SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: FEBRUARY 14, 2019

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	January 31, 2019
Case No.:	**2017-014666DRP**
Project Address:	**743 Vermont Street**
Permit Application:	2017.1027.2504
Zoning:	RH-2 [Residential House, Two-Family] 40-X Height and Bulk District
Block/Lot:	4074/021
Project Sponsor:	William Walters 123 Cascade Drive Mill Valley, CA 94941
Staff Contact:	David Winslow – (415) 575-9159 David.Winslow@sfgov.org
Recommendation:	**Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of a 2- story horizontal addition to the rear and side to an existing 3-story single-family house that adds a total of 331 square feet.

SITE DESCRIPTION AND PRESENT USE

The site is a 25′ x 100′ up sloping lot with an existing 3-story, 2,366 s.f. one-family house built in 1907.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Vermont has a consistent building scale at the front of 3-story wood and stucco clad houses -- some set back from the street to accommodate raised stair entries. The mid-block open space likewise has a fairly consistent alignment of buildings at the rear yard that use side setbacks to mitigate the "boxing in" of neighboring buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 16, 2018 – November 15, 2018	11.15. 2018	2.14.2019	93 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 25, 2019	January 25, 2019	20 days
Mailed Notice	20 days	January 25, 2019	January 25, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Meg McKnight, c/o Ryan Patterson, of 753 Vermont St, the adjacent neighbor to the South of the proposed project.

DR REQUESTOR CONCERNS AND PROPOSED ALTERNATIVES

1. Inappropriate building scale at the mid-block open space.
2. Loss of Light and Privacy.

See attached *Discretionary Review Applications*, dated November 15, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) guidelines enumerated below, in relation to building massing at the rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review,* dated December 6, 2018.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

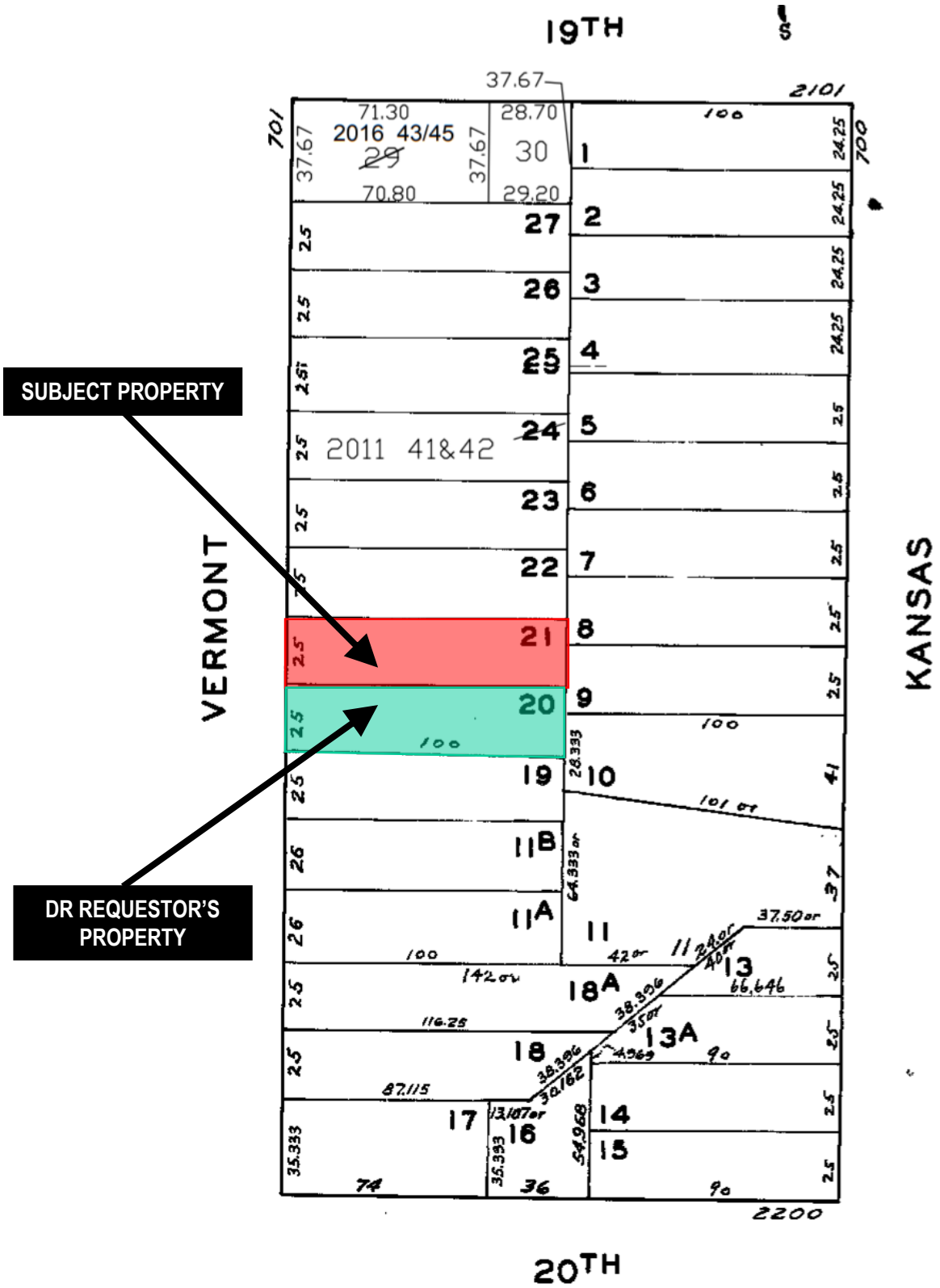
1. The proposed 2-story horizontal addition into the existing side yard to the North is against the neighboring building's side wall and is sculpted to reduce the mass at the upper level.
2. The proposed 2-story horizontal addition to the rear extends 5'-6" further to the rear and is set back 5' from both side lots lines to preserve light, privacy, and visual access to the mid-block open space.
3. The location and size of the small deck at the North side lot was not seen to pose a privacy impact.

RECOMMENDATION:	**Do not take DR and approve project as proposed**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated December 6, 2018
Reduced Plans

Exhibits

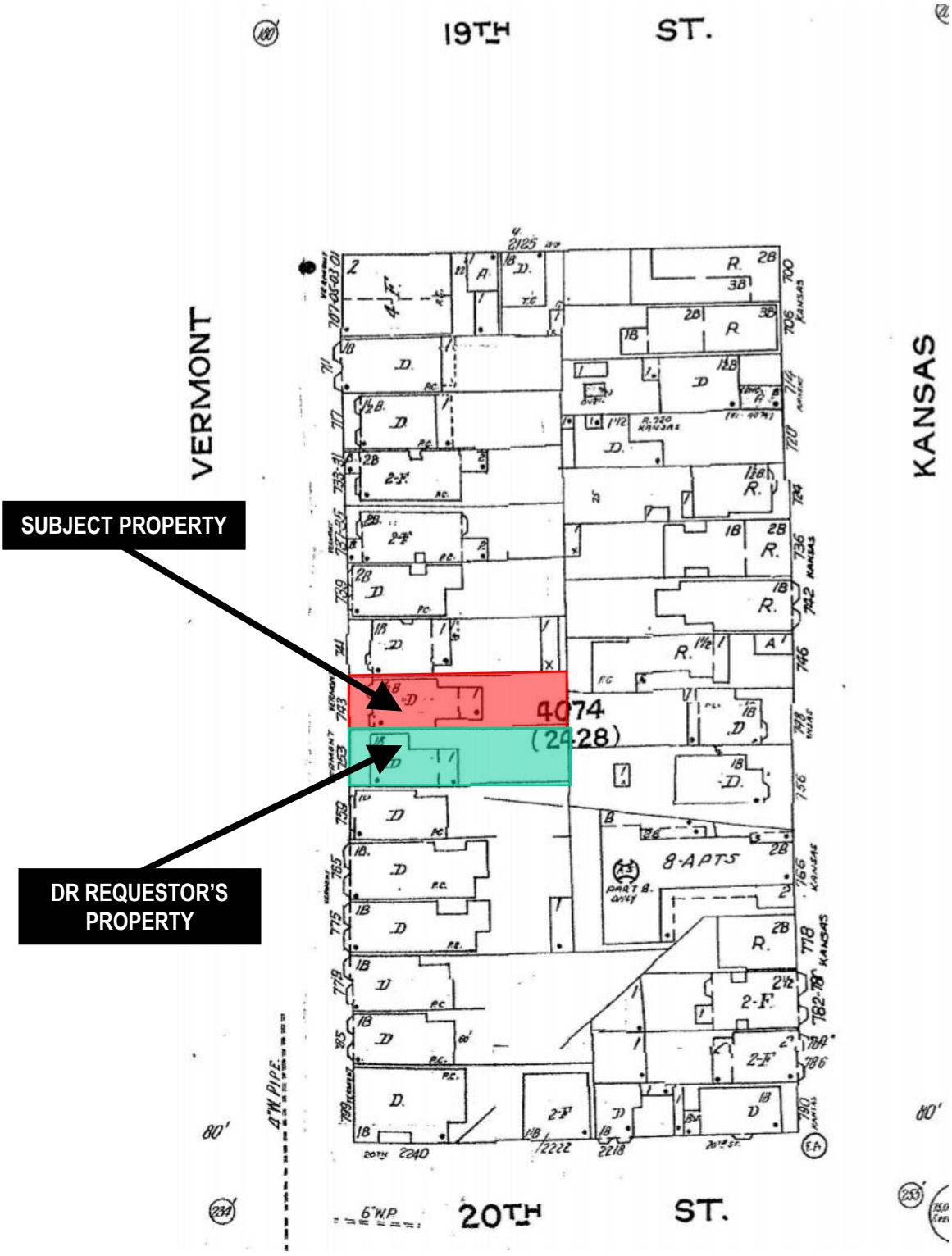
Parcel Map



Discretionary Review Hearing
Case Number 2017-014666DRP
743 Vermont Street

SAN FRANCISCO
PLANNING DEPARTMENT

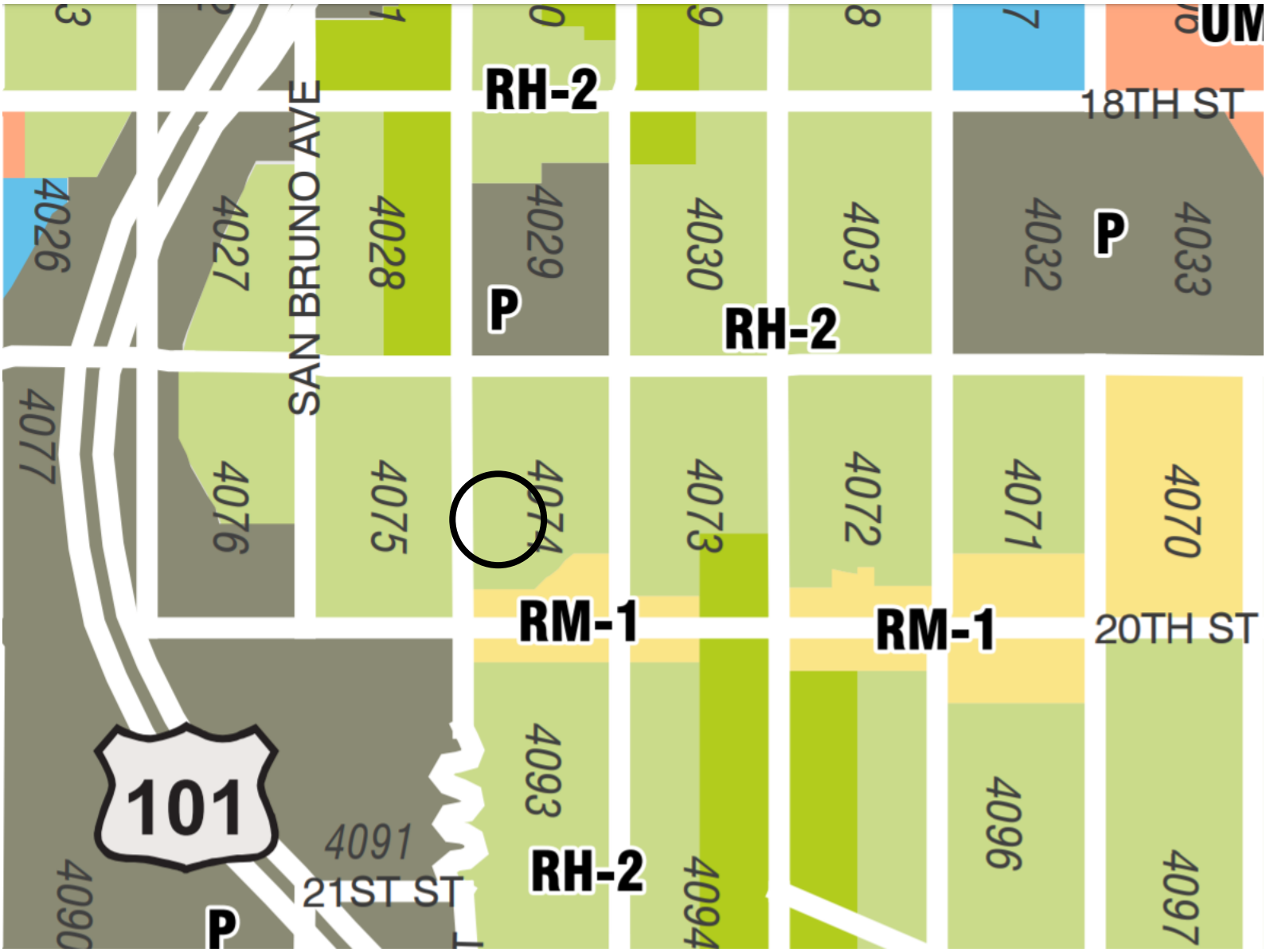
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

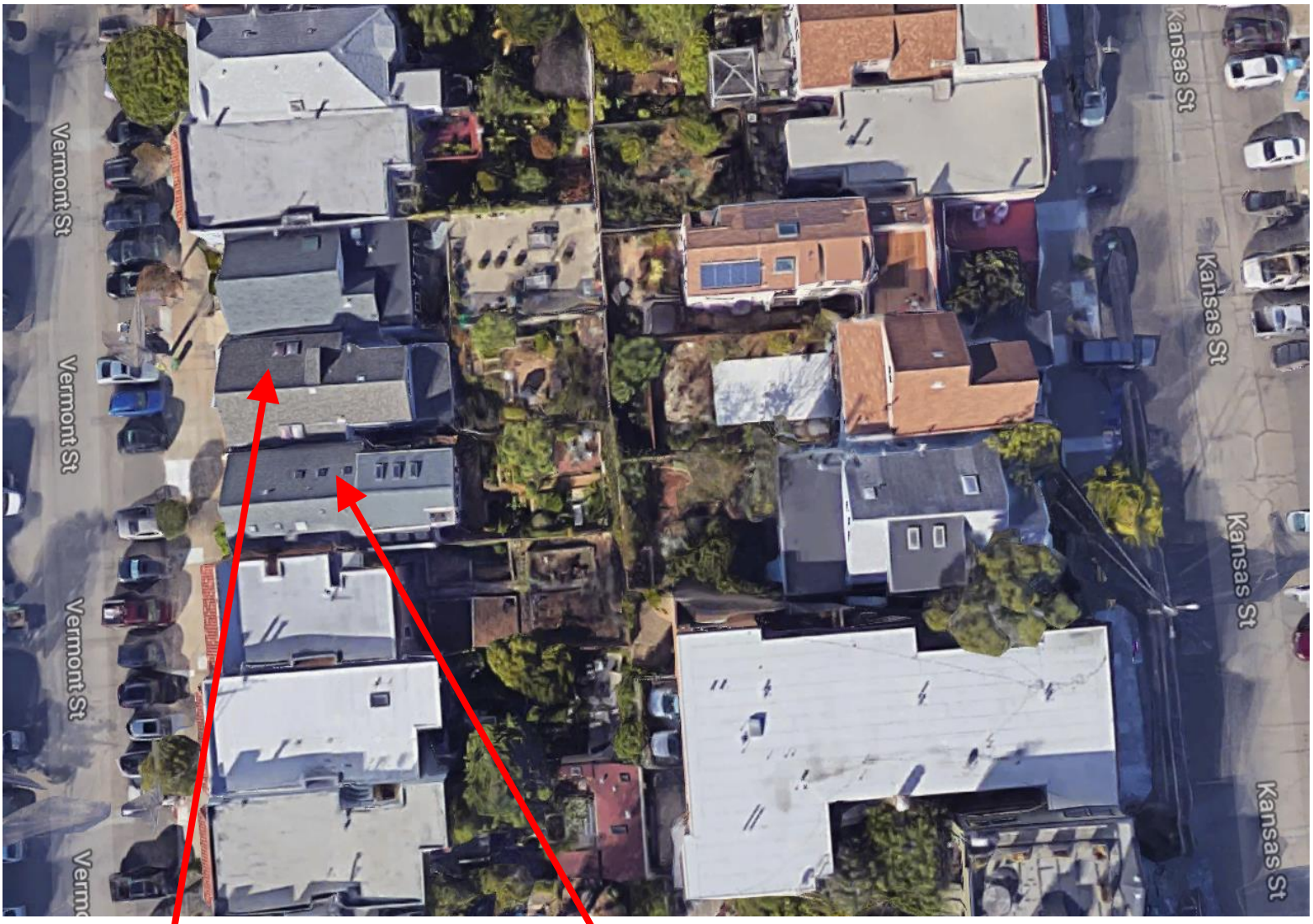
Discretionary Review Hearing
Case Number 2017-014666DRP
743 Vermont Street

