiaHong.Situ@sfgov.org

The Planning Department has received a complaint and has verified that a Planning Code violation exists on the above referenced property that must be resolved. As the property owner, you are a Responsible Party. The purpose of this notice is to inform you about the Planning Code enforcement process so you can take appropriate action to bring this property into compliance with the Planning Code.

PROPERTY INFORMATION

Our records indicate that the subject property is currently authorized for two family dwelling use.

DESCRIPTION OF VIOLATION

The Planning Department finds that the subject property has the following Planning Code violations:

- (1) Section 202(c) – the use in manner of operation creating conditions that are offensive through excessive noise.
- (2) Section 171 – change of use without Planning review and approval.
- (3) Section 175 – change of use without permit.

Pursuant to Planning Code Section 102, a Private Community Facility use is defined as an Institutional Community Use that includes a private lodge, private clubhouse, and private recreational facility other than a Community Facility as defined in this section, and which is not operated as a gainful business.

Pursuant to Planning Code Section 102, a Dwelling Unit is a Residential Use defined as a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen. A Dwelling Unit shall also include “employee housing” when providing accommodations for six or fewer employees, as provided in State Health and Safety Code §17021.5. A housekeeping room as defined in the Housing Code shall be a Dwelling Unit for purposes of this Code. For the purposes of this Code, a Live/Work Unit, as defined in this Section, shall not be considered a Dwelling Unit.

Pursuant to a Zoning Administrator interpretation of Planning Code Section 102, a kitchen consists of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet.

Pursuant to Planning Code Section 102, a Nighttime Entertainment use is defined as a Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment. Nighttime Entertainment uses do not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.5 of this Code. This use is also subject to the controls in Section 202.11. Nighttime Entertainment uses are subject to the Entertainment Commission’s Good Neighbor Policy.

Pursuant to Planning Code Section 102, a Family is defined as a single and separate living unit, consisting of either one person, or two or more persons related by blood, marriage or adoption or by legal guardianship pursuant to court order, plus necessary domestic servants and not more than three roomers or boarders; a group of not more than five persons unrelated by blood, marriage or adoption, or such legal guardianship unless the group has the attributes of a family in that it (a) has control over its membership and composition; (b) purchases its food and prepares and consumes its meals collectively; and (c) determines its own rules or organization and utilization of the residential space it occupies. A group occupying group housing or a hotel, motel, or any other building or portion thereof other than a Dwelling, shall not be deemed to be a family.

Pursuant to Planning Code Section 102, a General Office use is defined as a Non-Retail Sales and Service Use that includes space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location, services including, but not limited to professional, management, consulting, technical, sales, and design; and the non-accessory office functions of software development, web design, electronic commerce, and information technology.

Pursuant to Planning Code Section 209.1, in RH-3 Zoning Districts, Institutional Uses, Entertainment, Arts and Recreation Uses, and Non-Retail Sales and Service Uses are not permitted.

Pursuant to Planning Code Section 202(c), no use shall be permitted in any R District which by reason of its nature or manner of operation creates conditions that are offensive through excessive noise.

Pursuant to Planning Code Section 171, structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure subject to the Planning Code.

Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process, pursuant to Planning Code Section 176.

PROPERTY HISTORY

	Date	Document	Description	Result	Notes
1	6/20/1907	10722	Construct a building occupied as dwelling by two families.	Approved 6/24/1907	Two dwelling units.
2	2/14/1956	182711	Kitchen remodel	Complete 9/26/1956	Two dwelling units.
3	12/16/2015	201512165310	Add a private roof deck for Unit #460, infill lightwell against blank wall, and interior remodel.	Complete 8/22/2018	CFC for two dwellings in four stories.

TIMELINE OF INVESTIGATION

On May 20, 2025, Planning Complaint No. 2025-004459ENF was accepted.

On May 23, 2025, the Planning Department sent a Notice of Complaint to inform you that a complaint has been filed and accepted and requested a response within fifteen (15) days.

Between June 1, 2025, and June 4, 2025, Planning Department staff (Jia Hong Situ) has been in communication with you regarding the violation and twice requested via email a site visit and copies of all lease(s) at the subject property.

To date, the Planning Department has not received evidence to demonstrate that the above violation has been abated or a corrective action has been taken to bring the subject property into compliance with the Planning Code.

COMPLIANCE ACTIONS

How to Correct the Violation

The Planning Department requires that you immediately proceed to abate the violations by taking the following steps:

1. **Schedule a site visit** of the subject property with the assigned enforcement planner (listed above) and allow staff access to all parts of the property, including the rear yard and roof.
2. **Discontinue** any use that has not been approved by the Planning Department.

Submit evidence including dated photos demonstrating code compliance. A site visit is required to verify compliance.

3. **Provide a copy of lease(s)** for all current and past tenants at the subject property.

Please visit our website <https://sfplanning.org/> for plan submittal guidelines <https://sfplanning.org/resource/plan-submittal-guidelines>, and the code enforcement process <https://sfplanning.org/code-enforcement>.

TIMELINE TO RESPOND

The timeline to respond to this Notice of Enforcement is **thirty (30) days** from the date of this notice. Corrective action shall be taken as early as possible. Failure to respond to this notice by correcting the violation or demonstrating compliance with the Planning Code will result in the issuance of a Notice of Violation by the Zoning Administrator. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Please contact the Enforcement Planner with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the Enforcement Planner, who will assist you in developing a reasonable timeline.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for “Time and Materials” to recover the cost of correcting the Planning Code violations. **Accordingly, the “Time and Materials” cost associated with the Code Enforcement investigation to date is currently \$2,404.96. The Responsible Party is responsible to pay this fee for any confirmed violations.** Additional fees continue to accrue until the violation is abated. The fee is separate from the administrative penalties described below and is not appealable.

Failure to Pay Penalties and Fees

If the Responsible Party fails to pay the “Administrative Penalties” and “Time and Materials” fee to the Planning Department within thirty (30) days of the issuance of a Notice of Penalty and Fee, the Zoning Administrator may take action to collect the “Penalties” and any unpaid “Time and Materials” fee owed to the Department, including:

- 1) Referral of the matter to the Bureau of Delinquent Revenue (BDR) under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.
- 2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and
- 3) Requesting the San Francisco Office of City Attorney to pursue collection of the “Administrative Penalties” and “Time and Materials” imposed against the Responsible Party in a civil action.

Other Applications Under Consideration

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation.

We want to assist you to bring the subject property into full compliance with the Planning Code. If you have any questions on the enforcement and appeal processes, or if you need additional time to correct the violations please contact the Enforcement Planner noted above and we will assist you in developing a reasonable timeline.

NOTICE OF VIOLATION, ADMINISTRATIVE PENALTIES AND APPEAL RIGHTS

Please Note: This Notice of Enforcement is NOT a Notice of Violation.

