

## PROPERTY ANALYSIS REPORT

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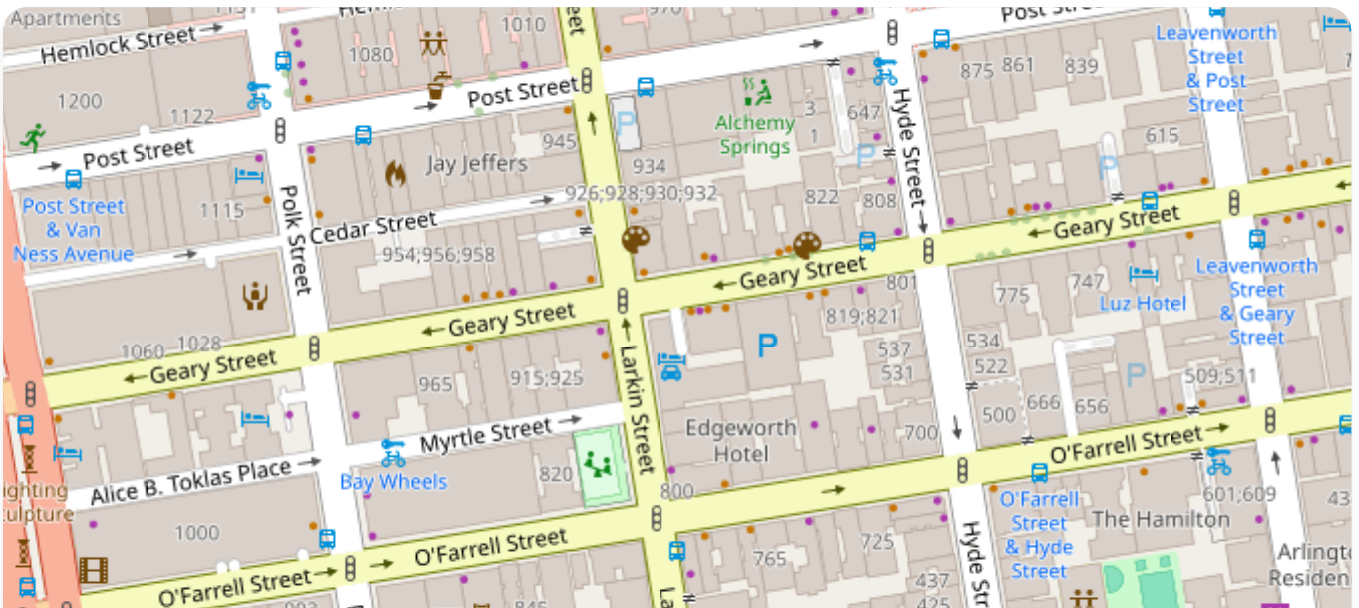
**5XX XXX St, San Francisco, CA 94XXX, USA**

Analysis Goal: Remodel / Repair

February 6, 2026

# 5XX XXX, San Francisco, CA 94XXX, USA

Analysis Goal: Remodel / Repair



Property Location

## Zoning & Feasibility Report: 5XX XXX St, San Francisco, CA 94XXX

Project Goal: Remodel / Repair — Convert Antique Shop to Sushi Restaurant (Ground Floor)

### 1. Decision Snapshot

#### Header

- **Address:** 5XX XXX St, San Francisco, CA 94XXX
- **APN (Parcel ID):** XXX

- **Jurisdiction:** City and County of San Francisco (RC-4 Zoning)
- **Project Goal:** Remodel/Repair — Convert antique shop to sushi restaurant (ground floor)

**Verdict:**

 **Feasible**

- Restaurant use is allowed as a ground-floor commercial activity in the RC-4 District, subject to Planning and Building Department review.
- No evidence of binding overlays or prohibitions on restaurant use for this address in the RC-4 controls.
- Physical and regulatory requirements (FAR, setbacks, height) for remodel/repair are not restrictive for this use.

