

Value Added. Report.

Analysis of the property's maximum development potential in compliance with planning regulations

629 ALVARADO ST

San Francisco, CA 94114



Prepared for:

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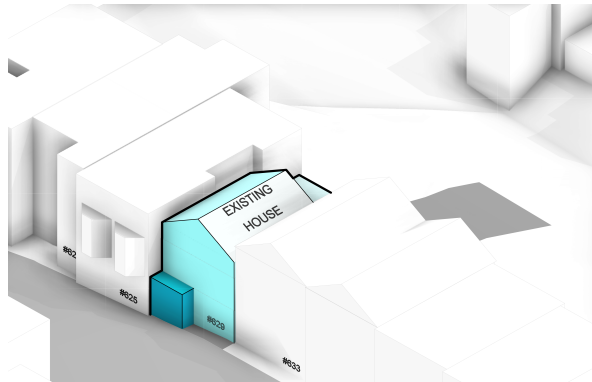
Monday 10 May 2021

Proposed Design

Proposed Development Potential +/- 4,468 sqft

The budget estimation algorithm differently estimates cost/sqft for improvements of unfinished areas.

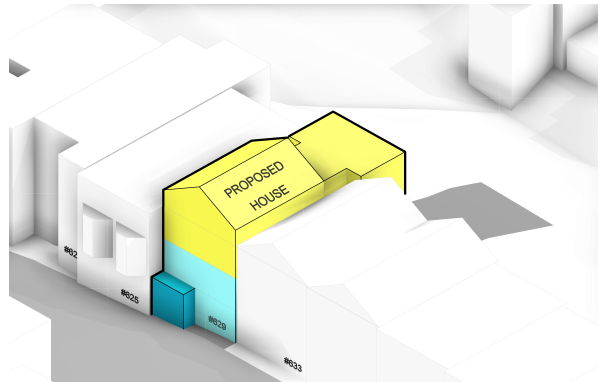
Existing



Total	2,258 sqft
Existing	2,258 sqft
New	0 sqft
Detached ADU	0 sqft
Levels <u>(More Details)</u>	3
Lot Size	2,848 sqft

Avg. Cost to build
Estimated Budget

Proposed



Total	4,468 sqft
Existing	1,876 sqft
New	2,592 sqft
Detached ADU	0 sqft
Levels <u>(More Details)</u>	4
Lot Size	2,848 sqft

Avg. Cost to build
Estimated Budget

Legend

property line	- - - - -	EXISTING finished structure	subject lot
PROPOSED (NEW) structure	EXISTING unfinished structure	adjacent structures	

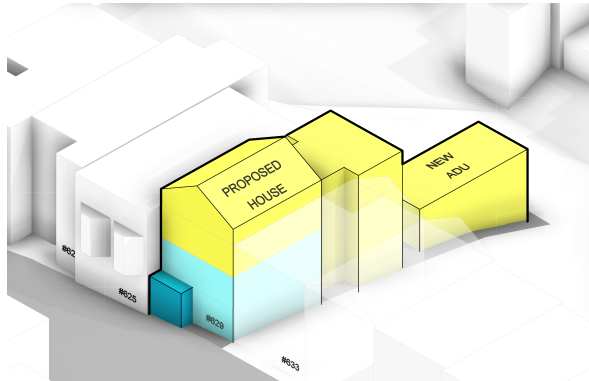
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Design Options

The budget estimation algorithm differently estimates cost/sqft for improvements of unfinished areas.

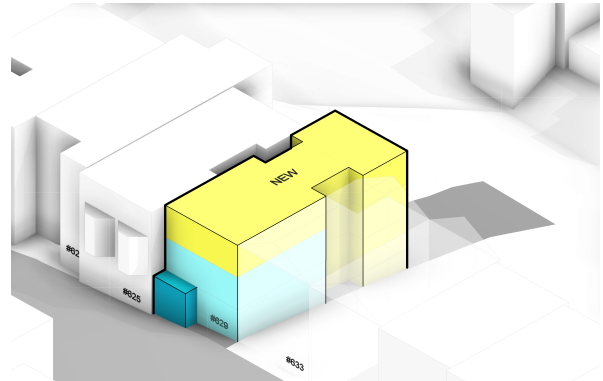
Design Option A



Total	4,468 sqft
Existing	1,876 sqft
New	2,592 sqft
Detached ADU	0 sqft
Levels	4
Lot Size	2,848 sqft

Avg. Cost to build	\$512/sqft
Estimated Budget	\$1,327,104

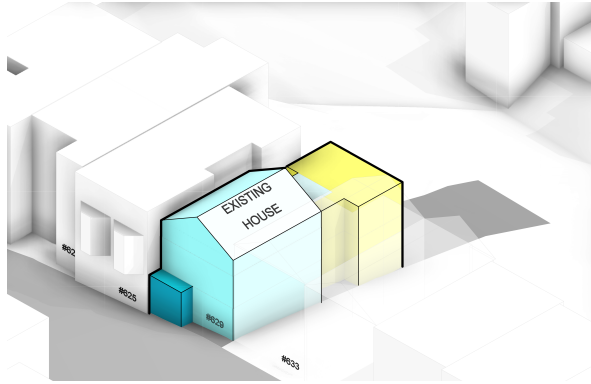
Design Option B



Total	4,086 sqft
Existing	1,876 sqft
New	2,210 sqft
Detached ADU	0 sqft
Levels	3
Lot Size	2,848 sqft

Avg. Cost to build	\$512/sqft
Estimated Budget	\$1,131,520

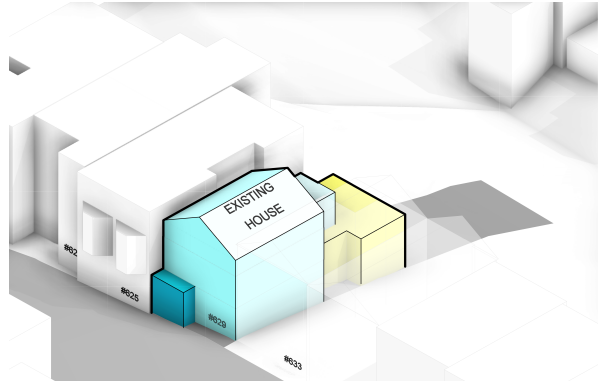
Design Option C



Total	3,120 sqft
Existing	2,258 sqft
New	862 sqft
Detached ADU	0 sqft
Levels	3
Lot Size	2,848 sqft

Avg. Cost to build	\$512/sqft
Estimated Budget	\$441,344

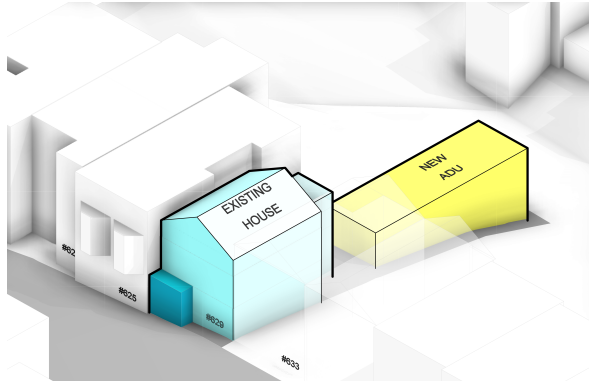
Design Option D



Total	2,689 sqft
Existing	2,258 sqft
New	431 sqft
Detached ADU	0 sqft
Levels	3
Lot Size	2,848 sqft

Avg. Cost to build	\$512/sqft
Estimated Budget	\$220,672

Design Option E



Total	3,152 sqft
Existing	2,258 sqft
New	0 sqft
Detached ADU	894 sqft
Levels	3
Lot Size	2,848 sqft
 Avg. Cost to build	 \$512/sqft
Estimated Budget	\$457,728

Legend

property line	---	EXISTING finished structure	subject lot
PROPOSED (NEW) structure	EXISTING unfinished structure	adjacent structures	

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Property Information

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Property Identifiers

Everything you need to know about the property before assessing its potential



Address **629 Alvarado St.**

Property Address that is being analyzed in this report



Parcel **2803032**

The parcel number is a combination of the block and lot number of this property. A "lot number" and "block number" are two pieces of information that help define the legal boundaries.



