



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 30, 2020

Record No.: 2018-015058CUA
Project Address: 2555 Diamond Street
Zoning: Residential-House, One Family (RH-1) Zoning District
40-X Height and Bulk District
Block/Lot: 6713/044
Project Sponsor: Michael Ford
2746 Judah Street
San Francisco, CA 94122
Property Owner: Horacio Diaz Adda & Amy Hutmacher
San Francisco, CA 94131
Staff Contact: Linda Ajello Hoagland, AICP- (415) 575-6823
linda.ajellohoagland@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
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415.558.6377

PROJECT DESCRIPTION

The Project includes the demolition of an existing, approximately 1,351 gross square foot, two-story, single-family home and detached, approximately 302 square foot, rear yard storage shed and the new construction of an approximately 2,949 gross square foot, three-story, single-family dwelling.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to allow the demolition of an existing single-family dwelling and new construction of a single-family dwelling within the RH-1 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received correspondence from two neighbors in opposition to the project due to the size of the proposed home and potential impacts on light, blocking solar panels and loss of views from the adjacent properties. Additionally, it was stated that the Project Sponsor did not conduct a Pre-Application meeting with the neighbors prior to the application submittal. However, staff confirmed that the Project Sponsor submitted all required documentation to support that the Pre-Application Meeting had been properly noticed and conducted.
- **Residential Demolition.** While the Project does involve demolition of a residential structure, the proposed replacement building will provide three family-sized units. Additionally, the existing structure has been determined to not be a historic resource under CEQA.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as Class 1 and Class 3 categorical exemptions.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. While the project does involve demolition of an existing residential structure, the proposed replacement building will provide a new single-family home of comparable size. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 30, 2020

Record No.: 2018-015058CUA
Project Address: 2555 DIAMOND STREET
Zoning: Residential-House, One Family (RH-1) Zoning District
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN APPROXIMATELY 1,351 GROSS SQUARE FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE AND AN APPROXIMATELY 302 SQUARE FOOT DETACHED REAR YARD STORAGE STRUCTURE AND NEW CONSTRUCTION OF AN APPROXIMATELY 2,949 GROSS SQUARE FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE, LOCATED AT 2555 DIAMOND STREET, LOT 044 IN ASSESSOR'S BLOCK 6713, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 2, 2018, Michael Ford of Peters Design-Build (hereinafter "Project Sponsor") filed Application No. 2018-015058CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing 2-story single family residence and new construction of a 3-story, approximately 33-ft, ½-inch tall, single-family residential residence (hereinafter "Project") at 2555 Diamond Street, Block 6713 Lot 044 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 categorical exemptions.

On January 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015058CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015058CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-015058CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the demolition of an existing, approximately 1,351 gross square foot, two-story, single-family home and an approximately 302 square foot, detached rear yard storage shed and the new construction of an approximately 2,949 gross square foot, three-story, single-family dwelling.
3. **Site Description and Present Use.** The Project is located on the east side of Diamond Street, between Moffit Street and Poppy Lane; Lot 044 in Assessor's Block 6713 within the Residential, House, One Family (RH-1) Zoning District. The site is a 2,500 square foot uphill sloping lot with 25 feet of frontage and a depth of 100 feet. The Project Site is developed with an approximately 1,351 gross square foot home constructed circa 1913 and an approximately 302 square foot detached rear yard storage structure.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 Zoning District in the Glen Park neighborhood. Parcels within the immediate vicinity consist of residential two- to three-story single-family dwellings constructed between the early 1900's and the early 1950's. The subject block face exhibits a variety of architectural styles, scales and massing. The surrounding properties are located within the RH-1 Zoning District. The subject property is also located with .25-miles of stops for the 35, 36 and 52 MUNI transit lines.
5. **Public Outreach and Comments.** The Department has received correspondence from two neighbors in opposition to the project due to the size of the home and potential impacts on light, existing solar panels and loss of views from the adjacent properties. Additionally, it was stated that the Project Sponsor did not conduct a Pre-Application meeting with the neighbors prior to the application submittal. However, staff confirmed that the Project Sponsor submitted all required documentation to support that the Pre-Application Meeting had been properly noticed and conducted.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition - Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-1 Zoning District. The Code establishes criteria that the Planning Commission shall consider in the review of applications for residential demolition.