Once a Notice of Violation is issued and finalized, administrative penalties of up to \$1,000 per day along with any applicable additional penalties for each violation, may be assessed to the Responsible Party for each day beyond the timeline to respond provided in the Notice of Violation, if the violation is not abated. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

If the Responsible Party believes that a Notice of Violation to correct a violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available:

- 1) **Zoning Administrator Hearing.** The Responsible Party may request a Zoning Administrator Hearing under Planning Code Section 176 within thirty (30) days from the date of the Notice of Violation by submitting to the Enforcement Planner the Request for Zoning Administrator Hearing Form https://sfplanning.org/sites/default/files/forms/Zoning_Administrator_Request_for_Hearing-Code_Enforcement.pdf with supporting evidence to the Planning Department. The request will need

to show cause as to why the Notice of Violation has been issued in error and should be rescinded. Provide the emails for all parties interested in attending the hearing. The Zoning Administrator shall render a decision on the Notice of Violation within thirty (30) days of such hearing. If the Responsible Party disagrees with the Zoning Administrator's decision, they may then appeal the Zoning Administrator's written decision to the Board of Appeals within thirty (30) days from the date of the decision.

- 2) **Board of Appeals.** The Responsible Party or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation within thirty (30) days from the date of the Notice of Violation to the Board of Appeals located at:

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: (628) 652-1150
Website: <https://www.sf.gov/departments/board-appeals>

If Board of Appeals upholds the Notice of Violation the Board may not reduce the amount of penalty below \$200 per day for each day the violation continues unabated.

Penalties are not assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Attachments:
Notice of Complaint dated May 23, 2025.

CC: Peter Iskandar, Property owner, peter@tridentsf.com
Thomas Tunny, Attorney, Reuben, Junius, & Rose, LLP, ttunny@reubenlaw.com



NOTICE OF COMPLAINT

RESPOND WITHIN 15 DAYS OF THIS NOTICE

Date: May 23, 2025

Property Owner/s: Iskandar Peter
3 Stark Aly
San Francisco, CA 94133

Record No.: 2018-014887ENF & 2025-004459ENF
Site Address: 460 Vallejo St
Block/Lot: 0133/020
Zoning District: RH-3 RESIDENTIAL- HOUSE, THREE FAMILY
Height and Bulk District: 40-X
Enforcement Fee: \$1,725 Minimum Fee for Confirmed Violations
Time and Materials: If the Cost of Reviewing a Confirmed Violation Exceeds the Minimum Fee Above,
Additional Billing for Staff Time and Materials will be Charged.

Administrative Penalty: Up to \$1,000 per Day for Each Violation
Additional Penalty: Up to \$250,000 for Each Dwelling Unit Removed

Enforcement Planner: Jia Hong Situ, (628) 652-7384, jiahong.situ@sfgov.org

You are receiving this Notice of Complaint because the Planning Department has received a complaint alleging that one or more violations of the Planning Code exist on the above-referenced property. As the property owner and/or the business owner you are a Responsible Party.

The Planning Department requires compliance with the Planning Code for the development and use of structures and land. Any new building permits or other applications that are under review by the Planning Department may not be approved until a confirmed violation is corrected. Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations. In addition, pursuant to Planning Code Section 176, penalties may also be assessed for verified violations. Therefore, your prompt action to resolve the complaint is important.

Please contact the Enforcement Planner shown above within 15 days of this notice for information on the alleged violation and assistance on how to resolve the complaint. Delay in response may result in further enforcement action including assessment of administrative penalties as stated in the above.

For further information about Planning Code violations and our enforcement procedures, please visit our

NOTICE OF COMPLAINT
May 23, 2025

Record No.2018-014887ENF
460 Vallejo St

website at <https://sfplanning.org/code-enforcement>

Cc: Enchill, Charles (CPC) charles.enchill@sfgov.org
Winslow, David (CPC) david.winslow@sfgov.org
Lam, Gilbert (DBI) gilbert.lam@sfgov.org

BRIEF SUBMITTED BY THE APPELLANT(S)

March 5, 2026

Delivered via Email

President John Trasviña
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103

Re: 460–462 Vallejo Street – Appeal of NOV & Penalty Decision (2018-014887ENF / 2025-004459ENF)

Dear President Trasviña and Members of the Board:

I am the owner of 460–462 Vallejo Street, Peter Iskandar. On January 16, 2026 the Planning Department issued a Notice of Violation and Penalty Decision (NOVPD). That action ends a decade during which I have cooperated with staff, filed legalization permits, and corrected every item DBI identified. The pending permit (BPA 202205194663) already captures all work that can be legalized. The only barrier is a pair of new allegations triggered by tenants who violated their leases and are now the subject of eviction and breach-of-contract actions.

Summary of the record

- All unpermitted work is in for legalization (PA 202205194663) and DBI previously signed off the 2016–18 renovation (BPA 201512165310; CFC 2018).
- The recent violations are tenant-driven: they staged temporary furniture in the garage and briefly used a shared media room as a bedroom.
- Each alleged violation is either factually incorrect or already resolved in the legalization permit; overturning the NOVPD will allow that permit to move forward.

Responses to alleged violations

1. Façade/garage/windows – The wood siding, garage door, and front door are part of the legalization permit. Side windows can be removed; no property-line windows were eliminated.
2. Garage conversion – The garage remains a garage. Temporary furnishings do not eliminate the parking space; parking resumes when the tenants are removed.
3. “Unauthorized” dwelling unit – Level two is a common area with no kitchen and no independent access. A tenant sleeping in the media room does not create a third unit, and the full bathroom on that level predates this dispute.

4. Third-floor kitchen – The kitchen was lawfully permitted and signed off in 2018 and retains its vested rights.
5. Roof deck – The glass guardrail was previously approved. Planters establish the front setback and will be restored; this work is in BPA 202205194663.
6. Rear-yard shed – The 100-sq.-ft. shed complies with Planning Code §136(c)(23). Tenants temporarily used it as a home office in violation of their leases, not the code.

Conclusion

I have spent ten years working with DBI and Planning to resolve every issue at this Property. The NOVPD now hinges on tenant behavior and items already addressed in the pending permit. I respectfully ask the Board to overturn the NOVPD so BPA 202205194663 can be processed to completion.

Respectfully,

Peter Iskandar
Owner

RESPONDENT DEPARTMENT DID NOT SUBMIT A BRIEF

PUBLIC COMMENT



March 18, 2026

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

**RE: DENY Appeal No. 26-008 (460-62 Vallejo), and
Support Planning Department's Notice of Violation and Penalty Decision**

Dear President Trasvina and Commissioners,

On behalf of the Telegraph Hill Dwellers and its more than 500 members, and as the requestor of a long pending application for Discretionary Review (DR) of the proposed project at 460-62 Vallejo Street, we strongly support the Planning Department's Notice of Violation (NOV) and Penalty Decision and urge the Board of Appeals to DENY the above-cited appeal.

