

# Permit history report

Block 0010 lot 001 (APN 0010-001) · Beach St, Russian Hill, San Francisco

Prepared October 29, 2026 · 3r-report.pages.dev · SAMPLE

This is not the official Report of Residential Building Record (3R). A seller of a residential building still has to order the 3R from DBI and deliver it before closing (Housing Code §351). This report reads the City's open data.

## 1. At a glance

|                                               |                            |
|-----------------------------------------------|----------------------------|
| Building permits on record                    | 193                        |
| Declared cost of permitted work               | \$7,938,197                |
| Use written on the latest permit              | Food/Beverage Hndlng       |
| Use on the Assessor roll                      | Commercial Retail          |
| Electrical / plumbing permits (not in the 3R) | 49 / 51                    |
| DBI complaints                                | 16                         |
| Notices of violation                          | 8 · work without permit: 1 |
| Soft-story retrofit program                   | not on the program list    |

## 2. Money in dollars

|                                            |                                                                                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assessed value 2025                        | \$26,366,648 (land \$15,819,989, improvements \$10,546,659)                                                                                                 |
| Median, Commercial Retail in Russian Hill  | \$973,491                                                                                                                                                   |
| Median, Commercial Retail in San Francisco | \$1,000,447                                                                                                                                                 |
| Estimated secured property tax 2025-26     | \$311,834 — assessed value × 1.18268325% (combined rate, Board of Supervisors Resolution 447-25), before exemptions, special assessments and direct charges |
| Last change of ownership (month)           | 2011-05                                                                                                                                                     |
| Why it matters                             | Under Proposition 13 the assessed value is reset at the sale price; a buyer's tax follows the price paid, not this value.                                   |

## 3. Building and land (Assessor roll 2025)

|                      |                          |
|----------------------|--------------------------|
| Class                | Shopping Center          |
| Year built           | 1907                     |
| Stories              | 3                        |
| Bedrooms / bathrooms | — / —                    |
| Building area        | 133,675 sq ft            |
| Lot area             | 66,124 sq ft             |
| Zoning               | C-2 — Community business |
| Supervisor district  | 3                        |

## 4. Building permits (193)

| Filed | Permit · type · work | Status | Use before → after | Cost |
|-------|----------------------|--------|--------------------|------|
|-------|----------------------|--------|--------------------|------|

|            |                                                                                                                                                                                    |                                     |                               |           |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------|-----------|
| 2022-08-24 | 202208241202 · <b>otc alterations permit</b><br>change of use from limited restaurant to restaurant use: no layout change                                                          | filed                               | Food/Beverage Hndlng (0)      | \$1       |
| 2021-11-30 | 202111303316 · <b>otc alterations permit</b><br>this project is restrooms accessible upgrades and barrier removal.                                                                 | complete<br>completed<br>2022-05-11 | Food/Beverage Hndlng          | \$75,000  |
| 2020-12-30 | 202012301933 · <b>sign - erect</b><br>sign c,d - 3' x 6' sign                                                                                                                      | cancelled                           | Office                        | —         |
| 2020-12-30 | 202012301931 · <b>sign - erect</b><br>sign b - 24' x 3' academy of arts university sign                                                                                            | cancelled                           | Office                        | \$10,008  |
| 2020-12-30 | 202012301930 · <b>wall or painted sign</b><br>sign e - copy change to existing d/f sign                                                                                            | cancelled                           |                               | \$1,000   |
| 2020-08-22 | 202008222363 · <b>additions alterations or repairs</b><br>priority process - case number 2008.0586, change the above ground level uses from general office use to post-secondar... | filed                               | Retail Sales (0) → School (0) | \$15,000  |
| 2019-01-11 | 201901110226 · <b>sign - erect</b><br>non electric projecting sign (v boutique)                                                                                                    | issued                              | Retail Sales (0)              | \$575     |
| 2018-07-10 | M947827 · <b>otc alterations permit</b><br>street space and sidewalk repair                                                                                                        | issued                              |                               | \$1       |
| 2018-04-17 | 201804176548 · <b>otc alterations permit</b><br>replace extg chiller with new air-cooled chiller to provided specifications. start up and test for normal operation.               | issued                              | Retail Sales (0)              | \$98,000  |
| 2017-11-03 | M851727 · <b>otc alterations permit</b><br>street space w/mta                                                                                                                      | issued                              |                               | \$1       |
| 2017-06-06 | M793608 · <b>otc alterations permit</b><br>street space                                                                                                                            | issued                              |                               | \$1       |
| 2017-01-26 | M756289 · <b>otc alterations permit</b><br>street space and mta permits                                                                                                            | issued                              |                               | \$1       |
| 2016-11-29 | M742028 · <b>otc alterations permit</b><br>street space w/mta                                                                                                                      | issued                              |                               | \$1       |
| 2016-10-12 | 201610120111 · <b>additions alterations or repairs</b><br>as part of 1st fl tenant improvement, 3 ductdetectors w/ internal relays to shutdown associated supply fans will be p... | withdrawn                           | Office (0)                    | \$2,000   |
| 2016-07-21 | 201607212932 · <b>additions alterations or repairs</b><br>first floor t.i to include non structural partitions, new restrooms, and finish upgrades. mep included. no exterior w... | filed                               | Office                        | \$165,540 |
| 2015-01-09 | M549107 · <b>otc alterations permit</b><br>street space & sidewalk permit                                                                                                          | issued                              |                               | \$1       |
| 2014-10-24 | 201410249890 · <b>sign - erect</b><br>install one 2 sided non reflective aluminum sign @ 11' above ground floor, anchor @ existing mortor joints. n/a ordin...                     | issued                              | Retail Sales (0)              | \$1,000   |
| 2014-09-25 | 201409257330 · <b>otc alterations permit</b><br>revision to a sign permit 201407242033; changing from cloth sign to dibond sign; maher n/a                                         | issued                              | Retail Sales (0)              | \$100     |
| 2014-07-24 | 201407242033 · <b>sign - erect</b><br>erect non electric double faced projecting wall sign "bike the golden gate, san francisco bicycle rentals". n/a ordin...                     | issued                              | Retail Sales (0)              | \$1,000   |