**Key Numbers (Estimates):**

- **Units:** 1 commercial (restaurant conversion – ground floor), 15 total existing units (no change)
- **Scale:** No FAR, lot coverage, or height restrictions below mapped height limit for this use
- **Timeline:** 4–10 months (approvals, plan check, construction)

**Top 5 Conflict Blocks**

Trigger	Why it matters	What must be verified
Change of use (retail to restaurant)	Triggers Planning review, and possible Conditional Use if overlay applies	Confirm no neighborhood-specific overlays restrict restaurant at this address
Building upgrades (ADA, fire, kitchen)	Building Code upgrades may be triggered by new occupancy/use	Architect or permit expediter must verify scope of code-triggered upgrades
Health Department sign-off	Restaurant use requires SFFD and Health approvals	Submit for SFDPH review (food safety, ventilation, grease traps)
Alcohol service	Requires additional Conditional Use and ABC license	Confirm if alcohol is planned and process accordingly
Historic or Special Use overlay	May add procedural delays or requirements	Confirm absence of historic/SUD overlays for parcel

**Next 7 Days Actions**

- Confirm ground-floor restaurant use is permitted at 5XX XXX St (Planning counter or pre-app meeting)
  - Obtain and review official Planning Project Application form
  - Engage architect/permit consultant for ADA, ventilation, kitchen scope review
  - Request parcel overlay map from Planning to confirm no SUD/historic overlay applies
  - Draft initial floor plan (for intake and code check)
  - Begin environmental and building code checklist for restaurant conversion
  - Consult Health Department checklist for food service
  - Determine if alcohol service is planned; if yes, begin ABC pre-app
  - Verify fire/life safety compliance requirements for commercial kitchen
  - Schedule preliminary meeting with Planning and Building Departments
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## 2. Property & Parcel Analysis

### Parcel Information

- **Jurisdiction stack:** City and County of San Francisco, RC-4 Zoning (Residential-Commercial, High Density)
- **Lot size:** 2,XXX sq ft
- **Lot width:** 37.31 ft
- **Lot depth:** 90.38 ft
- **Parcel ID:** XXX
- **Lot shape:** Irregular MultiPolygon (see map)
- **Building:** 4 stories, 15 units, mixed-use

### Lot Boundary Analysis

- **Boundary shape:** Irregular (MultiPolygon); appears regular enough for standard development/reuse
- **Dimensions:** ~37 ft x ~90 ft. The aspect ratio and boundary allow full use of the ground floor for commercial conversion.
- **Impact:** No evidence of boundary constraints limiting restaurant conversion; no unusual angles or flag-lot impacts.

- **Access/frontage:** XXX St frontage; direct access for ground-floor use.

### Parcel Constraints

- **Setbacks:** No explicit front/rear/side setbacks required for ground-floor commercial in RC-4
- **Usable area:** Full ground-floor utilization possible for restaurant conversion
- **Zoning restrictions:** RC-4 permits ground-floor commercial, subject to use classification and neighborhood controls
- **Overlay restrictions:** No overlays identified in available data; confirmation recommended
- **Access:** Standard street frontage; no reported access constraints

## 3. Execution Plan

### Timeline Table

Phase	Duration	Responsible Party	Prerequisites
Pre-application Planning Review	1–2 weeks	Owner/Consultant	Project description, floor plan
Planning Permit Application	2–6 weeks (varies)	Owner/Consultant	Completed application, plans
Building Permit Plan Check	4–8 weeks	Owner/Consultant/Architect	Planning approval
Health & Fire Department Review	2–4 weeks (concurrent)	Owner/Consultant	Building permit submittal
Construction	2–6 months (scope dependent)	Contractor	Permits issued
Final Inspections & Certificate	1–2 weeks	Owner/Consultant	Construction complete

### Required Deliverables

- Project Application (Planning)
- Floor plans and elevation drawings
- Change of use narrative

- Accessibility (ADA) compliance report
  - Mechanical, electrical, and plumbing (MEP) plans (if kitchen changes)
  - Health Department food facility checklist/submittal
  - Fire/life safety compliance documentation
  - Conditional Use Authorization (if alcohol or if triggered by overlay)
  - Environmental Evaluation Application (if required)
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## 4. Constraints That Matter

### Applicable Rule Buckets

- Zoning (RC-4, ground-floor commercial, density)
- Planning overlays (possible, not confirmed)
- Environmental (CEQA, if triggered)
- Health & Building (restaurant conversion requirements)
- Fire (kitchen, egress, sprinklers)

### Key Constraints Ranked

#### 1. Zoning Use Classification (RC-4)

*"These Districts provide for a mixture of high-density Dwellings similar to those in RM-4 Districts with supporting Commercial uses... Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required." — San Francisco Planning Code Section 209.3*