Big Picture

How many times have we seen this in San Francisco? Rent-controlled, affordable homes lost to ultra-high-end luxury housing. Developers displacing long-term tenants through eviction, threats, or buyouts, many coerced. Hundreds of evictions occurring just in the vicinity of 460-62 Vallejo Street, including more than a hundred Ellis Act evictions.

The project at 460-62 Vallejo Street is a glaring example of the developer's speculative practice – an affordable 2-unit (originally three-unit) rent-controlled building where two long-term senior tenants were displaced and the building gutted and converted into a high-end single family mega mansion while ignoring the approved plans and permits. This same developer, a reported multiple evictor, has been associated with many properties nearby in North Beach (e.g., see **Figure 1**), posing an ongoing threat to neighborhood affordability. This pattern of speculative development by this and other developers in North Beach is dramatically reducing our stock of rent-controlled affordable housing, leading to further speculation, evictions, and displacement.

Exceeding the scope of his approved permits, then seeking a series of after-the-fact approvals, this developer seeks to be rewarded for gaming the system. A developer who has done this before, and who will do it again, encouraging others like him.

Unless you stop it. Please end this stream of speculation that is eroding our most affordable housing stock by upholding the Department's NOV and Penalty Decision.

Support for Department's NOV

We strongly agree with the Planning Department's stated reasons for the NOV now being appealed, including violations pertaining to alterations of the building as well as unauthorized uses:

“The violations pertain to the alteration of the building through a series of permits and alterations performed without permits (including unauthorized use of a private club on the 4th floor, an unauthorized unit on the second floor, the unauthorized conversion of the garage into a living room, ... [and a variety of cited Planning Code provisions].”

Moreover, a site visit by Planning staff confirmed the presence of additional violations pertaining to the unauthorized use of

“...1) a private club on the fourth floor, which was marketed as “The Cred House” for nighttime events, and 2) the creation of an unauthorized unit on the second floor, and 3) the unauthorized conversion of the garage into a living room with carpeted floors, a sofa, and wall mounted screen with decorated ceiling lights, with no room for a parked car or the removal of the curb cut. The unauthorized unit contains one bedroom converted from a media room, a full bathroom, independent accessibility from the street, and is currently occupied by a tenant.”

History of Complaints and Violations

Permit violations by this developer, Peter Iskander, resulted in a history of complaints over an eleven-year period from 2015 to 2025, including the following complaints as summarized by Planning staff:

“Plans not approved by planning, The railing is at the edge of property and can be seen from the street. They are building a kitchen on the roof deck. This was not done with a neighborhood notice and/or 311. There is also a structure in the backyard being built that is not approved. In addition, there are new windows that were constructed on the side of property.”

For reasons such as these, in August 2020, THD filed an application requesting the Planning Commission to take discretionary review (DR) of this project. Although it has now been more than five years, no hearing has yet been held, and the item has been continued “indefinitely,” pending Department enforcement actions and efforts to bring the project into compliance.

THD’s DR application made a number of recommendations related to building alterations performed in violation of approved plans and permits. Among these are the following, which continue to be relevant today:

1. Require permanent physical alterations to restore the two separate pre-existing residential flats with full kitchens and bedrooms in each unit and with separate entries from the street and elevators. The merger of three original units into a single-family home was in violation of approved plans and without conditional use authorization. From two units, originally three (as shown on the Sanborn map for the property), the developer merged the units and previously marketed the residence as a single-family luxury home. There is no mystery about the developer’s intent to construct a single-family home. Just read the developer’s own past advertisement for this property (**Figure 2**), in which 460 Vallejo Street was marketed as a single “modern luxury home.”

2. Establish a code-compliant third unit as an Accessory Dwelling Unit (ADU). Provided the ADU is constructed in compliance with approved plans and permits, an ADU should be established on the 1,500 sf first floor, where there was likely a prior original third unit, replacing the media room, recreation room, and steam room.

3. Reduce the size and usage of the overloaded, overlarge rooftop deck on the noncomplying building (exceeding the 40-foot height limit without the required public notice). In violation of the approved rooftop plan (BPA#2017.0712.1727), the glass railing surrounds the entire rooftop and is located at the very edge, highly visible from the public right of way, instead of being set back at least 3 to 5 feet from the building edges. Further, the overall size and features constructed on the rooftop, including the large outdoor kitchen and an oversized spa pool (**Figure 3**) far exceed the 2017 “approved” rooftop plan. In addition, the rooftop additions on this nonconforming building were added without the required neighborhood notice.

4. Prohibit office use of the so-called “Common-Use Garden Shed.” The developer demolished a small “tool shed” located in the western corner of the rear yard and constructed a new larger structure in a different location (**Figure 4**). It was labeled on the developer’s “Proposed/As-Built” plan as a “*Common Use Garden Shed Per Planning Code Sec. 136(c)(23)*” thereby claiming it was exempt from Department review. It is, however, currently being used as an unauthorized office and, as constructed, bears absolutely no resemblance to a “common use garden shed.”

5. Remove unauthorized window alterations. The addition of the two new large plate glass windows on the west-facing side of the building (**Figure 5**) was done without authorization, and should be removed and the wall restored.

* * *

Thank you for the opportunity to provide our comments on this matter. Once again, we strongly support the Planning Department’s Notice of Violation and Penalty Decision.

We urge the Board of Appeals to DENY the above-cited appeal.

Sincerely,

Stan Hayes Nancy Shanahan

Co-Chairs, Planning & Zoning Committee
Telegraph Hill Dwellers

cc: President and Commissioners, Board of Appeals boardofappeals@sfgov.org
Jia Hong Situ, Planner, Program Manager jiahong.situ@sfgov.org
Kelly Wong, Principal Planner, Team Manager kelly.wong@sfgov.org
David Winslow, Principal Architect david.winslow@sfgov.org