Lot Size **2,848 sqft**

This size is as per the assessor's office.

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Current use

The property information collected from the Planning Dept and the Assessor's Office can be different. There are opportunities to be leveraged from understanding those differences. Find out more [here](#).

Field Info	Assessor's Office	Observations
Type: Dwelling	Type: Dwelling	Consistent Data
Year Built: 1913	Year Built: 1913	Consistent Data
Units: 1	Units: 1	Consistent Data
Stories: 3	Stories: 2	Difference of 1.0 story(s)
Rooms: -	Rooms: 9	Insufficient Data
Bedrooms: 3	Bedrooms: 3	Consistent Data
Bathrooms: 2.5	Bathrooms: 2	Difference of 0.5 bath(s)
Basement: -	Basement : +/- 668 sqft	Insufficient Data
Building area: +/- 2,258 sqft	Building area: +/- 2,094 sqft	Difference of 164 sqft

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Zoning

Zoning analysis is the first step to understand the building's true worth



Zoning code **RH-2**

Two dwelling units per lot; up to one unit per 1500 sq.ft. of lot area with conditional use approval; Residential care facility for 6 or fewer; child care facility for 12 or fewer;



Max Height **40-X**

Max. height is 35 Ft for the dwelling and 40 Ft for any projections (i.e. parapet)



Accessory Dwelling Units

May be eligible for having an accessory dwelling unit(s)



Citywide Design Guidelines

Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city.



Area Specific Design guidelines

Design restrictions for the facade and massing of the building may apply. may increase costs. con-tact an architectural professional for guidance. See details in [appendix](#)

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Historic Preservation

Historic Evaluation B

Category B / Unknown: Properties Requiring Further Consultation and Review. “Not evaluated” or which have a temporary designation NRSC/CHRSC of 7 while waiting for evaluation from the State Office of Historic Preservation will need additional investigation to determine what the underlying information / evidence is regarding its historic status. For more details, refer to [Appendix](#).

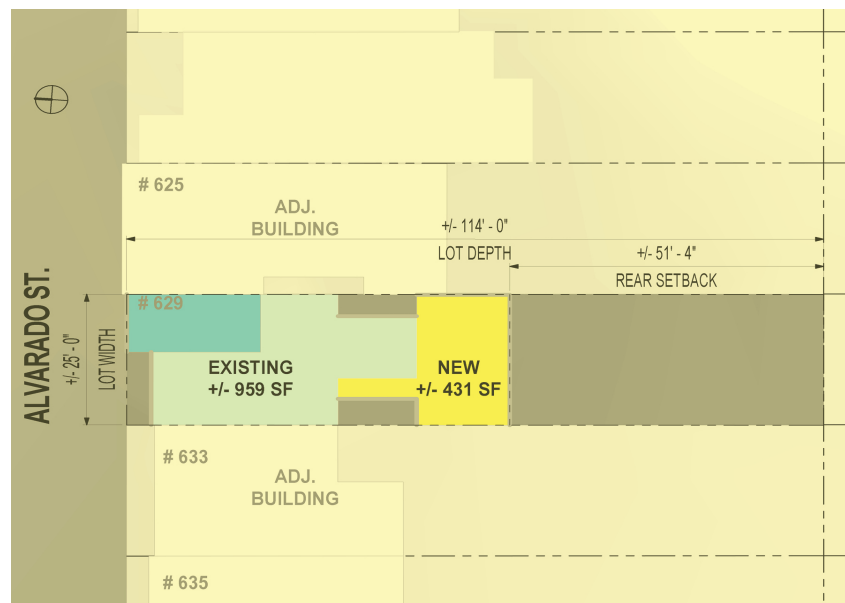
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Environmental Info

Ground Water Guidelines

There are seven (7) distinct groundwater basins in the City and County of San Francisco. The San Francisco Public Utilities Commission identified the existing and potential uses of some of these aquifers, including but not limited to supply of water for domestic purposes in San Francisco. The purpose of this Article is to protect the health, safety and general welfare of the People of the City and County of San Francisco by ensuring that local groundwater resources designated for beneficial uses will not be polluted or contaminated. Any person proposing to construct, modify, operate and/or maintain a well or soil boring shall file with the Department a completed written application on forms approved by the Department and submit the appropriate application fees thirty (30) days prior to the proposed commencement of such activities.



Slope of 20% or greater

CEQA Impact: an Environmental Evaluation Application may be required for some types of development.

Read project type exceptions at <https://sfplanning.org/list-ceqaexemption-types>



Slope of 25% or greater

Projects on a parcel with an average slope of at least 25% and include any of the following (1) horizontal expansion greater than 500 square feet, (2) excavation of 50 cubic yards or more of soil, or (3) new construction may be required to submit a geotechnical report to be reviewed by an environmental planner

If your project falls under (1), (2) or (3) budget time and money for a geotechnical report performed by a soil engineer.



Legend

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Permit Information.

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Planning Department Permit Applications History

Planning Department reviews permit applications for performing construction activities to ensure that they comply with the Planning Code. The 'Project' is the activity being proposed.



Permit 2016-004907PRL Project Light (PRL)

Status: **Closed**

Last Status: **4/14/2016**

At the ground floor direct access to the street with open visual connection btw floors. Full bath allowed and wet bar is permitted. The change occurs at the front facade with the alteration at the ground floor with the addition of a new window. The windows will be hung and wood. No BBNs or planning code complaints. single family dwelling.



Permit 2016-003141PRJ Project Profile (PRJ)

Status: **Under Review**

Last Status: **7/30/2020**

3rd floor bath remodel, slight alteration to roof, master bath.



Permit 2016-000120PRL Project Light (PRL)

Status: **Closed**

Last Status: **Closed 1/5/2016**

1st Floor: Add Bedroom, Bathroom AND Legalize Playroom, 2 Windows Rear; Expand Roof Deck.
2nd Floor - Remodel Kitchen, Add 1/5 Bath, Remove Sliding Door, Add French Doors, Open Floor to Area below; 3rd Floor - Add Closet To Master Bedroom, Remodel 3rd Floor Bedroom Closet

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Building Department Permit Applications History

Review the previously submitted permit applications to make sure that the work performed for the existing building was permitted. If those changes are not reflected in the permit history, it's important to understand why they were performed without permit.



Permit [201603031127](#)

Status: **FILED**

Last Status: **3/3/2016**

3rd flr bath remodel, slight alteration to (e) roof, (n) master bath)



Permit [201602028557](#)

Status: **FILED**

Last Status: **2/2/2016**

Revision to appl #201601056396: modify existing footing plans to be changed - higher @ west side, repair, not replace on north side.



