

MISSION INN
5630 Mission Street
San Francisco, CA

Observation and Assessment Report

July 7, 2021

Prepared by

Saida + Sullivan Design Partners, Inc
ZFA Structural Engineers

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1.0 EXECUTIVE SUMMARY

Property Name:	Mission Inn
Property Address:	5630 Mission Street, San Francisco, CA 94112
Property Block / Lot:	7098 / 012
Property Type:	Tourist Motel
Date of Construction:	Completed in 1965 (per San Francisco Planning Department records)
Historic Resource:	Category B – Unknown / Age Eligible (per San Francisco Planning Department status)
Lot Size:	26,641 s.f. (per San Francisco Assessor’s Block Map records)
Building Area:	20,977 s.f. (per San Francisco Planning Department records)
Building Height:	Newer “tower”: 4 stories, ground floor carport and utility spaces with upper floors having motel rooms. Older wings: 2 stories of motel rooms and tuck under garages from the back side, Management Building: 2 stories
Number of Units:	52 motel rooms (per floor plan provided by Owners)
Amenities:	Reception/lobby, breakfast room, and laundry rooms
Other Uses:	Not applicable

Site Description: The Mission Inn is located at 5630 Mission Street in San Francisco. The south side of the lot is facing Mission Street where the main entrances provide vehicular and pedestrian access. The north side of the lot is facing Ellington Avenue which has the access to two garages tucked under the residential building above. The garage spaces are used as storage. The building is U shaped with a central stand alone building surrounded by surface parking. The stand alone building houses the inn’s lobby, breakfast room and manager’s unit. Entry to the reception/lobby is located in the front of the site off the drive aisle.

Overall Condition: Fair to good condition.

Life Safety Issues and Code Compliance

There is no retroactive requirement for code compliance based on only building repairs/ maintenance, therefore, the applicable building code for a particular structure is the one that was in force at the time of original construction (or subsequent remodel in the affected spaces only). All alterations will need to meet the current building code. A change of use/ occupancy is considered an alteration in the California Building Code. The current building code for the State of California is the California Building Code 2019.

Accessibility: The original construction pre-dates the Fair Housing Act (June 1990) and does not comply with it. Americans with Disabilities Act, enacted in 1990 requires that any alteration to a public accommodation performed after January 26, 1992 shall be made to ensure to the “maximum extent feasible” that the altered portions of the facility are readily accessible and usable by individuals with disabilities. The team understands that future meetings with the San Francisco Mayor’s Office on Disability and San Francisco Building Department will be conducted to determine the degree of current building and accessibility code compliance required for the site and the unit interiors. A fully code compliant mobility unit or common use area will need to meet ADA and Chapter 11B California Building code.

Health Code Article 38 - Air Pollutant Exposure Zone: Not applicable.

Flood Zone: Not applicable.

Maher Ordinance: Not applicable.

Zoning: The Property is located in NCD Excelsior Outer Mission Street Neighborhood Commercial District. The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. Existing residential units are protected by limitations on demolition and upper-story conversions. Parking for residential and commercial uses is not required.

Conclusions

The overall condition of the Property appears to be in fair to good shape. The “tower” portion and eastern wing of the motel were recently renovated with all new fixtures and finishes, as well as kitchenettes in the rooms. The central wing of the motel has not been renovated. The original construction appears to be of good quality. Assuming that the needs described in the report are remedied and maintenance is sustained, the Property should remain in adequate condition to support its present use and occupancy (motel) or a conversion to supportive housing. Please see the report from ZFA Engineers attached for structural observations.

2.0 OBJECTIVES

The purpose of our observation and the resulting report is to assess the general interior condition of the building and site accessibility. Separate consultants shall be hired by the Client to evaluate hazardous building materials (including asbestos, lead, and mold) and MEP/FP/ Fire alarm systems. The specific objectives of this architectural report are to:

- Identify and locate obvious defects, deficiencies, and items of deferred maintenance of building elements and make recommendations for repair or replacement.
- Identify obvious and significant deficiencies concerning common building and safety code compliance.
- Identify applicable San Francisco ordinances that could affect the building renovation/ alterations.
- Identify obvious/ possible elements that will be required to upgrade due to provide 5% accessible units, and accessible common areas.
- Provide a summary of the physical attributes of the Property and recommendations to create safe and sanitary permanent supportive housing.

3.0 PROCEDURES AND LIMITATIONS

The Assessment Team consisting of: Saida + Sullivan Design Partners and ZFA Structural Engineers conducted an on-site observations of the Property to determine the visible condition of the general interiors and structural system for this report. During the site visit on June 25, 2021, the Assessment Team did not gain access to all areas, operate any specific equipment or perform any tests. The findings in the report are based only on visual observations as the Assessment Team did not remove any construction materials to inspect the underlying structure.

Significant damage may be present at hidden conditions that cannot be discovered without destructive testing which is beyond the scope of this evaluation. The observations and resulting report are, therefore, not intended to warrant or guarantee the performance of any building components or systems. This report does not confirm the presence or absence of lead paint, asbestos, PCB'S, or toxic soils on this Property. Documents and data provided by the Client, designated representatives of the Client, or interested parties consulted in the preparation of this report have been reviewed with the understanding that consultant assumed no responsibility or liability for their accuracy. This evaluation is based on the Assessment Team's judgments of the physical condition of the existing building and site based solely on

visual observations. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances, which occur after the date of evaluation.

No representation is made as to the statue of title, legality of lots or zoning of the project, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the subject property.

Although it is assumed that the development was constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains in good condition for present day use, the assessment does not include a detailed review to determine compliance with all local Building Department Codes, Fire Department requirements, or Planning Department ordinances. A future meeting with San Francisco Building Department will be conducted to discuss the extent of compliance with current building codes that may be required depending on the finalized scope of work.

The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on experience and expertise according to the existing standard of care.

4.0 PROPERTY DESCRIPTION

The following elements are included in the property observation review:

4.1. SITE

Social/Community Identity

The site is located near the San Francisco-San Mateo county line in the Excelsior Outer Mission District. The site faces Mission Street and the motel buildings form a U shape on the site with the management building in the center surrounded by surface parking. A sign for the Inn was observed above the reception entrance at the central Management Building. The other existing signage was observed on the newer wing building façade facing Mission Street.