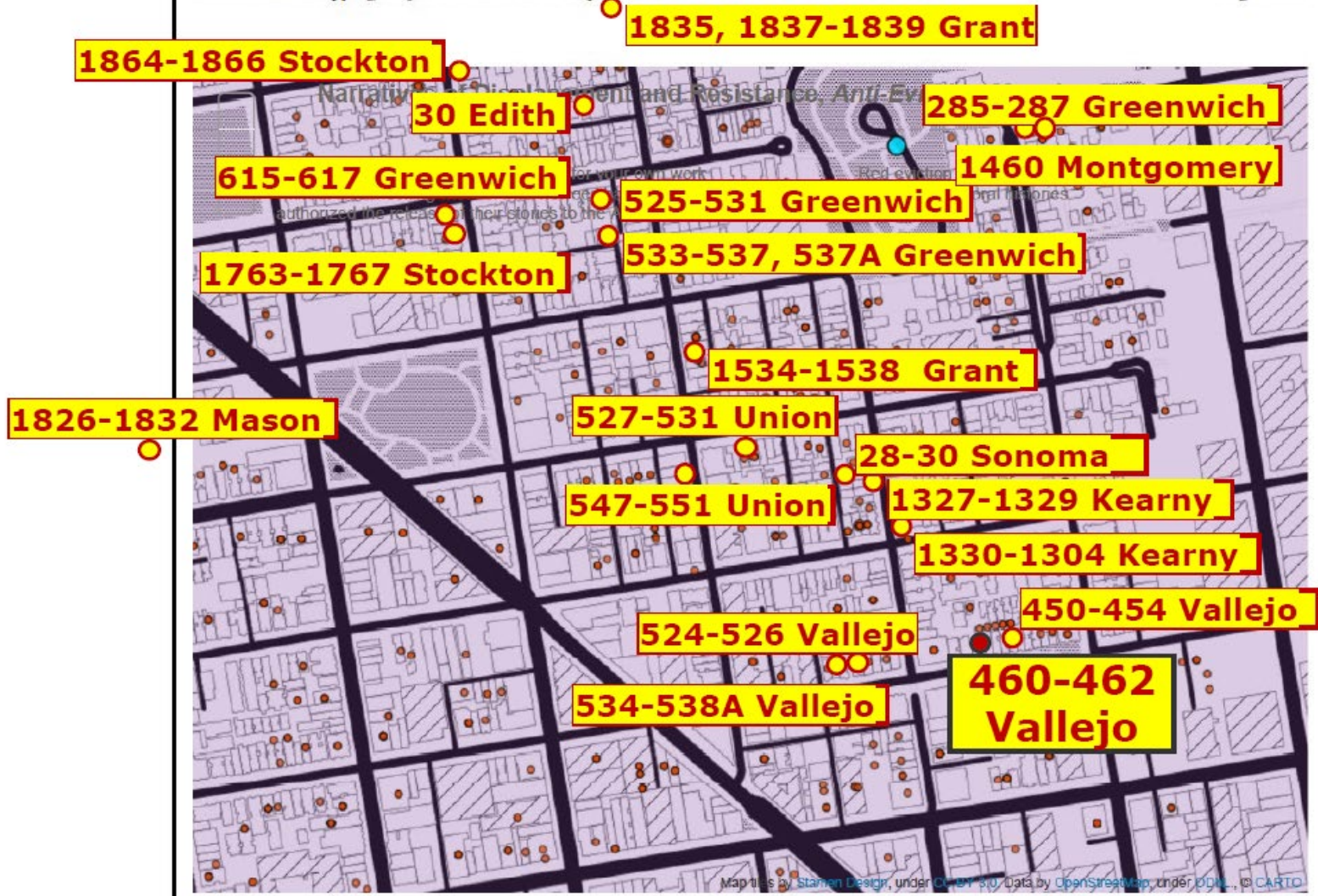



Figure 1. Properties near 460 Vallejo associated with Peter Iskandar (as of 2020).

460 Vallejo - TRIDENT



460 VALLEJO STREET
TELEGRAPH HILL | SAN FRANCISCO

Panoramic View Estate - This rarely available modern luxury home created by Master Builders provides 360° panoramic views of San Francisco's skyline and Bay! Positioned high on a quiet cul-

<https://www.zillow.com/460-vallejo.html> [8/19/2020 2:51:08 PM]

460 Vallejo - TRIDENT

de-sac in the heart of SF's historic Telegraph Hill overlooking the Financial District, adjacent to the City's best cuisine, retail, parks, and amenities - this exquisite home boasts an exceptional roof deck where you can enjoy bridge-to-bridge views of the iconic San Francisco skyline from a rooftop pool.

The entire home is newly finished with modern amenities and the highest attention to detail, featuring a rooftop pool, separate yoga studio/home office, elevator access to all four floors, two-car garage, radiant heated floors, spa-like bathrooms, steam sauna, entertainer's kitchen, whole-home WiFi, A/V, reception area, walnut walk-in coat closet, extra storage, media room, full fire-sprinkler system, seismic structural reinforcements, multiple outdoor kitchen/dining/living areas, and many custom details. This offering is truly a once-in-a-lifetime opportunity to own one of San Francisco's Best estates.

FEATURES

- 4 bedrooms, 4 baths, steam sauna, rooftop pool
- 2-car garage with 1/2 bath, elevator to all floors
- Expansive roof deck with pool, BBQ and VIEWS
- Landscaped rear yard with yoga studio and BBQ
- Media rooms, home office, formal entry, storage
- Entertainer's kitchen with custom dine-in island
- Whole-home WiFi/Audio/CAT-VI network/intercom
- Radiant heated hardwood floors throughout
- Seismically retrofitted with full fire-sprinkler system

- Panoramic View Estate in Numbers:
 - Roof Deck: 1,250 sqft
 - Outdoor Yard: 1,400 sqft
 - Top Level: 1,300 sqft
 - Middle Floor: 1,300 sqft
 - First Floor: 1,500 sqft
 - Attached Garage: 650 sqft
 - Yoga Studio: 100 sqft

"Modern luxury home"
4-bedrooms
2-car garage
Roof deck w/ pool
Yoga studio
Media rooms

VIDEO

<https://www.zillow.com/460-vallejo.html> [8/19/2020 2:51:08 PM]