Permit [201707071286](#)

Status: **ISSUED**

Last Status: **7/7/2017**

3/f: master bathroom remodel & guest bathroom on g/f. No structural alts, no electrical to be performed. No walls moved, removed, added or infilled. All (e) layouts to remain unchanged.



Permit 201704123866

Status: **COMPLETE**

Last Status: **4/28/2017**

Revision to 201601056396: list of items not completed on approved plan to be removed from scope



Permit 201604144820

Status: **COMPLETE**

Last Status: **4/28/2017**

Change designation of new room, from bedroom to store room. Install 2 new windows, street side (wood windows), ref. Change to (e) permit 201601056396.



Permit 201601056396

Status: **COMPLETE**

Last Status: **4/28/2017**

1st floor: add bedroom, bathroom and legalize playroom, alter 2 windows rear; expand rear deck.
2nd floor - remodel kitchen, add 1/2 bath, remove sliding door, add french doors, open floor to area below; 3rd floor - add closet to master bedroom, remodel child's bedroom closet. New fau & hwh



Permit 201408012815

Status: **COMPLETE**

Last Status: **8/12/2014**

Section i items #1a & 2a in fox structural & termite report#15140 dated 7/30/14



Permit 200507187876

Status: **COMPLETE**

Last Status: **7/27/2005**

Remove all composition shingles wood shingles, apply new 1/2 plywd, apply 1 ply no. 30 felt underlay



Permit 8714170

Status: **EXPIRED**

Last Status: **2/10/1988**

Repair sill & framing bases



Permit 8612831

Status: **COMPLETE**

Last Status: **3/4/1987**

Apply alcoa siding to rear of home

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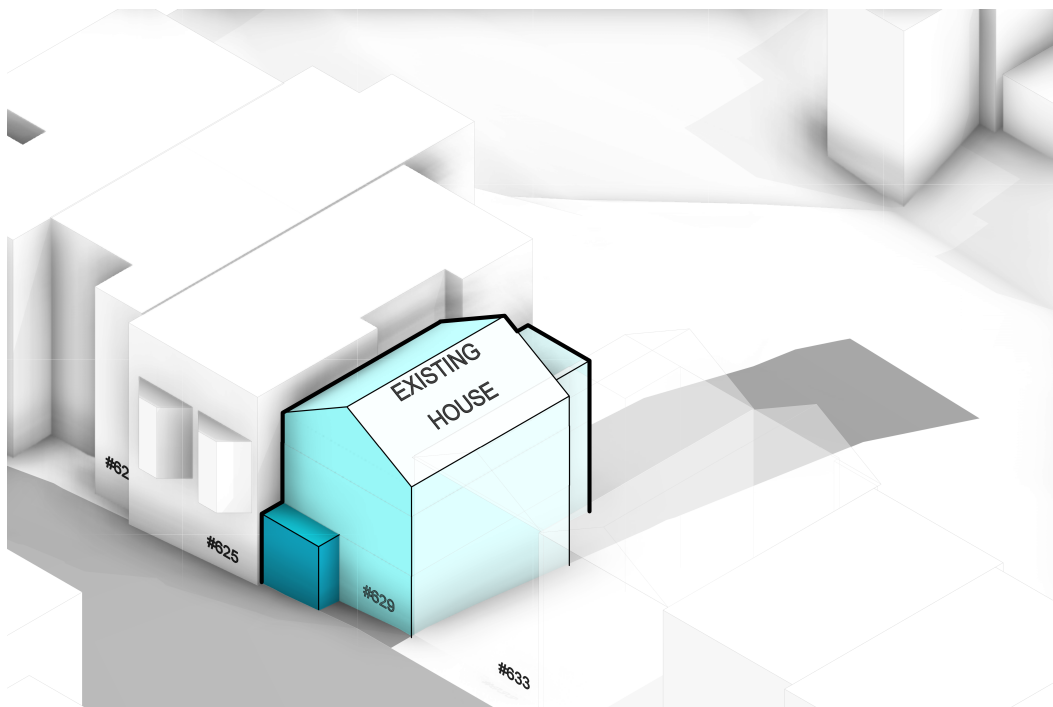
Existing Building Areas

Total Area +/- 2,258 sqft

Finished Area +/- 2,016 sqft

Garage Area +/- 242 sqft

Lot Size +/- 2,848 sqft



Legend

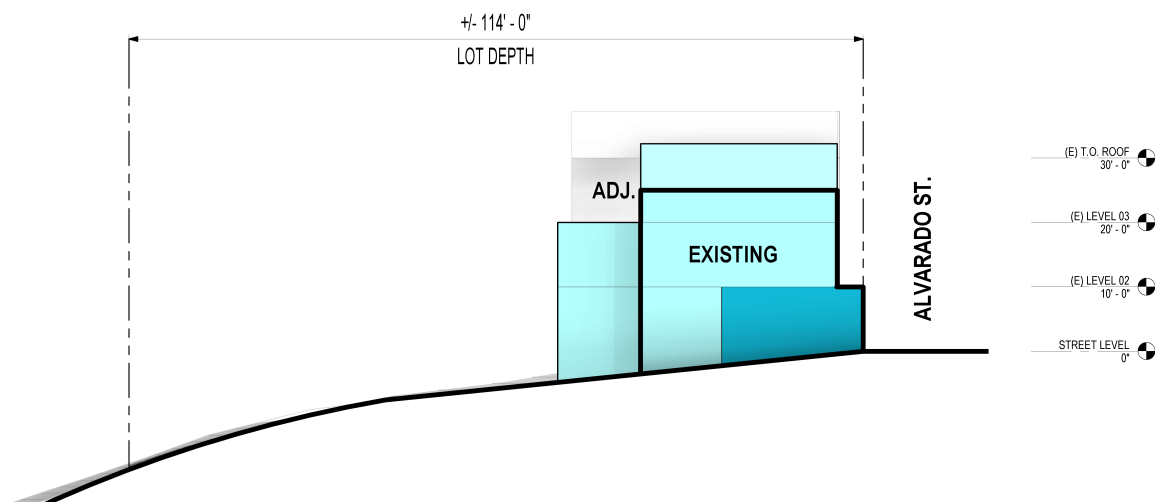
property line	---	EXISTING finished structure	subject lot
PROPOSED (NEW) structure		EXISTING unfinished structure	adjacent structures

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Existing Building Elevations