Zoning Map

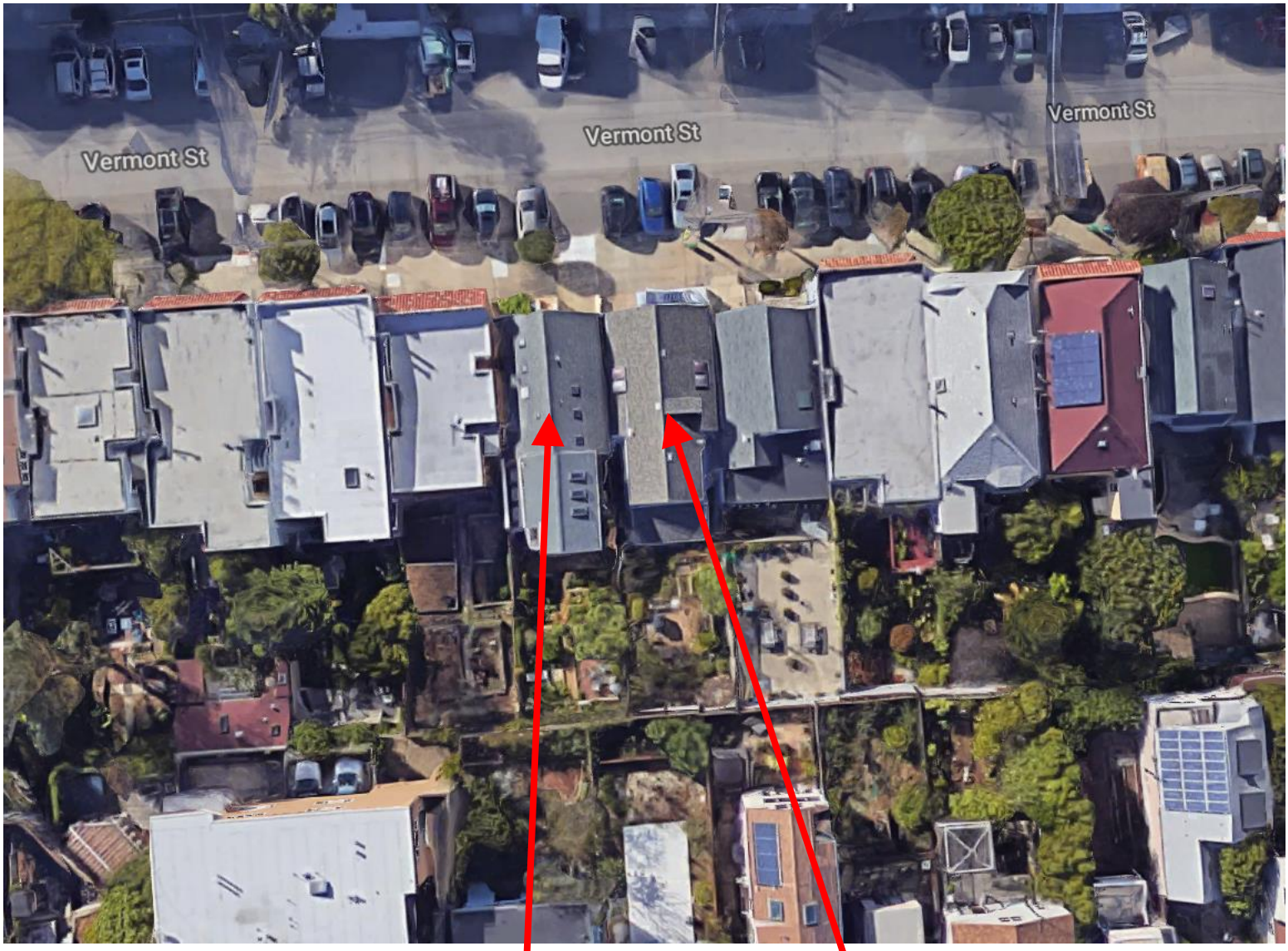


Discretionary Review Hearing
Case Number 2017-014666DRP
743 Vermont Street

Aerial Photo



Aerial Photo



Aerial Photo

Discretionary Review Hearing
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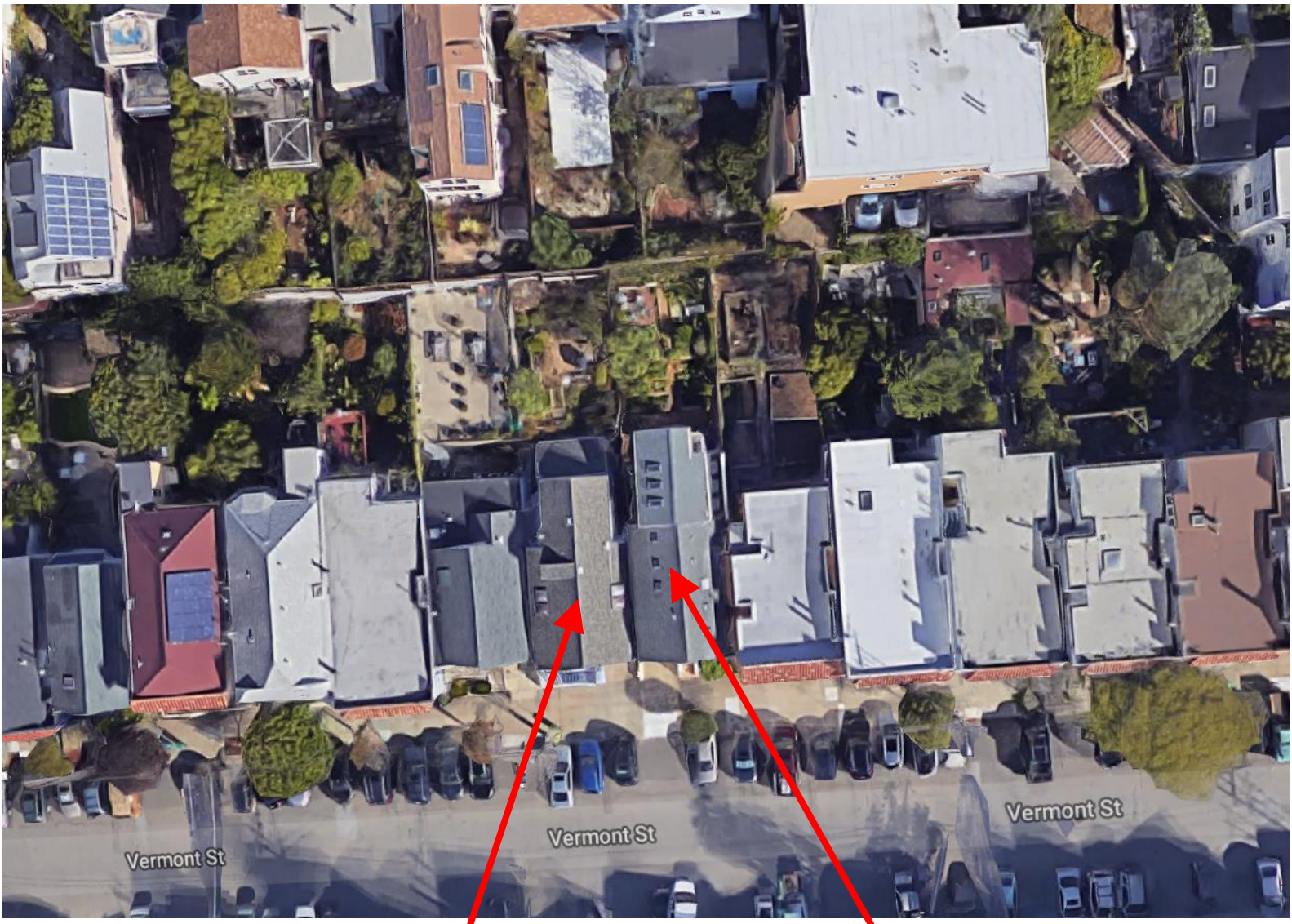
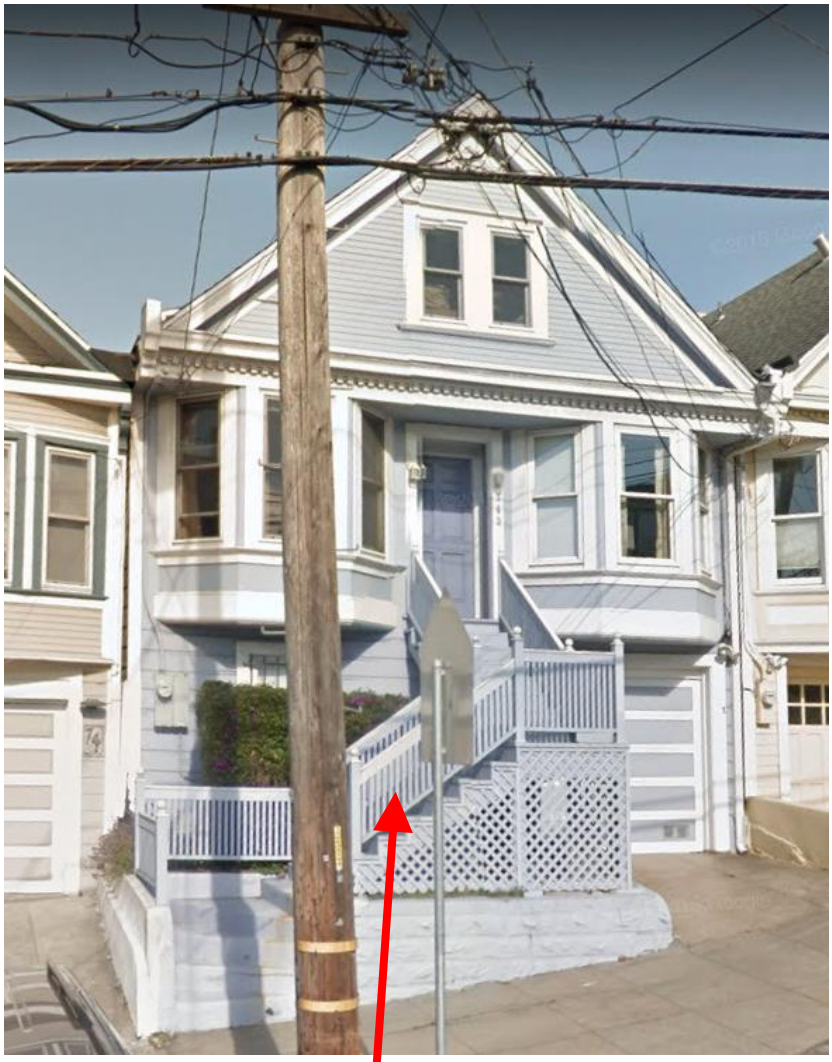
Aerial Photo



Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 27, 2018**, the Applicant named below filed Building Permit Application No. **2017.1027.2504** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**743 Vermont Street**	Applicant:	**William Walters**
Cross Street(s):	**19th and 20th Streets**	Address:	**123 Cascade Drive**
Block/Lot No.:	**4074-021**	City, State:	**Mill Valley, CA 94941**
Zoning District(s):	**RH-2 / 40-X**	Telephone:	**(415) 412-2219**
Record No.:	**2017-014666PRJ**	Email:	**william@waltersarchitects.net**

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
X Rear Addition	☐ Side Addition	**X Vertical Addition**

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	12 feet	No Change
Side Setbacks	None	No Change
Building Depth	62 feet 1 inch	67 feet
Rear Yard	37 feet 11 inches	33 feet
Building Height	~26 feet (to midpoint of pitched roof)	29 feet (to top of flat roof)
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes the partial demolition of the rear of the building, construction of a new rear addition, new dormers at the third floor, and new decks at the rear of the building. See attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Michael Christensen
Telephone: (415) 575-8742
E-mail: michael.christensen@sfgov.org

Notice Date: 10/16/18
Expiration Date: 11/15/18

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
743 VERMONT ST		4074021
Case No.		**Permit No.**
2017-014666ENV		
■ **Addition/ Alteration**	■ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

emolition of the rear portion of the dwelling beginning approx. 25 feet from the front face of the building. Demolition of the existing gable roof beginning approx. 16 feet from the front face of the building. Construction of anew addition which will extend to the rear footprint 4'-11" to the east and to withing 1'-0" to the north. This will be the same for both the second and third floors. The addition and remodel will include a remodeled kitchen, and bedroom on the second floor and new master bedroom and remodeled bath on the third floor. There will be a new deck off the master bedroom to the north. The existing interior winder stairway will be removed and replaced with a new stairway with landing. The extent of the addition/remodel will have a flat roof approx 6 inches above the existing ridgeline.

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
Comments and Planner Signature (*optional*): Laura Lynch Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
■	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
■	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
■	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A ■ Reclassify to Category C a. Per HRER dated *(attach HRER)* b. Other *(specify)*: Per PTR form signed on 9/19/2018
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
■	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Stephanie Cisneros 09/20/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	9/18/2018

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	◉ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018). Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.

PRESERVATION TEAM REVIEW:			
Category:	○ A	○ B	◉ C

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	◯ Yes	◯ No	◉ N/A
CEQA Material Impairment to the individual historic resource:	◯ Yes	◉ No	
CEQA Material Impairment to the historic district:	◯ Yes	◉ No	
Requires Design Revisions:	◯ Yes	◯ No	
Defer to Residential Design Team:	◉ Yes	◯ No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2018.09.19 18:53:16 -07'00'	

PLANNING DEPARTMENT CASE NUMBER
2017-014666DRP

RECEIVED
NOV 15 2018
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION

Discretionary Review Requestor's Information

Name: Meg McKnight c/o Ryan J. Patterson

Address: 235 Montgomery Street, Suite 400, San Francisco, CA 94104

Email Address: ryan@zfplaw.com

Telephone: 415-956-8100

Information on the Owner of the Property Being Developed

Name: Terri-Diann Pickering and John Cassingham, c/o William Walters

Company/Organization:

Address: 123 Cascade Drive, Mill Valley, CA 94941

Email Address: william@waltersarchitects.net

Telephone: 415-412-2219

Property Information and Related Applications

Project Address: 743 Vermont Street, San Francisco, CA 94107

Block/Lot(s): 4074/021

Building Permit Application No(s): 201710272504

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

This project proposes to add a rear and vertical addition to the existing three-story single family dwelling, significantly increasing the building height and mass.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The Project does not comply with the City's Residential Guidelines, and the 311 Plans do not comply with the requirements set out in Planning Code, section 311. (See attachment A.)

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

The Project would cause a significant loss of light, privacy and property value, among other impacts. For example, the Project to increase the depth and height of the building. This mass would affect a significant area of the north side of DR Requestor's home,

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The Project should be reduced in height and depth in order to reduce the Project's impacts.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The information presented is true and correct to the best of my knowledge.

b) Other information or applications may be required.

Signature	Name (Printed)
Requestor's Attorney	415-956-8100	sarah@zfplaw.com
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email

RECEIVED

NOV 15 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt Bahn Date: 11/15/18

Attachment A

1. Reasons for Requesting Discretionary Review

The Project does not comply with numerous Residential Design Guidelines, including:

- "REAR YARD GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties." The Project does not minimize light or privacy impacts because the proposed addition is an unarticulated mass.

- "Design the height and depth of the building to be compatible with the existing building scale at the street." The Project would result in a building that is out of scale with the surrounding buildings – it would be significantly deeper and taller than the adjacent buildings. Moreover, the 311 plans fail to show the elevations of the proposed addition relative to the existing adjacent buildings.

- "BUILDING SCALE AT THE MID-BLOCK OPEN SPACE GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space . . . Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling 'boxed-in' and cut-off from the mid-block open space."

The Project does not minimize light or privacy impacts, and it would result in a building that is out of scale with the surrounding buildings. The Project would cause significant loss of light, airflow, privacy, and property value for adjacent properties, among other impacts.

