



## DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco  
49 South Van Ness Street, San Francisco, California 94103

### CASE SUMMARY

Office of the Secretary

06-17-2026

Property Name: Citi Bank Outer Richmond  
Appeal Addresses: 6100 Geary Blvd  
Block//Lot Nos.: 1457/069  
Property Owner: CCC Limited Partnership  
Project Designer: MSA Architecture + Design  
Contact Person: Shawn Anderson  
Application No: 202510147340  
Appeal No.: 01-26  
File Date: 06-05-2026  
Hearing Date: 06-24-2026

Access Appeals Commission  
49 South Van Ness  
San Francisco, CA 94103

Dear Commissioners:

Appeal #01-26 has been made due to the denial of an Unreasonable Hardship Request (UHR) by the Department of Building Inspection (DBI) requiring Access Appeals Commission decision.

**BACKGROUND:** 6100 Geary Boulevard is a two story, non-sprinklered, Type 5-B Construction with a Type B Office Use (Bank). The scope of the proposed work would not change the above description or the exterior building envelop in height or area.

The scope of the proposed work is seismic upgrade to the entire building with new interior finishes, partitions and Mechanical, Electrical and Plumbing (MEP) systems throughout. The area of tenant improvement will be 2655 square feet on first floor and 2761 square feet on the second floor with a total of 5615 square feet.

Three lots were merged on 12/23/2013 creating the present 1457 Block and 069 Lot. The recent permit history is limited to three sign permits in 2025 and a reroof in 2017 all of which would not trigger accessible improvements.

#### DISCUSSION:

The Valuation of the proposed renovation is an estimated \$2,000,000.00 which the Department of Building Inspection (DBI) agrees with. It is well above the threshold valuation of \$ 203,611.00 found in the 2022 California Building Code. The proposed plan does upgrade the main entrance on Gary Boulevard and the path of travel throughout the building including restrooms at each level. Path of travel improvements should also include accessible parking, accessible path to the vertical access, a lift in this case, to the first floor of the building. Vertical access to the second is not required because the building is less than three stories and less than 3,000 square feet per story with the same services provided on the first story as the second story.

**Access Appeals Commission**  
**Summary of Appeal #01-26**  
**6100 Geary Boulevard**  
**Meeting Date: XXX**  
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During the review of the request for an Unreasonable Request, the plan reviewer with the approval of their supervisor denied the request reported cost of the lift appears to be excessive. Installing a lift does not seem to be an unreasonable hardship.

Subsequent submittals stated that the only way to provide an accessible van parking space and accessible path of travel to the lift would require new curb cut and vehicle ramp, extensive grading of the parking lot, removal of street tree and sidewalk repair, and installation of new retaining walls. DBI believes the use of the existing curb cut and vehicle ramp, leveling the accessible parking stall and access aisle, creating an accessible path of travel to the lift could be accomplished for much less cost.

Thank you,

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Thomas Fessler  
Senior Building Inspector  
Secretary to the Access Appeals Commission

Enclosure

cc: Appellant  
Appeal Case File #01-26  
AAC Summary File