



Eula Hotel

October 6, 2021

Property Owner

MAHADEVA LLC 212
SUTTER STREET, FLOOR 3
SAN FRANCISCO, CA 94108

Site Address: 3055-3061 16th Street
Assessor's Block/Lot: 3569/078
Zoning District: Valencia Street Neighborhood Commercial Transit (NCT)
Staff Contact: Dario Jones, (628) 652-7405, dario.jones@sfgov.org

Property Description

The subject property consists of a 3,055 square foot lot located within the Valencia NTC Zoning District.

Situated on the lot is a 3-story, 7,220 square feet mixed-use building constructed in 1909 with approximately 300 square feet of common rear yard open space.

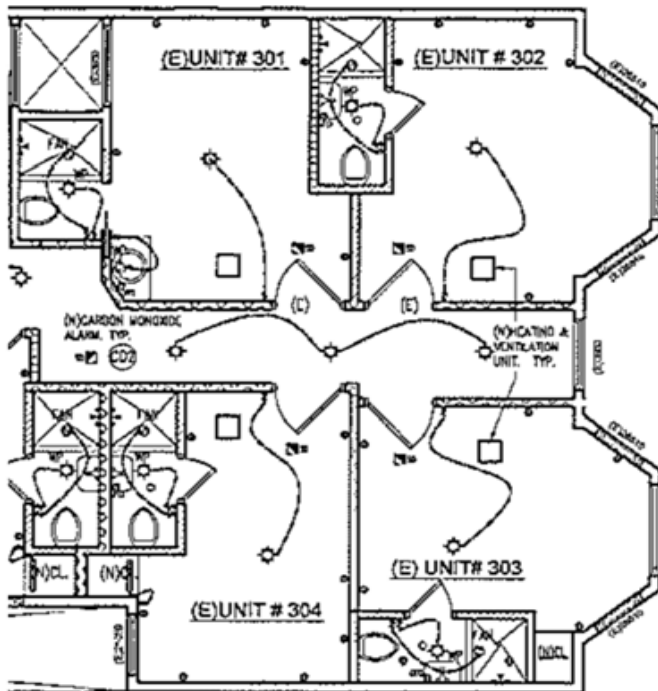
The 2,577 square foot commercial space is currently occupied with a liquor store, and the second and third stories contain 25 studio units. The studios do not have kitchens. However, there is a shared kitchen located at the 2nd-story.



Description of Layout and Room Composition

Stories	Units	Units with Kitchens	Units with Private Bathrooms	One Room Units (Studio)	3 Bedroom Suites	Elevator	Bicycle Parking
3	25	0	25	25	0	0	0

Typical Studio

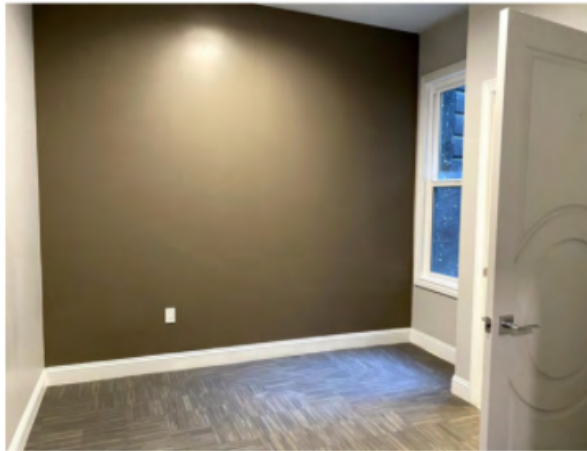




Typical Unit Interior



Typical Bathroom



Typical Unit Interior



Typical Bathroom

Communal Kitchen



Architectural Observations Summary

The Eula Hotel building is located at 3055 - 3061 16th Street in San Francisco. The north side of the lot is facing 16th Street where the main entrances provide access for pedestrians. The building occupies the site with zero lot lines at the east and west property lines and at the public sidewalk.

The building is in good condition generally; however, the condition of the commercial space interior is poor and upgrades are recommended.

Zoning:

Zoning: The Property is located in NCT Valencia Street Neighborhood Commercial Transit Zone. The Valencia Street Commercial Transit District is located near the center of San Francisco in the Mission District. The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels.

Architectural Recommendations:

- Replace external signage and light fixtures
- Replace basement stairs and add guardrail
- Resurface outdoor area and add landscaping to create community gathering space in the rear yard.
- Add residential mail and parcel boxes.
- Add communal laundry room and trash collection areas
- Convert commercial space to resident-serving spaces such as offices, counseling rooms, resident lounge, etc.
- Add wall-mounted fire extinguisher in the communal kitchen
- Add vertical blinds in all living spaces and add film to bathroom windows
- As desired, add kitchenettes (mini fridge, microwave, and food prep surface) in residential units

Seismic Report Summary

The building appears to generally be in good condition. No structurally significant deterioration or damage was observed in the building. A seismic retrofit has been performed to mitigate the soft story condition. The building is anticipated to be relatively safe for building occupants during an earthquake, although structural and nonstructural damage may occur. No further retrofit or strengthening is recommended.

The fire escape ladder is tied off and non-functional; this should be inspected and addressed prior to residential occupancy.

Physical Needs Assessment Summary

Overall Assessment

Overall the building is in good condition due to recent gut renovation of residential units. However, certain immediate needs were identified in the commercial space and on the building exterior.

Immediate Needs

Building Exterior: remove existing roof down to sheathing and replace; replace broken windows and screens.

Site Improvements: repair subfloor in the commercial space; remediate moisture damage in front sidewalk subspace; move smoke detectors to above front door of each unit; replace floor in commercial bathroom.

Mechanical / Electrical / Plumbing: repair sewer line and curb trap at sidewalk.