As the Project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion (See Below).

- B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-1 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15-foot maximum).

The subject property does not have a legislated setback. The average front setback of the adjacent two buildings is 2-feet; therefore, the proposed 2-foot, 1¾-inch front setback complies with Planning Code Section 132.

- C. **Rear Yard.** Pursuant to Planning Code Section 134, for development applications in the RH-1 District submitted prior to January 15, 2019, a minimum rear yard equal to 25 percent of the total lot depth of the lot is required.

The Project site is 100-feet deep and provides an approximately 42-foot, 6½-inch rear yard and, therefore complies with Planning Code Section 134.

- E. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District. Planning Code Section 261 further restricts height in the RH-1 Zoning District to 35-feet at the front lot line, except that the permitted height of the building may be increased to 40-feet where the average ground elevation at the rear is higher by 20-feet or more than at the front thereof.

The Project proposes a building that will be approximately 33-feet, ½-inch tall measured to the highest point on the shed roof and, therefore complies with the Planning Code and the Height and Bulk District.

- F. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project complies with the street frontage requirement and provides the appropriately-sized entrance to the off-street parking.

- G. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

Proposed off-street parking for one vehicle will be located wholly within the property, and will comply with access, arrangement and street frontage dimensional standards

- H. **Usable Open Space.** Planning Code Section 135 requires, in RH-1 Districts, a minimum off 300 square feet of private open space per unit is required and 400 square feet it is common open space).

The Project provides a code-complaint rear yard, resulting in an excess of 300 square feet of private open space for the single-family dwelling; therefore, the Project provides code-complying open space.

- I. **Off-Street Parking.** Planning Code Section 151 does not require any off-street parking for dwelling units and allows a maximum of 1.5 spaces per dwelling unit.

The Project provides one off-street parking space and, therefore complies with Planning Code Section 151.

- J. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 space for every 20 dwelling units.

The Project requires one Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project proposes one Class 1 bicycle parking space, located in the garage, and, therefore complies with Planning Code Section 155.2.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed project is compatible with the surrounding neighborhood. The proposal would demolish an existing, approximately 1,351 gross square foot, single-family dwelling and 302 square foot detached rear yard storage structure, and construct a new, approximately 2,949 gross square

foot, single-family dwelling. The siting of the new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of the new single-family dwelling is necessary and compatible with the surrounding neighborhood and the larger City.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project provides a 2-story massing along the street, with the second and third floors setback approximately 6-feet, 7-inches from the front building wall, which is appropriate given the context of the surrounding neighborhood. The proposed building provides rear setbacks, all which help to sculpt the building to minimize impacts and remain compatible with the neighborhood's two- to three-story buildings.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require off-street parking for residential dwelling units and allows a maximum of 1.5 spaces per unit. The garage provides the one off-street parking space.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project is residential and will be landscaped accordingly.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Residential District.

The Project is consistent with the stated purpose of the RH-1 Zoning District, which is characterized by single-family buildings with varying floor sizes and building sizes, having the appearance of small-scale row housing, rarely exceeding 35 feet in height. Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RH-1 Zoning District.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications for Residential Demolition. On balance, the Project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing Code violations;

A review of the Department of Building Inspection and the Planning Department databases showed no open enforcement cases or notices of violation for the subject property.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The existing dwelling is currently used as a single-family home and appears to be in decent, safe and sanitary condition.

- iii. Whether the property is an "historical resource" under CEQA;

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the structure is not a historical resource.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Not Applicable. The existing structure is not a historic resource.

- v. Whether the project converts rental housing to other forms of tenure or occupancy;

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building is a single-family residence and is used as such.