The 311 plans also do not show the neighbors' existing adjacent windows, or the placement of the new Project windows relative to adjacent properties, as is required by Planning Code, § 311(c)(5)(E), which requires the plans to "illustrate the existing and proposed conditions in relationship to the adjacent properties." Similarly, § 311(c)(5)(H) provides:

> The front and rear elevations shall include the full profiles of the adjacent structures including the adjacent structures' doors, windows and general massing. Each side elevation shall include the full profile of the adjacent building in the foreground of the project, and the adjacent windows, lightwells and general massing shall be illustrated.

The 311 plans for the Project do not comply with these requirements because they fail to depict numerous required features, including the existing adjacent windows and elevations.

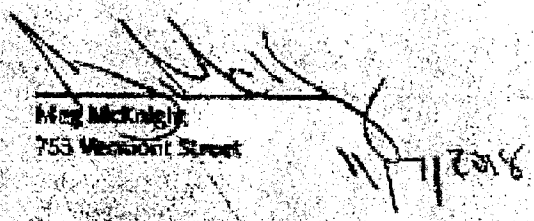
Google Maps 743 Vermont St

743 Vermont St
San Francisco, CA 94107

November 7, 2018

I hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to [redacted] a request for Discretionary Review of BPA 2017-014666PRJ (743 Vermont Street) on my behalf.

Very truly yours,



[redacted]
743 Vermont Street

RESPONSE TO DISCRETIONARY REVIEW
RECORD NO. 2017-014666DRP
FOR 743 VERMONT STREET

John Cassingham, Owner
William Walters, Architect, C-20271

Answers to Required Questions:

1. The submittal for the remodel and addition to the property has been designed within the parameters of the Planning Dept guidelines and conforms to Planning code and Building codes. It has been approved by the Planning Dept. without changes. The project has satisfied all requirements for historical, environmental and neighborhood policies. The only issues are stemming from an adjacent neighbor. The issue seems to be one of vistas and open area. There is no issue with privacy. There is no sunlight blockage. Neighborhoods such as Potrero Hill are dense and tightly packed with houses. Guidelines have been established for decades to facilitate a level of conformance regarding light, shadow, privacy and building massing. The project has been designed within these guidelines and is not asking to stretch these parameters in any way or form. No one in the neighborhood spoke out against this project except the one neighbor who waited until the last minute to speak out against the project when they had a year to do so.

2. The design of the dwelling addition took into account privacy and light issues from the beginning. Window placement and respect to the south property as well as massing was taken into account with the design. The plans were modified once after filing as per the Planner's request. The modifications further refined the design with regard to the established guidelines. We do not feel that further changes would make substantial improvements but only restrict the constraints already imposed on the project design.

3. The proposed project was designed to obviate the concerns of the DR requester. In our initial design discussions regarding the new remodel and addition, we considered expanding the rear envelope of the dwelling to the north, east and south. We then found it prudent to keep the existing footprint of the dwelling along the south wall where it is currently and NOT expand to the south toward DR requester’s property. We made the decision to extend the dwelling within the permitted Residential Guideline limits to the east and within 1 foot of the north property line; *no change or advancement to the south property line.*

Continued.

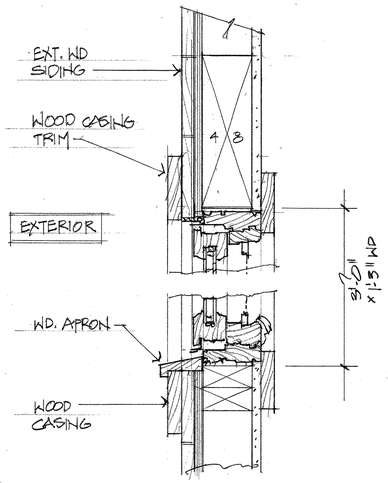
The proposed project will not expand the existing structure toward the DR requester's property and will not reduce the existing distance between the subject property and the north wall of DR requester's house at all. There is currently approximately 10’ of clear open space between the south wall of the subject property and the north wall of DR requester’s property and the proposed project will NOT change this existing space. And since the subject property lies to the north of DR requester's house and is also downhill from DR requester’s house, there will be no impact on the sunlight. Accordingly, DR requester’s 11/14/18 statements to the Planning Dept that, the proposed project “will block her entire north side (both floors) of light, air and any open skyspace” and will also “block her only ability to actually get light in on the north side of her home” are exaggerated and misleading. In fact, because DR Requester's house is both uphill and to the south of the subject property, it blocks light to and casts a daytime shadow on the subject property and not vice-versa as DR requester contends.

We never felt that we needed to exceed these limits on height, length or width in order to achieve the desired result for more space in what is presently a small master bedroom with an encroaching roofline further limiting the amount of useable space. We never sought, or requested a larger envelope in any direction nor did we entertain the idea for a variance to achieve this result.

As Mr. Cassingham's architect, I came to him with 35 years of residential design on Potrero Hill. I maintained two architectural offices on 18th street for over 20 years and I designed and lived in my on home on De Haro Street from 1984-1991. Having lived, worked and run my architectural practice in the Potrero neighborhood gave me hands-on practical experience with the community and neighbors and a great familiarity with the requirements and intent of the Planning Department. It was with this in-mind that I was able to guide Mr. Cassingham to a design solution that fell within the residential guidelines and meet with Department approval with no provisos.

I also advised the neighbor at 753 Vermont St. that we had no intention of being problematic and that we could only respect the issues of light and privacy which we did. I also advised that the Planning Dept. could not necessarily protect views or vistas. Therefore, we did NOT provide any new window openings facing that property to respect privacy, we did not seek out higher ceilings and, by staying away from the property line we were not required to erect a 30" tall parapet which would have blocked out even more "blue sky". There is no portion of this remodel and addition that is in excess to dimensions or bulk of the building therefore leaving very little to alter for the sake of "blue sky". And we are definitely not invading privacy.

In retrospect to the submitted design, we feel that we have done an exemplary design job and do NOT see where the neighbor finds "exceptional or extraordinary" concerns whatsoever. We have done nothing to provoke the solitary discretionary review which is a shallow delay tactic, nothing more. Therefore, we see no need to provide changes at this time.



1 — CASEMENT WINDOW SECT'N
WOOD WINDW & FRAME
FRONT ELEV. DORMER

SQUARE FOOTAGE CALCULATIONS

EXISTING		PROPOSED	
GROUND FLR:	801 SF	GROUND FLR:	801 SF
SECOND FLR:	948 SF	SECOND FLR:	1089 SF
THIRD FLR:	617 SF	THIRD FLR:	807 SF
TOTALS:	2366 SF		2697 SF

DOOR SCHEDULE

No.	TYPE	SIZE	LOCATION	MATERIAL	FINISH	REMARKS
1	LH SWING	3'-0" x 6'-8"	EXTERIOR	WOOD	PAINT	
2	LH SWING	3'-0" x 6'-8"	INTERIOR			
3	LH SWING	2'-8" x 6'-8"	INTERIOR			
4	SLIDER	6'-0" x 6'-8"	EXTERIOR			
5	LH SWING	3'-0" x 6'-8"	INTERIOR			
6	LH SWING	2'-8" x 6'-8"				
7	SLIDER	4'-0" x 6'-8"				

WINDOW SCHEDULE

No.	TYPE	SIZE	MATERIAL	FINISH	REMARKS
A	CASEMENT	1'-3" x 3'-0"	WOOD	PAINT	
B	FIXED CASENT	8'-0" x 4'-0"			
C	DBL. HUNG	3'-0" x 3'-6"			
D	PR. CASEMENT	4-3'-0" x 3'-6"			

PROJECT DATA

OWNERS:	JOHN CASSINGHAM 743 VERMONT ST. SF CA. 94941
BLK. & LOT:	4074-021
ZONING:	RH-2
LOT SIZE:	25' X 100' 2500 SF.
HT. DISTRICT:	40-X
OCCUPANCY:	R-3
BLDG. TYPE:	5-NON-RATED
HIST'C STATUS	B-UNKNOWN

SCOPE OF WORK

DEMOLITION OF THE REAR PORTION OF THE DWELLING BEGINNING APPROX. 25 FEET FROM THE FRONT FACE OF THE BUILDING.

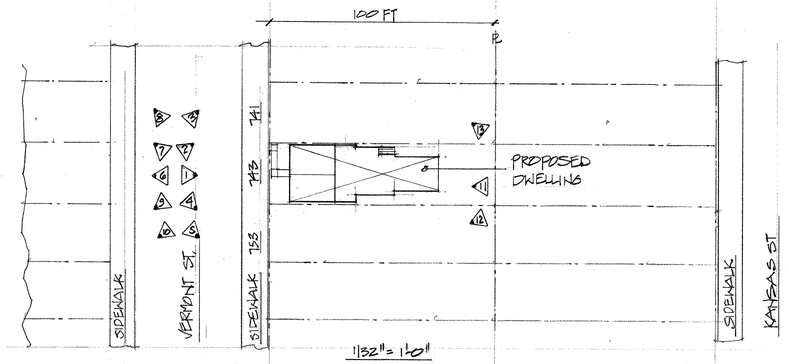
DEMOLITION OF THE EXISTING GABLE ROOF BEGINNING APPROX. 16 FEET FROM THE FRONT FACE OF THE BUILDING.

CONSTRUCTION OF A NEW ADDITION WHICH WILL EXTEND THE REAR FOOTPRINT 4'-11" TO THE EAST AND TO WITHIN 1'-0" TO THE NORTH. THIS WILL BE THE SAME FOR BOTH THE SECOND AND THIRD FLOORS. THE REAR 13'-6" WILL BE WITHIN 5'-0" SETBACKS FROM THE NORTH AND SOUTH PROPERTY LINES.

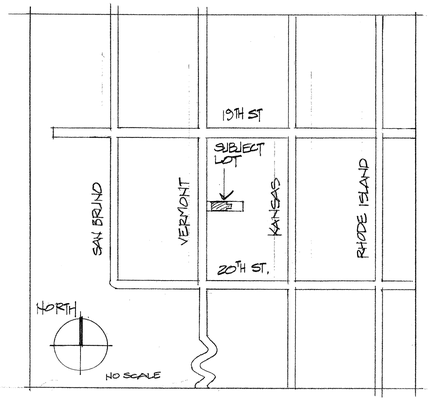
THE ADDITION AND REMODEL WILL INCLUDE A REMODELED KITCHEN, AND BEDROOM ON THE SECOND FLOOR AND A NEW MASTER BEDROOM AND REMODELED BATH ON THE THIRD FLOOR. THERE WILL BE A NEW DECK OFF THE MASTER BEDROOM TO THE NORTH. THE EXISTING INTERIOR WINDER STAIRWAY WILL BE REMOVED AND REPLACED WITH A NEW STAIRWAY WITH LANDING.

THE EXTENT OF THE ADDITION/REMODEL WILL HAVE A FLAT ROOF APPROXIMATELY 6 INCHES ABOVE THE EXISTING RIDGELINE.

INDEX OF DRAWINGS



IMAGES OF PROJECT SITE & IMMEDIATE VICINITY
LABELED VIEWPOINTS 1-12



1/1 VICINITY MAP

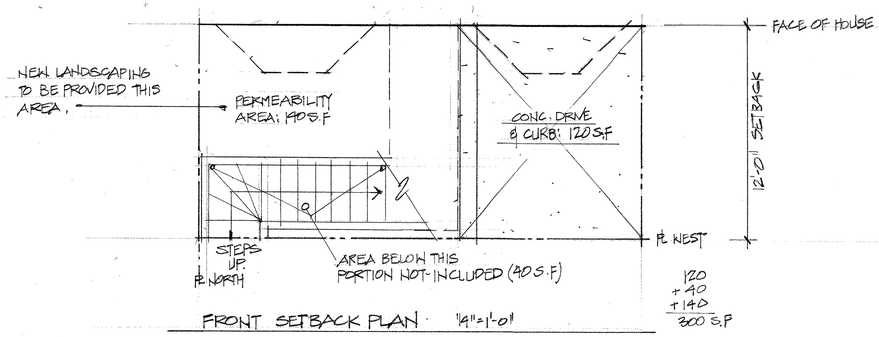
REVISIONS	BY
18 OCT 2017	WN
PLANNING RESPONSE	WN

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

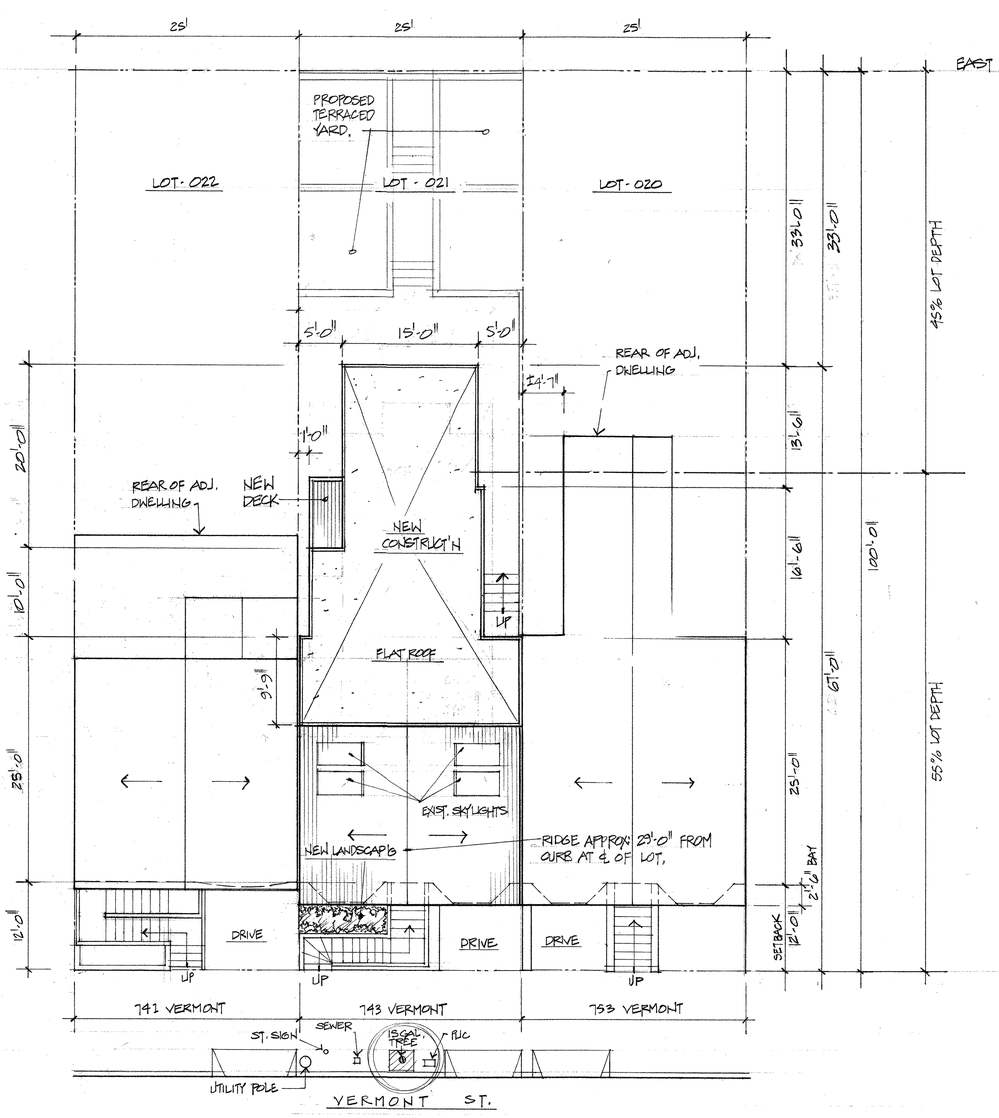
RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