Figure 2. Prior advertisement for 460 Vallejo



Figure 3. Over-intensity of roof uses

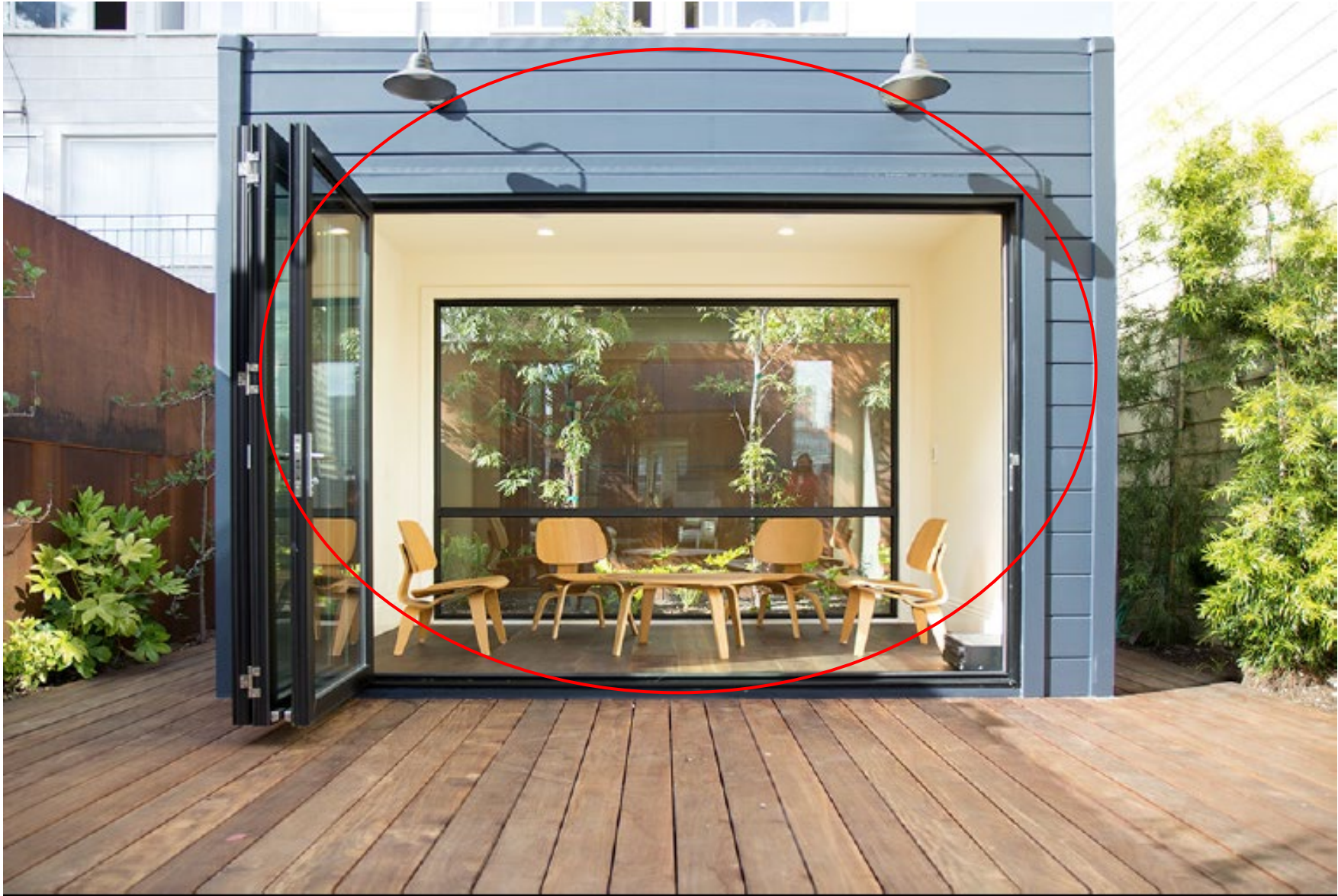


Figure 4. The former small tool shed was demolished and new structure built in a different location in the rear yard. Claimed by developer to be a “common-use garden shed,” it is now used as an office.



Figure 5. New large plate glass windows on the west-facing side of the building added without permit.

From: [T.Flandrich](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: [Wong, Kelly \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: DENY APPEAL No. 26-008 (460-462 Vallejo) & Support Planning Department's NOV & Penalty Decision
Date: Thursday, March 19, 2026 2:55:06 PM
Attachments: [DENY Appeal No. 26-008 \(460-462 Vallejo Str.pdf\)](#)

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

DENY Appeal No. 26-008 (460-462 Vallejo Street) Support Planning Department's Notice of Violation and Penalty Decision

March 18,2026

Dear President Trasvina & Commissioners,

As the chair of the North Beach Tenants Committee I urge you to DENY the above cited appeal and support the Planning Department's Notice of Violation (NOV) and Penalty Decision.

The SFPIM shows a long list of complaints-- repeated violations of unpermitted work at this site, the illegal merging of two rent-controlled units, the illegal change of use to a single family home, and recent use as a club & offices--all of which supports your decision to deny the appeal and support the Planning Department's decision.

This developer has a long history in North Beach of buying rent-controlled buildings, forcing existing tenants out via Ellis evictions, harassment and buyouts, restructuring/merging units, doing illegal short term rentals until reselling as illegal single family homes or as single units. In 2014, just weeks after purchase, Peter Iskandar began the process of forcing out the two long-term senior tenants at 460-462 Vallejo. These tenants will not be at this hearing as they were also forced to sign an NDA-I know this because I worked with these tenants at that time.

Please help us stop the pattern & practice of speculators who will do illegal work behind closed doors, remove our affordable housing for existing and future residents, and then come to our commissions asking for forgiveness. Set the clear example here that you will hold such developers accountable.

Deny the appeal and support the Planning Department's notice of violation and penalty decision.

Thank you for this opportunity to provide comments on this matter,

Theresa Flandrich

North Beach Tenants Committee

DENY Appeal No. 26-008 (460-462 Vallejo Street) Support Planning Department's Notice of Violation and Penalty Decision

March 18, 2026

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Deny the appeal and support the Planning Department's notice of violation and penalty decision.

Thank you for this opportunity to provide comments on this matter,

Theresa Flandrich

North Beach Tenants Committee

From: [Bob Fitch](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Item # 6 Appeal No. 26-008 DENY APPEAL !
Date: Monday, March 23, 2026 1:40:34 PM

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

I have lived in North Beach for 42 years as both a renter and home owner. I have watched as real estate speculators and foreign investors have bought up the neighborhood. Many pretend to care about the housing shortage while gentrifying the neighborhood and displacing long time residents.

Peter Iskander is known for his unethical/illegal practices. Why this hearing is even necessary is mind boggling.

He buys buildings, evicts tenants, does illegal construction and the City looks the other way.

Specifically Item #6 Appeal No. 26-008

I URGE YOU COMMISSIONERS TO DENY THE APPEAL AND SUPPORT
PLANNING DEPARTMENT NOTICE OF VIOLATION & PENALTY DECISION.

Robert Fitch
650 Lombard St
SF 94133

From: [Lance Carnes](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Item # 6 Appeal No. 26-008 DENY APPEAL & SUPPORT PLANNING DEPT. NOV & PENALTY DECISION
Date: Monday, March 23, 2026 2:31:22 PM

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

As a long-time North Beach resident, I am well aware of Iskandar's practice of buying/then removing rent-controlled housing after evicting tenants, doing illegal work well beyond the scope of approved permits and in some cases creating illegal luxury single family mansions.I/ We implore you to hold Peter Iskandar accountable.

I URGE YOU COMMISSIONERS TO DENY THE APPEAL AND SUPPORT PLANNING DEPARTMENT NOTICE OF VIOLATION & PENALTY DECISION.

From: [marla_bastien](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Item #6 Appeal No 26-008
Date: Tuesday, March 24, 2026 9:04:32 AM

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

Dear Board,

Please support Planning Dept. Notice of Violation an Penalty Decision—460-462 Vallejo St. I have lived in North Beach for a very long time and have been aware of this developer's way of doing business for a long time.

Not supporting the Planning Department's decision would send a very bad message to other unscrupulous developers!!!

Respectfully yours,
Marla Knight
566 Lombard #1
SF, CA 94133

From: [Thomas Schuttish](#)
To: [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [Mejia, Xiomara \(BOA\)](#)
Cc: [Teague, Corey \(CPC\)](#); [Wong, Kelly \(CPC\)](#); [Clancy, Fergal \(DBI\)](#); [Lam, Gilbert \(DBI\)](#); [Winslow, David \(CPC\)](#)
Subject: Appeal No. Appeal No. 26-008 FIRST EMAIL re: 460-462 Vallejo(APPLICATION NO. Record Nos. 2018-014887ENF and 2025-004459ENF)
Date: Sunday, March 22, 2026 9:12:35 PM
Attachments: [460-462 Vallejo Photos.pdf](#)

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

Dear President Trasvina, Vice President Saroyan and Commissioners Lopez and Ocubillo:

Attached above is a three page pdf with photos and commentary re: the exterior of [460-462 Vallejo Street](#).

