



# Mission Inn

October 6, 2021

## Property Owner

JAMNA INVESTMENTS LLC  
5630 MISSION STREET  
SAN FRANCISCO CA 94112

**Site Address:** 5630-5638 Mission Street  
**Assessor's Block/Lot:** 7092/012  
**Zoning District:** Excelsior Outer Mission Neighborhood Commercial District  
**Staff Contact:** Dario Jones, (628) 652-7405, dario.jones@sfgov.org

## Property Description

The subject property, constructed in phases in 1957 and 1965, is a 20,977 square foot building authorized as a tourist hotel (motel) with 52 tourist hotel rooms and a manager's residence. The subject property is located in the Excelsior Outer Mission Neighborhood Commercial District and is situated on a 26,641 square foot lot.

The subject property consists of three buildings:

1. Building A, a 24 room 4-story building
2. Building B, a two-story 27 room "L" shaped building
3. Building C, a detached two-story building situated in the middle of the lot which currently accommodates two units, a manager's unit, and a private residence with an office.

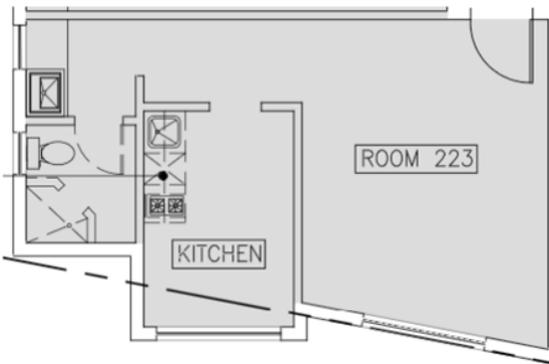


*Aerial view: Building A: Tower building at left,  
Building B: L-shaped 2 story motel at top and right,  
Building C: office and lobby building in foreground.*

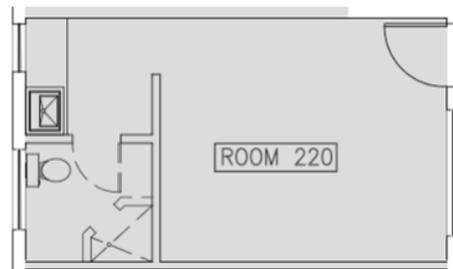
### Description of Layout and Room Composition

Layout	Stories	Units	Units with Kitchens	Units with Private Bathrooms	One Room Units (Studio)	Two Room (Potential One Bedroom)	Elevator	Parking Spaces
Building A	4	24	9	24	24	0	1	3
Building B	2	27	8	27	25	2	0	22
Building C	2	2	1	2	0	2	0	12
<b>Totals</b>		<b>53</b>	<b>18</b>	<b>53</b>	<b>49</b>	<b>4</b>	<b>1</b>	<b>37</b>

