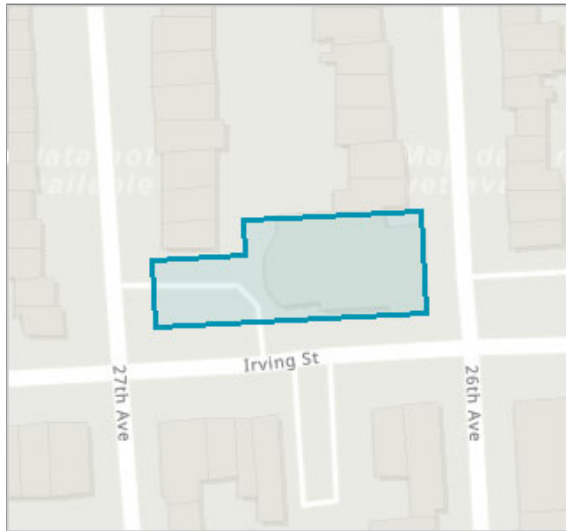




Report for: **2550 IRVING ST**



Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
1724/038	1724/018 became 1724/038 on an unknown date	2520 Irving St, San Francisco, CA 94122	Assessor Summary
	1724/018C became 1724/038 on an unknown date	2550 Irving St, San Francisco, CA 94122	Assessor Recorded Documents ↗
	1724/018D became 1724/038 on an unknown date		Secured Property Tax Rolls
	1724/018E became 1724/038 on an unknown date		Residential Building Records (3-R)
	1724/018F became 1724/038 on an unknown date		

Planning District

District 15 Outer Sunset

Current Planning Team

SW Team [↗](#)

Schools (K-12) Within 600ft

None

Port Facilities

Supervisor District

District (2012-April 2022): District 4 (Gordon Mar) [↗](#)

District (April 2022-2032): District 4 (Gordon Mar) [↗](#)

Mapping data for the 2022-2032 boundaries are still being refined; finalized versions are expected in July 2022.

Census Tract

2010 Census Tract 032602

None

City Properties

None

Neighborhood (Planning Dept)

Outer Sunset

Neighborhood Groups Map [↗](#)

Services nearby (street cleaning, parks, MUNI, etc.) [↗](#)

Transportation (transit, ped & bike safety, etc.) [↗](#)

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder [↗](#)

Official Maps

Assessor's Block Map [↗](#)

Block Map 2009 [↗](#)

Block Map Current [↗](#)

Block Book Maps 1980 [↗](#)

Block Book Maps 1960-65 [↗](#)

Block Book Maps 1946 [↗](#)

Block Book Maps 1935 [↗](#)

Historic Sanborn Map [↗](#)

Assessor

Parcel 1724/038
Address 2520 IRVING ST
Mailing Address 201 EDDY ST
 SAN FRANCISCO, CA 94102

Assessed Values		Construction Type	-
Land	\$9,000,000.00	Use Type	-
Structure	-	Units	-
Fixtures	-	Stories	-
Personal Property	-	Rooms	-
Last Sale	11/19/2021	Bedrooms	-
Last Sale Price	\$9,000,000.00	Bathrooms	-
Year Built	-	Basement	-
Building Area	-		
Parcel Area	19,125 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Owner 2550 IRVING ASSOCIATES LP
 201 EDDY ST
 SAN FRANCISCO, CA 94102
Owner Date 11/19/2021

Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts

NCD - Irving Street Neighborhood Commercial District [↗](#)

Height & Bulk Districts

40-X [↗](#)

Special Use Districts

None

Special Sign Regulations

None

Legislative Setbacks

None

Cultural Districts

Sunset Chinese Cultural District [↗](#)

Limited and Nonconforming Uses

None

Planning Areas

None

Public Realm and Streetscape Plans

None

Business Zoning Check ^{BETA}

Find out what businesses are permitted at this property [↗](#)

Coastal Zone

Not in the Coastal Zone

Port

Not under Port Jurisdiction

Redevelopment Areas

None

Neighborhood-Specific Impact Fees

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

An overview of Development Impact Fees can be found on the [Impact Fees Website](#) [↗](#)

Mayor's Invest in Neighborhoods Initiative Areas

Within the Outer Irving [↗](#) Invest in Neighborhoods Initiative Area

Community Benefit Districts

None

Other Notices and Regulations

Exemption from Neighborhood Notice

Certain retail uses are exempted from neighborhood notification in NCDs in D4 and D11

[Read more about this regulation](#) [↗](#)

Added: 9/9/2018

Staff Contact: Diego Sanchez

Stormwater Management Ordinance

Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact stormwaterreview@sfwater.org for assistance.