I hope you can please take a few minutes to scroll through it prior to the hearing on Wednesday.

There will be a second email with another pdf following this one re: this [Item No. 7 on March 25th](#).

Thank you.

Georgia Schuttish

454 Vallejo St
San Francisco, California
📍 Google Street View
Oct 2017 [See latest date](#)



460-462 Vallejo Street
UNDER
CONSTRUCTION (see
date of Google Earth
photo - **October 2017**

Interior appears
completely gutted see
photo *directly* below



460-462 Vallejo Street

460 Vallejo St
San Francisco, California
Google Street View
Mar 2022 See latest date



Alteration/Remodeling Completed. Google Earth Photo from **March 2022.**

See insert above: No street address or "house numbers" visible; no door bells visible.

Intercom system? See page 3 below.

← 460 Vallejo St



454 Vallejo St
San Francisco, California

Google Street View

Sep 2014 [See latest date](#)



460-462 Vallejo Street

Prior to all illegal and unpermitted work from Appellant.

Note two door bells and two “house numbers” on front facade in insert on left.

Google Earth photo dated **Sept 2014**

From: [Thomas Schuttish](#)
To: [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [Mejia, Xiomara \(BOA\)](#)
Cc: [Teague, Corey \(CPC\)](#); [Wong, Kelly \(CPC\)](#); [Clancy, Fergal \(DBI\)](#); [Lam, Gilbert \(DBI\)](#); [Winslow, David \(CPC\)](#)
Subject: Appeal No. Appeal No. 26-008 SECOND EMAIL re: 460-462 Vallejo(APPLICATION NO. Record Nos. 2018-014887ENF and 2025-004459ENF)
Date: Monday, March 23, 2026 9:47:34 AM
Attachments: [VALLEJO STREET FROM ZILLOW WEB AD.pdf](#)

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

Dear President Trasvina, VP Saroyan, and Commissioners Lopez and Ocubillo:

Here is the second email with the pdf attached above re: **460-462 Vallejo Street** which the Board will hear on Wednesday.

This pdf concerns the interior space of the building.

Please take a few minutes to scroll through the photos and commentary prior to the hearing. (Item No. 7 on the Board's Agenda)

Thank you.

Sincerely,
Georgia Schuttish



ORIGINAL LIVING ROOM OF TENANT OCCUPIED FLAT @ 460-462 VALLEJO STREET prior to sale to developer/Appellant



ORIGINAL DINING ROOM, BEDROOM and KITCHEN @ 460-462 VALLEJO STREET When Tenant Occupied



**REMODELED 460-462
VALLEJO STREET**

MAIN KITCHEN on LEFT

And in photos below.

*Note Accessory Structure visible
in rear yard beyond nano walls.*

See photo on page 9 of this pdf.





**MORE PHOTOS OF
REMODELING @
460-462 VALLEJO STREET**

**NOTE WHITE RECTANGLE IN
CENTER OF PHOTO.**

**KITCHENETTE CITED BY ZA
IN VIOLATION?**



MORE REMODELING @ 460-462 VALLEJO STREET



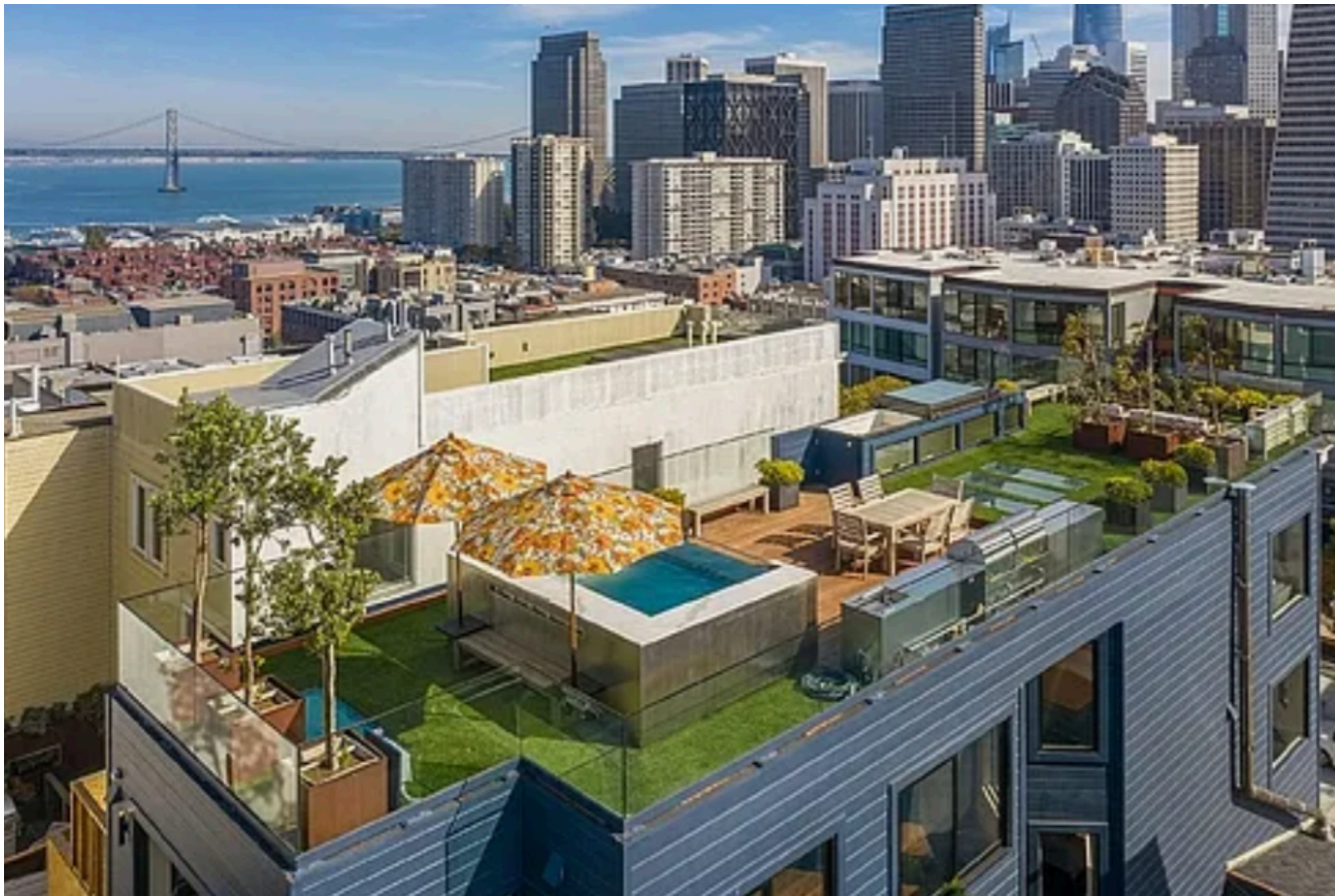


**ELEVATOR IN
STRUCTURE @**

**460-462 VALLEJO
STREET.**

ROOF DECK at 460-462 VALLEJO STREET WITH POOL IN FOREGROUND






OVERHEAD VIEW OF ROOF DECK @ 460-462 VALLEJO STREET including OUTDOOR KITCHEN



**BACKYARD WITH OUTDOOR
KITCHEN @ 460-462 VALLEJO
STREET and
ACCESSORY STRUCTURE
CITED BY ZA in "VIOLATION and
PENALTY DECISION".**

Appellant's hearing presentation

Ms. Iskandar attempted to sell the multi-unit building for **\$13.8 million in 2018** as a single-family home with a 1,250 sq. foot roof deck.