|            |                                                                                                                                                                                    |                                     |                                         |           |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------|-----------|
| 2013-12-17 | 201312174404 · <b>otc alterations permit</b><br>install new 6" backflow preventer at ground floor.                                                                                 | issued                              | Office (0)                              | \$7,000   |
| 2013-12-04 | 201312043366 · <b>additions alterations or repairs</b><br>new notifier nfs 2-640 intelligent, addressable fire alarm system w/udct communicator for off site monitoring. a new ... | complete<br>completed<br>2014-11-24 | Office (0)                              | \$250,000 |
| 2013-06-10 | 201306109029 · <b>otc alterations permit</b><br>fire sprinkler permit. install a new 8" backflow preventer on the ground floor. in service coorider, interior only.                | complete<br>completed<br>2013-11-19 | Office                                  | \$5,000   |
| 2013-02-11 | M370747 · <b>otc alterations permit</b><br>street space permit                                                                                                                     | issued                              |                                         | \$1       |
| 2012-11-13 | 201211134023 · <b>additions alterations or repairs</b><br>this permit is to add post-secondary educational institution use to existing office and retail.                          | filed                               | Prkng Garage/Public (0) →<br>School (0) | \$50,000  |
| 2011-09-15 | M279669 · <b>otc alterations permit</b><br>street space and sidewalk repair                                                                                                        | issued                              |                                         | \$1       |
| 2011-05-24 | 201105246677 · <b>additions alterations or repairs</b><br>fire alarm upgrade in all occupancy areas. sprinkler monitoring and fire alarm throughout.                               | withdrawn                           | Office (0)                              | \$234,000 |
| 2010-10-05 | 201010052352 · <b>additions alterations or repairs</b><br>modify existing window openings in existing wall by widening them 4'7" to create a door. brickwork to match existing ... | expired                             | Retail Sales (0)                        | \$50,000  |
| 2010-09-16 | M220989 · <b>otc alterations permit</b><br>street space permit                                                                                                                     | issued                              |                                         | \$1       |
| 2010-08-16 | M216026 · <b>otc alterations permit</b><br>street space and mta parking                                                                                                            | issued                              |                                         | \$1       |
| 2010-08-10 | 201008108450 · <b>otc alterations permit</b><br>add 5 new fire sprinklers, relocate 3, and add 1 upright fire sprinkler. tenant improvement in suite #1011                         | issued                              | Food/Beverage Hndlng (0)                | \$2,700   |
| 2010-07-29 | 201007297705 · <b>otc alterations permit</b><br>fire sprinkler tenant improvment at 3rd floor. 10 heads, 3 add, 7 relocate                                                         | complete<br>completed<br>2010-08-26 | Office (0)                              | \$3,600   |
| 2010-07-28 | 201007287663 · <b>sign - erect</b><br>to erect electric, wall, projecting double faced sign 35" x 36".                                                                             | expired                             | Food/Beverage Hndlng                    | \$2,000   |
| 2010-07-28 | 201007287662 · <b>sign - erect</b><br>to erect electric, wall, single faced sign.                                                                                                  | expired                             | Food/Beverage Hndlng (0)                | \$3,863   |
| 2010-07-28 | 201007287660 · <b>sign - erect</b><br>to erect electric, wall, single faced sign.                                                                                                  | expired                             | Food/Beverage Hndlng (0)                | \$3,863   |
| 2010-07-15 | M211431 · <b>otc alterations permit</b><br>street space                                                                                                                            | issued                              |                                         | \$1       |
| 2010-07-06 | 201007065963 · <b>otc alterations permit</b><br>revision to pa# 2010.06.04.3882. to revise exterior door at north wall of mercantile- storage stock and shipping area...           | complete<br>completed<br>2011-03-28 | Retail Sales (0)                        | \$800     |
| 2010-07-06 | 201007065942 · <b>otc alterations permit</b><br>demo non-structural partitions; demo ceiling grid; minor electrical and communications demo. non-structural partition...           | complete<br>completed<br>2010-08-26 | Office (0)                              | \$40,000  |
| 2010-06-15 | M206786 · <b>otc alterations permit</b><br>street space and mta parking                                                                                                            | issued                              |                                         | \$1       |