#### 2. Change of Use Permit

*"Any conversion from retail (antique shop) to restaurant triggers a 'change of use' application with the SF Planning Department." — San Francisco Planning Code,*

*General Process (conversation context)*

### 3. Building Standards (FAR, Setbacks, Lot Coverage)

*"No off-street parking requirements. ... Height and Bulk Limits: Varies, see Height and Bulk Maps." "No explicit rear yard or front setback requirements for commercial uses." — San Francisco Planning Code Section 209.3, Table 209.3*

### 4. Health, ADA, and Fire/Life Safety

*"All remodels or tenant improvements require a building permit, with plans reviewed for ADA/accessibility, fire/life safety (egress, sprinklers), ventilation, and plumbing code requirements." — San Francisco Planning Code, General Process (conversation context)*

### 5. Overlay/Special Use District (Potential)

*"All provisions of the Planning Code applicable in an RC-4 Use District shall apply within that portion of the district zoned RC-4, except as specifically provided above." — San Francisco Planning Code Section 209.3*

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## 5. Forms & Portals Bundle

### Forms & Portals Table

Form / Portal Name	Agency / Department	When Required	Link
Project Application (PRJ) (general)	San Francisco Planning Department	Planning permit intake	<a href="#">Link</a>

Form / Portal Name	Agency / Department	When Required	Link
Conditional Use Authorization (CUA) — Supplemental Application Packet	San Francisco Planning Department	If Conditional Use needed	<a href="#">Link</a>
Environmental Evaluation Application Packet (CEQA)	San Francisco Planning Department	If environmental review needed	<a href="#">Link</a>
Variance (VAR) from the Planning Code — Supplemental Application	San Francisco Planning Department	If variance is required	<a href="#">Link</a>
SFFD Permits — Forms & guidance	San Francisco Fire Department	Fire plan review	TBD

## Agency Touchpoints

- San Francisco Planning Department (intake, change of use, conditional use)
- Department of Building Inspection (building permit, ADA, MEP)
- Department of Public Health (restaurant/food facility)
- San Francisco Fire Department (egress, kitchen, sprinklers)
- California Department of Alcoholic Beverage Control (if serving alcohol)

## 6. Evidence & Assumptions

### Evidence Table

Claim	Supporting Evidence	Source/Section	Link
RC-4 allows ground-floor commercial uses	"These Districts provide for a mixture of high-density Dwellings... with supporting Commercial uses."	San Francisco Planning Code § 209.3	
No explicit setback, rear yard, or lot coverage required for ground-floor commercial	"Open spaces are required for Dwellings ... except that rear yards need not be at ground level and front setback areas are not required."	San Francisco Planning Code § 209.3	

Claim	Supporting Evidence	Source/Section	Link
No off-street parking requirements in RC-4	"No off-street parking requirements."	San Francisco Planning Code § 209.3	
Change of use (retail to restaurant) triggers Planning review	"Any conversion from retail (antique shop) to restaurant triggers a 'change of use' application with the SF Planning Department."	Conversation context / Planning Dept.	
Project Application required	"Project Application (PRJ) (general) — San Francisco Planning Department"	Official City Form Links	<a href="#">Link</a>
Conditional Use Authorization, if required	"Conditional Use Authorization (CUA) — Supplemental Application Packet"	Official City Form Links	<a href="#">Link</a>
Environmental Evaluation Application (if needed)	"Environmental Evaluation Application Packet (CEQA)"	Official City Form Links	<a href="#">Link</a>
Variance Application, if needed	"Variance (VAR) from the Planning Code — Supplemental Application Packet"	Official City Form Links	<a href="#">Link</a>

## Assumptions & Unknowns

- **Assumption:** The property is not subject to a historic or special use overlay that prohibits restaurant use.
    - *Impact if incorrect:* Project could be delayed or require extra entitlements.
  - **Assumption:** No major structural changes required; only tenant improvement/remodel scope assumed.
    - *Impact if incorrect:* Could trigger additional code requirements, ADA upgrades, or more extensive permitting.
  - **Unknown:** Whether alcohol service is intended, which would require additional permits.
    - *Impact if yes:* Additional time and approvals needed.
  - **Unknown:** Whether proposed work triggers environmental (CEQA) review.
    - *Impact if yes:* Longer approval timeline.
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## End of Report

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