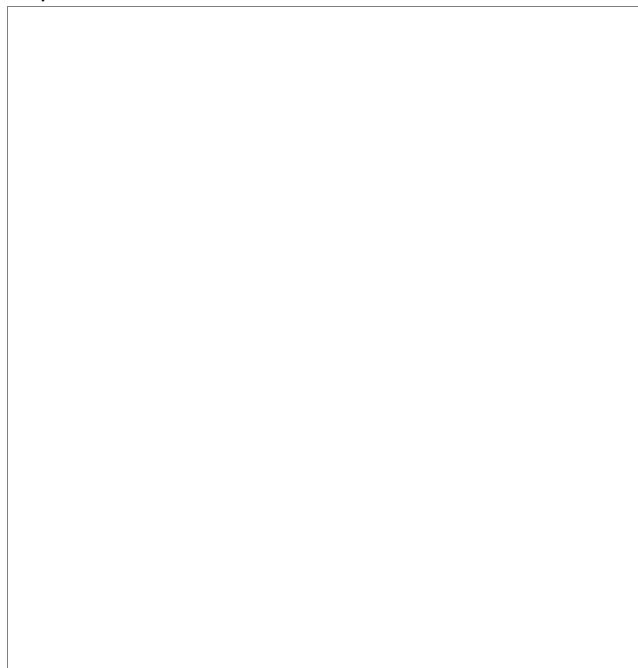


Report for: **1012 DE HARO ST**



Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
4159/003		1012 De Haro St, San Francisco, CA 94107	Assessor Summary Assessor Recorded Documents ↗ Secured Property Tax Rolls

Current Planning Team

Team Manager: ella.samonsky@sfgov.org [↗](#)

Schools (K-12) Within 600ft

None

Port Facilities

None

City Properties

None

Official Maps

Assessor's Block Map [↗](#)

Block Map 2009 [↗](#)

Block Map 1980 [↗](#)

Block Map 1960-65 [↗](#)

Block Map 1946 [↗](#)

Block Map 1935 [↗](#)

Supervisor District

District 10 (Shamann Walton) [↗](#)

Census Tract

2020 Census [↗](#) Tract 061401

Neighborhood (Planning Dept)

Potrero Hill

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](#) [↗](#)

Housing Element Reused Sites

None

Sanborn Map 1990's [↗](#)
Sanborn Map 1919 [↗](#)

State Opportunity Map

Not within a High Resource Area [↗](#)

National Park Service

n/a

Assessor

Parcel 4159003
Address 1012 DE HARO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$801,872.00	Use Type	Flats & Duplex
Structure	\$534,576.00	Units	4
Fixtures	\$464.00	Stories	2
Personal Property	\$424.00	Rooms	16
Last Sale	5/18/2004	Bedrooms	-
Last Sale Price	\$940,000.00	Bathrooms	4
Year Built	1910	Basement	-
Building Area	3,598 sq ft		
Parcel Area	2,495 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Parcel 4159003
Address 1012 DE HARO ST

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Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts

RH-2 - Residential- House, Two Family [↗](#)

Height & Bulk Districts

40-X [↗](#)

Special Use Districts

Priority Equity Geographies SUD [↗](#)

Coastal Zone

Not in the Coastal Zone

Port

Not under Port Jurisdiction

Redevelopment Areas

None

Special Sign Regulations

None

Legislated Setbacks

None

Cultural Districts

None

Limited and Nonconforming Uses

None

Planning Areas

Showplace Square/Potrero Hill (EN) [↗](#)

Public Realm and Streetscape Plans

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:

Eastern Neighborhoods Infrastructure Impact Fee - Tier 1 [↗](#)

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

Mayor's Invest in Neighborhoods Initiative Areas

None

Community Benefit Districts

None

Other Notices and Regulations

Accessory Dwelling Units

May be eligible for adding new accessory dwelling unit(s).

Read more about this regulation [↗](#)

Added:

Design Guidelines

Area Specific Design Guidelines

Residential Design Guidelines [↗](#)

The Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. These guidelines are integral to the Department's design review process for residential districts.

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 - ZN8](#)

[View Height District Map - HT8](#)

[View Special Use District Map - SU8](#)

[View Preservation District Map - PD8](#)

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

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

Environmental Information

The 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](#)

Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.

CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

[Read more about this regulation](#)

Added: 2/5/2025

Archeologically Sensitive Areas

Archaeological Sensitivity Zone 3 (deeply buried high sensitivity; moderate to low sensitivity)

Read more about this regulation [↗](#)

Added: 6/30/2023

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.

FEMA FIRM Map Panel 0119A [↗](#)

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.

Flooding: Sea Level Rise

This location does not fall within the Sea Level Rise Vulnerability Zone, pursuant to end-of-century projections utilized by the City and County of San Francisco for Capital Planning Guidance (CPC Guidance). To learn more about the City's sea level rise adaptation programs, please visit: <https://sfplanning.org/sea-level-rise-action-plan> [↗](#)

Maher Ordinance and Article 31

Health Code Article 22A [↗](#) and 31 [↗](#)

Not applicable.

Seismic Hazard – Landslide

Not applicable.

Seismic Hazard – Liquefaction

Not applicable.

Serpentine Rock

Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine does not become airborne during construction.

Added: 3/20/2013

Slopes of 25% or Greater

Projects on a parcel with an average slope of at least 25 percent and include any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? For more information contact cpc.epintake@sfgov.org.