Front Elevation Height **Varies**



Legend

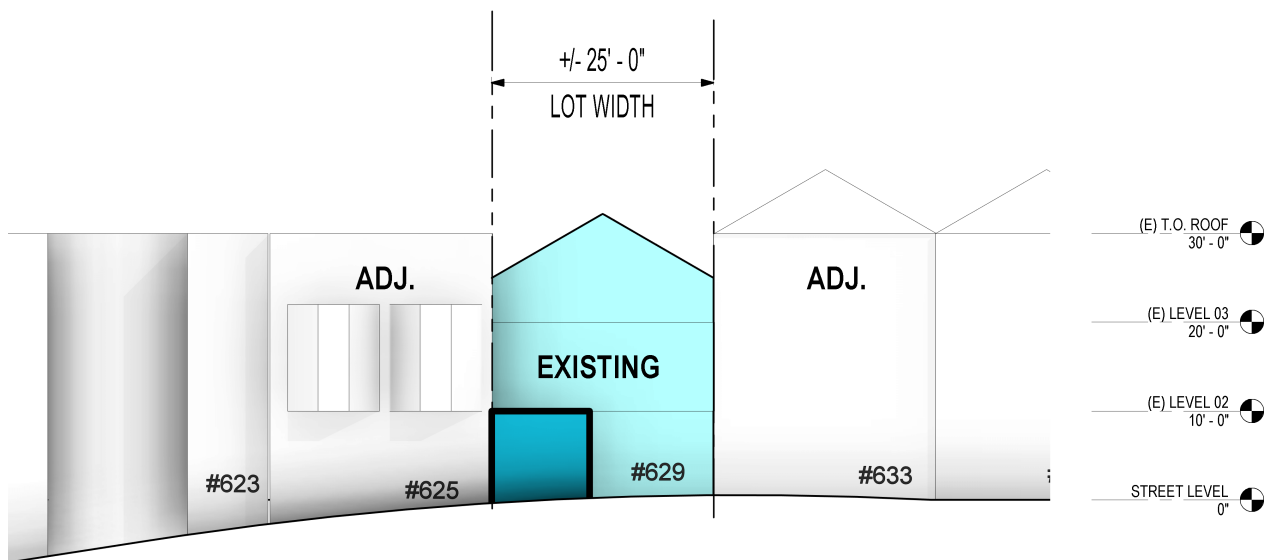
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Existing Building Elevations

Side Elevation Height **Varies**



Legend

property line	---	EXISTING finished structure	subject lot
PROPOSED (NEW) structure		EXISTING unfinished structure	adjacent structures

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Existing Plan Views - STREET LEVEL

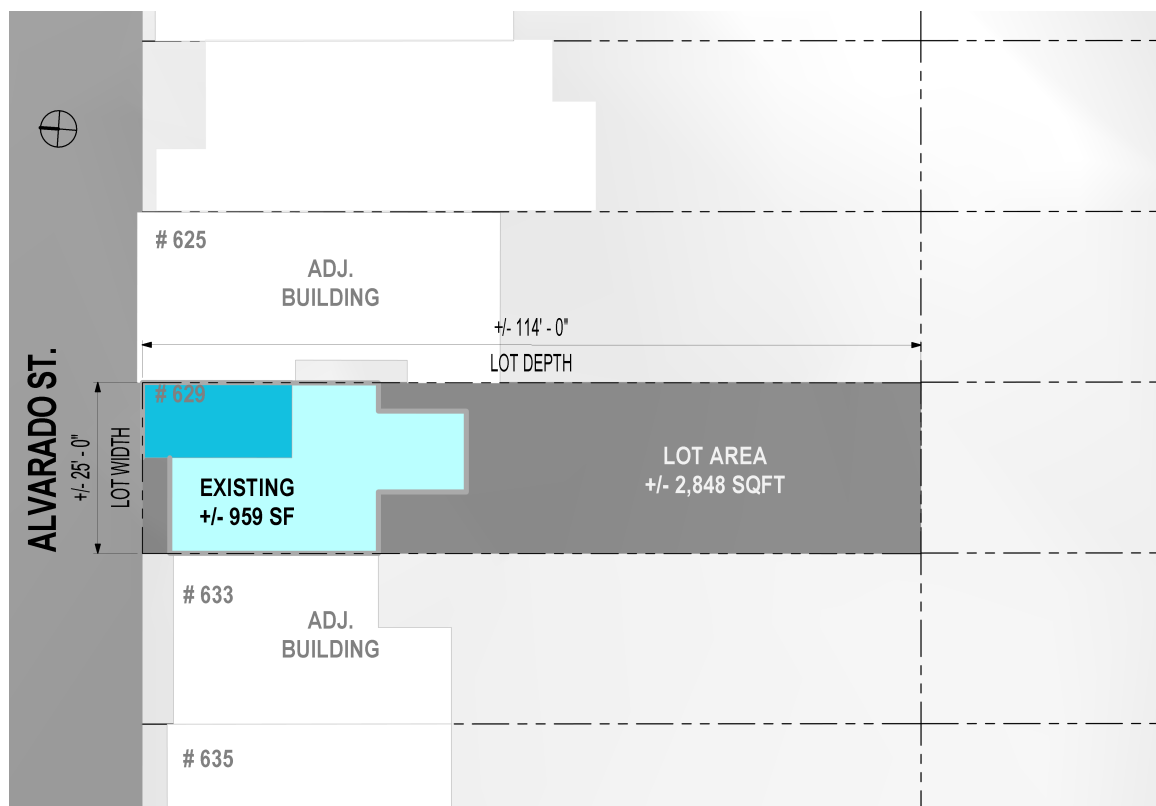
Total Area* +/- 959 sqft

Finished Area +/- 717 sqft

Unfinished Area +/- 0 sqft

Attached ADU Area +/- 0 sqft

Garage Area +/- 242 sqft



Legend

property line	- - - - -	EXISTING finished structure	subject lot
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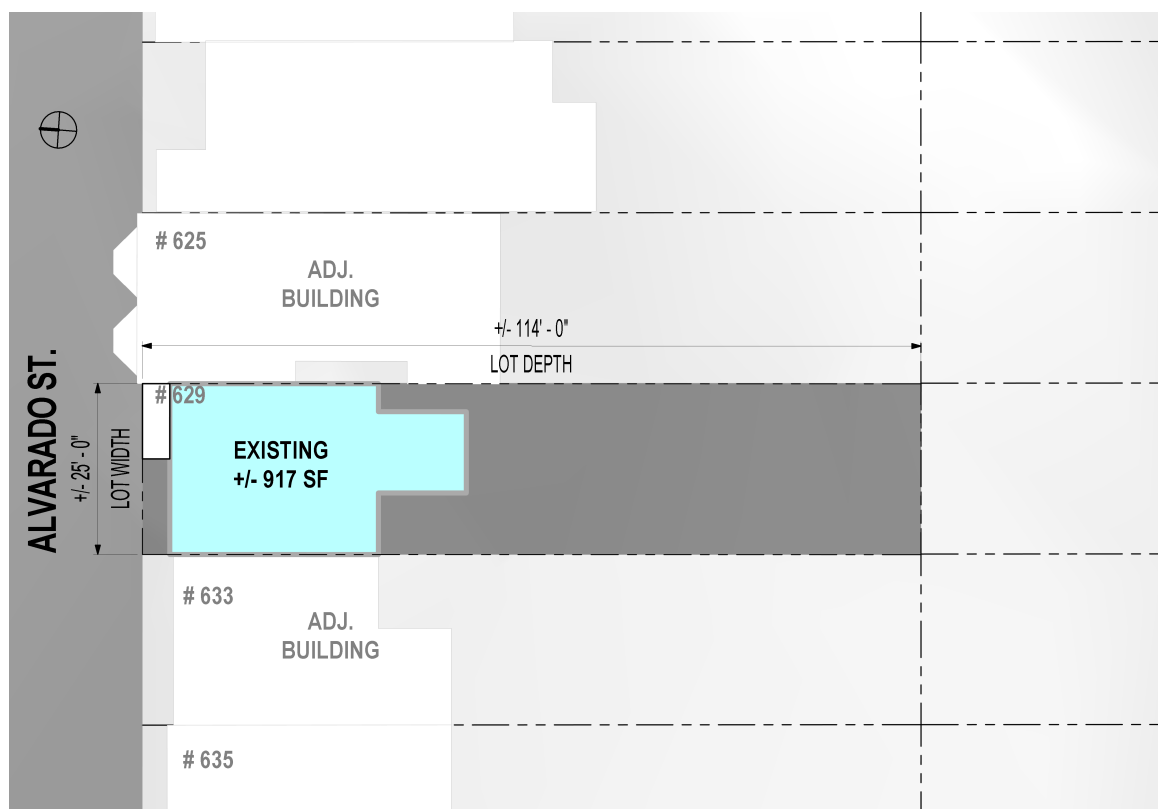
Existing Plan Views - LEVEL 02