Building A -Typical Rooms with Kitchen



Building A -Typical Rooms no Kitchen



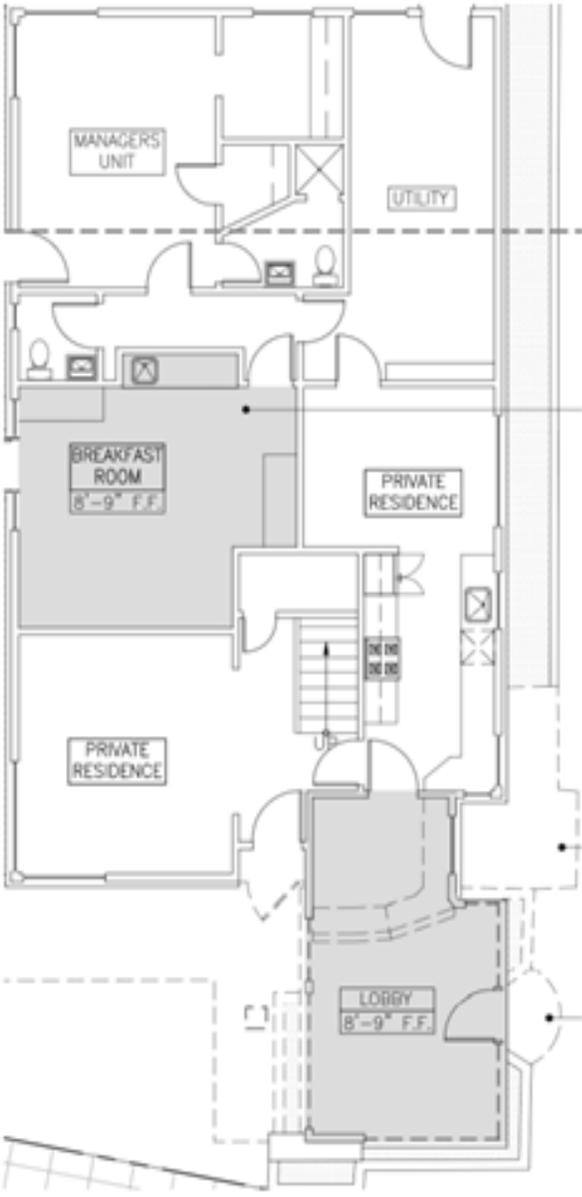
Building B -Typical Rooms with Kitchen



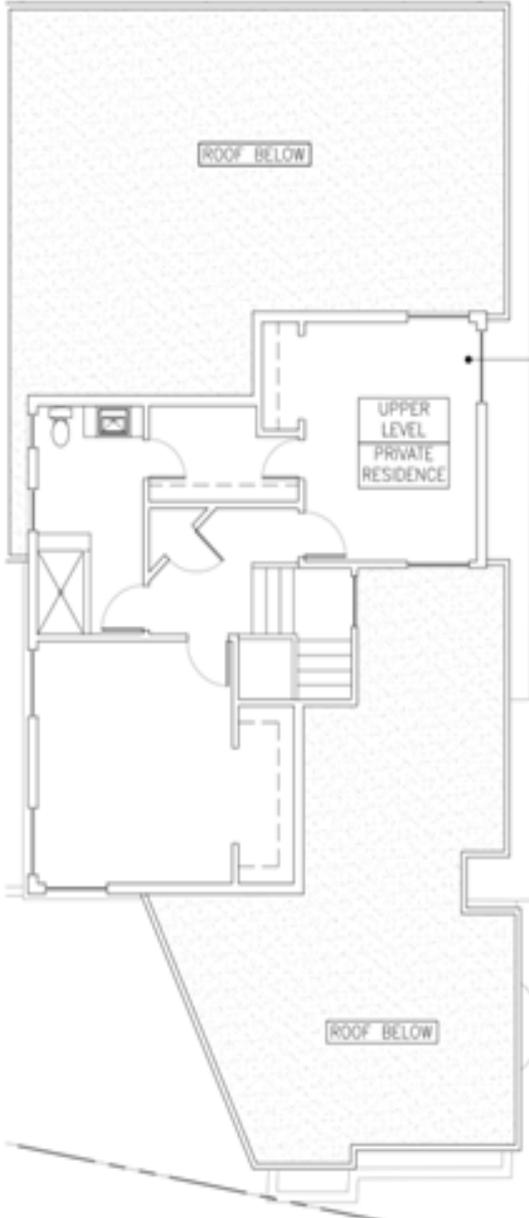
Building B -Typical Rooms no Kitchen



Building C - First Story



Building C - Second Story



## Architectural Observations Summary

The Mission Inn is a tourist motel 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.

The property is in fair condition, with some variation across the property's three buildings. 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 original construction appears to be of good quality.

### 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.

### Architectural Recommendations:

- Modify pedestrian access to reception / lobby / Manager's Unit / Laundry Room to ensure ADA and California Building Code Accessibility Requirements
- Replacement of existing exterior light fixtures to new LEDs
- Create outdoor shared space by eliminating parking spaces being Management Building
- Add resident mailboxes
- Review stairs, ramps, handrails, and guardrails for accessibility compliance
- Add dedicated trash collection areas on each floor
- Replace interior finishes on elevator cab
- Replace carpet in exterior stairs with more durable finish
- Renovate 3 of 52 units to be fully ADA compliant to meet 5% threshold
- Upgrade carpet to hardwood flooring in non-renovated units; upgrade floor, paint, appliance, kitchenettes, and bathrooms in non-renovated units

## Seismic Report Summary

Based on visual observations of the building, 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.
- The guardrail at the exterior second floor walkway of the east leg of Building B is loose and deteriorated due to water damage.
- 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. The cracks are likely nonstructural but could pose a waterproofing issue.
- Although the Building is exempt from the City’s soft story program, Building A has a soft story condition and a retrofit is recommended. Building A is vulnerable to damage in a major earthquake due to the soft story condition.