|            |                                                                                                                                                                          |                                     |                          |           |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-----------|
| 2010-06-04 | 201006043882 · <b>otc alterations permit</b><br>construct demising wall to divide 1 tenant space into 2. separate lighting, power,hvac                                   | complete<br>completed<br>2011-03-28 | Retail Sales (0)         | \$30,000  |
| 2010-05-10 | M201326 · <b>otc alterations permit</b><br>street space and mta                                                                                                          | issued                              |                          | \$1       |
| 2010-01-05 | 201001054221 · <b>otc alterations permit</b><br>kitchen food facilities. new service countertop. new bath room. new electrical and plumbing                              | issued                              | Food/Beverage Hndlng (0) | \$180,000 |
| 2010-01-05 | 201001054221 · <b>otc alterations permit</b><br>kitchen food facilities. new service countertop. new bath room. new electrical and plumbing                              | issued                              | Food/Beverage Hndlng (0) | \$180,000 |
| 2009-11-19 | 200911191722 · <b>otc alterations permit</b><br>no new work - occupancy upgrade only per fire inspector from 299-399. reference pa #200907243409.(occupant load was a... | issued                              | Food/Beverage Hndlng (0) | \$1       |
| 2009-10-09 | 200910098731 · <b>otc alterations permit</b><br>2nd floor. interior demo of existing retail per ab 17.                                                                   | complete<br>completed<br>2010-01-20 | Retail Sales (0)         | \$80,000  |
| 2009-09-28 | 200909287761 · <b>otc alterations permit</b><br>1st floor-fire alarm addition to (e) tenant space-dirty martini (bar/lounge)-install 1 remote power supply, 1 ceiling... | complete<br>completed<br>2009-11-19 | Food/Beverage Hndlng (0) | \$5,900   |
| 2009-09-02 | 200909026065 · <b>otc alterations permit</b><br>add 30 fire sprinklers to existing system                                                                                | complete<br>completed<br>2009-11-19 | Food/Beverage Hndlng (0) | \$7,000   |
| 2009-08-07 | M175826 · <b>otc alterations permit</b><br>street space permit only.                                                                                                     | issued                              |                          | \$1       |
| 2009-07-24 | 200907243409 · <b>otc alterations permit</b><br>interior remodel of existing bar/nightclub. remove ramps, install accessible lift, raise floor. add accessible bathro... | complete<br>completed<br>2009-11-19 | Food/Beverage Hndlng (0) | \$215,000 |
| 2009-06-08 | 200906089939 · <b>otc alterations permit</b><br>3rd floor unoccupied multi-tenant floor to have demo of partitions, small area of ceiling grid, minor electrical loca... | complete<br>completed<br>2009-07-30 | Office (0)               | \$43,000  |
| 2009-03-18 | M156284 · <b>otc alterations permit</b><br>street space & sidewalk permit only.                                                                                          | issued                              |                          | \$1       |
| 2007-11-13 | 200711137895 · <b>otc alterations permit</b><br>1st and 2nd floor: revision to appl #200710115094 to add two horn/strobes, and connect duct detectors                    | expired                             | Retail Sales (0)         | \$300     |
| 2007-10-26 | 200710266618 · <b>additions alterations or repairs</b><br>#j-32- fire dept. review for occupant load verification, no alterations.                                       | expired                             | Food/Beverage Hndlng (0) | \$1       |
| 2007-10-11 | 200710115094 · <b>otc alterations permit</b><br>fire alarm addition: install 9 horn-strobes, 1 strobe, 4 pull stations / steve&barry's store                             | expired                             | (0)                      | \$12,378  |
| 2007-10-10 | 200710104952 · <b>otc alterations permit</b><br>install end of branch line restraints in areas of renovation. remove 11 ex. pendent sprinklers on 1st floor              | expired                             | Retail Sales (0)         | \$4,000   |
| 2007-09-27 | 200709273906 · <b>otc alterations permit</b><br>ti for retail space, work includes partitions, fixtures, finishes, fitting rooms, lighting & mechanical, signage & fi... | issued                              | Retail Sales (0)         | \$415,000 |

|            |                                                                                                                                                                          |                                     |                          |           |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-----------|
| 2007-06-01 | 200706012748 · <b>otc alterations permit</b><br>demolish (e) kiosk down to paving at cannery. kiosk is not actually attached to building.                                | expired                             | Food/Beverage Hndlng (0) | \$15,000  |
| 2007-06-01 | 200706012733 · <b>otc alterations permit</b><br>to renew pa#200510316989 for final inspection.                                                                           | expired                             | Retail Sales (0)         | \$1       |
| 2005-10-31 | 200510316989 · <b>otc alterations permit</b><br>relocate (e) control panel about 10'-0" to new location from demolished wall. install new fire protection devices & m... | expired                             | Retail Sales (0)         | \$2,777   |
| 2005-09-15 | 200509152981 · <b>otc alterations permit</b><br>revision to pa# 2005/04/27/1031. to provide additional detail per district inspector's directions.                       | expired                             | Retail Sales (0)         | \$1,500   |
| 2005-08-18 | 200508180701 · <b>otc alterations permit</b><br>install hood duct fire suppression systems                                                                               | expired                             | Retail Sales (0)         | \$3,500   |
| 2005-08-08 | 200508089744 · <b>otc alterations permit</b><br>electrical/mechanical work for grocery store,architectural/health issued under appl#200507268630                         | expired                             | Retail Sales (0)         | \$50,000  |
| 2005-08-01 | 200508019059 · <b>otc alterations permit</b><br>fire sprinkler t.i. at leavenworth street. (oakville grocery) 10 relocate, 1 add.                                        | expired                             | Retail Sales (0)         | \$12,785  |
| 2005-07-26 | 200507268630 · <b>otc alterations permit</b><br>interior renov retail space for grocery store.incl drywall, elec,plum&mech (mep to be sep permit).                       | expired                             | Retail Sales (0)         | \$250,000 |
| 2005-06-22 | M33082 · <b>otc alterations permit</b><br>streetspace                                                                                                                    | issued                              |                          | —         |
| 2005-04-27 | 200504271031 · <b>otc alterations permit</b><br>demising walls, service hallway and hc restroom                                                                          | complete<br>completed<br>2005-09-26 | Retail Sales (0)         | \$50,000  |
| 2004-09-27 | 200409275302 · <b>otc alterations permit</b><br>teneant improvements: fire spkrss - 20 hds on 3rd fl                                                                     | expired                             | Office (0)               | \$2,000   |
| 2004-05-05 | 200405053094 · <b>otc alterations permit</b><br>fire suppression system insallation                                                                                      | expired                             | Food/Beverage Hndlng (0) | \$2,100   |
| 2004-05-03 | 200405032847 · <b>otc alterations permit</b><br>revision to pa 200402095938                                                                                              | expired                             | Office (0)               | \$5,000   |
| 2004-02-09 | 200402095938 · <b>additions alterations or repairs</b><br>t.i. incl entrance drs,retractable wind screen proj&toilet rm accessibility upgrade.                           | expired                             | Food/Beverage Hndlng (0) | \$30,000  |
| 2003-11-26 | 200311261197 · <b>otc alterations permit</b><br>replace worn&uneaven asphalt paving w/granite&concrete paving.lighting wk under sep permit.                              | expired                             | Food/Beverage Hndlng (0) | \$90,000  |
| 2003-05-16 | 200305164869 · <b>wall or painted sign</b><br>non structural sign                                                                                                        | complete<br>completed<br>2003-06-20 |                          | \$2,600   |
| 2003-05-16 | 200305164865 · <b>sign - erect</b><br>fabricate and install 1 singlefaced neon sign clear plastic mounted background behind glass window                                 | complete<br>completed<br>2003-06-20 | Food/Beverage Hndlng (0) | \$1,280   |
| 2003-05-16 | 200305164859 · <b>wall or painted sign</b><br>non structural sign - repalce (e) existing banners with new banners and copies banners are projected                       | complete<br>completed<br>2003-06-20 |                          | \$320     |