Comments: Condition of the existing building signage appeared to be in poor condition. The view to both existing signage is either being obstructed by trees along Mission Street or the approach to the property. The SF Planning department should be consulted as the sign may be deemed historic. When considering site amenities, we recommend including new signage, site lighting, and exterior building treatments to create identity for the new community that will reside here.

Pedestrian Access

Pedestrian access is provided from the public sidewalk along Mission Street. The entry to the reception/lobby in the Management Building is located off the drive aisle. A service window with a sloped ramp was observed next the to the reception/lobby entrance.

Comments: The existing reception/lobby does not meet either the ADA or the California Building Code accessibility requirements due to an existing step at the entrance. Further studies are needed for accessibility compliance at designated accessible path of travel to and from the lobby and other amenities.

Security System

A security camera system was observed on the building exterior and throughout common areas. Security monitoring station was observed in the Management Office.

Comments: The security system functionality is not reviewed in this report.

Topography	<p>Visually, the property is on a relatively flat site with the back edge having a drop from the level of the main parking lot to the level of Ellington Street (where tuck under garages are).</p> <p>Comments: Even though the property is located in a relatively flat site, existing step(s) were observed at building or amenity entries. Further studies are needed for accessibility compliance at designated accessible paths of travel.</p>
Vehicular Parking	<p>There is an on-site surface parking lot with striping. In addition there are a few spaces of tuck under parking at the “tower” portion of the motel. There are two driveway entries to the on-site parking lot from Mission Street. The number of parking spaces were not field verified during this visit. One accessible van parking space with striping and signage was observed.</p> <p>Comments: It is understood that the total number of parking spaces can be reduced in order to create a shared outdoor area for future residents. It is recommended that the row of parking spaces behind the Management Building are removed in order to create a safer and more intimate outdoor shared space that is less visible from the street and buffered from the street noise. Further study is needed to determine an accessible path of travel from the Management Building to the proposed outdoor shared space. The tuck under spaces at the “tower” portion of the motel may be reduced to address the soft-story there. Please see the observation report from ZFA. Note: a soft-story permit was filed on April 25, 2018 (Permit #2018-0425-7385). Restriping at all parking spaces and adding accessible path of travel striping is recommended.</p>
Bicycle Parking	<p>No bicycle parking, secured or unsecured was observed.</p> <p>Comments: Secured bicycle parking should be considered for future residents, employees, and visitors. There is ample space to provide bicycle parking.</p>
Exterior Lighting	<p>Flood light fixtures that are directly mounted on the building exterior, roof and fascia boards were observed. On first floor of the 2 story wing building exterior walkways ceiling-mounted light fixtures were observed. Florescent tube industrial fixtures were observed at the Management Building first floor soffit. Exterior wall sconces were observed next to the motel unit entry doors. It is not known if the exterior lighting provides adequate coverage for this property at night.</p> <p>Comments: Further review for adequate lighting is recommended through photometric studies by a future electrical engineer. Replacing all existing light fixtures to new LEDs is recommended.</p>
Landscaping	<p>Minimal perimeter landscaping was observed around the surface parking lot planted in grade and in planters.</p> <p>Comments: Plants and planters appear to be in fair condition.</p>
Outdoor Gathering	<p>No outdoor gathering space was observed.</p> <p>Comments: Eliminating parking spaces behind the Management Building would offer space to create a safer and more intimate outdoor shared space for future residents. Please see Attachment A for Community Outdoor Space concepts.</p>
Site Stairs/ Ramps Handrails, Guardrails	<p>Existing stairs, ramps, handrails, and guardrails were observed throughout the site.</p> <p>Comments: Compliance of these elements to the California Existing Building Code will need to be reviewed.</p>
Exterior Signage	<p>An existing sign for the Inn was observed above the reception entrance at the Management Building. The other existing building signage was observed on the “tower” building façade facing Mission Street. Signage indicating the accessible</p>

van parking space was mounted on the exterior wall at motel unit #101. Unit ID signage with braille was observed at some of the newly renovated motel units. **Comments:** Condition of the existing building signage appeared to be in poor condition. New signage to create identity for the new community and new way finding signage is recommended.

Mailboxes

No USPS mailboxes or parcel boxes were observed.

Comments: Resident mailboxes and parcel boxes should be provided on site for residents and management staff.

Site Amenities

No site amenities were observed.



Management Building at public right of way, "tower" part of motel behind.



Designated Accessible Van Parking with Signage



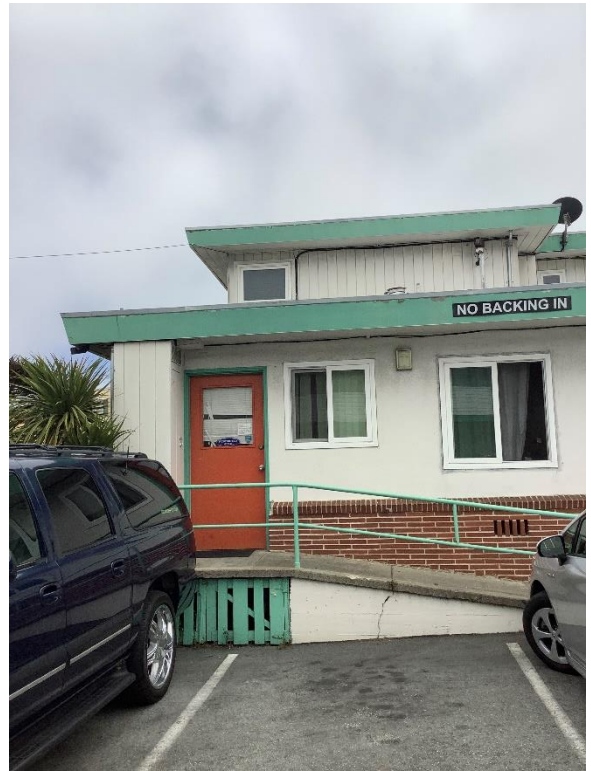
Two-story motel wings, Management Building, Parking Lot



Four-story motel "tower" with Carport



Reception/Lobby Entrance, Service Window with Ramp



Management Building Rear Exit, Ramp



In grade planting, Sloped Walkway to stairs with Guardrail



Sloped Walkway to Breakfast Room

4.2. ARCHITECTURE

Basement Ventilation

Basement ventilation was not observed. Louvers and windows were observed at the basement level.