PUBLIC RECORD - NOT FOR SALE

Est 4 Bd 4.5 Bs

460 Vallejo St, San Francisco, CA 94133

Mortgage: \$40,895/Mo - Refinance

Message Agent | I Own This Home

QJO network agents are helping 138 homebuyers near you

Calculate your monthly payment with a lender

< For Owners | Location | Schedule Tour P >

Tour similar homes with a local agent

In-Person | Live Video

Wed 27 Apr	Thu 28 Apr	Fri 29 Apr	Sat 30 Apr
------------------	------------------	------------------	------------------

1:30 pm | 2:00 pm | 2:30 pm | 3:00 pm >

Property History

Date	Status & Source	Price
Dec 11, 2018	Delisted # 47703D	\$13,800,000
Oct 10, 2018	Listed # 47703D	\$13,800,000

460 VALLEJO STREET
TELEGRAPH HILL | SAN FRANCISCO

Panoramic View Estate - This rarely available modern luxury home created by Master Builders provides 360° panoramic views of San Francisco's skyline and Bay! Positioned high on a quiet cul-

<https://www.tridentsf.com/460-vallejo.html>[8/19/2020 2:51:08 PM]

460 Vallejo - TRIDENT

de-sac in the heart of SF's historic Telegraph Hill overlooking the Financial District, adjacent to the City's best cuisine, retail, parks, and amenities - this exquisite home boasts an exceptional roof deck where you can enjoy bridge-to-bridge views of the iconic San Francisco skyline from a rooftop pool.

The entire home is newly finished with modern amenities and the highest attention to detail, featuring a rooftop pool, separate yoga studio/home office, elevator access to all four floors, two-car garage, radiant heated floors, spa-like bathrooms, steam sauna, entertainer's kitchen, whole-home WiFi, A/V, reception area, walnut walk-in coat closet, extra storage, media room, full fire-sprinkler system, seismic structural reinforcements, multiple outdoor kitchen/dining/living areas, and many custom details. This offering is truly a once-in-a-lifetime opportunity to own one of San Francisco's Best estates.

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- 4 bedrooms, 4 baths, steam sauna, rooftop pool
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 - Roof Deck: 1,250 sqft
 - Outdoor Yard: 1,400 sqft
 - Top Level: 1,300 sqft
 - Middle Floor: 1,300 sqft
 - First Floor: 1,500 sqft
 - Attached Garage: 650 sqft
 - Yoga Studio: 100 sqft

From Trident's website, downloaded on 8-19-20.

This roof deck is not 460 square feet.

The unpermitted roof deck is more than 500 sq ft. and the unpermitted jacuzzi is a life safety issue.

- The weight of the water in the jacuzzi is equivalent to adding two stories to the 1905 wood frame structure. Per structural engineer Pat Buscovich
- What is the property owner's plan to remedy the **unpermitted** 1,250 sq. foot deck and jacuzzi?
- Mr. Iskandar's appeal should be denied, and **he should make the property code compliant.**



17 complaints filed after Lee Do LLC acquired the property. The 2022 complaint for **exceeding the scope of work on four building permits remains open.**

Address: **460 VALLEJO ST**

March 21, 2026

202539434	1	ILLEGAL CHANGE OF USE; ; additional information: 3 unit building converted into single family home, I'd like to remain anonymous;
202537921	2	LLEGAL CHANGE OF USE; ; additional information: They are using the main building and back unit as a coworking space.;
202537477	3	bldg use type and occupancy limit
202286188	4	Work without permit, work exceeded the scope of previously issued building permits, 201512165310, 201609147636, 201707121727, 201808217874, possible unit merger
201883711	5	There is currently a swimming pool being built on the roof deck without permit. Size is approx 12 feet x 6 feet above ground made of steel.
201853182	6	ILLEGAL CHANGE OF USE; ; additional information: I have talked with someone at DBI in the past. These plans are NOT approved by planning and they are not up to code in SF. 1) windows on the side of the building (the builder added windows on the side of the property) 2) roof deck - they built a structure and built beyond the scope of the roof deck. again, not approved). 3) they are building a structure in the back yard. again, not part of the plan and not approved. **I would really appreciate a call back. This is not right. This work is not done to the proper specs and the builder is doing work on plans that are not approved by the planning department;
201830192	7	Roof Deck; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT; ; additional information: I talked with someone at the building department on friday. There is clearly an illegal roof deck being built on this property. There was no 311 and no notice to the neighbors. There is NO approval from planning on the plans. The railing is at the edge of the property, which is not to code. There is also a kitchen/fireplace being built. Without planning approval and notice to the neighbors, i would like to know how this is approved? I also noticed that they are building a new structure in the backyard. This is also not part of the plans and i don't see a permit for this structure. In addition, there was no notice for the windows that were installed on the side of the building. Again this is not permitted. I also
201828991	8	WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; STRUCTURAL PROBLEMS; ; additional information: the roof deck is at the edge of the roof. per code, the deck needs to be back 5 feet. the railing is right at the edge of the roof line. you can see it from the street. rather than close this case, i would appreciate a phone call back. This roof deck is clearly NOT to code and the owner never did a 311. I appreciate a call back;
201726554	9	WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: I believe that the roof deck on this unit is not permitted. I was not notified. the deck is definitely bigger than 500 sq/ft. The railings go all the way to the edge of the property. I don't believe this is compliant. I would imagine that the developer would need to do a 311 to properly build this type of roof deck. This was NOT the case.;
201707361	10	WORK BEYOND SCOPE OF PERMIT; ; additional information: building a full roof deck and not approved per plans and building permit;
201704931	11	WATER INTRUSION; WORK BEYOND SCOPE OF PERMIT; STRUCTURAL PROBLEMS; ; additional information: Foundation is poured over the property line and also does not provide drainage. Also have caused potential structural issues.;
201704262	12	Demolition occurring and creating dust, which is spreading to local residences.;
201783121	13	The construction here is including a very loud compressor, definitely exceeding 5 decibels. Please inspect and cite as appropriate. The excess noise is most of the time, can vary on and off for days or weeks starting two months ago.
201644651	14	Foundation wall not correctly repaired
201642231	15	Complainant is stating that their neighbors at 460 Vallejo St are digging into the foundation and has affected the complainants foundation and their structure of their building. Complainant is concerned about the safety of their home. There is a big hole in the complainant's garage due to their neighbor's work.
201621743	16	WORK W/O PERMIT; ; additional information: No demolition permit - job not posted;
201581322	17	Peeling paint

The open complaint has 40 DBI entries. The first entry in Jan. 2022 and the last in June of 2025.