Total Area* +/- 917 sqft

Finished Area +/- 917 sqft

Unfinished Area +/- 0 sqft

Attached ADU Area +/- 0 sqft



Legend

property line	- - - - -	EXISTING finished structure	subject lot
PROPOSED (NEW) structure		EXISTING unfinished structure	adjacent structures

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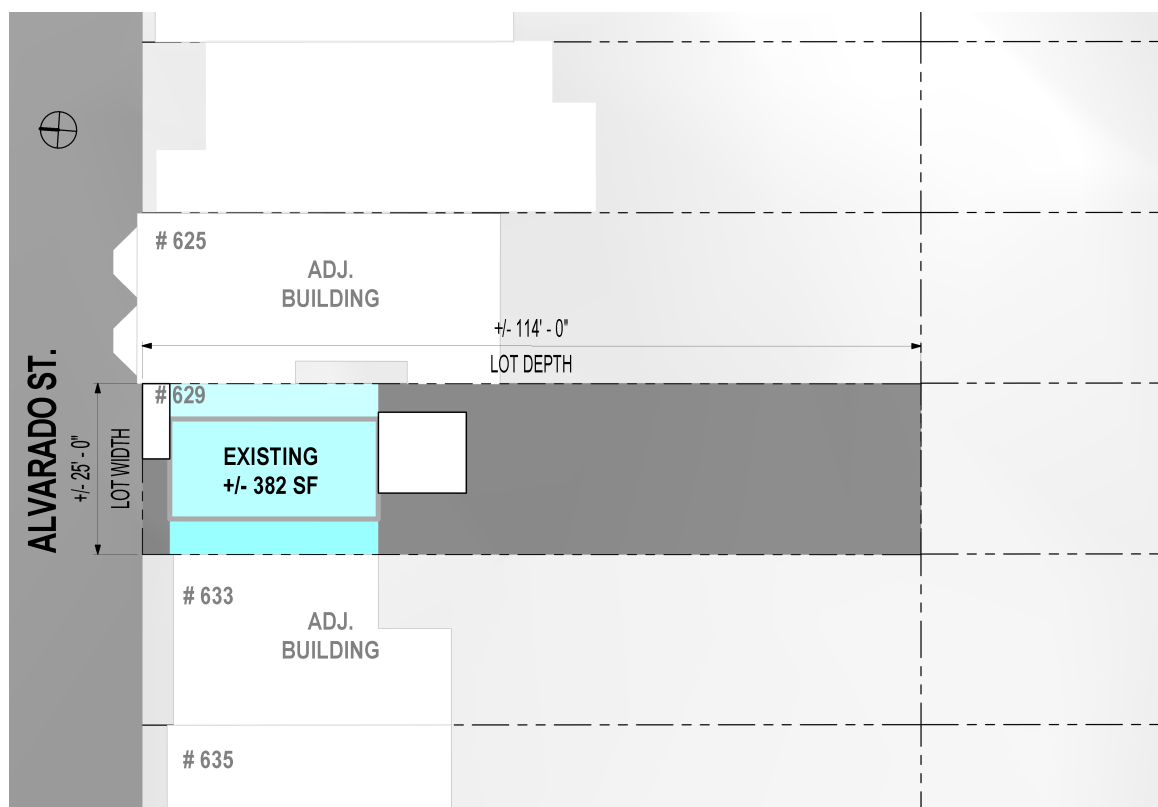
Existing Plan Views - LEVEL 03

Total Area* +/- 382 sqft

Finished Area +/- 382 sqft

Unfinished Area +/- 0 sqft

Attached ADU Area +/- 0 sqft



Legend

property line	---	EXISTING finished structure	subject lot
PROPOSED (NEW) structure		EXISTING unfinished structure	adjacent structures

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Proposed Building.