Comments: The condition of the basement exhaust system was not evaluated in this report. A separate MEP investigation is required if an evaluation is desired by the owner.

Building Frame

The San Francisco Planning Department records indicate that the building frame is either wood or metal construction.

Comments: A soft-story retrofit permit was filed in April 2018, however, the status of the soft-story improvement is unknown. See attached for observation and assessment report by ZFA Structural Engineers.

Roofing

Only the roof of the four-story motel "tower" was observed. Roofing appeared to be in fair condition. Several cell providers and cable providers' equipment is located on this roof.

Exterior Walls

Exterior walls consist of wood-framed walls with paint, brick, or siding finish.

Comments: The exterior walls appear to be in fair condition

Insulation

Any insulation that may be along the exterior walls or in the roof cavity is unknown.

Doors

Reception/lobby and the Breakfast Room at the Management Building have storefront systems. Other service doors are a mix of wood doors with wood frames or metal doors with metal frames. Unit doors are wood doors with wood frames. Horizontal glass sliding doors were observed in units with patios.

Comments: All doors appear to be in fair to good condition.

Windows

Windows in the motel units are either vinyl or aluminum horizontal sliding windows. Other windows in the common areas and circulation are either vinyl horizontal sliding windows or single-hung windows.

Comments: All windows appear to be in fair to good condition.

Satellite Dish

Cable/telephone equipment was observed on the roof.

Comments: Per conversation with the current Owner, internet/cable services are provided through roof equipment by the various service providers.

Trash

Recycling and compost collection area was located on the ground floor of the four-story motel "tower" building.

Comments: Currently, the house keeping team members are collecting trash from the motel rooms. Recycling and composting bins are piling up on the ground floor and in the carport spaces. Adding dedicated trash collection areas on each floor and a designated central trash collection area with an enclosure on-site is recommended. Trash pick up frequency would need to be reviewed with the collection agency.

Fire Escape

No existing fire escape on-site.



Two tuck under garages accessed from Ellington Avenue.



Management Building



Exterior Finishes



"Tower" exit balcony and guardrail, typical



Roof Equipment on "Tower" part of motel



Utility Area, Carport, Trash Collection Area

4.3. COMMON SPACES

Accessibility

Access to reception/lobby does not meet either the ADA or current California Building Code accessibility requirements due to an existing step at the entrance. A service window next to the reception/lobby entrance was observed. A ramp/sloped walkway was observed at the Breakfast Room entrance. An accessible path of travel is not provided to the shared laundry room on the second floor of the central two-story motel wing.

Comments: Accessibility compliance for each of the common spaces needs to be assessed in future site visits. In converting the Management Building/ Offices/ Private Residence, the layout of the building will change to accommodate residential accessory uses and various offices. This work will be an alteration per the California Building Code. Any alteration to a public accommodation performed after January 26, 1992 shall be made to ensure to the “maximum extent feasible” that the altered portions of the facility are readily accessible and usable by individuals with disabilities. The alterations will trigger the CBC 5% mobility unit requirement and 2% communication units. The current designated ADA units on site were not observed as they were occupied.

Elevators

There is one existing elevator at the motel “tower” building. A motel room card is required for accessing the existing elevator. Per conversation with the current Owner, the elevator cab is large enough to accommodate a wheel chair although visually the cab is quite small and would not technically be ADA compliant. Signage inside the elevator cab stated that the maximum capacity is only 3 persons and no more than 500lbs in total.

Comments: The interior finishes in the elevator cab appeared to be in poor to fair condition. The replacement of the interior finishes of the cab is recommended. It is anticipated that a Technical Infeasibility request would be made in the permit set to document the existing elevator size and lack of ADA compliance.

Exit Stairs

Two enclosed exit stairs with handrails /guardrails were observed at the motel “tower” building, one at each end of the exterior exit balconies. The stair on the

south side provides the only access to the roof. The exit stairs appear to be maintained from the original construction. Stair nosing striping was not observed. Recessed fire extinguisher cabinets were observed at the stair landings on each floor. Mounting height of the fire extinguisher cabinets varied per floor. Three partially enclosed exit stairs were observed at the exterior exit balconies of the L shaped two-story motel wings. There is one stair at each end of the building and one at the corner of the "L".

Comments: The stairs appear to be in fair condition. Compliance with the California Existing Building Code would need to be reviewed. The three exit stairs of the L shaped wings have exterior carpet which is in poor condition. It is recommended to pull up the carpet to inspect the subfloor condition. A more durable finish is recommended to replace the exterior carpet for ease of maintenance and durability.

Management Building

The Management Building is a two story wood frame building located in the center of the site and at the public right of way. It consists of the motel reception/lobby, management office, Breakfast Room for motel guests, a manager's studio unit, and a private residence. The second floor is part of the private residence and is accessed only by a stair.

Comments: The manager's studio unit was not observed during this site visit. It did not appear a code compliant accessible path of travel to the Management Building is provided. The interior finishes at the private residence appear to be in good condition. The building looks large enough to accommodate a community room, kitchen, and resident laundry room. Further study of the management building will need to be done to see if all of the additional support spaces including the manager's office, a private office for services director, a shared office for two case managers, 1-2 private consulting spaces, and a treatment room as needed can all be accommodated here.

Reception/Lobby

Access to the reception/lobby is located at the front of the project site. Access to reception/lobby does not meet either ADA or current California Building Code accessibility requirements due to an existing step at the entrance. A service window next to the reception/lobby entrance was observed which is also not ADA or CBC compliant for accessibility.

Comments: The reception/lobby interior finishes appear to in poor to fair condition. With the alteration in the building layout to accommodate the new program, all the fixtures and finishes would be replaced.

Manager's Office & Private Residence

The Manager's Office and private residence is located behind the reception counter. The private residence has a separate entrance from the parking lot as well. A full kitchen as part of the private residence was observed. Per conversation with the current Owner, on-site staff used the full kitchen to prepare a light breakfast to hotel guests in the pre-Covid era. The private residence occupies a portion of the ground floor and all of the second floor.