- vi. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing single-family dwelling was not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on rent control status of

a property, it is to be assumed that the unit to be demolished was not subject to the Residential Rent Stabilization and Arbitration Ordinance.

- vii. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes the demolition of an existing dwelling, the new construction will result in a comparable replacement dwelling with an additional bedroom from what currently exists.

- viii. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing a single-family dwelling unit that is consistent with the RH-1 Zoning District. The proposed residential development is characteristic of other existing single-family residential buildings located along Diamond Street.

- ix. Whether the project protects the relative affordability of existing housing;

The Project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit; however, the project will provide a comparable dwelling with an increased number of bedrooms and bathrooms which can accommodate a growing family.

- x. Whether the project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than ten units.

- xi. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project proposes in-fill housing with a single-family dwelling which is consistent with the neighborhood density. The proposed residential development is characteristic of other existing residential buildings located along Diamond Street and in the surrounding neighborhood.

- xii. Whether the project increases the number of family-sized units on-site;

The Project does not increase the number of units; however, it increases the number of bedrooms, which can provide an opportunity for a growing family. The Project includes a second master bedroom suite on the ground level which can accommodate a multi-generational household.

- xiii. Whether the project creates new supportive housing;

The Project does not create new supportive housing.

- xiv. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The proposed residential development is characteristic of other existing residential uses along Diamond Street and in the surrounding neighborhood.

- xv. Whether the project increases the number of on-site Dwelling Units;

The Project will not increase the number of on-site units and will remains a single-family dwelling.

- xvi. Whether the project increases the number of on-site bedrooms.

The existing dwelling contains three bedrooms. The Project proposes four bedrooms, which includes two master bedrooms suites.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and

The maximum density for the subject property is one unit. The Project proposes the new construction of a single-family dwelling, maximizing the density permitted in the RH-1 Zoning District.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The Project will replace the existing single-family dwelling with a new single-family dwelling of a comparable size. The Project will result in a new single-family dwelling with an additional bedroom from what currently exists.

Regarding unit size and count, the existing dwelling unit has approximately 1,351 square feet of gross floor area and three bedrooms. The proposed building contains four bedrooms, including two master bedroom suites. The new residential dwelling will provide more than the existing square footage and bedroom count.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3

Ensure new housing is sustainably supported by the City's Public infrastructure.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

While the existing housing is proposed to be demolished, the replacement building would provide a comparable unit with an increased number of bedrooms in a neighborhood made up of single-family residences of mixed architectural character.

- C. That the City's supply of affordable housing be preserved and enhanced,

The existing single-family dwelling is not designated as affordable housing nor will the new single-family dwelling.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would include one off-street parking spaces to replace the existing off-street space.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project is a residential project in a RH-1 Zoning District, and does not include commercial office development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-015058CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 8, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of an existing, approximately 1,351 gross square foot, two-story, single-family home and an approximately 302 square foot, detached rear yard storage shed and the new construction of an approximately 2,949 gross square foot, three-story, single-family dwelling located at 2555 Diamond Street, Block 6713, and Lot 044 pursuant to Planning Code Section(s) 303 and 307 within the RH-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 8, 2020, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-015058CUA and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 30, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Landscaping, Permeability.** Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. The size and species of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Bicycle Parking.** The Project shall provide no fewer than one Class 1 bicycle parking space as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

12. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Garbage, Recycling and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage

and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfapw.org>.*

EXHIBIT B

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO, CA 94131



4 PERSPECTIVE VIEW
A 0.00

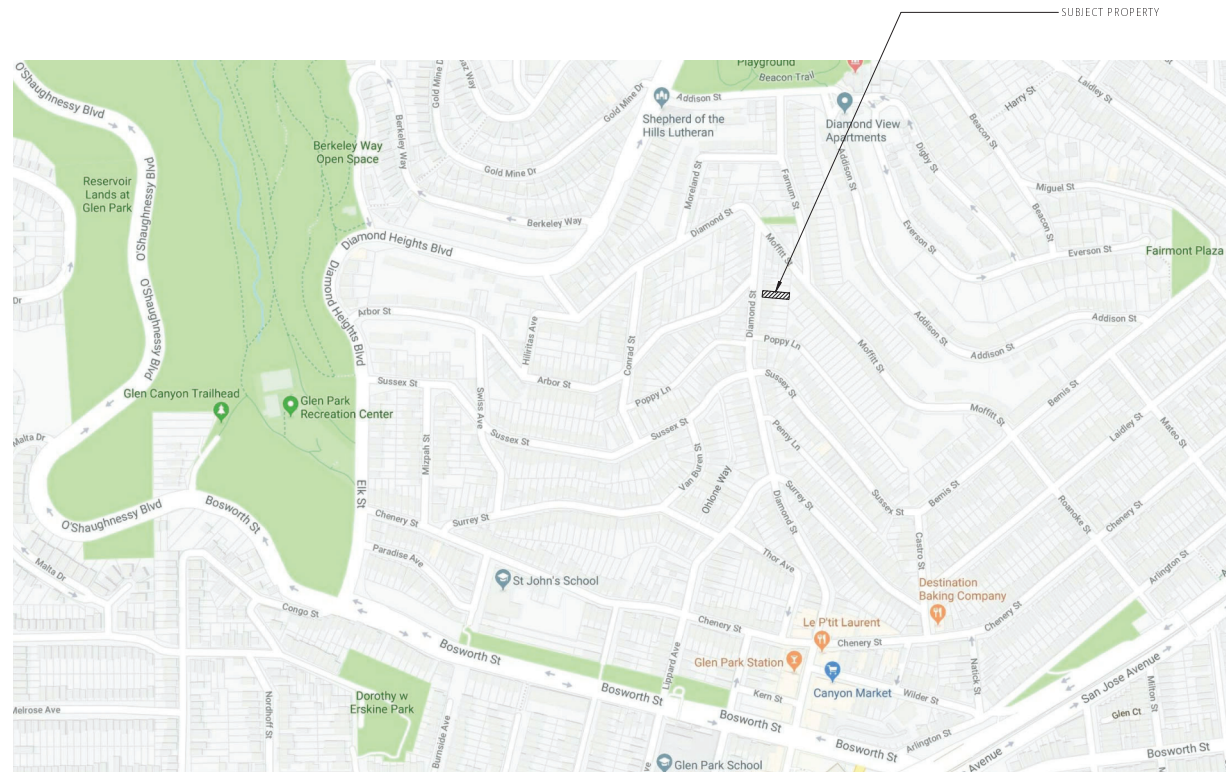
PROJECT INFORMATION

OWNER'S NAME	: HORACIO DIAZ ADDA & AMY HUTMACHER
ADDRESS	: 2555 DIAMOND STREET, SAN FRANCISCO, CA 94131
BLOCK & LOT	: 6713/044
ZONING	: RH-1
CURRENT USE	: R3 SINGLE FAMILY DWELLING 1 STORY OVER GARAGE
PROPOSED USE	: R3 SINGLE FAMILY DWELLING 2 STORIES OVER GARAGE
CONSTRUCTION TYPE	: VB
SCOPE OF WORK	: NEW 4-BEDROOM, 3 1/2 BATH SINGLE-FAMILY HOME, SPRINKLED
FRONT SETBACK	: 2'-0" BY AVERAGING
REAR SETBACK	: 25'-0"
SIDE SETBACK	: N/A