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Proposed Building Areas

Total Area +/- 4,468 sqft

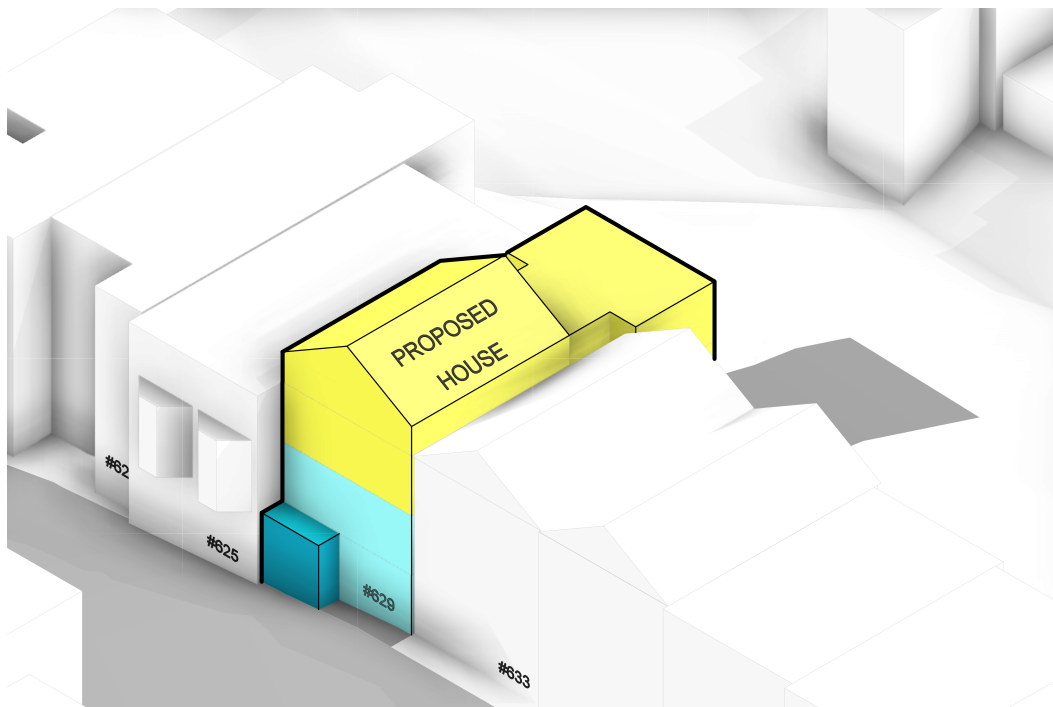
Finished Area +/- 4,226 sqft

Unfinished Area +/- 0 sqft

Detached ADU Area +/- 0 sqft

Garage Area +/- 242 sqft

Lot Size +/- 2,848 sqft



Legend

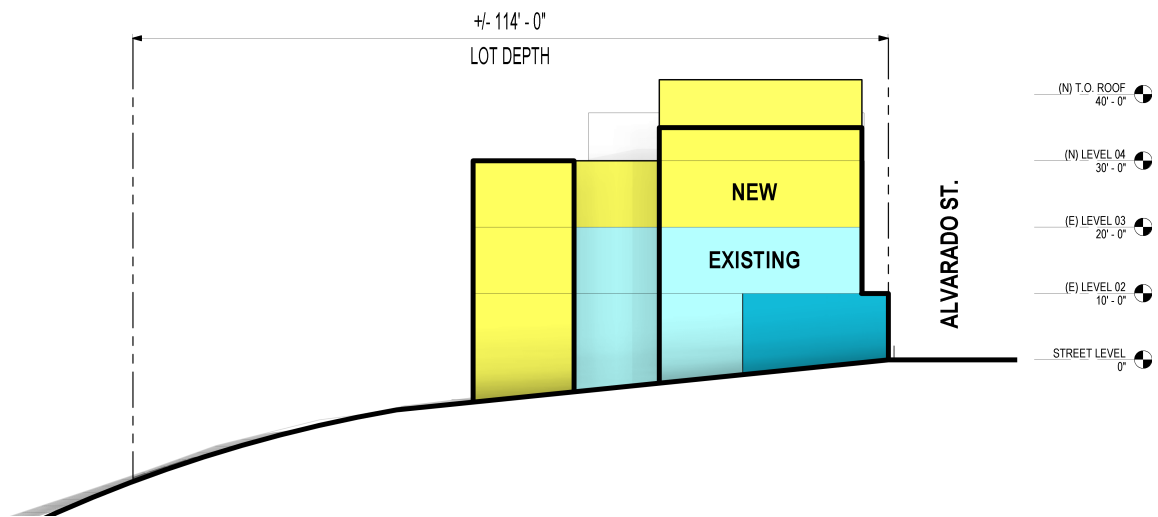
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Proposed Building Elevations

Front Elevation Height Varies



Legend

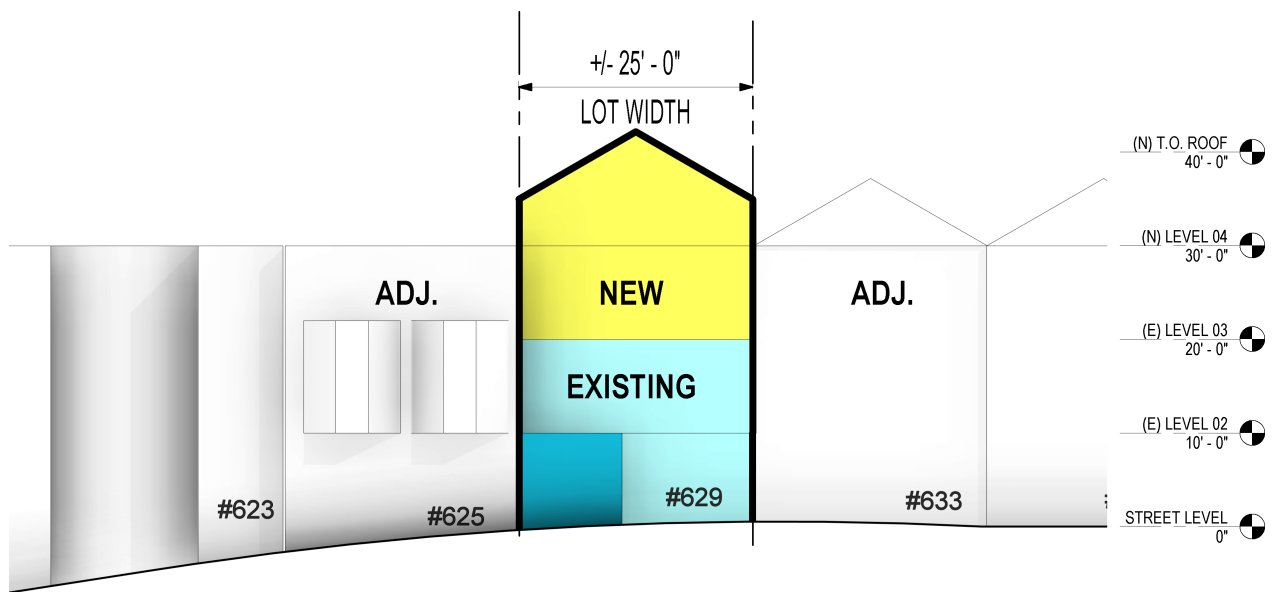
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Proposed Building Elevations

Side Elevation Height Varies



Legend

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Proposed Plan Views - STREET LEVEL