Date 23 AUG 2017
Scale —
Drawn WALTERS
Job
Sheet A-1
Of Sheets

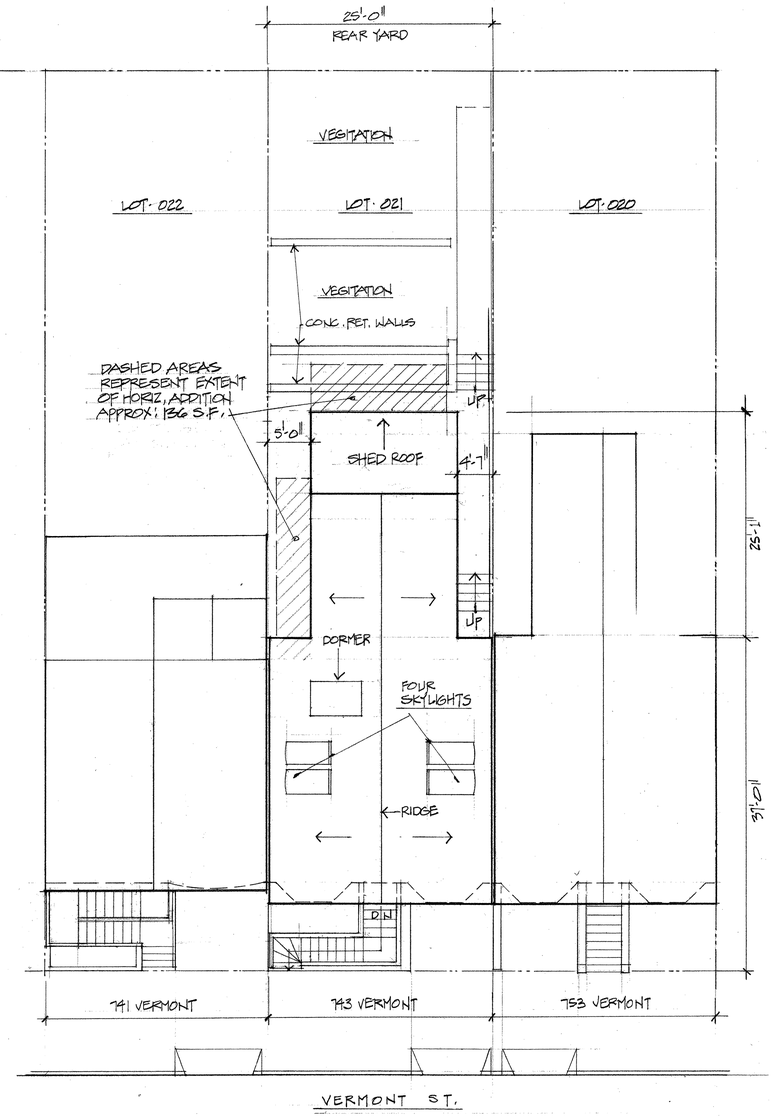
24 X 36 CLEARPRINTe



FRONT SETBACK PLAN · 1/4"=1'-0"



2/— **PROPOSED PLOT PLAN**



1/— **EXISTING PLOT PLAN**

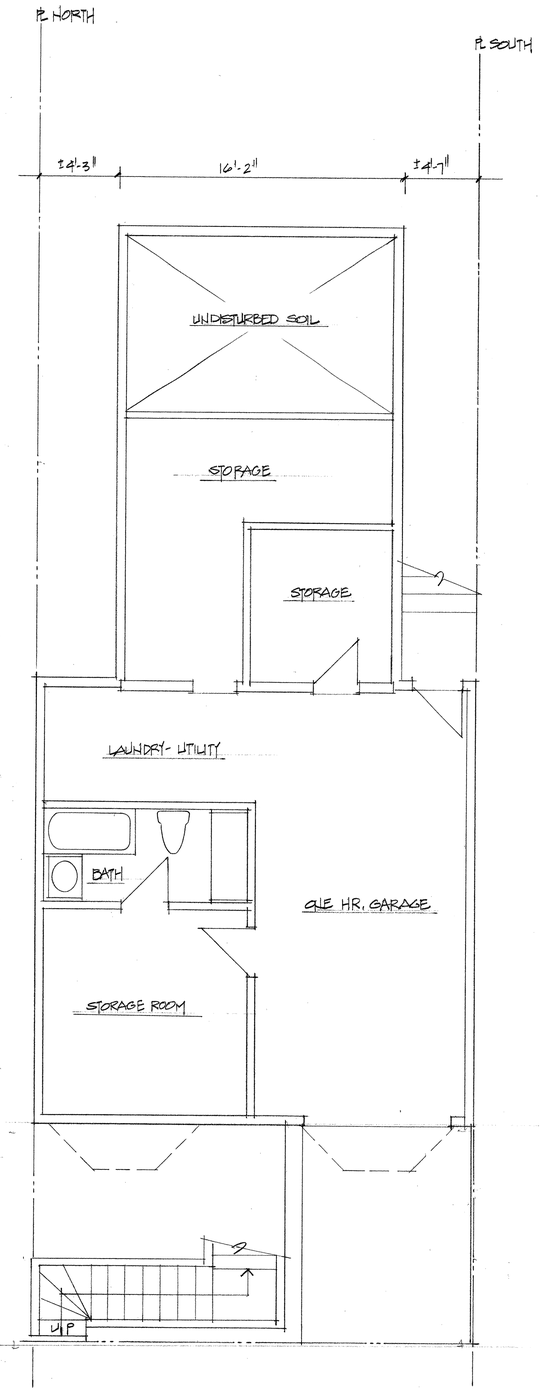
REVISIONS	BY
16 OCT. 2017	MW
5 MAR. 2018	MW
PLANNING RESPONSE	MW

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

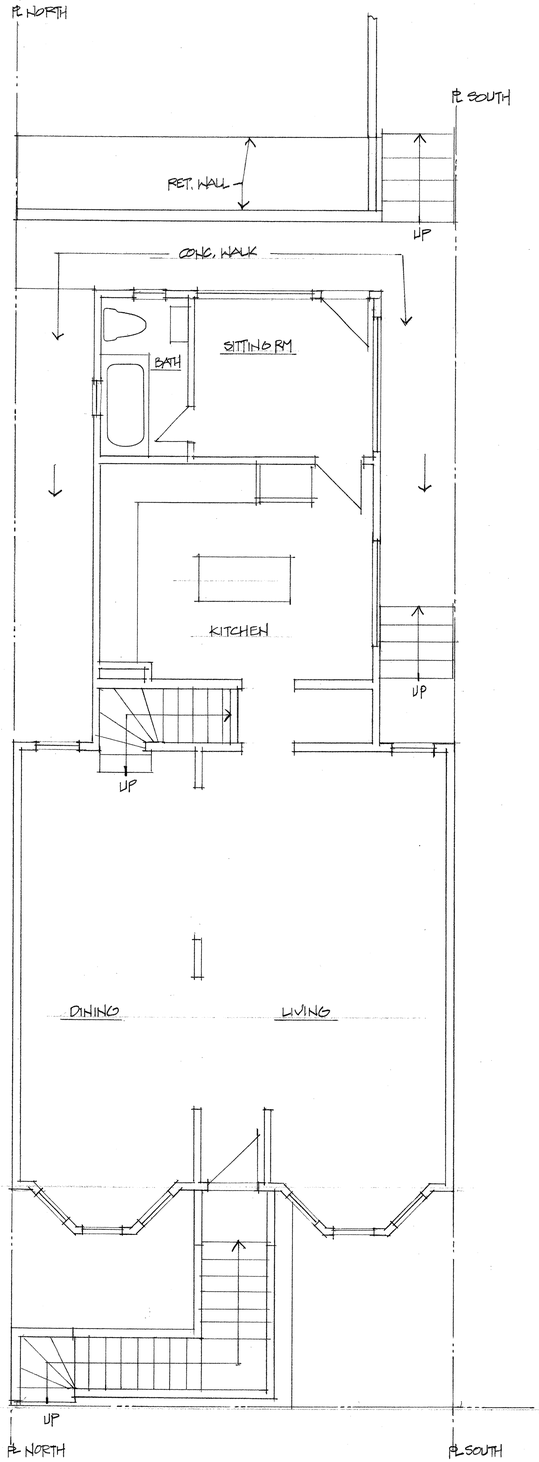
RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

PLOT/LOT PLAN

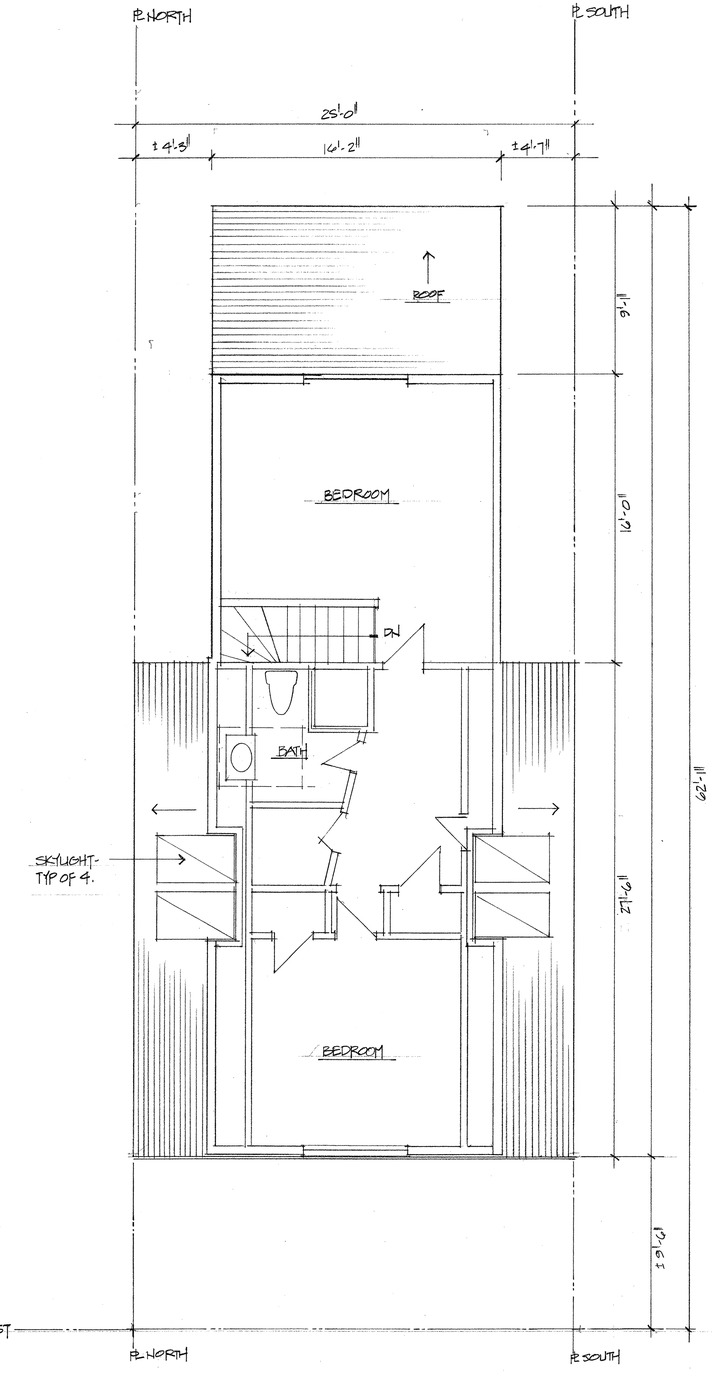
Date 24 JAN. '17
Scale 1/8"=1'-0"
Drawn WALTERS
Job
Sheet A-2
Of 3 Sheets



1 EXIST GROUND FLOOR PLAN



2 EXIST SECOND FLOOR PLAN



3 EXIST THIRD FLOOR PLAN

REVISIONS	BY
18 OCT. 2017	WW
PLANNING RESPONSE	WW

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

Date 22 JULY. '17
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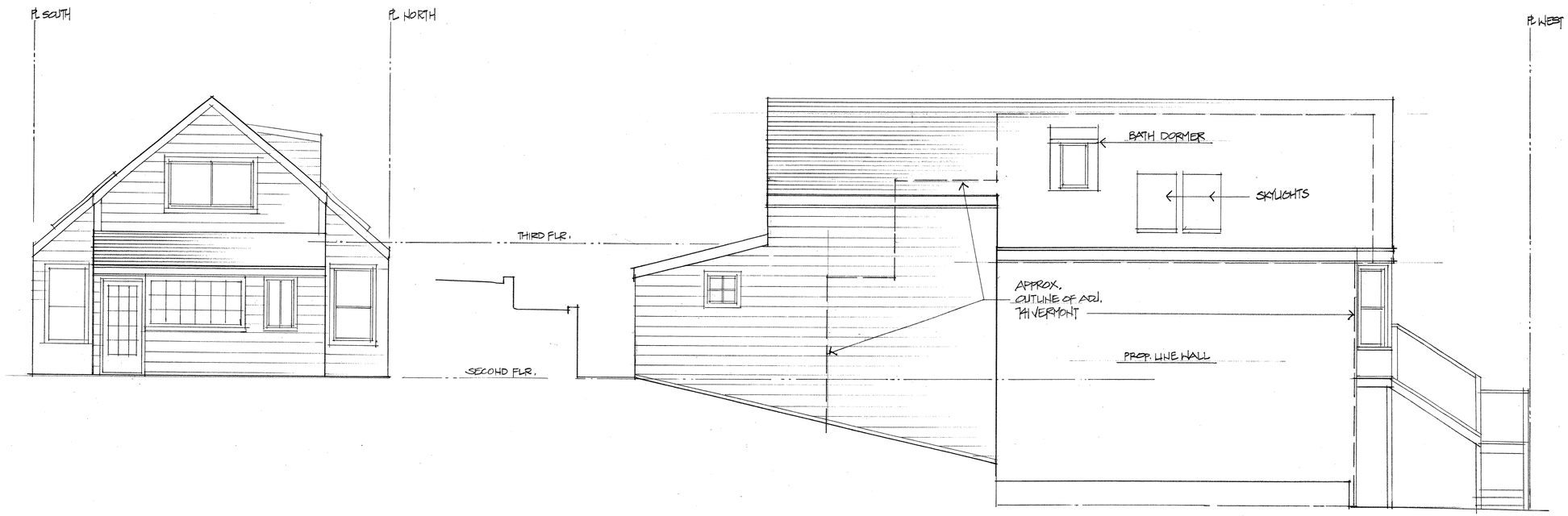
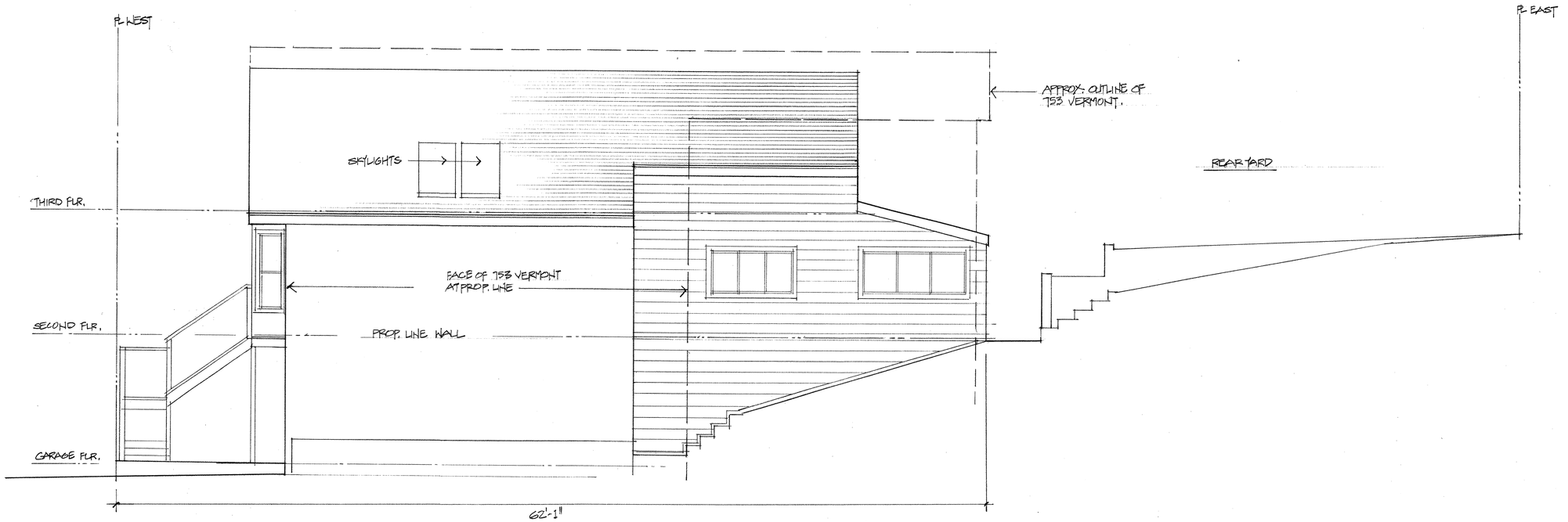
Job
Sheet A-3
Of Sheets