Comments: The Manager's Office and full kitchen do not meet either ADA or current California Building Code accessibility requirements. The interior finishes at the Management Office and private residence appeared to be in good condition.

Breakfast Room

A sloped walkway was observed at the Breakfast Room entrance located at the west side of the Management Building. The Breakfast Room can also be accessed through the Manager's Office. A single occupant restroom was observed behind the Breakfast Room. The breakfast room appears to have been newly renovated.

Comments: The sloped walkway may provide the accessible path of travel to the Management Building. Per conversation with the current Owner, the Breakfast

Room is currently closed to all motel guests due to Covid. The interior finishes and fixtures were new and in good condition. Further study is needed to verify the accessibility compliance at the breakfast room (appliances and plumbing fixtures in the breakfast room are not within accessible reach ranges). The existing single occupant restroom behind the Breakfast Room does not appear visually to meet either the ADA or the current California Building Code accessibility requirements.

Laundry Room(s)

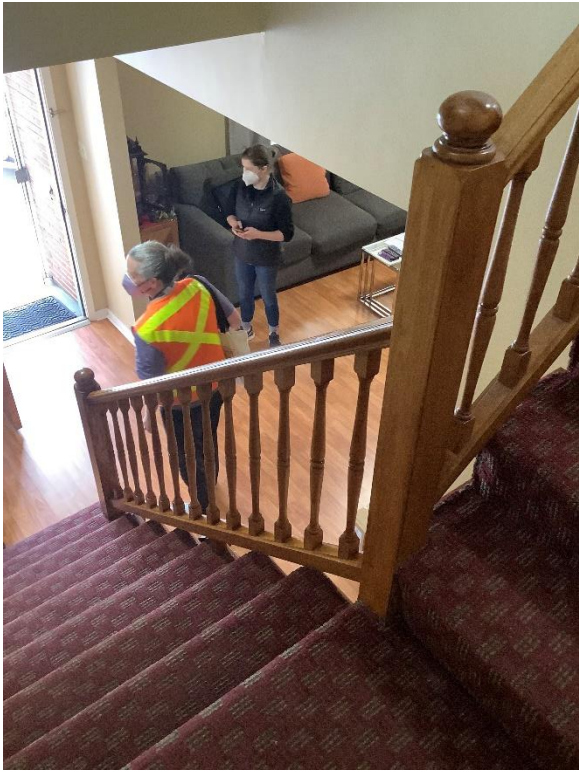
A shared laundry room for the motel guests is located on the second floor of the central motel wing. Two card-operated washers and two card-operated dryers were observed in the shared laundry. A commercial laundry for the motel was observed adjacent to the tuck under parking at the “tower” part of the motel. **Comments:** Currently, the shared laundry room for the residents does not meet either the ADA or current California Building Code accessibility requirements (path of travel, reach ranges, maneuvering/clear floor space). The interior finishes and fixtures in the shared laundry room are in poor to fair condition. It is understood that the project team would like to explore possibilities of adding an accessible shared laundry room in the Management Building. At the Manager’s Office Utility space, an existing washer and dryer was observed. The commercial hotel laundry room appeared to be dark and crowded. It is recommended to reprogram the commercial laundry space if a house keeping service is no longer needed.



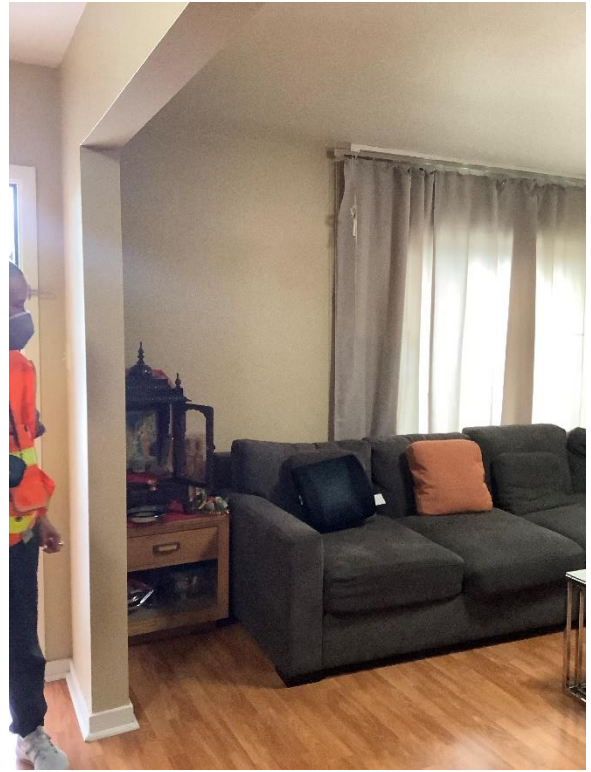
Reception Service Window



Reception/Lobby Interior



Stairs in the Private Residence



Seating Area at the Ground Floor of the Private Residence



Kitchen in the Manager's Office/Private Residence



Bathroom in the Private Residence on the second floor



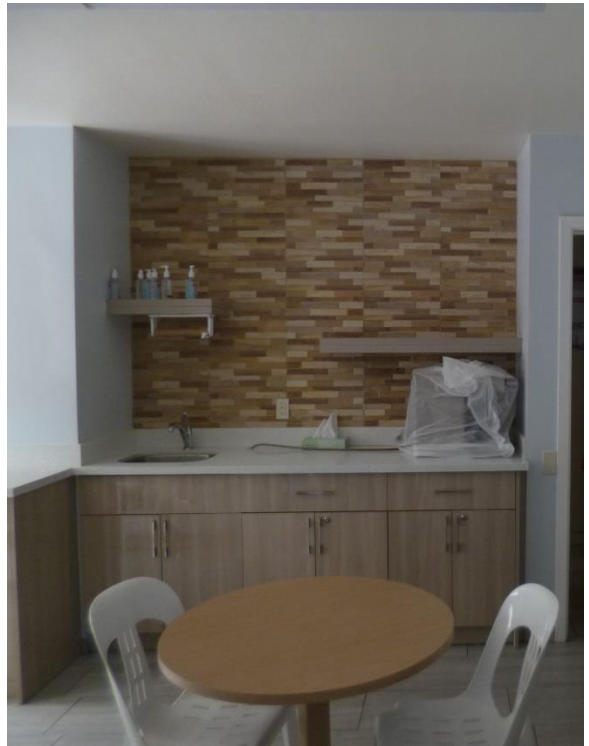
Utility/Storage at the Manager's Office



Single Occupant Bathroom behind the Breakfast Room



Breakfast Room for guests



Breakfast Room for guests

4.4. MOTEL UNITS

General

A sampling of units in the recently renovated 4 story motel “tower” as well as the non-renovated 2 story wing of the hotel were observed on June 25th. Approximately three quarter of the units in the two-story wings were recently renovated. The renovations stopped due to Covid. The recently renovated units are in good condition and the non-renovated units are in poor condition.