[Read more about this regulation](#) [↗](#)

Added: 8/6/2010

Staff Contact: Joy Navarette

Design Guidelines

Area Specific Design Guidelines

Neighborhood Commercial Urban Design Guidelines [↗](#)

The guidelines within the Commerce and Industry Element are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions.

Urban Design Guidelines [↗](#)

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150’.

Citywide Design Guidelines

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.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings [↗](#)

These guidelines should be applied to new construction and alterations that require treatment options to meet the Bird-Safe Building Standards.

Guide to the San Francisco Green Landscaping Ordinance [↗](#)

The guide describes the Green Landscaping Ordinance and helps San Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.

Planning Code; Public Works Code

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.

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.

Draft Document

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.

Planning Code Requirements for Commercial Buildings

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.

Commission Guide for Formula Retail [↗](#)

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods. Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement [↗](#)

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

None

Official Zoning Maps

[View Zoning District Map - ZN5](#)

[View Height District Map - HT5](#)

[View Special Use District Map - SU5](#)

[View Coastal Zone Map - CZ5](#)

[View Special Sign District Map - Citywide - SS01](#)

[View Special Sign District Map - Detailed - SS02](#)

Environmental Information

The two sections below list environmental monitoring requirements and general environmental topics related to this property.

CEQA Information

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

Air Pollutant Exposure Zone

[Health Code Article 38](#)

Not applicable.

Archeologically Sensitive Areas

Not applicable.

Cortese List – State Database of Hazardous Sites

[California Government Code Section 65962.5](#)

Not applicable.

Flooding: 100-Year Storm Flood Risk Zone (Stormwater)

Not applicable.

Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). Read more about the City's Floodplain Management Program [↗](#) and the Floodplain Management ordinance [↗](#) or contact the City Administrator's Office at floodplainadminister@sfgov.org.

AREA OF LOW OR MINIMAL FLOOD RISK

This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded [↗](#)

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the 1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

Maheer Ordinance

Health Code Article 22A [↗](#)

Projects that are located on sites with known or suspected soil and/or groundwater contamination are subject to the provisions of Health Code Article 22A, which is administered by the Department of Public Health (DPH). Submittal of the Maheer Application to and coordination with DPH may be required. Applicants may contact DPH for assistance.

Read more about this regulation [↗](#)

Added: 9/24/2013

Seismic Hazard – Landslide

Not applicable.

Seismic Hazard – Liquefaction

Not applicable.

Serpentine Rock

Not applicable.

Slopes of 20% or Greater

Not applicable.

Slopes of 25% or Greater

Not applicable.

Slope Protection Areas - San Francisco Building Code

Not applicable.

Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 628.652.7300; Email: pic@sfgov.org. For a glossary of terms, visit the Help section of this site.

Historic Evaluation

Planning Dept. Historic Resource Status:

B - Unknown / Age Eligible [↗](#)

Parcel: 1724/038

Building Name:

Address: 2520 - 2550 IRVING
ST

Status Reason: No evaluation and
45 years or older

Neighborhood Commercial Corridors Historic Resources Survey in Progress. Check historic resource status with Preservation Planning Staff.

National Register of Historic Places

None

California Register of Historical Resources

None

Historic Resource Evaluation Responses

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the project area.

None

Historic Resource Assessments

None

Historic Surveys

None

Historic Context Statements

None

Architecture

Unknown

Article 10 Designated Historic Districts and Landmarks

None

Article 11 Preservation Designation

None

Mills Act

Properties with Mills Act [↗](#) approval.

None

Legacy Business Registry

None