3/- EXIST EAST ELEVATION

2/- EXIST NORTH ELEVATION



1/- EXIST SOUTH ELEVATION

REVISIONS	BY
18 OCT. 2017	WN
PLANNING RESPONSE	WN

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

Date 21 JULY 2017
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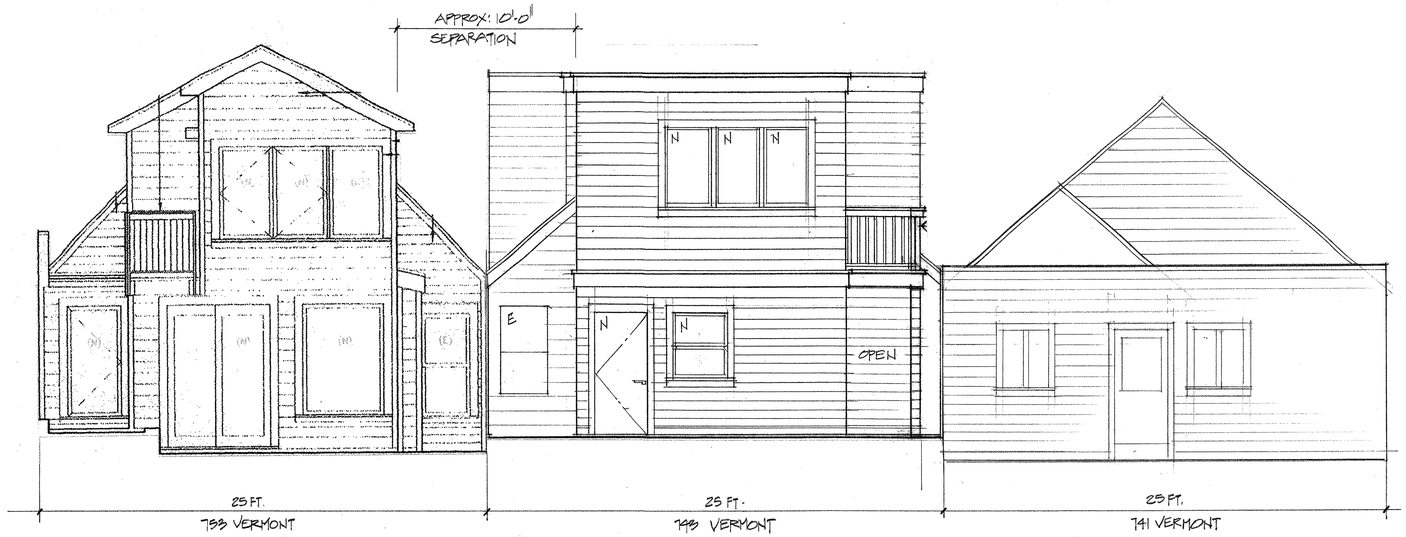
Sheet A-4
Of Sheets



1/- **PROPOSED EAST ELEVATION** FACING WEST

2/- **EXISTING STREET ELEVATIONS**

REVISIONS	BY
PLANNING RESPONSE	WW

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

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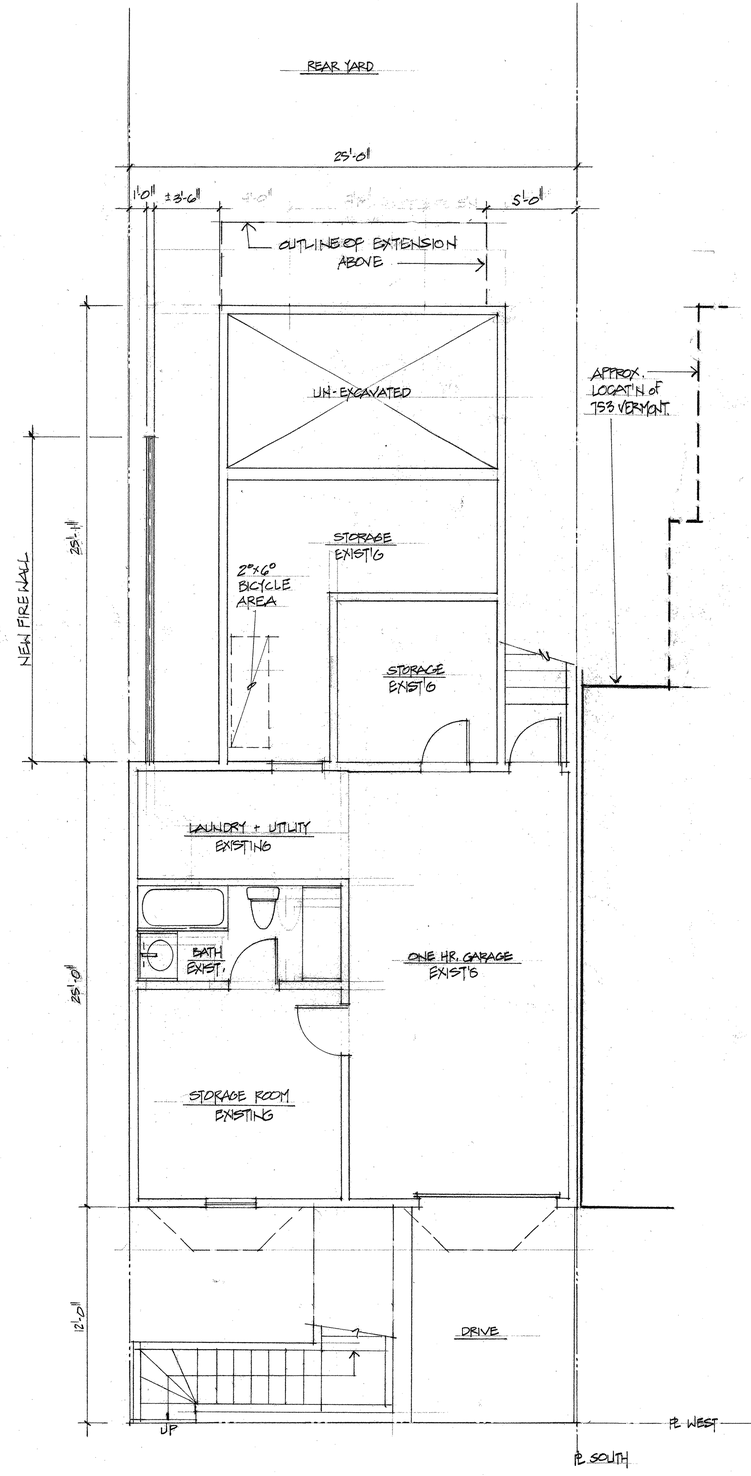
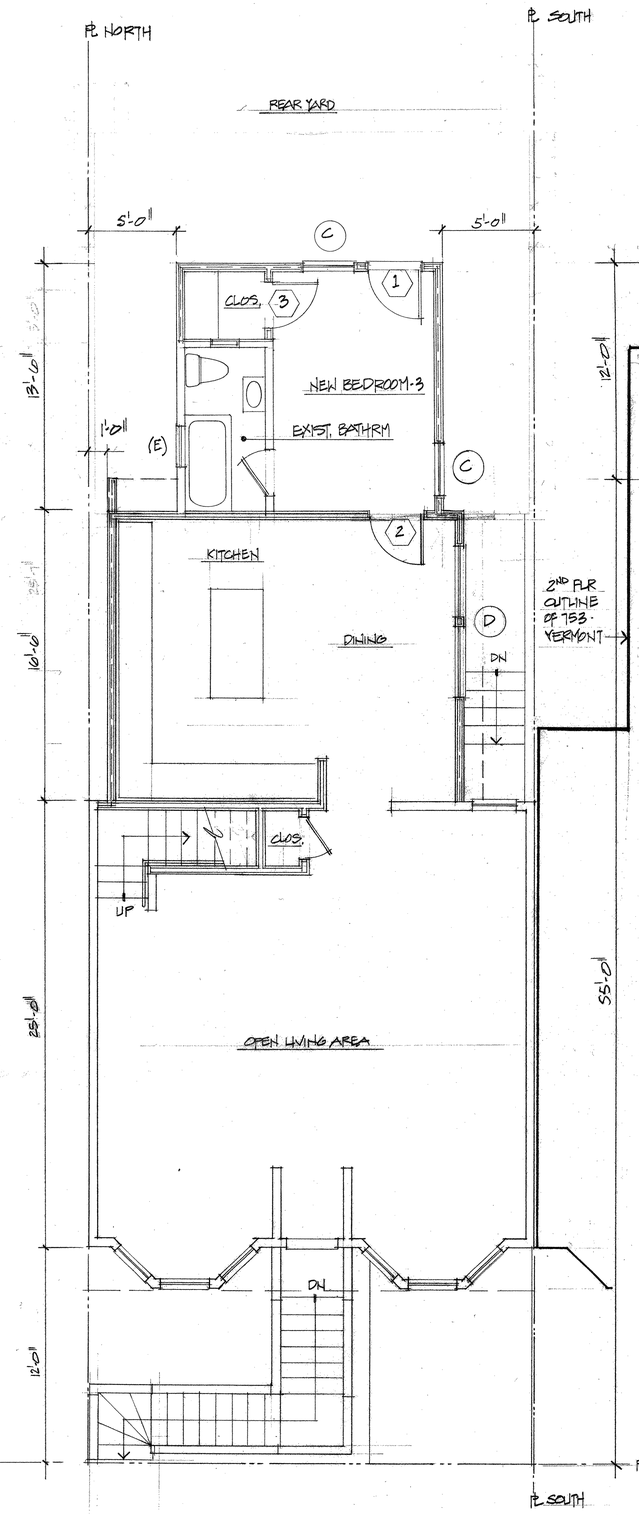
Sheet	A-4.1
Of	Sheets

24 X 36 CLEARPRINT®



3/- PROPOSED GROUND FLOOR PLAN



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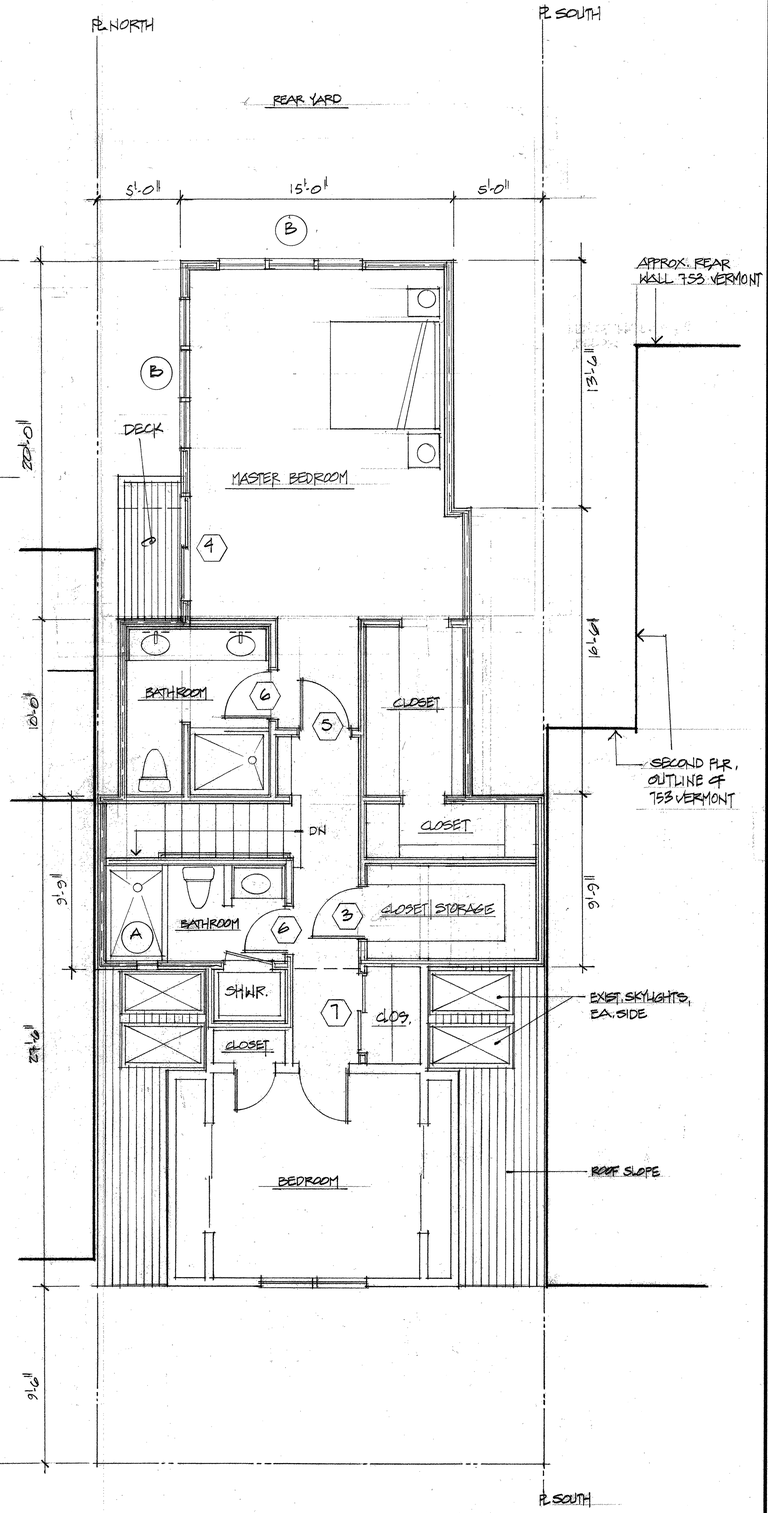


1/- PROPOSED THIRD FLOOR PLAN

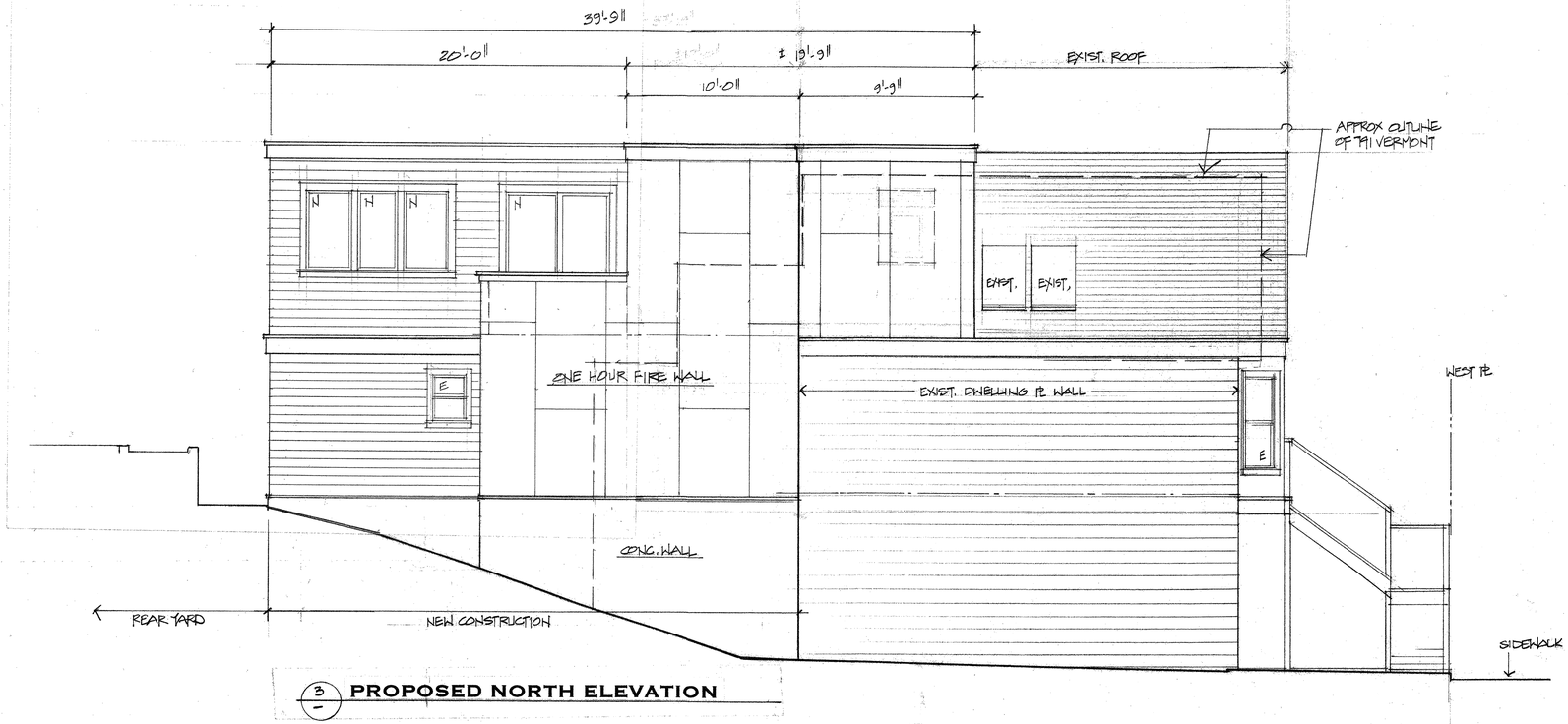
REVISIONS	BY
18 OCT. 2017	WW
PLANNING RESPONSE	WW