Accessibility

Per the drawings provided by the client, Units 101 and 102 are the designated accessible units. However, both rooms were occupied and not observed. The accessible path of travel to the designated accessible units was not verified. The first occupancy of the development pre-dates the Fair Housing Act and therefore is not subject to compliance with the act. If alterations are made and only compliance with ADA and current CBC is pursued (and funding sources do not require more) then 5% mobility units, and 2% communication units are required.

Comments: There are a total of 52 residential units currently. 5% of 52 would require 3 of the units to be provided as mobility units. These 3 required mobility units can be accommodated on-site at the ground floor with modifications. The question of distribution of these units (not distributed on each floor) would need to be reviewed with the Mayor’s Office on Disability. 2% communication units could be provided on site.

Flooring

Flooring at the recently renovated units consists of hard surface in the living spaces and tile in the bathrooms. Flooring base was wood in the living spaces and tile in the bathroom. Flooring at the non-renovated units consists of carpet in the living spaces and tile in the bathrooms. Transitions between different existing flooring types were aluminum or a solid surface.

Comments: Flooring is in good condition at the recently renovated units and in poor condition at the non-renovated units. It is recommended that all carpet be replaced with hard surface flooring for ease of maintenance and durability.

Doors

Unit entry doors are wood panelized doors with a wood frame and a single peep hole. Entry doors are equipped with a card reader and lever handle. The interior bathroom doors are wood with a lever handle.

Comments: Entry doors were observed to be in good condition. Entry doors with single motion lever / locking hardware, high and low peep holes and good air seal gasketing are recommended. Interior doors were observed to be in good condition.

Walls / Ceilings

Walls and ceilings are lightly textured and painted on gypsum wallboard. A partial height tile wainscot was observed in the non-renovated unit bathrooms.

Comments: Paint in the non-renovated units is poor. Paint in the renovated units appeared in very good condition. It is recommended to check with the Owner as to whether the new paint in the renovated units is low or no-VOC paint for improved indoor air quality.

Window Coverings

Window coverings varied throughout the project site. In general, double fabric curtains were observed at the motel rooms. Vertical blinds were observed in motel room kitchenette areas.

Comments: The cloth window coverings observed in renovated units were in good condition and those in the non-renovated units are in poor condition. Cloth window coverings can be challenging in usability due to weight. Vertical blinds are recommended to be provided at all windows in the motel rooms.

Fire Protection

Motel rooms are not sprinklered. Existing fire extinguisher cabinets were observed in the exit stairs and exit balconies only. Carbon monoxide devices were observed.

Comments: Individual fire extinguishers could be placed inside motel rooms near the kitchenette for greater fire safety.

Kitchenettes

Kitchenettes were observed in several units visited.

Comments: Kitchenettes occurred either in separate rooms, or in the sleeping area of the motel room. In general, the kitchenettes that were recently renovated appear to be in good condition and the kitchenettes in the non-renovated units were in poor condition. Some units had casework for small appliances but no kitchenette.

Cabinets

The existing laminated cabinets of the new kitchenettes are frameless with metal knobs. Low storage space is limited to the space under the sink.

Comments: Cabinets in the recently renovated units appeared to be in good condition. However, most of the storage space is high and cannot be easily reached. Adding low storage is recommended. Cabinets in the non-renovated kitchenettes were in poor condition.

Countertops & Sinks

The kitchen sinks are drop-in stainless steel, single basin fixtures in stainless countertops with stainless backsplashes as part of the kitchenette module.

Comments: The sinks, countertops and faucets are in good condition in the recently renovated units. Non-renovated kitchenette counters and cabinets are in poor condition.

Appliances

In general, each unit includes a mini fridge, a microwave, and a flat screen TV. In the recently renovated units, a mini fridge, microwave, and a two-burner induction cooktop were part of the kitchenette casework module. A thru wall PTAC unit with louver at the exit balcony was observed in the recently renovated units. A wall-heater was observed in the non-renovated units. When the kitchenette was in a separate room, an exhaust fan was observed in the ceiling.

Comments: Appliances observed in renovated units were generally in good condition. In non-renovated units they were in poor condition. The exhaust fans appeared to be old and their functionality is not known.

Bathrooms

Existing bathroom layouts vary by unit type. In general, the recently renovated bathroom layout consists of a tub/shower with solid surface surround and shower curtain, a towel bar, clothes hook, toilet, toilet paper holder, exhaust fan, and recessed light fixture. Grab bars were observed at shower/tub surround (but not installed per code locations/ dimensions). A mirror, a solid surface countertop and under mount vanity sink were observed just outside of the toilet/bathing room and separated by a door. The renovated bathrooms have new recessed light fixtures. It is not known if these are LED fixtures.

In the non-renovated units, the bathroom layout consists of a very small standing shower with a tile surround and a glass door, a towel bar, toilet, toilet paper holder, a pedestal sink, a mirror, a vanity light, a ceiling mounted light and a mechanical metal grille. No exhaust fan was observed but bathrooms have windows.

Comments: The bathrooms observed in the recently renovated rooms were in good condition and bathrooms in the non-renovated rooms were in poor to fair condition. It is recommended to replace all plumbing fixtures in the non-renovated bathrooms with low flow fixtures. Bathroom layouts for the ADA designated units were not observed during this site visit.

Mold

Mold was not observed in units visited during the site visit from June 25th.