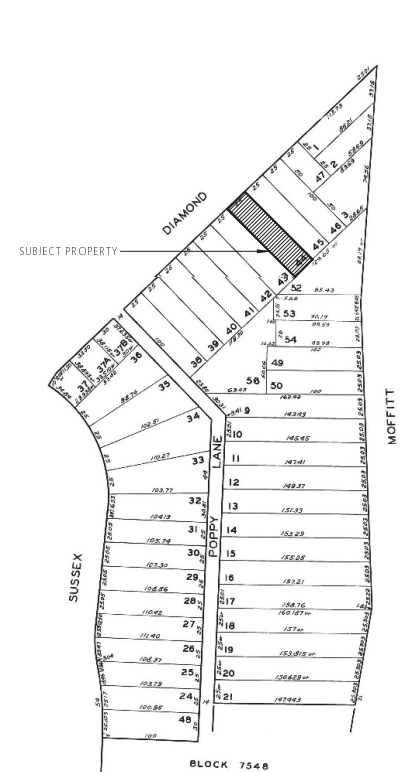
AREAS / HEIGHTS	EXISTING	PROPOSED
BASEMENT / GARAGE (GSF)	518.9	800.0
FIRST FLOOR (GSF)	832.5	1057.4
SECOND FLOOR (GSF)	N/A	1091.4
STORAGE SHED (GSF)	302.3	N/A
TOTAL (GSF)	1653.7	2948.8
LOT AREA (SF)	2,500	NO CHANGE
FLOOR AREA RATIO	0.66	1.18
HEIGHT	20'-10"	33'-1"

PROJECT DIRECTORY

A0.00	COVER SHEET	ARCHITECT MICHAEL FORD LICENSE #36260 PETERS DESIGN-BUILD 2747 JUDAH STREET SAN FRANCISCO, CA 94122 P: 415.320.8735 MICHAEL@PETERSDESIGNBUILD.COM
A0.10	GENERAL NOTES	CONTRACTOR PETERS DESIGN-BUILD CONTRACTOR LICENSE #1024720 2747 JUDAH STREET SAN FRANCISCO, CA 94122 P: 415.320.8735 MICHAEL@PETERSDESIGNBUILD.COM
A0.20	GREEN BUILDING SUBMITTAL	
A0.50	PROPOSED PERSPECTIVE VIEWS	
A1.00	EXISTING & PROPOSED SITE PLANS	
A1.50	EXISTING SITE SECTION	
A1.60	PROPOSED SITE SECTION	
A2.00	EXISTING PLANS	
A2.10	DEMOLITION PLANS	
A2.50	PROPOSED PLANS	
A2.60	PROPOSED PLANS	
A3.00	EXISTING ELEVATIONS	STRUCTURAL ENGINEER MOSSWOOD ENGINEERING LICENSE #C62068 3360 ADELIN STREET BERKLEY, CA 94703 P: 415.839.1022 MOSSWOODENGINEERING.COM
A3.10	EXISTING ELEVATIONS	
A3.50	PROPOSED ELEVATIONS	
A3.60	PROPOSED ELEVATIONS	
A3.70	PROPOSED ELEVATIONS	
A3.80	PROPOSED ELEVATIONS	
A4.50	PROPOSED SECTIONS	
		SURVEYOR FORESIGHT LAND SURVEYING LICENSE #9649 301 CALIFORNIA DRIVE, SUITE #2 BURLINGAME, CA 94010 P: 415.735.6180 INFO@FLSURVEYS.COM



3 VICINITY MAP
A 0.00 NTS

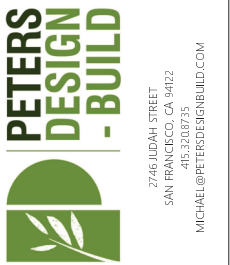


2 BLOCK MAP
A 0.00 NTS

ALL WORK PER 2016 CBC AND SAN FRANCISCO PLANNING CODE RESIDENTIAL DESIGN GUIDELINES.