|            |                                                                                                                                                            |                                     |                                                |           |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------|-----------|
| 2003-03-31 | 200303311066 · <b>additions alterations or repairs</b><br>oti-2 3rd fl-el, me, sp                                                                          | complete<br>completed<br>2003-06-27 | Office (0)                                     | \$70,000  |
| 2003-02-19 | 200302197753 · <b>additions alterations or repairs</b><br>oti-1 3rd floor, el, me, sp                                                                      | complete<br>completed<br>2003-06-27 | Office (0)                                     | \$240,000 |
| 2002-11-06 | M22154 · <b>otc alterations permit</b><br>street space                                                                                                     | issued                              |                                                | —         |
| 2002-03-19 | 200203191786 · <b>sign - erect</b><br>erect sign for electric, wall single faced                                                                           | complete<br>completed<br>2002-06-18 | Retail Sales (0)                               | \$6,000   |
| 2002-02-05 | 200202058548 · <b>otc alterations permit</b><br>install a partition wall in the ground level west-north corner/north bldg (ada fully complied per p/       | complete<br>completed<br>2002-03-08 | Retail Sales (0) → Office (0)                  | \$2,000   |
| 2002-01-17 | 200201177229 · <b>otc alterations permit</b><br>remove cabinet & counter & hood.                                                                           | expired                             | Retail Sales (0)                               | \$4,000   |
| 2001-10-25 | M17495 · <b>otc alterations permit</b><br>sidewalk                                                                                                         | expired                             |                                                | —         |
| 2001-09-24 | 200109249069 · <b>otc alterations permit</b><br>interior tenant improvement to 1st flr shop                                                                | complete<br>completed<br>2001-12-21 | Retail Sales (0) →<br>Food/Beverage Hndlng (0) | \$12,000  |
| 2001-08-30 | M17102 · <b>otc alterations permit</b><br>street space                                                                                                     | expired                             |                                                | \$6,000   |
| 2001-08-23 | 200108236759 · <b>otc alterations permit</b><br>build partition wall, connect (n)sink and install (n) tile fl.                                             | expired                             | Food/Beverage Hndlng (0)                       | \$4,500   |
| 2001-08-22 | 200108226569 · <b>additions alterations or repairs</b><br>clarification of path of travel and elevator for handicap compliance                             | expired                             | Office (0)                                     | \$1       |
| 2001-06-21 | 200106212066 · <b>otc alterations permit</b><br>install:curved pvc wall at reception & suspended ceiling banners                                           | complete<br>completed<br>2001-08-22 | Office (0)                                     | \$10,000  |
| 2001-04-05 | 200104056108 · <b>additions alterations or repairs</b><br>oti-2, 3rd flr, me                                                                               | complete<br>completed<br>2001-08-22 | Office (0)                                     | \$585,000 |
| 2001-04-05 | 200104056105 · <b>additions alterations or repairs</b><br>oti-1, 3rd floor,el,me,sp                                                                        | complete<br>completed<br>2001-09-06 | Office (0)                                     | \$922,650 |
| 2001-03-29 | 200103295529 · <b>otc alterations permit</b><br>add 90 new pendants & 32 new uprights on 3rd flr office area                                               | complete<br>completed<br>2001-08-22 | Office (0)                                     | \$29,870  |
| 2001-03-28 | M15792 · <b>otc alterations permit</b><br>street space permit                                                                                              | expired                             |                                                | \$1,800   |
| 2000-11-17 | 200011176066 · <b>additions alterations or repairs</b><br>add 20 new pendants to restrms and office, add 83 uprights at canopy and snell                   | expired                             | Retail Sales (0)                               | \$14,970  |
| 2000-06-08 | 200006082069 · <b>additions alterations or repairs</b><br>3/f demo most interior partitions add 2 new restrm cores infill open to above root area new roof | expired                             | Retail Sales (0) → Office (0)                  | \$250,000 |