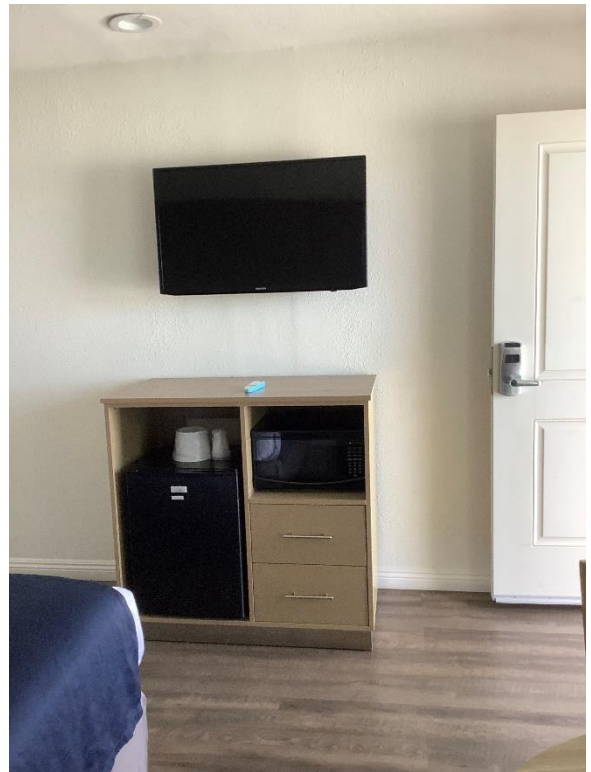
Motel room Entry Door with Card Reader



Motel room ID signage with Braille



Window Covering, PTAC Unit in renovated motel room



Appliances in renovated motel room



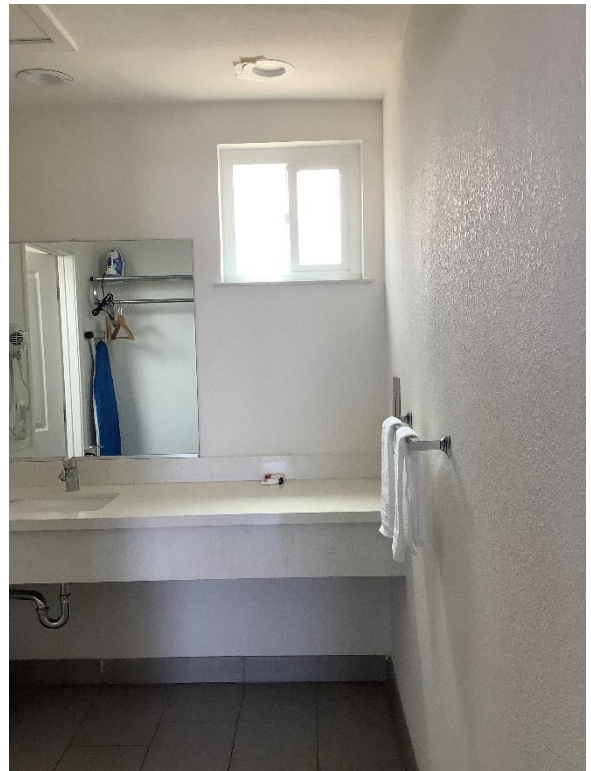
Kitchenette Module in renovated motel room



Exhaust Fan, Recessed Light, Upper Cabinet in renovated motel room.



Bathroom in renovated motel room



Sink/ countertop outside of bathroom in renovated motel room.



Bathroom Exhaust Fan, Lighting in renovated motel room



Living Space in non-renovated motel room



Sleeping Space, Wall Heater in non-renovated motel room



Kitchenette in non-renovated motel room



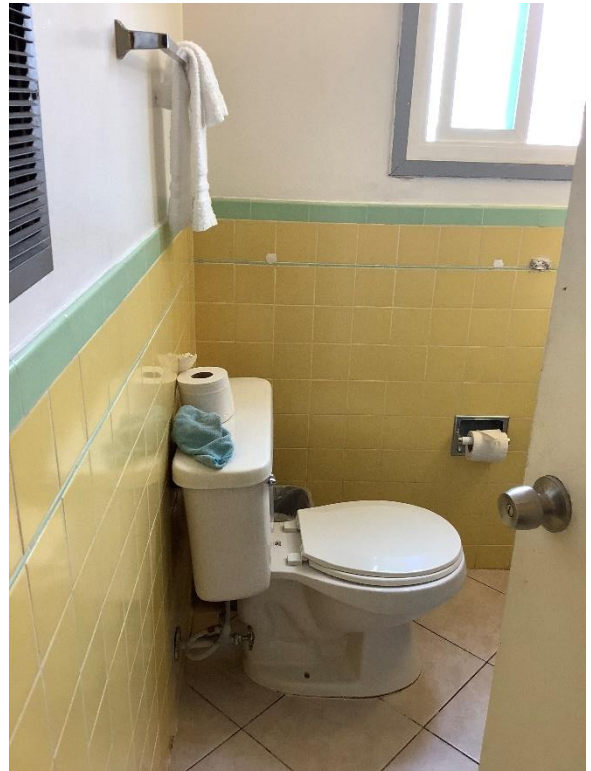
Exhaust, Lighting, Upper cabinet in non-renovated motel room