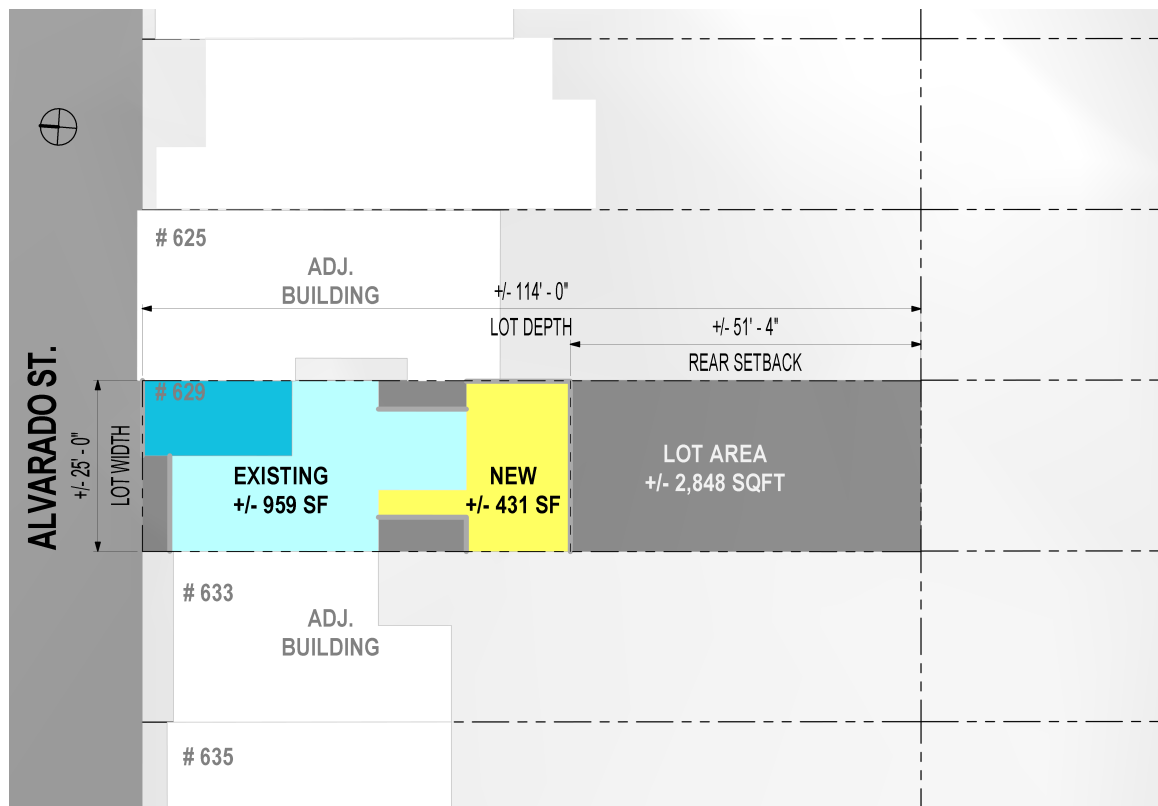
Total Area +/- 1,390 sqft

Finished Area +/- 1,148 sqft

Unfinished Area +/- 0 sqft

Detached ADU Area +/- 0 sqft

Garage Area +/- 242 sqft



Legend

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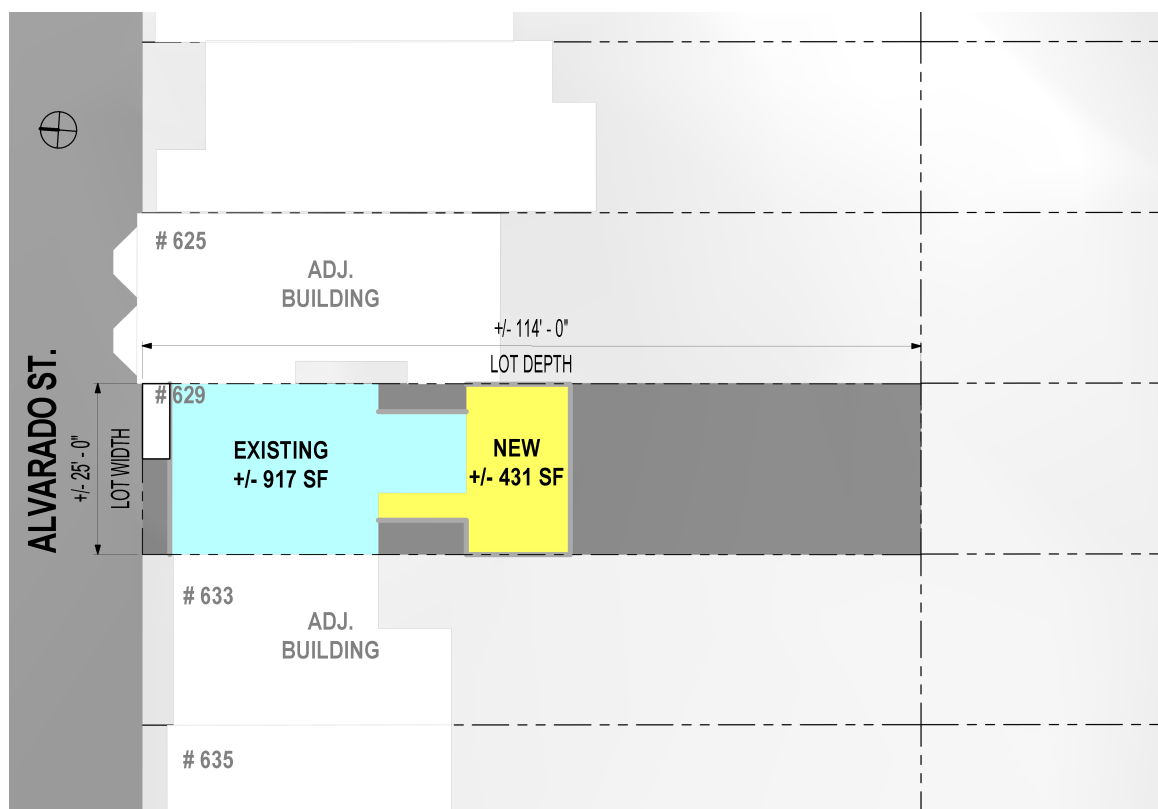
Proposed Plan Views - LEVEL 02

Total Area +/- 1,348 sqft

Finished Area +/- 1,348 sqft

Unfinished Area +/- 0 sqft

Detached ADU Area +/- 0 sqft



Legend

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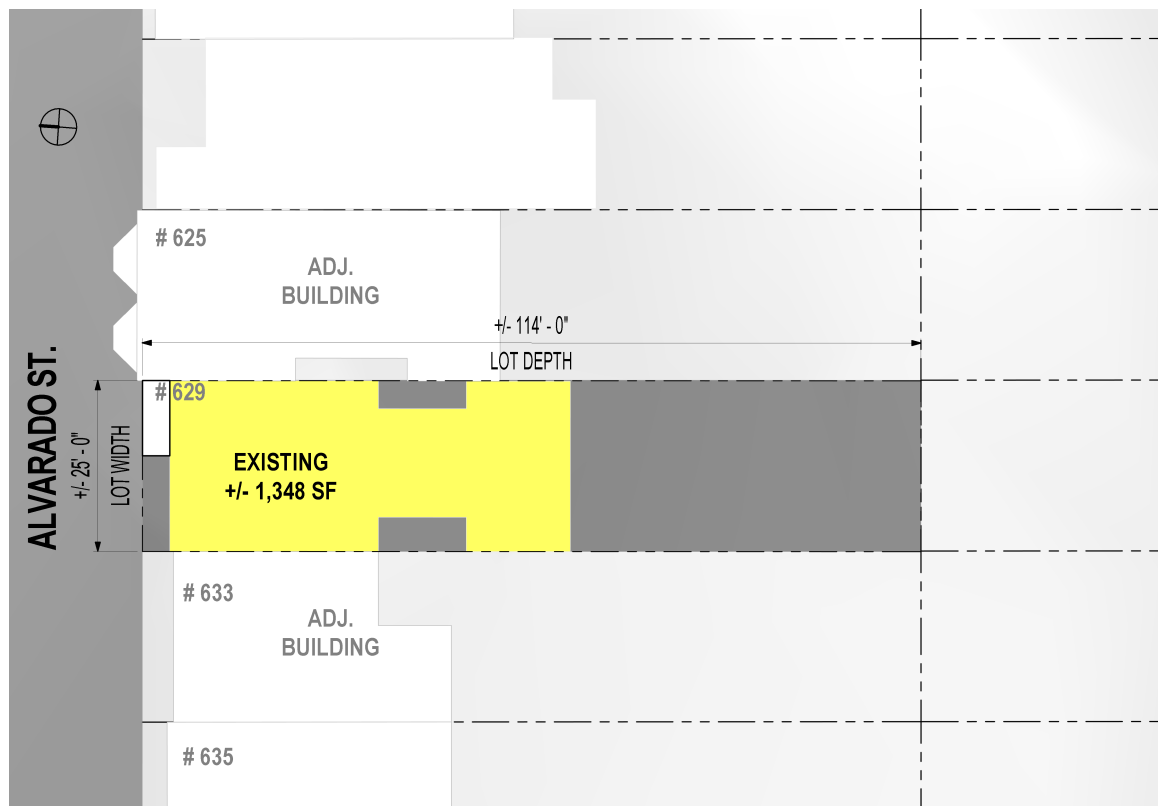
Proposed Plan Views - LEVEL 03

Total Area +/- 1,348 sqft

Finished Area +/- 1,348 sqft

Unfinished Area +/- 0 sqft

Attached ADU Area +/- 0 sqft



Legend

property line	- - - - -	EXISTING finished structure	subject lot
PROPOSED (NEW) structure		EXISTING unfinished structure	adjacent structures