COMPLAINT DATA SHEET

Complaint Number: 202286188
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: [REDACTED]
Contact Name: [REDACTED]
Contact Phone: [REDACTED]
Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed: [REDACTED]
Location: 460 VALLEJO ST
Block: 0133
Lot: 020
Site: 460 - 462 Vallejo St
Rating: [REDACTED]
Occupancy Code: [REDACTED]
Received By: Suzanna Wong
Division: BID

Complainant's Phone: [REDACTED]
Complaint Source: TELEPHONE
Assigned to Division: CES
Description: Work without permit, work exceeded the scope of previously issued building permits, 201512165310, 201609147636, 201707121727, 201808217974, possible unit merger

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
3/7/2022	Sonya Bryant	CES	Referred per Fergal Clancy

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
01/11/22	CASE OPENED	Clancy	CASE RECEIVED		Suzanna Wong 11-JAN-22	BID
01/11/22	OTHER BLDG/HOUSING VIOLATION	Clancy	CASE UPDATE	Case reviewed and assigned to district inspector per JD; slw	Suzanna Wong 11-JAN-22	BID
01/11/22	OTHER BLDG/HOUSING VIOLATION	Clancy	CASE UPDATE	email sent to Justin Yonker from Master Builders, the Contractor of record for the recent renovations under mentioned permits		BID
01/12/22	OTHER BLDG/HOUSING VIOLATION	Clancy	CASE UPDATE	site visit arranged with Justin Yonker from Masters builders, reviewed all approved plans and permits mentioned, will review finding with senior department staff, a violation will be issued to capture tall east yard p.i fence, front facade renovations, new siding new garage door, new building entry door, further review will be required to capture with accuracy all the changes, case continued		BID
01/19/22	OTHER BLDG/HOUSING VIOLATION	Clancy	CASE UPDATE	Nov sent to mr. Yonker via email. 1st NOV. 30 day action..		BID
01/19/22	OTHER BLDG/HOUSING VIOLATION	Clancy	FIRST NOV SENT	1st NOV issued per FC; ag	Audrey Gee 21-JAN-22	INS
01/21/22	OTHER BLDG/HOUSING VIOLATION	Clancy	CASE UPDATE	1st NOV mailed and cc DCP; ag	Audrey Gee 21-JAN-22	INS
02/02/22	OTHER BLDG/HOUSING VIOLATION	Clancy	CASE UPDATE	Corrected 1st NOV (R3 occupancy/use) mailed and cc DCP; ag	Audrey Gee 02-FEB-22	INS
03/07/22	OTHER BLDG/HOUSING VIOLATION	Clancy	SECOND NOV SENT	FWL mailed. SB	Sonya Bryant 07-MAR-22	CES
03/07/22	OTHER BLDG/HOUSING VIOLATION	Clancy	REFERRED TO OTHER DIV	Case referred to CES per FC. sb	Sonya Bryant 07-MAR-22	CES
03/07/22	GENERAL MAINTENANCE	Clancy	REFERRED TO OTHER DIV	transfer to div CES	Sonya Bryant 07-MAR-22	CES

03/11/22	GENERAL MAINTENANCE	Hinchion	CASE RECEIVED	Case received in CES. SB	Sonya Bryant 11-MAR-22	CES
03/16/22	OTHER BLDG/HOUSING VIOLATION	Hinchion	TELEPHONE CALLS	Assigned to G.L. JH		CES
03/16/22	OTHER BLDG/HOUSING VIOLATION	Lam	REFER TO DIRECTOR'S HEARING	Case Reviewed. No Permits to comply with NOV issued. Prep and Schedule for DH 4/26/22. GL		CES
04/12/22	OTHER BLDG/HOUSING VIOLATION	Lam	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Taken. GL		CES
04/14/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Mailed DH package certified to owners on file. SB/RQ	Sonya Bryant 14-APR-22	CES
04/18/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Email received on 4/14/22 from Master Builders: progress update. GL		CES
04/26/22	OTHER BLDG/HOUSING VIOLATION	Hernandez	DIRECTOR'S HEARING DECISION	OK TO ISSUE OOA PER H.O.(M.G) WITH THE STAFF RECOMMENDATIONS: 30 DAYS TO OBTAIN ALL PERMITS TO COMPLETE ALL WORK INCLUDING FINAL SIGN OFF AND PAY ALL CES FEES. OWNER/REPRESENTATIVE PRESENT AT DH.MH		CES
04/07/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	DH package prepared -SB/RQ	Chloe Purdy 27-APR-22	CES
04/27/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Inspector's Fees & MMF Processed. GL		CES
04/27/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	prepared OOA & initial bill - CP	Chloe Purdy 27-APR-22	CES
04/29/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	sent OOA via certified mail - CP	Chloe Purdy 27-APR-22	CES
05/02/22	OTHER BLDG/HOUSING VIOLATION	Lam	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Taken. GL		CES
05/13/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Processed payment for Abatement Appeals - SB	Charles Robinson 18-DEC-23	CES
04/04/23	OTHER BLDG/HOUSING VIOLATION	Chung	REINSPECTION 1	The 5-day lien posted-mc	Mike Chung 05-APR-23	CES
12/21/23	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	CM AAB NOH to owner on file-hb	Heather Brooks 21-DEC-23	CES
12/21/23	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	AAB Hearing scheduled for 1/17/2024 - CR	Charles Robinson 21-DEC-23	CES
12/21/23	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	AAB Hearing Notice Posted. Pictures Processed. -GL		CES
12/22/23	OTHER BLDG/HOUSING VIOLATION	Lam	PERMIT RESEARCH	Permit Research Performed. AAB Staff Report Packet Prepared. -GL		CES
12/29/23	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	CM returned signed-hb	Heather Brooks 29-DEC-23	CES
01/10/24	OTHER BLDG/HOUSING VIOLATION	Lam	REINSPECTION 1	Site Inspection performed to verify current conditions pertaining to the NOV. Emailed AAB application paper work to owner/rep per owners request. -GL		CES
01/17/24	OTHER BLDG/HOUSING VIOLATION	Hinchion	ABATEMENT APPEALS BOARD HRG	AAB hearing result - OOA upheld. Jh		CES
01/24/24	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	AAB Notice of Decision Posted. Photos Taken. -GL		CES
02/06/24	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	OOA sent to ASR to be recorded-hb	Heather Brooks 06-FEB-24	CES