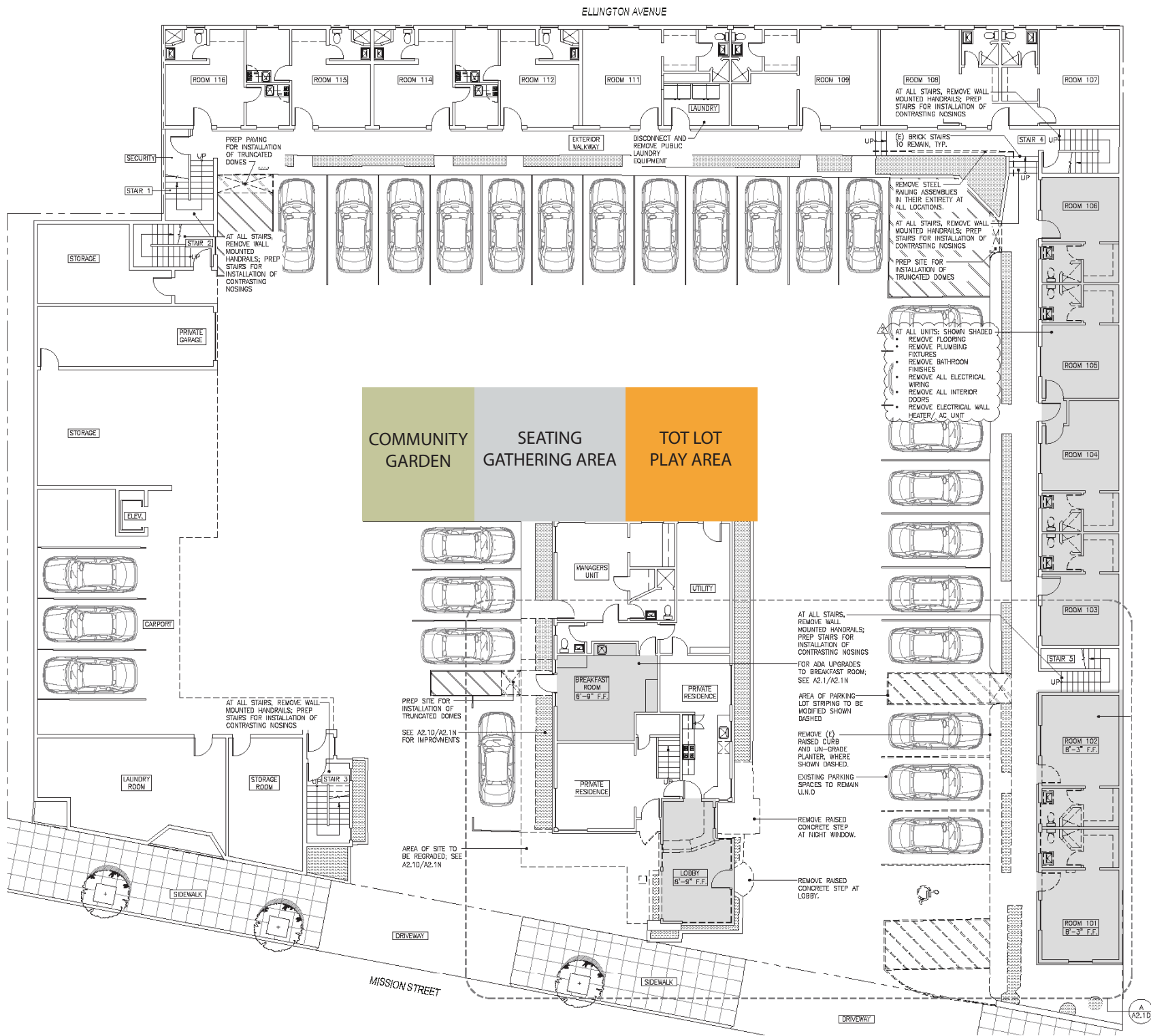
Bathroom in non-renovated motel room



Bathroom in non-renovated motel room



Bathroom in non-renovated motel room



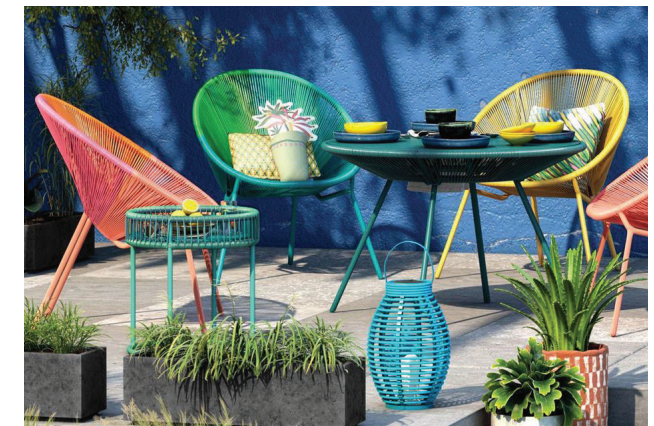
Activity Wall



Tot Lot Play Structure



Outdoor Gathering



Outdoor Gathering



Community Garden with Planter Beds



Garden Trellis

First Floor Plan (Not to Scale)

INTRODUCTION

A general structural assessment of the building at 5630 Mission Street in San Francisco, CA was performed as requested by Saida + Sullivan Design Partners. This assessment is based on one site visit completed on June 25, 2021 to visually observe the existing conditions. No destructive testing or investigation was performed, and the onsite review was limited only to areas which were readily visible. No original construction drawings were provided for review.

STRUCTURE OVERVIEW

General

The subject site consists of multiple buildings constructed in 1965, as shown in Figure 1.

- Building A is a four-story, L-shaped structure with tuck-under parking at the ground floor and three levels of hotel rooms above (Photo 1). The building is constructed primarily of wood framing with some steel framing at the ground floor parking area. The hotel rooms are accessed from an exterior walkway with a concrete topping slab. The roof of the building supports a number of cellular network antennas.
- Building B is an L-shaped structure. The north portion of the building has a daylighting basement with two garage doors along Ellington Avenue below two floors of hotel rooms (Photo 2). The remaining portions of the building are two stories of hotel rooms over a crawlspace (Photo 3). The building is constructed of conventional wood framing. The second floor hotel rooms are accessed from an exterior walkway that is constructed of wood.
- Building C is a two-story structure that houses the lobby, offices and the manager's unit. The building is constructed of conventional wood framing.

The lateral force-resisting system of all of the buildings appears to be wood-sheathed shear walls and floor diaphragms. The buildings are assumed to be supported by shallow foundations.