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

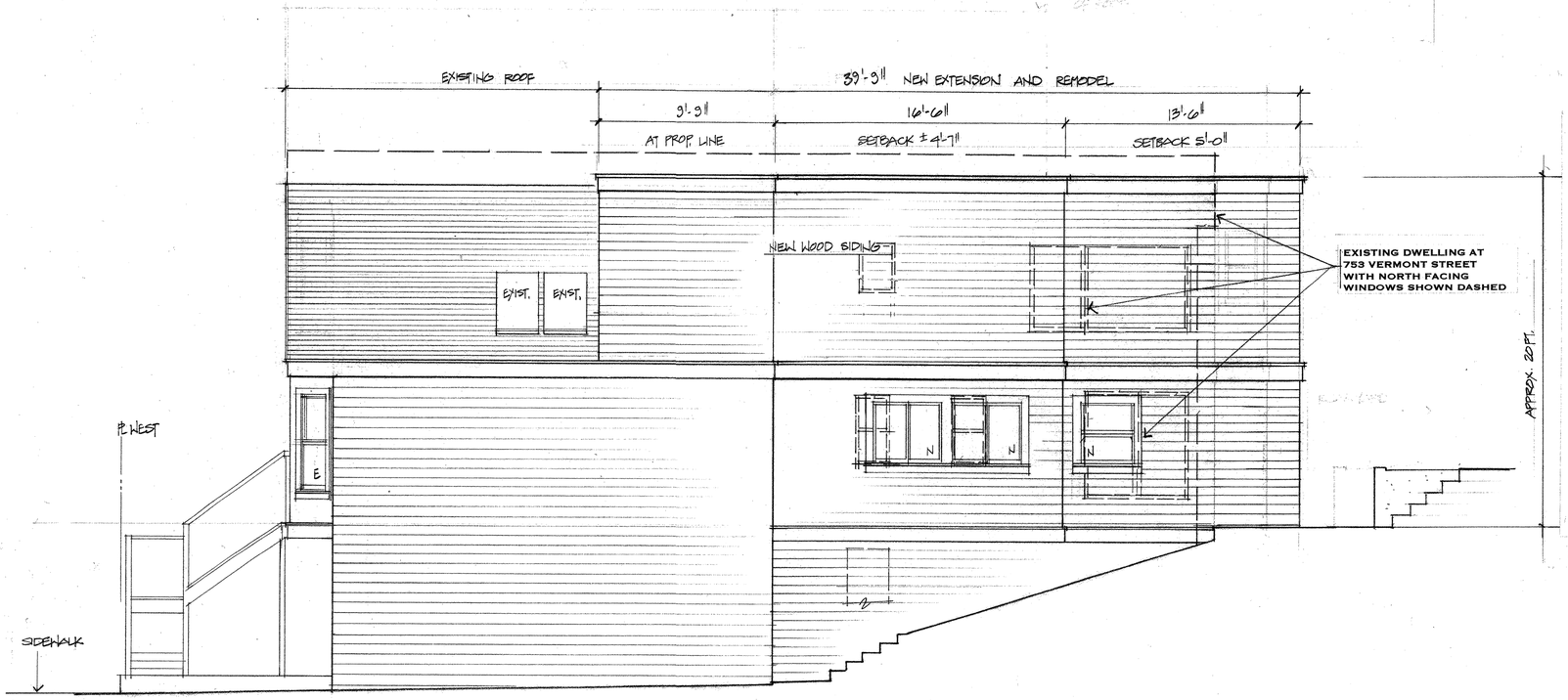
PROPOSED FLR. PLANS

Date 23 JAN. '17
Scale 1/4"=1'-0"
Drawn WALTERS
Job
Sheet A-5
Of 3 Sheets



3 — PROPOSED NORTH ELEVATION

4 — PROPOSED WEST ELEV.



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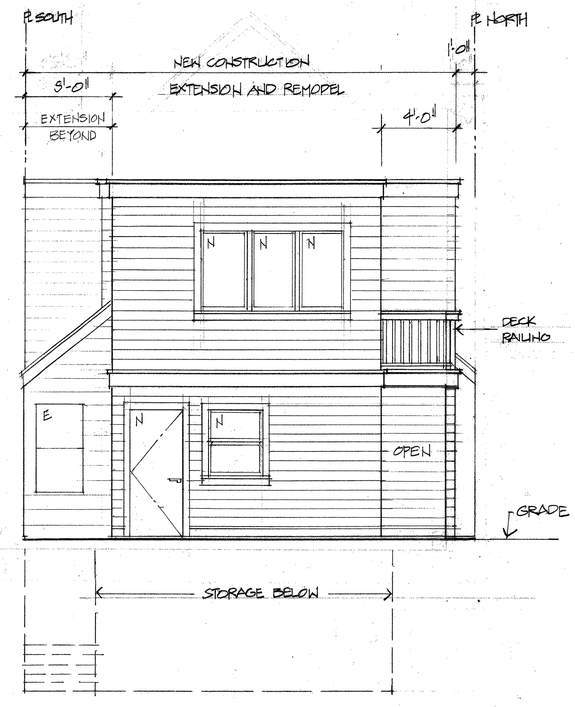

1 — PROPOSED EAST ELEVATION

REVISIONS	BY
18 OCT 2017	MW
5 MAR 2018	MW
PLANNING RESPONSE	MW

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

PROPOSED EXT. ELEVS.

Date 23 JAN '17
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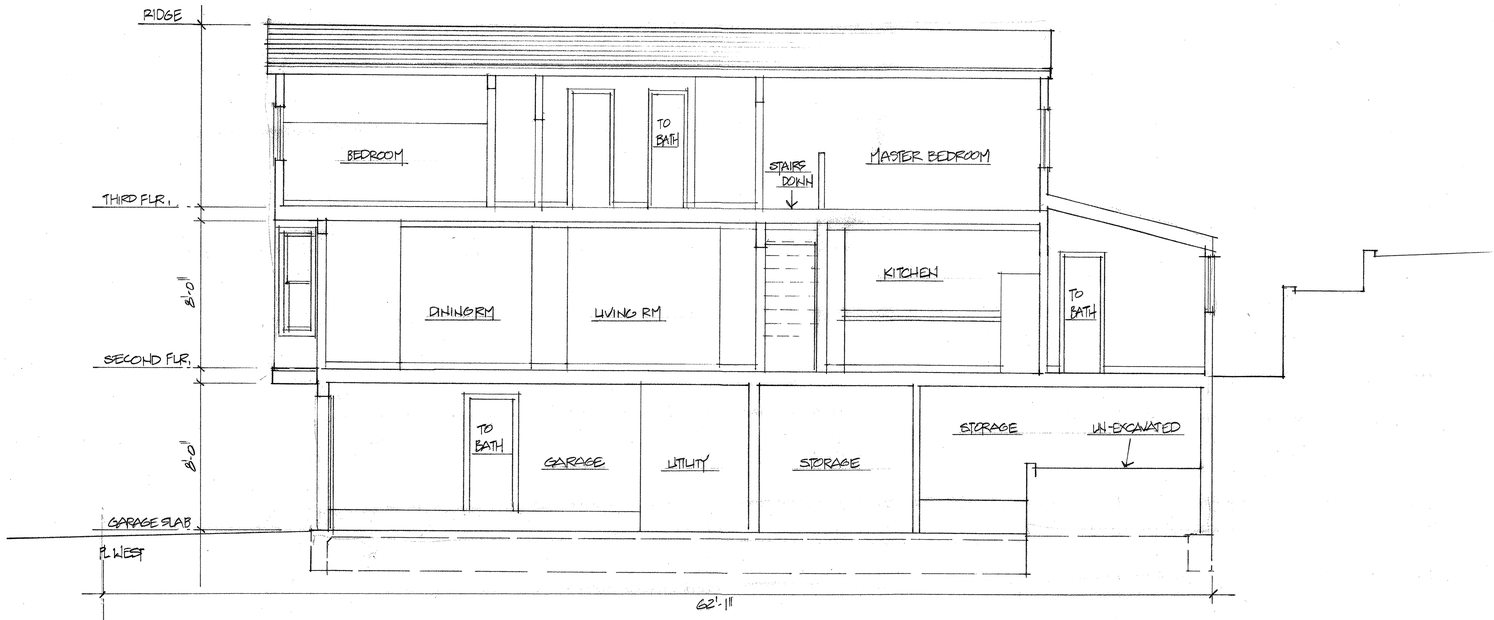
Drawn WALTERS
Job
Sheet A-6
Of Sheets

24 X 36 CLEARPRINTe



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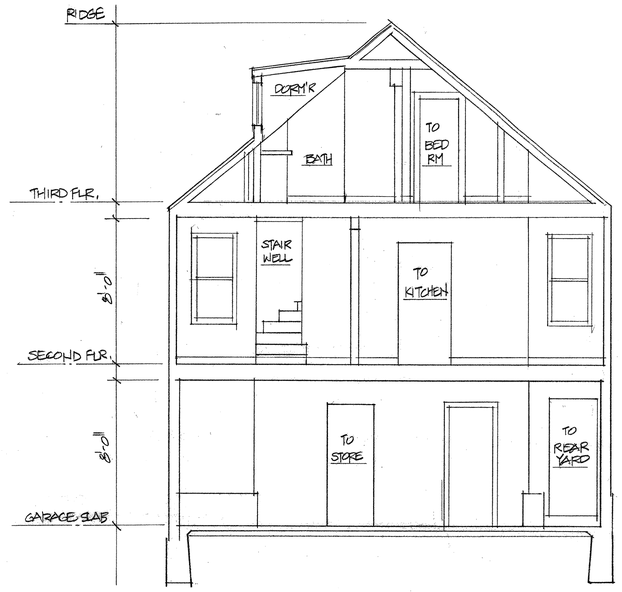
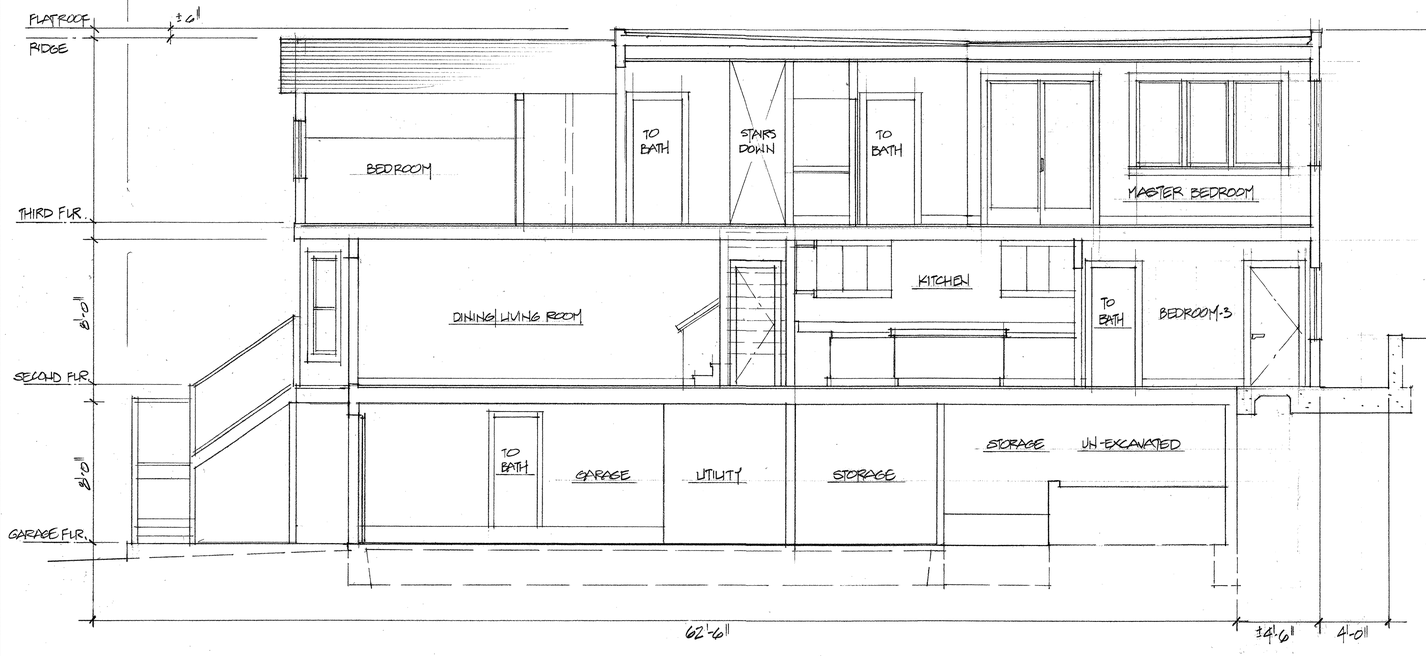
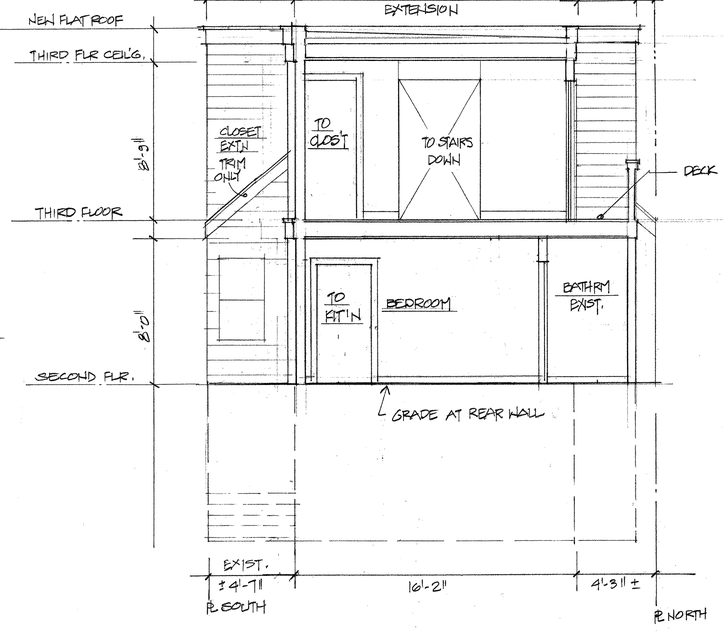


3 EXIST CROSS SECTION



2 PROPOSED LONGITUDINAL SECTION



1 PROPOSED CROSS SECTION

REVISIONS	BY
18 OCT. 2017	WJ
PLANNING RESPONSE	WJW

WALTERS ARCHITECTURE
739 HUMBOLDT STREET
SANTA ROSA, CA 95404
415-412-2219

RESIDENTIAL REMODEL & ADDITION
743 VERMONT STREET
SAN FRANCISCO, CA 94107
BLOCK: 4074 LOT: 021

Date 22 JULY 2017
Scale 1/4"=1'-0"
Drawn WALTERS
Job
Sheet A-7
Of Sheets

24 X 36 CLEARPRINT®

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Department Request for Eviction History Documentation

(Date) 2/6/2019

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 743 Vermont st
Assessor's Block/Lot: 4074/021
BPA # / Case #: 201710272504/2017-01466

Project Type

- ☒ Merger – Planning Code Section 317
- ☐ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☒ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
  (Search records for eviction notices under 37.9(a)(8) through (14)

- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
  (Search records for evictions notices under 37.9(a)(8) through (14)

- ☐ 10 years prior to the following date: _____
  (Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years)

Sincerely,

Planner Cathleen Campbell

Digitally signed by Cathleen Campbell
DN: cn=Cathleen Campbell, o=Planning Department, ou=Current Planning, email=cathleen.campbell@sfgov.org, c=US
Date: 2019.02.06 17:02:24 -08'00'

cc: Jennifer Rakowski- Rent Board Supervisor

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 743 Vermont St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
  - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
  - o See attached documents.

Signed: _____ Dated: 2-7-19

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

ZACKS, FREEDMAN & PATTERSON
A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

February 5, 2019

VIA U.S. MAIL AND EMAIL

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 743 Vermont Street (Case No. 2017-0214666DRP)
Discretionary Review Request

Dear President Melgar and members of the Planning Commission:

Our office represents Meg McKnight, who has requested discretionary review of the proposed project at 743 Vermont Street in Potrero Hill (the "Property"). Ms. McKnight owns and lives at the adjacent property to the south of the Property (753 Vermont Street). The Project proposes a rear and vertical addition to the existing three-story single family home at the Property (Building Permit No. 2017.1027.2504 – the "Project").

The Planning Commission can exercise its powers of discretionary review where "exceptional or extraordinary circumstances" associated with a project, so that modifications are necessary. Here, discretionary review is appropriate for two reasons:

1. The Project would illegally remove an existing unauthorized dwelling unit.
2. The Project does not comply with the Planning Code or the Residential Design Guidelines, such that it would harm neighboring properties.