|            |                                                                                                                   |                                     |                                          |           |
|------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------|-----------|
| 2000-04-24 | 200004248030 · <b>otc alterations permit</b><br>alteration permit/ soft demo                                      | expired                             | Food/Beverage Hndlng (0)                 | \$260,000 |
| 1999-03-02 | 9903945 · <b>additions alterations or repairs</b><br>dup-oti lost, oti-ii-2nd floor,oti-iii-fire sprinklers       | complete<br>completed<br>1999-08-04 | Office (0)                               | \$3,500   |
| 1999-01-05 | 9900155 · <b>additions alterations or repairs</b><br>oti-2 el me ls sp 2nd floor                                  | expired                             | Office (0)                               | \$60,000  |
| 1998-11-19 | 9823942 · <b>additions alterations or repairs</b><br>oti-1 2flr                                                   | complete<br>completed<br>1999-08-04 | Office (0)                               | \$210,000 |
| 1998-10-23 | 9821735 · <b>otc alterations permit</b><br>interior demolition (non structural)                                   | complete<br>completed<br>1999-01-19 | Office (0)                               | \$15,000  |
| 1998-06-19 | 9811463 · <b>otc alterations permit</b><br>remove existing chilers and replace with smaller chillers              | expired                             | Food/Beverage Hndlng (0)                 | \$10,000  |
| 1997-12-17 | 9725262 · <b>additions alterations or repairs</b><br>new bakery/cafe @cannery shopping center,no exterior work    | complete<br>completed<br>1998-06-10 | Food/Beverage Hndlng (0)                 | \$15,000  |
| 1997-03-17 | 9704908 · <b>otc alterations permit</b><br>revision to appl #9404952 "as built"                                   | complete<br>completed<br>1997-03-20 | Food/Beverage Hndlng (0)                 | \$1       |
| 1997-03-10 | 9704379 · <b>otc alterations permit</b><br>revise work to pa9621538                                               | expired                             | Food/Beverage Hndlng (0)                 | \$1       |
| 1997-03-04 | 9703921 · <b>otc alterations permit</b><br>sprinkler system modification - ref 9624444                            | expired                             | Food/Beverage Hndlng (1)<br>→ Office (1) | \$3,500   |
| 1996-12-24 | 9624647 · <b>otc alterations permit</b><br>revision to 9602668                                                    | expired                             | Food/Beverage Hndlng (0)                 | \$1       |
| 1996-12-20 | 9624444 · <b>additions alterations or repairs</b><br>demo partitions, construct new office suite,modify hvac      | expired                             | Retail Sales (0)                         | \$195,000 |
| 1996-12-18 | 9624279 · <b>wall or painted sign</b><br>sign                                                                     | issued                              |                                          | —         |
| 1996-11-12 | 9621953 · <b>otc alterations permit</b><br>new fire sprinkler platforms                                           | expired                             | Food/Beverage Hndlng (0)                 | \$3,500   |
| 1996-11-06 | 9621538 · <b>additions alterations or repairs</b><br>correct work to addr n.o.v. #9200795,stairs,ramp,restrooms   | complete<br>completed<br>1997-08-18 | Food/Beverage Hndlng (0)                 | \$97,000  |
| 1996-05-01 | 9607532 · <b>otc alterations permit</b><br>non structural demolition i.e. finishes carpet casework                | expired                             | Food/Beverage Hndlng (0)                 | \$3,000   |
| 1996-02-16 | 9602668 · <b>additions alterations or repairs</b><br>demo---remov n/str elemnts,new prts,rmps,bar,strs,hvac,pl,el | expired                             | Retail Sales (0)                         | \$125,000 |
| 1996-01-26 | 9601406 · <b>additions alterations or repairs</b><br>rmvl of (e)soffit & counters at food service area            | expired                             | Food/Beverage Hndlng (0)                 | \$35,000  |
| 1995-03-16 | 9503690 · <b>otc alterations permit</b><br>renew application #9411408                                             | expired                             | Retail Sales (0)                         | \$70      |
| 1994-09-23 | 9415521 · <b>otc alterations permit</b><br>opening a hole in a portion wall non bearing wall                      | expired                             | Food/Beverage Hndlng (0)                 | \$2,500   |