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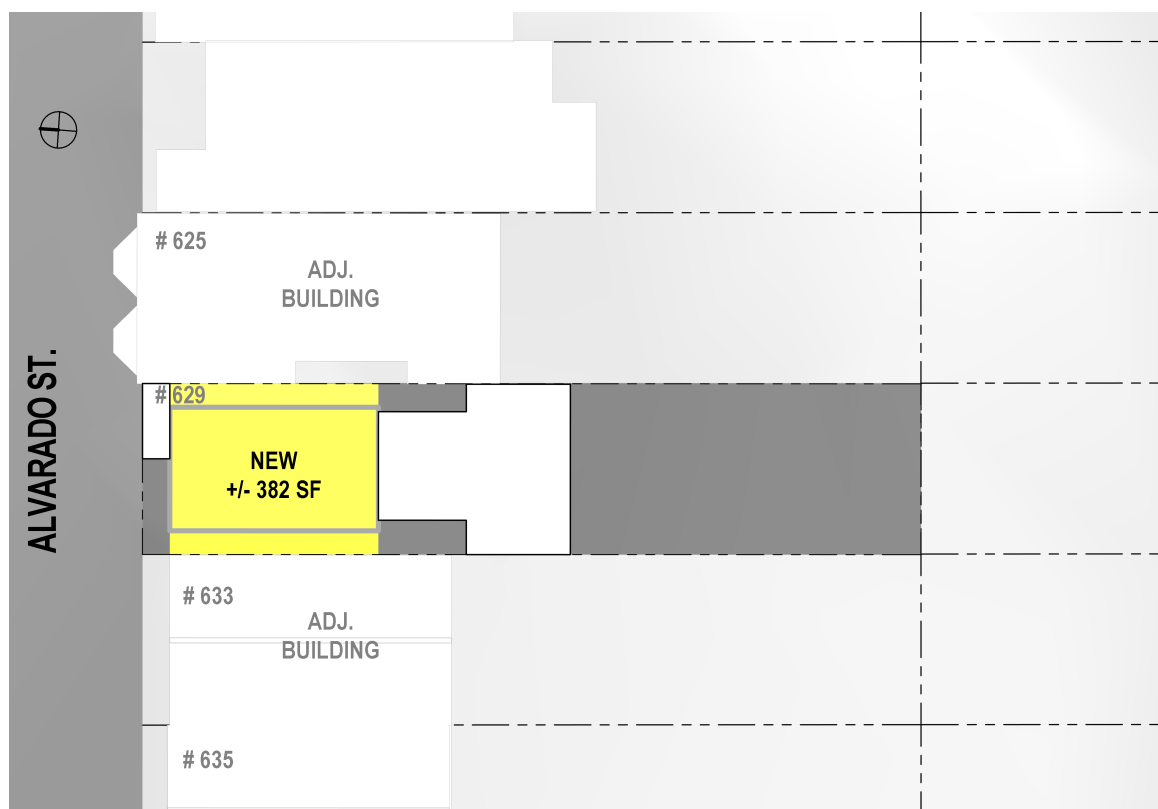
Proposed Plan Views - LEVEL 04

Total Area +/- 382 sqft

Finished Area +/- 382 sqft

Unfinished Area +/- 0 sqft

Detached ADU Area +/- 0 sqft



Legend

property line	---	EXISTING finished structure	subject lot
PROPOSED (NEW) structure		EXISTING unfinished structure	adjacent structures

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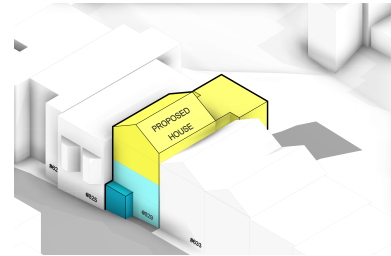
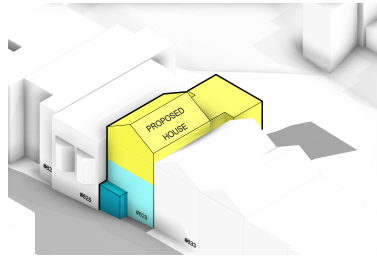
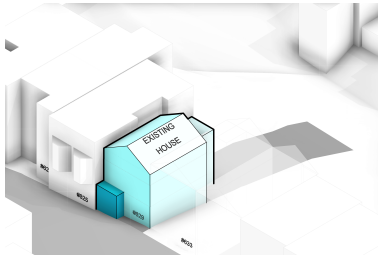
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Property Summary.

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Property Summary



Existing

Total Building Area:*

+/- 2,258 sqft

Use: Dwelling

Attached ADUs: 0

Levels: 3

Garage Spots: 1

Total Units: 1

Building Footprint:**

+/- 959 sqft

Shared Open Space:

+/- 1,889

Proposed

Total Building Area:

+/- 4,468 sqft

Use: Dwelling

Attached ADUs: 1

Levels: 4

Garage Spots: 1

Total Units: 2

Building Footprint:

+/- 1,632 sqft

Shared Open Space:

+/- 1,458

Summary

Additional Bldg. Area:

+ 2,210 sqft

Dwelling

+1 ADU(s)

+1.0 level(s)

No change

+1 Units

Additional Bldg. Footprint:

+673 sqft

Shared Open Space:

-431 sqft

Legend

property line - - - - -

PROPOSED (NEW) structure

EXISTING finished structure

EXISTING unfinished structure

subject lot

adjacent structures

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* Existing and Proposed Total Building Area includes ALL the spaces within the building, measured from the outside face of the exterior walls. See diagrams at CityStructure.com

** Existing and Proposed Finished-Unfinished Interior Areas are calculated based on Assessor's office data. It must be verified on field for accurate information about their size.

Building Height is the size measured from the ground to the top of the upper level (not the top of the roof or parapet)

Appendix

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Appendix



Accessory Dwelling Units

May be eligible for having an accessory dwelling unit(s) For more details, refer to [FAQs](#).



Area Specific Design guidelines

Design restrictions for the facade and massing of the building may apply. may increase costs. con-tact an architectural professional for guidance. For more details, refer to [FAQs](#).



Standards for Window Replacement

These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Window design may be limited based on the Historical Preservation category. May increase costs. For more details, refer to [FAQs](#).



Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit. For more details, refer to

[FAQs](#).



Commission Guide for Formula Retail

Applicable only for retail use For more details, refer to [FAQs](#).



Guide to the San Francisco Green Landscaping Ordinance

It helps San Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance. For more details, refer to [FAQs](#).



Guidelines for Adding Garages and Curb Cuts

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building. For more details, refer to [FAQs](#).



Guidelines for Ground Floor Residential Design

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets. For more details, refer to [FAQs](#).



Better Streets Plan

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces. For more details, refer to [FAQs](#).



Ground Water Guidelines

There are seven (7) distinct groundwater basins in the City and County of San Francisco. The San Francisco Public Utilities Commission identified the existing and potential uses of some of these aquifers, including but not limited to supply of water for domestic purposes in San Francisco. The purpose of this Article is to protect the health, safety and general welfare of the People of the City and County of San Francisco by ensuring that local groundwater resources designated for beneficial uses will not be polluted or contaminated. Any person proposing to construct, modify, operate and/or maintain a well or soil boring shall file with the Department a completed written application on forms approved by the Department and submit the appropriate application fees thirty (30) days prior to the proposed commencement of such activities. For more details, refer to [FAQs](#).



Standards for Storefront Transparency

These standards promote a transparent storefront that welcomes customers inside with products and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the store and the entire neighborhood. For more details, refer to [FAQs](#).

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