For these reasons, the Project cannot be approved. Moreover, Ms. McKnight has reached out at numerous points throughout the process to raise her concerns, including at the neighborhood pre-application and after receiving the 311 notification. The Project sponsor has not responded to her repeated requests to meet and work together to find a solution that works for both parties.

The Project Would Illegally Remove an Unauthorized Dwelling Unit at the Property

There is an unauthorized dwelling unit at the Property, which is partially depicted on the Project plans. The Project plans show a "storage room" on the ground floor at the front of the property, with a window and a full bathroom. There is no permit history for the full bathroom. (Buscovich Decl., para 3.) The plans depict two additional "storage" areas towards the rear of the ground floor. The ground floor does not have internal stairs – the room is separate and distinct from the upper levels at the Property.

The "storage room" is in reality an unauthorized dwelling unit, as defined by the Planning Code. Section 317(b)(13) defines an "unauthorized unit" as:

> . . . one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. "Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

Importantly, according to the Planning Department this definition "does not rely on the existence of any cooking facilities, so a space may still be considered a[n Unauthorized Dwelling Unit] even if it doesn't have a kitchen." (Unauthorized Unit Screening Request Form and Affidavit, dated 11.11.18.)

The "storage room" on the ground floor meets each element of the unauthorized unit definition. It has been used as a separate distinct living space, and is independent from the upper unit at the Property.

First, the room has been used as a separate and distinct living space, in that it has been lived in. (McKnight declaration, para 4.) It has a full bathroom attached to it, including a bathtub, which was installed without a permit. (Buscovich Decl., para 3.) It would be very unusual to install a full bathroom simply to serve a garage and storage space, particularly in a separate space that is not connected to the upper floors. (Buscovich Decl., para 6.) Indeed, past MLS listings for the Property described the "storage room" as a "bedroom" on the lower level, or as a "bonus room with bath." (Buscovich Declaration, Exh. A.)

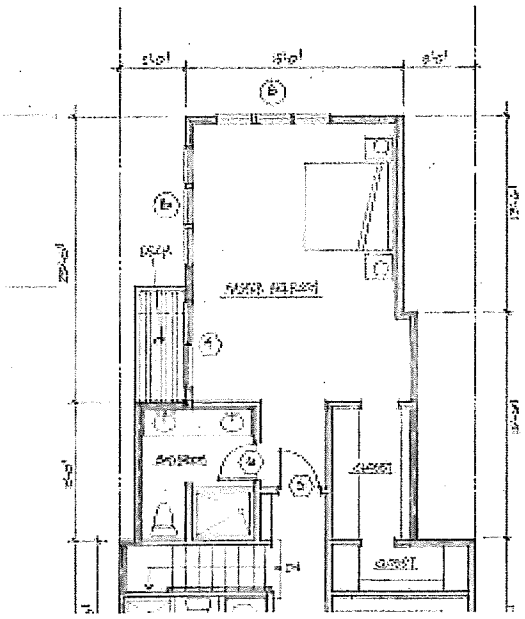
The "storage room" is also independent from the other residential unit at the Property. There is no internal access to this room from the upper levels of the Property. It is independently accessible through the garage door of the Property. The garage is also internally separated from the upper levels, and can only be accessed through the garage door, or via external rear stairs. There is absolutely no open or visual connection between the storage room and the upper unit at the Property.

The Project plans do not show the fact there is currently an unauthorized unit on the ground floor of the Property. Further, the plans propose to convert this unit to "storage" space – effectively removing the unauthorized unit under the auspices of an alteration permit.

The Project violates the Planning Code and Residential Design Guidelines

The Project would add a large mass to the rear of the Property that would box in the neighboring properties. In numerous respects, the Project does not comply with the Residential Design Guidelines ("RDGs").

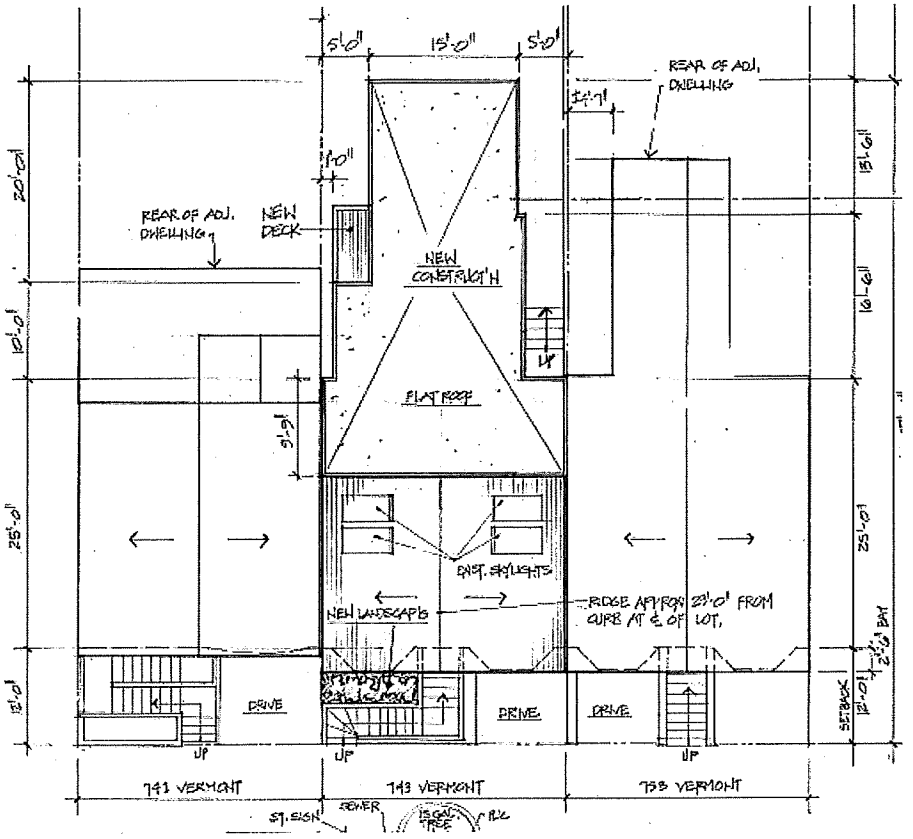
First Project proposes a 4'-11"horizontal addition on the second floor that extends into the required rear yard area at the Property (Planning Code, § 134). The Project description of a "4'-11" addition" does not accurately capture the true extent of this addition, as it refers only to depth of the second floor addition. The Project fails to mention that the existing third floor will be extended back by 14 feet. The "Rear Yard Guideline" requires the Applicant to "articulate the building to minimize impacts on light and privacy to adjacent properties." The Project does not even attempt to articulate the rear addition (at either level, but most notably the third level). Rather, the Project proposes a massive master bedroom – adding 14 feet to the existing master bedroom, with an area of approximately 300 square feet (plus a full bathroom and walk-in closets):



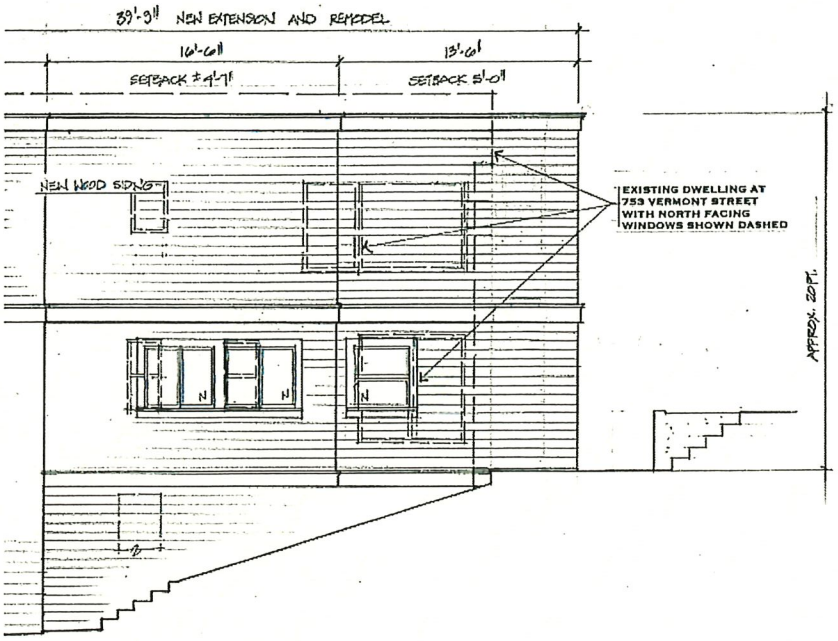
This unarticulated mass will block light to adjacent properties. The Planning Commission should require the Project to be scaled back and articulated, so as to comply with the Planning Code and RDGs.

Similarly, the "Building Scale at the Mid-Block Open Space" guideline requires the height and depth of the Project to be "compatible with the existing building scale at-the mid-

block open space." Even if the Project were permitted by the Planning Code, it is not appropriate because it proposes an addition that is uncharacteristically deep and tall. The RDG goes on to note that an "out-of-scale rear yard addition can leave surrounding residents feeling 'boxed in' and cut-off-from the mid-block open space." This is precisely what will occur here. The addition proposed by the Project would extend significantly beyond the adjacent properties' rear walls of at least 2-3 homes to both the north and south of the Project, on both the second and third floors, boxing them in and cutting them off from the mid-block open space. This is apparent from the proposed site plan:

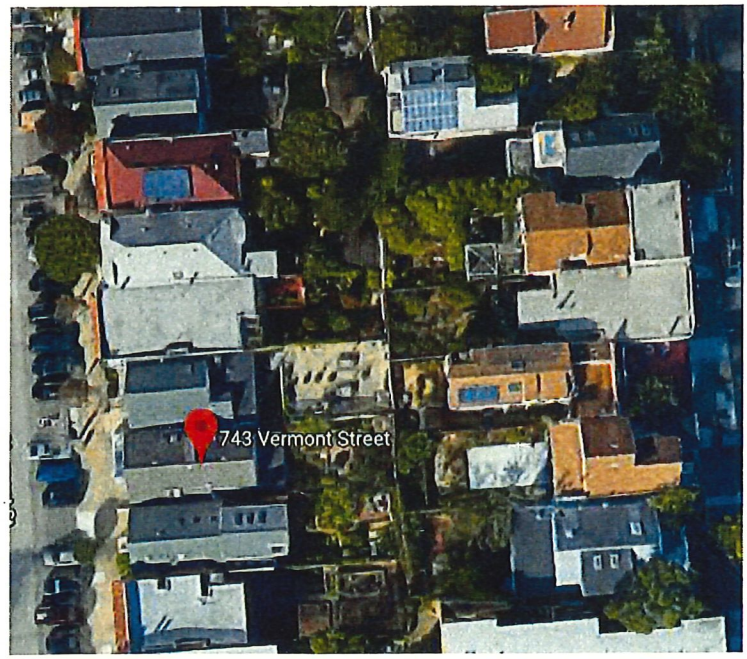


The north-facing windows at Ms. McKnight's home on her second and third floor – which provide light to her living space, kitchen, and master bedroom windows – would be blocked by the Project. However, the 311 plans that were initially submitted by the Project sponsor did not even show the location of adjacent properties' windows and related elevations as required, relative to the Project. The updated plans show that six windows at Ms. McKnight's property will be blocked:



2 PROPOSED SOUTH ELEVATION

This extension also violates the Mid-Block Open Space guideline by disrupting the existing mid-block open space corridor. The block is currently configured as follows:



The horizontal addition will extend towards the rear of the Property, on both the second and third levels. There is a large building behind the Property that already impinges on the

midblock open space. The addition proposed by the Project, in combination with the existing building, will create a barrier in the middle of the existing open space corridor.

Importantly, when Ms. McKnight renovated her own property in 2011-2012, she did so in a sensitive manner that preserved adjacent neighbors' windows and the midblock open space. She did not extend her building beyond the Project neighbors' building in response to their expressed concerns. However the Project sponsor has afforded no such consideration to his neighbors.

Conclusion

The Project violates multiple Code and RDG requirements, and it cannot be lawfully approved.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

Sarah M. K. Hoffman

I, Patrick Buscovich, declare as follows:

1. I am a licensed civil and structural engineer, practicing for more than 40 years in San Francisco, California. I specialize in existing construction in San Francisco. I make this declaration in support of the above-captioned appeal. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I have reviewed the permit history and City records for 743 Vermont Street, as well as the proposed project at issue in this discretionary review request. I have also made site visits to the vicinity of the project site. I have not been given access to the interior of the Property.

3. The Project plans show a "storage room" on the ground floor at the front of the property, with a full bathroom. The "existing" plan does not show the window that faces the street. The "proposed" plan does show the window. This room adjoins the garage. There is a full bathroom on the second floor of the Property, and the Assessor-Recorder's records show only one full bathroom at the Property. There is no permit history for the second full bathroom in this storage area.

4. There are two additional "storage" areas towards the rear of the ground floor. The ground floor does not have internal stairs – the room is separate and distinct from the upper levels at the Property.

5. According to the Project plans, there is no internal access to this room from the upper levels of the Property to the "storage room". It can only be accessed via the garage door of the Property, or via an external stair case at the back yard of the Property, which leads into the garage. The garage is internally separated from the upper levels, and there is no open or visual connection between the storage room (or garage) and the upper unit at the Property.

6. The "storage room" on the ground floor appears to have been designed to be used as a separate and distinct living space. It has a full bathroom internal to this space, which was installed without a permit. In my experience, it would be very unusual to install a full bathroom – specifically a bathtub – simply to serve a garage and storage space, in a separate

ZACKS, FREEDMAN & PATTERSON, PC
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94104

space that is not connected to the upper floors. The bathtub signifies a living space. Cooking facilities area is an easily provided feature.

7. When the Property was sold in 1997, the MLS listing said there was "1 Bedroom" on the "lower level." (According to the Project plans, there is no bedroom at the middle level of the Property.) In 2002, the MLS listing described the "storage room" as a "bonus space with bath." A true and correct copy of the MLS listings is attached hereto as **Exhibit A**.

8. The Planning Department's "Unauthorized Unit Screening Request Form" notes that "the definition of a[n Unauthorized Dwelling Unit] does not rely on the existence of any cooking facilities, so a space may still be considered a UDU even if it doesn't have a kitchen; however a full bathroom is required to be considered a UDU." A true and correct copy of this form is attached hereto as **Exhibit B**.

9. All that could be required for a "kitchen" is a microwave, toaster or hot plate. These just need an electric plug outlet. A kitchen also needs a sink, but this is present at the Property in the full bathroom. The presence of a full bathroom is the key element indicating to me the existence of a separate dwelling unit, particularly where there is no internal stair or connection between the unit and the upper floors at the Property. According to the plans, there is independent access from the street to the "storage room" and bathroom.

10. The Project proposes a 4'-11" addition on the second floor at the Property. According to the plans, the third floor will be extended by 14' to create a large master bedroom with an area of 300 square feet.

11. The Project proposes to build an unarticulated mass, which will block light flow to adjacent properties, below and to the north. This addition would extend beyond the adjacent properties' rear walls, boxing them in and cutting them off from the mid-block open space and sunlight.

///

///

///

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235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94104

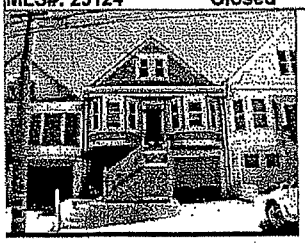
EXHIBIT A

Single-Family Homes Agent Detail Report

Listings as of 02/05/19 at 8:46pm

Street Address 743 to 743 vermont

MLS#: 25124	Closed	743 Vermont San Francisco 94107-2637	Potrero Hill	$ 389,500



Single-Family Homes **LD:** 07/01/97 **OMD:** 07/01/97 **D/S:** 9/E
Cross St: 22nd **Map:** CT44
Blk/Lot/APN: 4074421 **Zoning:** Other
BD: 2 **BA:** 2 **Pkg:** 1 **Parking Type:** **#Rms:** 5
~Sq Ft: 1100 Per Tax Records **$/SF:** 354.09 **Year Built:**
HOA: **HOA Dues:** 0.00 **Paid:** **Lot SqFt:** 0
HOA Name: **HOA Phone:**
Builder/Architect: **Hm Protect Plan:**
Short Sale: **REO:** **Pend. Lit.:** **Probate:** **Court:**

Agent Only Remarks: Queen Anne Row House, Open Floorplan, Great Remodeled Kitchen Two Bedrooms, Two Baths Plus Bonus Room And Bath In Basement Area. Great Garden, Remodeled Throughout. Show By Appointment Sellers Transferred. Feels Like A Loft With Open Bedroom And Living/Dining Room. Some Views, Terraced Garden. No Fwy Nois On Quiet Side Of Vermont, Open Sun 2-4 Till Sold!