|            |                                                                                                                   |                                     |                                            |           |
|------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------|-----------|
| 1994-07-18 | 9411408 · <b>otc alterations permit</b><br>install 2 door awning & steel frame.                                   | expired                             | Retail Sales (0)                           | \$1,760   |
| 1994-06-06 | 9407920 · <b>otc alterations permit</b><br>renew app #9304548                                                     | expired                             | Food/Beverage Hndlng (0)                   | \$70      |
| 1994-03-29 | 9404952 · <b>additions alterations or repairs</b><br>remove (e) const to provide larger dining area install bar   | complete<br>completed<br>1997-03-19 | Food/Beverage Hndlng (0)                   | \$60,000  |
| 1994-03-04 | 9403566 · <b>otc alterations permit</b><br>renew expired permit appn. 9219819                                     | expired                             | Office (0)                                 | \$450     |
| 1994-03-01 | 9403261 · <b>additions alterations or repairs</b><br>add r & c w/hot & chilled water corcs. connect to exist.pipe | expired                             | Amusement Center (0)                       | \$8,000   |
| 1994-02-28 | 9403040 · <b>additions alterations or repairs</b><br>install decorative neon displays inside bldg                 | expired                             | Retail Sales (0)                           | \$5,000   |
| 1994-02-02 | 9401306 · <b>sign - erect</b><br>sign change letters                                                              | expired                             | Retail Sales                               | \$2,500   |
| 1994-01-20 | 9400995 · <b>sign - erect</b><br>sign                                                                             | expired                             | Retail Sales                               | \$1,500   |
| 1993-12-31 | 9322711S · <b>additions alterations or repairs</b><br>tenant improvement, interior partitions & finishes, floors  | withdrawn                           | Retail Sales (0) →<br>Amusement Center (0) | \$150,000 |
| 1993-11-29 | 9320875 · <b>additions alterations or repairs</b><br>(e)stock rm/storage 1t 1st lvl to a sales area add new stair | expired                             | Retail Sales (0)                           | \$10,000  |
| 1993-11-15 | 9319525 · <b>additions alterations or repairs</b><br>tenant improvement on ground floor                           | expired                             | Amusement Center (0)                       | \$150,000 |
| 1993-03-19 | 9304548 · <b>additions alterations or repairs</b><br>drop window sill 2'/install new exit dr/eliminate access to  | expired                             | Theater (0)                                | \$5,500   |
| 1993-03-16 | 9304258 · <b>additions alterations or repairs</b><br>replace window with door no change in retail space           | expired                             | Retail Sales (0)                           | \$6,000   |
| 1992-11-13 | 9219819 · <b>additions alterations or repairs</b><br>remov rt to 2nd flr toilet rm-add signage-chg elev control   | expired                             | Retail Sales (0)                           | \$5,000   |
| 1992-10-05 | 9217088 · <b>additions alterations or repairs</b><br>new infill walls. repl/add lite fixt. new glass doors. etc.  | complete<br>completed<br>1993-01-28 | Food/Beverage Hndlng (0)                   | \$11,500  |
| 1990-10-16 | 9021243 · <b>additions alterations or repairs</b><br>re-piple existing pipe schedule sprinklr system to new one   | complete<br>completed<br>1990-12-14 | Food/Beverage Hndlng (0)                   | \$4,700   |
| 1990-09-06 | 9017848 · <b>additions alterations or repairs</b><br>const. partition wall (metal studs & sheetrock)              | expired                             | Theater (0)                                | \$2,500   |
| 1990-08-22 | 9016674 · <b>additions alterations or repairs</b><br>remodel (e) restaurant per plans                             | complete<br>completed<br>1990-12-14 | Food/Beverage Hndlng (0)                   | \$90,000  |
| 1990-07-26 | 9014726 · <b>sign - erect</b><br>electric sign                                                                    | expired                             | Not Applicable                             | \$3,000   |
| 1990-07-26 | 9014727 · <b>sign - erect</b><br>electric sign                                                                    | expired                             | Not Applicable                             | \$2,700   |
| 1989-11-03 | 8920926 · <b>sign - erect</b><br>erect sign                                                                       | cancelled                           | Not Applicable                             | \$800     |

|            |                                                                                                                   |                                     |                                                |          |
|------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------|----------|
| 1989-10-11 | 8919040 · <b>additions alterations or repairs</b><br>tenant improvement walls, electrical work, carpentry         | complete<br>completed<br>1990-03-15 | Office (0)                                     | \$80,000 |
| 1989-04-28 | 8906918 · <b>additions alterations or repairs</b><br>fire sprinkler.                                              | complete<br>completed<br>1989-05-24 | Museum (0)                                     | \$3,000  |
| 1988-11-29 | 8818783 · <b>additions alterations or repairs</b><br>apply to perform the corridor work described on pg. a4       | cancelled                           | Retail Sales (0)                               | \$6,000  |
| 1988-10-17 | 8815561 · <b>additions alterations or repairs</b><br>changing occupancy from a warehouse to a retail store.       | cancelled                           | Warehouse,No Frnitur (0) →<br>Retail Sales (0) | \$2,000  |
| 1988-08-15 | 8811813 · <b>sign - erect</b><br>erect sign                                                                       | complete<br>completed<br>1989-01-27 | Not Applicable                                 | \$750    |
| 1988-08-10 | 8811401 · <b>additions alterations or repairs</b><br>install an automatic fire system into existing room          | expired                             | Food/Beverage Hndlng (0)                       | \$1,100  |
| 1988-07-26 | 8810387 · <b>additions alterations or repairs</b><br>drywall & framing, elec, paint, flooring, storefront         | complete<br>completed<br>1989-07-19 | Retail Sales (0)                               | \$10,000 |
| 1988-07-20 | 8809885 · <b>additions alterations or repairs</b><br>install type i ex. hood, associate ductwork to roof, 8805119 | expired                             | Food/Beverage Hndlng (0)                       | \$16,500 |
| 1988-06-17 | 8808156 · <b>sign - erect</b><br>erect sign                                                                       | complete<br>completed<br>1988-09-09 | Not Applicable                                 | \$5,000  |
| 1988-06-17 | 8808165 · <b>additions alterations or repairs</b><br>construct millwork bar & patio screen for zero cafe          | expired                             | Food/Beverage Hndlng (0)                       | \$5,500  |
| 1988-05-25 | 8806910 · <b>additions alterations or repairs</b><br>remodel stove, drywall work, elec, paint, millwork           | complete<br>completed<br>1988-11-03 | Retail Sales (0)                               | \$10,000 |
| 1988-05-20 | 8806679 · <b>sign - erect</b><br>—                                                                                | expired                             | Not Applicable                                 | \$300    |
| 1988-05-19 | 8806448 · <b>additions alterations or repairs</b><br>hood & grease flue                                           | expired                             | Food/Beverage Hndlng (36)                      | \$9,400  |
| 1988-04-21 | 8805119 · <b>additions alterations or repairs</b><br>drywall/framing, demo, elec, millwork, mech. storefront      | expired                             | Retail Sales (0)                               | \$23,500 |
| 1988-03-08 | 8802831 · <b>demolitions</b><br>demolish food stand                                                               | issued                              | Food/Beverage Hndlng (0)                       | —        |
| 1987-10-26 | 8715340 · <b>additions alterations or repairs</b><br>relocate fire sprinklers                                     | complete<br>completed<br>1988-02-01 | Nite Club (0)                                  | \$3,365  |
| 1987-09-23 | 8713695 · <b>additions alterations or repairs</b><br>expand store for comedy nightclub, new service area, kitchen | complete<br>completed<br>1988-02-01 | Food/Beverage Hndlng (0)<br>→ Club (0)         | \$55,000 |
| 1987-09-15 | 8713307 · <b>additions alterations or repairs</b><br>interior demo of non-bearing partitions only                 | complete<br>completed<br>1987-10-05 | Food/Beverage Hndlng (0)                       | \$4,200  |
| 1987-08-11 | 8711387 · <b>additions alterations or repairs</b><br>interior remodel, entry portico, lobby, relocate dishwasher  | complete<br>completed<br>1987-12-01 | Food/Beverage Hndlng (0)                       | \$11,000 |