## Physical Needs Assessment Summary

### Overall Assessment

Based on the PNA, the building is in fair condition with variation between the units that have been recently renovated and the ones that have not. Certain repairs/upgrades to existing building systems are recommended, including replacement of piping, water heating equipment, and storage tanks. The electrical main switchgear is original and should be evaluated along with the original subpanels and branch wiring. Roof repair is recommended in buildings B and C and siding repair is recommended across all three buildings. Interior renovations are recommended for the remaining units and fire sprinklers should be extended into living and sleeping areas.

### Immediate Needs

**Accessibility:** create accessible path of travel through parking area and upgrade exterior signage; upgrade common areas accessibility features.

**Building Exteriors:** structural upgrades per seismic report, replace walkways in building B and stairs in building A; siding repair on all buildings; roof repair on Buildings A and B and roof replacement on Building C.

**Site Improvements:** replace trash enclosures; replace irrigation controls; replace pedestrian walkway.

**Mechanical / Electrical / Plumbing:** Add fire suppression system in Buildings B and C; new smoke

and CO detectors; select plumbing replacements; replace builders; install new PTAC units; replace bathroom fans with CalGREEN compliant fans; add ventilation for new kitchens and laundry areas; upgrade to electrical wiring, panels, load centers, outlets; replace interior and exterior lighting fixtures; elevator modernization.

In-Unit Improvements: replace doors and door frames in Building B; repaint unrenovated units; replace bathroom flooring in unrenovated units; add refrigerators in all units.

Common Areas: replace flooring and finishes in Building C; create laundry rooms in Buildings A and B for residential use; repair and replace external signage; reconfigure front desk and lobby.

Misc: allowance for Hazardous Materials abatement and dry rot mitigation.



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



Designated Accessible Van Parking with Signage



Reception/Lobby Entrance, Service Window with Ramp



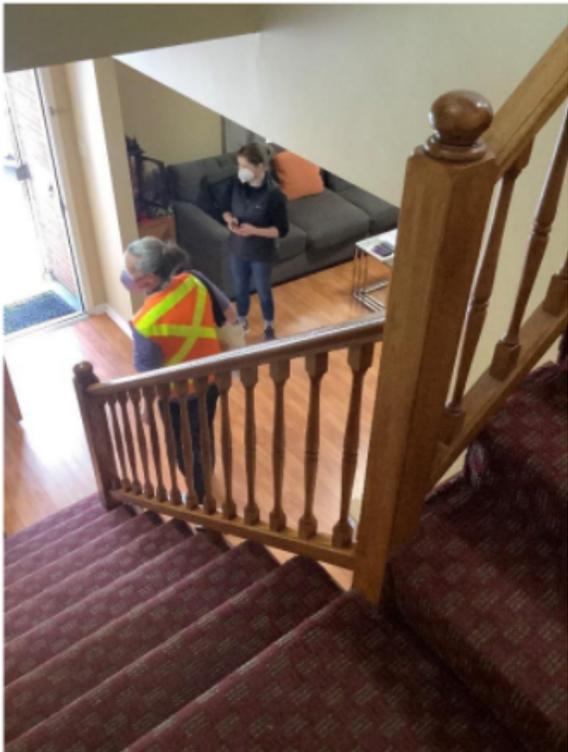
Management Building Rear Exit, Ramp



Two-story motel wings, Management Building, Parking Lot



Four-story motel "tower" with Carport



Stairs in the Private Residence



Seating Area at the Ground Floor of the Private Residence



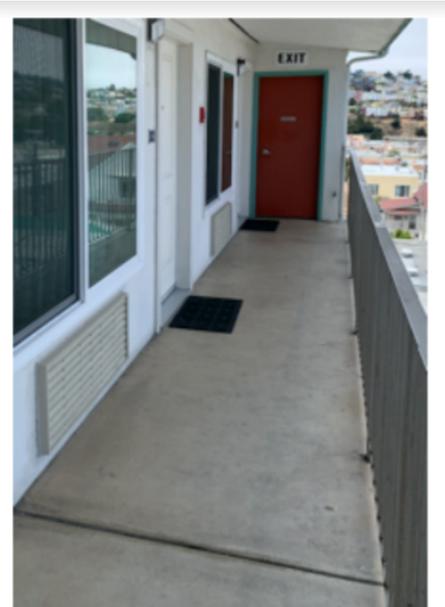
Kitchen unit at Unit 419



Kitchen in the Manager's Office/Private Residence



Bathroom in the Private Residence on the second floor



Walkway at 4<sup>th</sup> floor of Building A



Typical built in counter, sink, and bathroom/shower room