Show Appointment Only	**Posses** Close of Escrow	**Park** Auto Door	**Type** 2 Story	**Style** Victorian
Exter Wood Siding	**Main** 1 Bath	**Upper** 1 Bath	**Upper** 2 Bedrooms	**Lower** 1 Bedroom
Lower 1 Bath	**Views** City Lights	**Views** Lake	**Kitchn** Breakfast Area	**Kitchn** Dishwasher
Kitchn Garbage Disposal	**Kitchn** Gas Range	**Kitchn** Refrigerator	**Kitchn** Remodeled	**Dining** Formal
Roof Composition	**Heat** Wall Furnaces	**Laund** Washer/Dryer	**Misc** Garden	**Misc** Landscaping-Rear
Floors Wall to Wall Carpet	**Ba Typ** Shower Over Tub			

Brokers Tour Date: **Time:** **Lockbox Only:** **Price Reduction:**
Remarks:

Open House Date: **Time:**
Remarks:

Open House Date: **Time:**
Remarks:

Dimensions: **Living:** **Dining:** **Family:** **Kit:** **Master Bedroom:**

Occupant: **Rent:** **Type:** **Name:** **Phone:**

List Office: Coldwell Banker Phone: 415-550-1300, FAX: 415-550-6729
List Agent: Paul T Christopher Primary:415-252-5200 Fax: 415-554-8843
Email: sfpaulchristopher@gmail.com
Co-List Office:
Co-List Agent:
Email:

List Type: ER
CSO: 2.5%
Internet: Y
Dual/Variable: No
UCBC: 0.00
DOM: 39

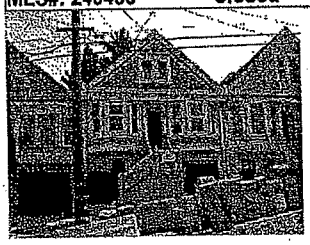
Pending Date:	08/09/97	**Sold Date:**	09/19/97	**Sale Price:**	389,500	**DOM:**	39
SO:	PRDN	**SA:**	Marlon T Broder	**SA Phone:**	415-269-5486		
Co-SO:		**Co-SA:**		**Co-SA Phone:**			
Terms:	Adjustable Conv.						
Selling Comments:							

Presented By: Jesse E Fowler (Lic: 01275521) / Sotheby's International Realty (Office Lic.:)

Single-Family Homes Agent Detail Report

Listings as of 02/05/19 at 8:46pm

MLS#: 240456 **Closed** | **743 Vermont San Francisco 94107-2637** | **Potrero Hill** | **$ 649,000**



Single-Family Homes **LD:** 07/24/02 **OMD:** 07/24/02 **D/S:** 9/E
Cross St: 19th **Map:** CT44
Blk/Lot/APN: 4074021 **Zoning:**
BD: 2 **BA:** 2 **Pkg:** 1 **Parking Type:** **#Rms:**
~Sq Ft: 1100 Per Tax Records **$/SF:** 686.36 **Year Built:** 1904
HOA: **HOA Dues:** 0.00 **Paid:** **Lot SqFt:** 0
HOA Name: **HOA Phone:**
Builder/Architect: **Hm Protect Plan:**
Short Sale: **REO:** **Pend. Lit.:** **Probate:** **Court:**

Directions: Between 19th and 20th Street

Marketing Remarks: This updated Victorian Row House in on the north slope of Potrero Hill. The home has an open floor plan, sylights, bay windows and a city view. Off the updated kitchen is a sunroom/office area that leads to the tiered backyard with sunny deck, great for entertaining. There is a bonus room and bath in the garage as well as laundry area and ample storage. McKinley park is half a block away, great for dogs and there is a great play area for children. This home is ready to occupy.

Agent Only Remarks: First showing will be brokers tour Tuesday July 30th from 1:00-2:30pm. Easy to show after that, please call Marion at 269-5486. Escrow has been opened with Jani at Fidelity on Union Street

Show	Call Listing Agent	**Posses**	Close of Escrow	**Park**	Auto Door	**Park**	Garage	**Style**	Victorian
Exter	Wood Siding	**Main**	1 Bath	**Main**	Dining Room	**Main**	Kitchen	**Main**	Living Room
Upper	1 Bath	**Upper**	2 Bedrooms	**Views**	City Lights	**Views**	Partial	**Kitchn**	Breakfast Area
Kitchn	Dishwasher	**Kitchn**	Formica Counter	**Kitchn**	Garbage Disposal	**Kitchn**	Gas Range	**Kitchn**	Island
Kitchn	Microwave	**Kitchn**	Refrigerator	**Dining**	Lvng/Dng Rm Combo	**Dining**	Skylights	**Oth Rm**	Bonus Room
Oth Rm	Office	**Foundn**	Concrete Perimeter	**Roof**	Shingle	**Heat**	Gas	**Heat**	Wall Furnaces
Laund	In Garage	**Laund**	Washer/Dryer	**Misc**	Bay Windows	**Misc**	Decks	**Misc**	Double Pane Windows
Misc	Fenced Yard	**Misc**	Landscaping-Rear	**Floors**	Simulated Wood	**Floors**	Wall to Wall Carpet	**Ba Typ**	Stall Shower
Ba Typ	Tub Only								

Brokers Tour Date: **Time:** **Lockbox Only:** **Price Reduction:**
Remarks:

Open House Date: **Time:**
Remarks:

Open House Date: **Time:**
Remarks:

Dimensions: 25X100 **Living:** **Dining:** **Family:** **Kit:** **Master Bedroom:**
Occupant: Owner **Rent:** **Type:** **Name:** **Phone:**

List Office: Better Homes and Gardens Real Estate Phone: 415-921-0113, FAX: 415-921-1653 **List Type:** ER
List Agent: James A Caldwell Primary:415-872-7729 x2525 **CSO:** 3
Email: JCaldwellre@Gmail.com **Internet:** Y
Co-List Office: **Dual/Variable:** No
Co-List Agent: **UCBC:** 0.00
Email: **DOM:** 14

Pending Date: 08/07/02 **Sold Date:** 09/12/02 **Sale Price:** 755,000 **DOM:** 14
SO: NMSS **SA:** NMSS **SA Phone:**
Co-SO: **Co-SA:** **Co-SA Phone:**
Terms: Not Reported
Selling Comments:

Presented By: Jesse E Fowler (Lic: 01275521) / Sotheby's International Realty (Office Lic.:)

EXHIBIT B

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

UNAUTHORIZED UNIT SCREENING REQUEST FORM AND AFFIDAVIT

An Unauthorized Unit, or UDU, is defined in Planning Code Section 317(b)(13) as one or more rooms within a building that have been used, without the benefit of a permit, as a separate and distinct living or sleeping space independent from other Residential Units on the property.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

CRITERIA FOR AN UNAUTHORIZED UNIT (UDU)

A UDU must meet two criteria:

1. An UDU must be independent from other Residential Units on the property, which means that the space has independent access, and there is no open, visual connection to a Residential Unit on the property.
2. Use as Independent dwelling Space. A UDU must have been used as a separate and distinct living or sleeping space.

Please note that the definition of a UDU does not rely on the existence of any cooking facilities, so a space may still be considered a UDU even if it doesn't have a kitchen; however a full bathroom is required to be considered a UDU.

Planning Staff may request a UDU screening for permits for interior work to determine if a project removes certain features that allow the space to operate as a separate unit. Scopes of work that may require UDU screening include but are not limited to:

- Removal of direct or indirect access doors
- Removal of a full bathroom
- Removal of a kitchen
- Removal of a wet bar
- Addition of a staircase to create an interior connection between floors

SUBMITTAL INSTRUCTIONS

Please complete the form below and submit it to CPC.UDU@sfgov.org with the following materials:

1. A completed Unauthorized Unit Affidavit (attached);
2. A digital set of existing and proposed plans (.pdf or .jpeg); and
3. Photographs of the space that may be a UDU.

Planning Staff will contact you with a determination if the space in question is considered a UDU.

Please note that if the Planning Department determines that a UDU is present at the site, the property owner will be required to legalize the unit, which can usually be completed administratively, or seek a Conditional Use Authorization from the Planning Commission to remove the unit. If a UDU is not present at the site, Planning Staff will review the plans for any unpermitted work on the premises. Staff may provide comments to bring the work into compliance with the Planning Code, which may include removal of the unpermitted work. If Planning Code violations persist, Staff may refer the property to the Code Enforcement Division.

San Francisco Planning

UNAUTHORIZED UNIT SCREENING REQUEST FORM AND AFFIDAVIT

Property Information

Project Address:

Block/Lot(s):

Related Building Permits Applications

☐ N/A

Building Permit Applications No(s):

Applicant Information

Name: ☐ Owner ☐ Authorized Agent

Primary Phone Number:

E-mail:

APPLICANT'S AFFIDAVIT AND SITE VISIT CONSENT FORM

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.
(i.e. Owner, Architect, etc.)

Signature

Name (Printed)

Relationship to Project

Phone Email

AFFIDAVIT

COMPLIANCE WITH ORDINANCE 208-15

San Francisco Planning
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103
TEL: 415.575.9121

UNAUTHORIZED UNIT AFFIDAVIT

Project Address: _____

Block/Lot (APN): _____

"Unauthorized Unit" shall mean one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property.

"Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

I, _____, do hereby declare as follows:

To the best of my knowledge:

☐ There is an Unauthorized Unit, as defined above, located on the subject property.

☐ There is not an Unauthorized Unit, as defined above, located on the subject property.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, _____, 20____, IN _____, CA.

_____ _____
Signature Name (Printed)

_____ _____ _____
Relationship to Project (i.e. Owner, Architect, etc.) Phone Email

Submit completed Affidavit upon request by Planning Staff or in conjunction with a UDU Screening Request form.

FOR DEPARTMENT USE ONLY

1. Does the space meet the criteria for Physical Independence as described in Planning Code Section 317(b)(13)? ☐ YES ☐ NO

   If you've checked no, the space is **not** considered a UDU.

   Plans Dated: _____

   Photographs Provided on (date): _____

2. Has the space been used as a separate and distinct living space? ☐ YES ☐ NO

   Did the Rent Board provide records for this property? ☐ YES ☐ NO
   If yes, is there evidence of a UDU? ☐ YES ☐ NO
   Is there more than one unit accounted for in the Voter Rolls? ☐ YES ☐ NO
   Does the Unauthorized Unit Affidavit indicate that the project would remove a UDU? ☐ YES ☐ NO
   Is there any other documentation that indicates that the space has been occupied? ☐ YES ☐ NO

If yes has been checked above, describe the information further below:

_____
_____
_____
_____
_____

☐ An Unauthorized Unit is present at the Subject Property

☐ There are no Unauthorized Units present at the Subject Property

Planning Information Center (PIC) Research Number: _____

_____
Signature

_____ _____
Name(Printed) Date

EXHIBIT C

Patrick Buscovich & Associates Structural Engineers, Inc.

WWW.BUSCOVICH.COM

235 MONTGOMERY STREET, SUITE 823, SAN FRANCISCO, CALIFORNIA 94104-3105 • TEL: (415) 788-2708 FAX: (415) 788-8653

Patrick Buscovich S.E. Oracle

Education:

University of California, Berkeley ~ Bachelor Science, Civil Engineering 1978
~ Master Science, Structural Engineering 1979

Organizational:

State of California; Building Standards Commission
Commissioner 2000 – 2002
City & County of San Francisco; Department of Building Inspection (DBI)
Commissioner\Vice President 1995 – 1996
UMB Appeal Board 2005-2006.
Code Advisory Committee 1990-1992
Chair of Section 104 Sub-Committee.
Structural Engineers Association of Northern California (SEAONC)
President 1997 – 1998
Vice President 1996 – 1997
Board of Directors 1994 – 1999
College of Fellows
Edwin Zacher Award 1999
Structural Engineers Association of California (SEAOC)
Board of Directors 1996 – 2000
Applied Technology Council (ATC)
President 2007 – 2008
Board of Directors 2000 – 2009

License:

California, Civil Engineer C32863, 1981
Structural Engineer S2708, 1985

Experience:

Patrick Buscovich and Associates, Structural Engineer – Senior Principal (1990 to Present)
Specializing in existing buildings, seismic strengthening, rehabilitation design, building code/permit consultation/peer review, expert witness/forensic engineering

- Expert Witness/Forensic Engineering/Collapse & Failure Analysis
- Commercial Tenant Improvement.
- Seismic Retrofit Consultation.
- Peer Review/Building Code Consulting.
- Permit Consultant in San Francisco (DBI, DCP, SFFD & BSUM).
- Member of the following SEAONC/DBI Ad-Hoc Committees:
  Committee to revise San Francisco Building Code Section 104F/3304.6.
  Committee to draft San Francisco UMB ordinance.
  1993 Committee to revise the San Francisco UMB ordinance.
  Blue-Ribbon panel to revise earthquake damage trigger, 1998
  Secretary, Blue Ribbon Panel on seismic amendments to the 1998 SFBC.
  Secretary, Blue Ribbon Panel Advising San Francisco Building Department on CAPSS.
- Co-Authored of the following SF DBI Code Sections.
  EQ damage trigger
- Coordinator for San Francisco UMB Seminars 1992, 1993 & 1994. SEAONC.
- Seminar on San Francisco UMB Code 1850 to Present. SEAONC.
- Member San Francisco UMB Bond Advisory Committee.
- Speaker at numerous San Francisco Building Department Building Inspection Seminar on UMB, 1993.
- Speaker at numerous code workshops for the San Francisco Department Building Inspection.
- Co-author of 1990 San Francisco UMB Appeals Board Legislation.
- Co-author of San Francisco Building Code Earthquake Damage Trigger for Seismic Upgrade, Committee Rewrite 2008.
- As a San Francisco Building Commissioner, directed formulation of Building Occupancy Resumption Plan (BORP)
- Chaired the 1995 update on the San Francisco Housing Code.
- Directed formulation of UMB tenant protection program
- Consultant to the City of San Francisco for evaluation of buildings damaged in the Loma Prieta October 17, 1989 earthquake to assist the Bureau of Building Inspection regarding shoring or demolition of "Red-Tagged" structures.
- Consultant to San Francisco Department of Building Inspection on the Edgehill Land Slide.
- Consultant to numerous private clients to evaluate damage to their buildings from the October 17, 1989 earthquake.
- Project Administrator for multi-team seismic investigation of San Francisco City-owned Buildings per Proposition A, 1989 ($350 million bond).
- Project Manager for seismic strengthening of the Marin Civic Center.
- Structural engineer for Orpheum Theater, Curran Theater and Golden Gate Theater.
- Consultant on numerous downtown SF High Rise Buildings.
- Rehabilitation & seismic strengthening design for 1000's of privately owned buildings in San Francisco.
- Structure Rehabilitation of Historic Building.
- Structural consultant for 1000's single family house alteration in San Francisco

Previous Employment

- Previous Employment 1979-1980 PMB, Senior Designer
  1980-1990 SOHA, Associate

Public Service:

Association of Bay Area Government – Advisory Panels
Holy Family Day Home – Board of Director
Community Action Plan for Seismic Safety (CAPPS) advisory panel.

12. Also attached hereto as **Exhibit C** is a true and correct copy of my curriculum vitae.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on February 6, 2019.

Patrick Buscovich, S.E.

ZACKS, FREEDMAN & PATTERSON, PC
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94104

ZACKS, FREEDMAN & PATTERSON, PC
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94104

I, Meg McKnight, declare as follows:

1. I have requested discretionary review of the proposed project at 743 Vermont Street in Potrero Hill (the "Property"). Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I own and live at the adjacent property to the south of the Property, at 753 Vermont Street. I have lived there for over 12 years.

3. The Property has three floors. The ground floor is accessed from the street through the garage door. There is a staircase at the front of the Property that leads to the second floor.

4. For some time during the first couple years I lived at 753 Vermont (in 2006 or 2007), a woman who was likely in her late 30s or 40s (brown hair, Caucasian) appeared to be living in the ground floor room of 743 Vermont.

5. I traveled significantly for my work during the first several years I lived here, but did see her from time to time enter and exit the Property through the garage. I never saw her go up the front stairs to the upper levels of the Property.

6. I recall my neighbor and the owner of the Property, Terri Pickering, telling me one day in front of our homes about the woman that was there. I remember being surprised because my house does not have a living space or bathroom on the garage/first level, even though the front of our 1904 sister Victorian homes and structures appear very similar. Ms. Pickering mentioned that there was a room and bathroom in her garage. Neighbor families who have been in the neighborhood for decades have also mentioned that there have been previous renters in various parts of the building in the past.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on February 6, 2019.

DocuSigned by:
Meg McKnight
4DEB365F4E02401...

Meg McKnight