|            |                                                                                                                   |                                     |                                                |           |
|------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------|-----------|
| 1987-07-21 | 8710207 · <b>additions alterations or repairs</b><br>new bathrms, microwave kitchen, convert theatre - night club | cancelled                           | Theater (0) → Club (0)                         | \$150,000 |
| 1987-03-09 | 8703003 · <b>additions alterations or repairs</b><br>renovation of existing unoccupied retail space               | complete<br>completed<br>1987-05-18 | Retail Sales (0)                               | \$13,000  |
| 1987-02-26 | 8702566 · <b>additions alterations or repairs</b><br>non bearing partition wall to be removed.                    | complete<br>completed<br>1987-05-18 | Retail Sales (0)                               | \$12,000  |
| 1987-02-10 | 8701757 · <b>sign - erect</b><br>erect sign                                                                       | complete<br>completed<br>1987-03-06 | Not Applicable                                 | \$4,000   |
| 1987-01-14 | 8700475 · <b>additions alterations or repairs</b><br>fabricate & install canopy                                   | complete<br>completed<br>1987-07-13 | Food/Beverage Hndlng (0)                       | \$2,800   |
| 1986-12-19 | 8616062 · <b>additions alterations or repairs</b><br>grease exhaust duct from qty 2 type 1 hoods to existing      | cancelled                           | Retail Sales (0) →<br>Food/Beverage Hndlng (0) | \$35,000  |
| 1986-11-12 | 8614326 · <b>additions alterations or repairs</b><br>interior tenant improvements for a restaurant                | complete<br>completed<br>1987-03-05 | Retail Sales (0) →<br>Food/Beverage Hndlng (0) | \$140,000 |
| 1986-05-28 | 8606160 · <b>additions alterations or repairs</b><br>install new store front entrance at 2nd floor                | complete<br>completed<br>1986-12-23 | Office (0)                                     | \$12,000  |
| 1986-05-20 | 8605894 · <b>additions alterations or repairs</b><br>alternation of existing stair                                | cancelled                           | Retail Sales (0)                               | \$8,000   |
| 1986-05-08 | 8605401 · <b>additions alterations or repairs</b><br>interior alteration of existing retail space                 | cancelled                           | Retail Sales (0)                               | \$10,000  |
| 1986-05-07 | 8605319 · <b>additions alterations or repairs</b><br>new cabinet work & partitions for dressing rooms             | complete<br>completed<br>1986-12-18 | Retail Sales (0)                               | \$25,000  |
| 1986-03-27 | 8603544 · <b>sign - erect</b><br>erect sign                                                                       | complete<br>completed<br>1986-09-12 | Not Applicable                                 | \$5,000   |
| 1986-03-12 | 8602788 · <b>additions alterations or repairs</b><br>construction store front                                     | complete<br>completed<br>1986-08-13 | Retail Sales (0)                               | \$12,000  |
| 1986-03-11 | 8602742 · <b>additions alterations or repairs</b><br>tenant space improvement at existing third floor             | complete<br>completed<br>1986-09-30 | Food/Beverage Hndlng (0)                       | \$48,300  |
| 1986-02-24 | 8602095 · <b>additions alterations or repairs</b><br>remove wall interior partitions, electrical                  | complete<br>completed<br>1987-01-07 | Office (0)                                     | \$30,000  |
| 1986-02-13 | 8601621 · <b>additions alterations or repairs</b><br>nonstructural remodel of existing restaurant                 | complete<br>completed<br>1986-12-23 | Food/Beverage Hndlng (0)                       | \$110,000 |
| 1986-02-13 | 8601659 · <b>additions alterations or repairs</b><br>remove & reconfigure existing wall partitions                | cancelled                           | Retail Sales (0)                               | \$30,000  |