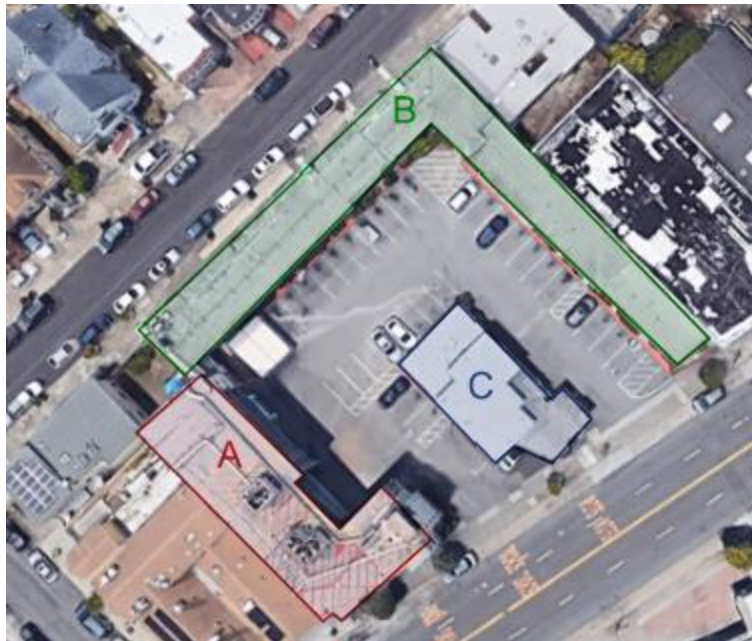


Figure 1. Aerial view of site

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Condition Assessment

Based on visual observations of the visible areas of the buildings, the structure generally appears to be in good structural condition with the following exceptions.

- The ends of the cantilevered wood beams supporting the exterior second floor walkway at Building B are noticeably deteriorated due to water damage and dry rot (Photo 4). Previous repairs were observed in some locations (Photo 5). The extent of damage could not be determined from visual observations.
- The guardrail at the exterior second floor walkway of the east leg of Building B is loose and deteriorated due to the water damage mentioned above (Photo 6 and Photo 7).
- Cracking was observed in the concrete topping slab at the exterior walkways of Building A, particularly at locations where steel railings and posts are embedded in the concrete (Photo 8 and Photo 9). These cracks are likely nonstructural, although they could pose a waterproofing issue to the structure below depending on the waterproofing details from the original construction.

No systemic cracking was observed in the wall finishes or foundations that would indicate foundation settlement.

Seismic Hazards and Anticipated Structural Performance

ZFA did not perform a detailed seismic assessment of this building, and the following discussion is provided as general information. The seismic performance of a building depends on a number of factors, including the site-specific seismic hazards and the building's seismic force-resisting system. Geological seismic hazards at a site include seismicity, liquefaction, and faulting, among others. The seismicity, or the potential for earthquake-induced ground motion, at this site is high. The building is not located in a mapped liquefaction or earthquake-induced landslide hazard zone.

Building A has an obvious soft story condition with limited structural elements to provide lateral resistance at the tuck under parking of the ground floor. Based on the size and construction type, the building appears to be subject to San Francisco's Mandatory Soft Story Retrofit Program (MSSP). According to online records, an MSSP retrofit design was submitted and approved by the building department, but then withdrawn by the owner in 2018 (Application # 201608225613). Another MSSP retrofit design (Application # 201804257385) was submitted the same date as the previous application was withdrawn. This permit has not been approved. The Soft Story Status Report (<https://sfdbi.org/file/8747>) lists the status of the property as "Exempt from program". It does not appear that any seismic retrofit work has been performed on the building.

It is unclear why the building is exempt from the mandatory program as it appears that it meets the criteria for a mandatory retrofit. Based on our general observations, Building A is vulnerable to damage during a major earthquake because of the soft story condition. The other buildings on site are expected to pose a lower risk to occupant safety, since low rise wood-framed buildings typically perform relatively well in earthquakes. However, significant damage could still occur in a severe seismic event.

RECOMMENDATIONS

The buildings appear to generally be in good condition with the exceptions noted above. We recommend the following investigation and repair scope:

- Exterior walkway framing at Building B
 - Remove finishes on walkway surface to expose decking.
 - Perform exploratory investigation to determine the extent of damage.
 - Provide new exterior-grade framing as required to repair damaged framing.
- Guardrail at exterior walkway of Building B
 - Remove damaged and loose portions of the guard rail.

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- Install a new code-compliant railing system.
- Cracking of concrete topping slab at Building A
 - The cracking does not appear to be structurally significant. The walkways are vented below the framing, so we assume that water damage has not occurred as signs of it would be evident from below if significant deterioration had occurred. However, the cracks should be sealed to prevent water ingress to the framing below. We recommend that the cracks be periodically monitored to ensure further damage does not occur.

Significant damage may occur at Building A in a severe earthquake because of the soft story condition. It appears that this building should have been subject to the Mandatory Soft Story Retrofit Program (MSSP). Multiple permit applications for a soft story retrofit have previously been submitted, but the building is listed as exempt from the program. We recommend that more information be gathered from the owner and/or the building department to determine why the building is exempt. Based on our preliminary assessment, we recommend a retrofit be performed to mitigate the soft story condition. the retrofit scope would likely include new steel moment frames or wood shear walls with new concrete foundations at the ground floor.

Buildings B and C are expected to be relatively safe in an earthquake although damage may occur during a severe earthquake. If desired to improve the building performance, a voluntary retrofit could be performed in the crawl space by installing plywood on the interior face of existing wood walls, installing new anchor bolts from the existing walls to the existing foundation and providing new hardware at the existing post and beam system.

CLOSING

The structural review is based on that which was plainly visible at the time of site review. No attempt was made to uncover hidden conditions or perform any destructive or non-destructive testing. The items discussed in this report are subject to revision should more information become available. No structural analysis for loads or capacities was performed under the scope of this review.

We understand you may have questions regarding this evaluation and are available for comment and explanations. Please call with any questions you may have. Thank you for choosing ZFA Structural Engineers to assist you with this structural assessment.

ZFA STRUCTURAL ENGINEERS



Ryan Bogart, SE
Associate Principal

APPENDIX A – PHOTOGRAPHS



Photo 1. Exterior of Building A



Photo 2. Exterior of Building B from Ellington Avenue



Photo 3. Crawl space under Building B



Photo 4. Damaged beam at Building B exterior walkway



Photo 5. Previous repair at damaged beam at Building B exterior walkway



Photo 6. Damaged/loose guard rail at Building B



Photo 7. Damaged post at Building B guard rail



Photo 8. Cracked topping slab at Building A



Photo 9. Cracked topping slab at Building A