Added: 5/13/2019

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: 4159/003

Building Name:

Address: 1012 DE HARO ST

Status Reason: No evaluation and 45 years or older

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

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 Resource Reviews

None

Historic and Cultural Resource Surveys

SF Survey

The San Francisco Citywide Cultural Resources Survey (SF Survey) is underway. SF Survey is a multi-year effort to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. As a part of this effort, staff have been auditing past survey findings to ensure accuracy. To learn more, please visit <https://sfplanning.org/sfsurvey>.

This property is not in an Active SF Survey Area.

Past Surveys

None

Historic Context Statements

The mention of a property in a historic context statement does not mean it is a Category A, Historic Resource Present. A formal evaluation must be conducted using the document's evaluative framework.

None

Architecture

Unknown

Planning Applications

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the Planning Code. The 'Project' is the activity being proposed. For a glossary of terms, visit Planning Code section 102, or the Help section of this site.

No Planning Applications

Permitted Short Term Rentals

This section does not include pending or denied applications. Eligible applicants at qualifying properties may host short-term rentals while an application is pending.

None

Building Permits

Applications for Building Permits submitted to the Department of Building Inspection.

Active Permits

None

Completed Permits

Permit 200806305630

Status: COMPLETE - 8/6/2008

Address: 1012 DE HARO ST

Work @ unit# c only. Replace (e) kitchen cabinets, counter tops, sink & appliances. Paint interior of apartment.

All non structural. No plumbing or electrical on this permit.

Originally Filed:	6/30/2008	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-2	Proposed Occupancy Code:	R-2 Code Definitions ↗
Construction Cost:	\$8,600.00		

Permit 9619879 [↗](#)

Status: EXPIRED - 5/28/1997 **Address:** 1012 DE HARO ST

Reroofing

Originally Filed:	10/16/1996	Parcel:	4159/003
Existing Use:	2 FAMILY DWELLING	Proposed Use:	2 FAMILY DWELLING
Existing Units:	0	Proposed Units:	0
Existing Occupancy Code:	R-3	Proposed Occupancy Code:	R-3 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 9213634 [↗](#)

Status: COMPLETE - 1/15/1993 **Address:** 1012 DE HARO ST

Remodel bedroom door windows onto rear deck enclose (e) door

Originally Filed:	8/12/1992	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 9206167 [↗](#)

Status: COMPLETE - 1/15/1993 **Address:** 1012 DE HARO ST

Renewal #8815071 & 9024877

Originally Filed:	4/15/1992	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 9024877 [↗](#)

Status: EXPIRED - 7/31/1991 **Address:** 1012 DE HARO ST

Renewal of app #8815071

Originally Filed:	12/5/1990	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 9024876 [↗](#)

Status: CANCELLED - 7/15/1991 **Address:** 1012 DE HARO ST

Renew of app #8818068

Originally Filed:	12/5/1990	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 8818068 [↗](#)

Status: EXPIRED - 5/30/1989 **Address:** 1012 DE HARO ST

Remodel bedrooms, entry, rear deck. Remove partition

Originally Filed:	11/16/1988	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 8815071 [↗](#)

Status: EXPIRED - 5/2/1989 **Address:** 1012 DE HARO ST

Remodel kitchen and bath, replace dry rot wood.

Originally Filed:	10/3/1988	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Permit 8709874 [↗](#)

Status: EXPIRED - 2/11/1988 **Address:** 1012 DE HARO ST

Subterranean termite repair

Originally Filed:	7/14/1987	Parcel:	4159/003
Existing Use:	APARTMENTS	Proposed Use:	APARTMENTS
Existing Units:	4	Proposed Units:	4
Existing Occupancy Code:	R-1	Proposed Occupancy Code:	R-1 Code Definitions ↗
Construction Cost:	\$0.00		

Additional Permits

Additional Permits [↗](#) (electrical, plumbing, etc) lodged with the Department of Building Inspections.

Other Permits

Other miscellaneous permits reviewed by the Planning Department. Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Department of Public Health, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code [↗](#).

Active Permits

None

Completed Permits

None

Complaints

The Planning Department and the Department of Building Inspection receive public complaints and operate enforcement programs [↗](#) to ensure compliance with the SF Planning Code and Building Inspection Commission Code.

Planning Department Complaints

Active

None

Completed

None

Department of Building Inspection Complaints

Disclaimer

[View Complaint 201570413 \(1012 DE HARO ST 0\) ↗](#)

[View Complaint 201558421 \(1012 DE HARO ST\) ↗](#)

[View Complaint 201059790 \(1012 DE HARO ST\) ↗](#)

[View Complaint 200448065 \(1012 DE HARO ST\) ↗](#)

Appeals

Appeals related to Planning Department review. More information on Board of Appeals records can be found [here](#).

Board of Appeals

None

Other Appeals

None

Block Book Notifications (BBNs) & Notices of Special Restrictions (NSRs)

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code. You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our [Permits in Your Neighborhood ↗](#) website.

A Notice of Special Restriction (NSR) is a document recorded to the Office of the Assessor-Recorder [↗](#) and lists specific conditions and/or limitations associated with a property. The NSRs listed below are limited to those related to the Planning Code. Other NSRs on the property may be recorded with the Office of the Assessor-Recorder.

Block Book Notifications

None

Notice of Special Restrictions

None