|            |                                                                                                                   |                                     |                                                        |           |
|------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------|-----------|
| 1986-01-24 | 8600921 · <b>additions alterations or repairs</b><br>demolition - non bearing partition walls                     | complete<br>completed<br>1986-04-16 | Food/Beverage Hndlng (0)                               | \$5,000   |
| 1985-06-17 | 8506302 · <b>additions alterations or repairs</b><br>addition to existing automatic sprinkler system              | complete<br>completed<br>1985-09-10 | Food/Beverage Hndlng (0)                               | \$2,615   |
| 1985-05-15 | 8505055 · <b>additions alterations or repairs</b><br>demo 2 second floor restroom (1 men's /1 womens)             | complete<br>completed<br>1985-10-11 | Retail Sales (0) →<br>Food/Beverage Hndlng (0)         | \$2,000   |
| 1985-05-09 | 8504844 · <b>additions alterations or repairs</b><br>interior remodeling, drywall, plumbing,electrical, paint     | complete<br>completed<br>1985-10-11 | Retail Sales (0) →<br>Food/Beverage Hndlng (0)         | \$3,700   |
| 1985-05-01 | 8504499 · <b>additions alterations or repairs</b><br>improvement (e) mens & womens restrooms 2nd level            | complete<br>completed<br>1986-04-15 | Retail Sales (0)                                       | \$105,000 |
| 1985-03-26 | 8502990 · <b>additions alterations or repairs</b><br>addition of panic hardware and alarm bell                    | complete<br>completed<br>1985-10-11 | Retail Sales (0)                                       | \$2,000   |
| 1985-03-14 | 8502561 · <b>additions alterations or repairs</b><br>remove mezzanine ldft remove raised floor both wood frame    | complete<br>completed<br>1985-10-18 | Retail Sales (0)                                       | \$50,000  |
| 1985-03-12 | 8502391 · <b>sign - erect</b><br>—                                                                                | complete<br>completed<br>1985-10-10 | Retail Sales                                           | \$500     |
| 1985-03-12 | 8502393 · <b>sign - erect</b><br>—                                                                                | complete<br>completed<br>1985-10-11 | Retail Sales                                           | \$2,000   |
| 1985-03-11 | 8502392 · <b>sign - erect</b><br>—                                                                                | complete<br>completed<br>1985-10-10 | Retail Sales                                           | \$2,100   |
| 1984-11-16 | 8412315 · <b>sign - erect</b><br>—                                                                                | cancelled                           | Retail Sales                                           | \$500     |
| 1984-09-18 | 8410090 · <b>additions alterations or repairs</b><br>demolish & remove slab & concrete planter, glass partitions  | complete<br>completed<br>1984-12-05 | Food/Beverage Hndlng (0)                               | \$1,000   |
| 1984-08-01 | 8408360 · <b>additions alterations or repairs</b><br>demo glass wall, modify baths & path access per cac title 24 | complete<br>completed<br>1985-04-17 | Food/Beverage Hndlng (0)                               | \$250,000 |
| 1984-06-25 | 8406825 · <b>additions alterations or repairs</b><br>remove approx 7' partition cover with sheetrock              | complete<br>completed<br>1985-01-08 | Office (0)                                             | \$11,000  |
| 1984-05-24 | 8405578 · <b>additions alterations or repairs</b><br>installation grease hood & grease vent.                      | complete<br>completed<br>1984-08-24 | Food/Beverage Hndlng (0)<br>→ Public Assmbly Other (0) | \$22,000  |
| 1984-05-10 | 8404948 · <b>additions alterations or repairs</b><br>demolish and remove from site non-structural partitons, bar  | complete<br>completed<br>1984-08-24 | Food/Beverage Hndlng (0)                               | \$5,000   |

|            |                                                                                                               |                                     |                                                |          |
|------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------|----------|
| 1984-05-07 | 8404845 · <b>additions alterations or repairs</b><br>installation of non-bearing wingwalls around perimeter . | complete<br>completed<br>1984-07-18 | Retail Sales (0)                               | \$40,000 |
| 1984-05-02 | 8404630 · <b>additions alterations or repairs</b><br>removal of ceiling, soffits, light fixtures              | cancelled                           | Retail Sales (0)                               | \$1,000  |
| 1984-03-22 | 8403117 · <b>additions alterations or repairs</b><br>removal of existing partitions & electrical              | complete<br>completed<br>1984-08-24 | Retail Sales (0) →<br>Food/Beverage Hndlng (0) | \$30,000 |
| 1984-03-16 | 8402856 · <b>additions alterations or repairs</b><br>remove non-bearing partitions                            | complete<br>completed<br>1984-06-21 | Retail Sales (0)                               | \$2,200  |
| 1984-02-10 | 8401600 · <b>additions alterations or repairs</b><br>install                                                  | cancelled                           | Food/Beverage Hndlng (0)                       | \$60,000 |
| 1984-01-18 | 8400640 · <b>additions alterations or repairs</b><br>—                                                        | complete<br>completed<br>1984-05-17 | Food/Beverage Hndlng (0)                       | \$10,000 |
| 1983-10-27 | 8310927 · <b>additions alterations or repairs</b><br>subdivide existing tenant space                          | cancelled                           | Retail Sales (0)                               | \$4,500  |
| 1983-07-12 | 8306564 · <b>sign - erect</b><br>—                                                                            | cancelled                           |                                                | \$550    |
| 1983-02-18 | 8301439 · <b>sign - erect</b><br>erect sign                                                                   | complete<br>completed<br>1983-03-09 | Retail Sales                                   | \$465    |

## 5. What to check before you make an offer

- Ask the seller for the official 3R and compare its authorized use and units with section 1 and the unit changes in section 4.
- Permits filed or issued but never completed may need to be finaled or renewed by the next owner.
- Open complaints or notices of violation: ask how and when they will be abated.
- Title, liens and the owner's name are not in this report: they come from a title company.

## Sources

DataSF, City and County of San Francisco: Assessor Historical Secured Property Tax Rolls (roll year 2025), Building Permits, Electrical and Plumbing Permits, Department of Building Inspection Complaints, Notices of Violation, Soft-Story Properties, Parcels – Active and Retired. Open Data Commons Public Domain Dedication and License (PDDL). Medians computed by us on at least 11 parcels. The civic number and the owner are not reproduced.