1 PROPOSED MID-BLOCK DIAGRAM
A 0.00 NTS



HUTMACHER / DIAZ ADDA RESIDENCE
2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044



DRAWING SET TITLE
PLANNING SUBMITTAL

DATE
JANUARY 8, 2020

REVISIONS

- 07/31/19 PLANNING RESPONSE
- 08/24/19 PLANNING RESPONSE
- 10/28/19 PLANNING RESPONSE
- 11/21/19 PLANNING RESPONSE

SCALE: 1" = 10'-0" NTS

COVER SHEET

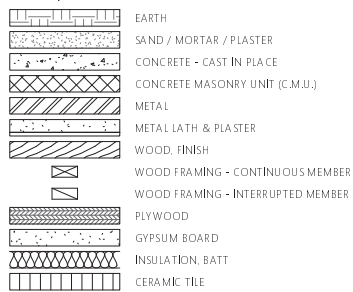
A0.00

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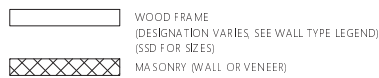
PROJECT APPLICATION #

MATERIALS LEGEND

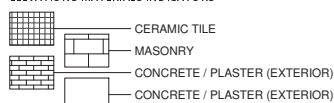
DETAILS / SECTIONS MATERIALS INDICATORS



PLAN MATERIALS INDICATORS



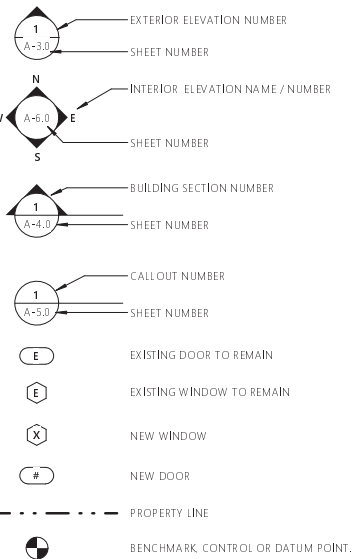
ELEVATIONS MATERIALS INDICATORS



ABBREVIATIONS

Table of abbreviations with columns A through Z, listing terms like AFF ABOVE FINISHED FLOOR, ACoustical, ADJ ADJACENT, AL ALUM, ALT ALTERNATE, AP ACCESS PANEL, APPROX APPROXIMATE, ARCH ARCHITECTURAL, BOARD, BETWEEN, BUILDING, BOTTOM, CONTROL JOINT, CASED OPENING, CERAMIC TILE, CENTER TO CENTER, CLEAR, CABINET, CERAMIC, CEILING, CAULK, CAULKING, CLOSET, COUNTER, COLUMN, CONCRETE, CONFERENCE, CONSTRUCTION, CONTRACTOR, CORRIDOR, CARPET, DRINKING FOUNTAIN, DISHWASHER, DOUBLE, DEPARTMENT, DETAIL, DIAMETER, DIMENSION, DISPOSAL, DOWN, DOOR, DRAWER, DRAWING, EXISTING, EAST, EACH, ELEVATION, ELECTRICAL, EMERGENCY, ENCLOSED, ENGINEER, EQUAL, EQUIPMENT, EXPOSED, EXTERIOR.

SYMBOLS LEGEND



GENERAL NOTES

- 1. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR...
2. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT...
3. THE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC)...
4. 'LANDLORD,' 'BASE BUILDING OWNER,' 'SHELL BUILDING OWNER,' SHALL MEAN THE LEGAL OWNER...
5. 'CONTRACTOR' SHALL MEAN GENERAL CONTRACTOR OR ITS SUB CONTRACTORS...
6. 'FURNISH' SHALL MEAN SUPPLY ONLY...
7. 'INSTALL' SHALL MEAN SUPPLIED BY OTHERS...
8. 'PROVIDE' SHALL MEAN FURNISH AND INSTALL...
9. 'SIMILAR' SHALL MEAN COMPARABLE CHARACTERISTICS...
10. 'TYPICAL' SHALL MEAN IDENTICAL FOR SIMILAR OR LIKE CONDITIONS...
11. 'OFFSITE' SHALL MEAN OUTSIDE THE PROPERTY BOUNDARY...
12. 'SITE' SHALL MEAN THE ENTIRE AREA WITHIN THE PARCEL BOUNDARY...
13. 'SITE WORK' SHALL MEAN ALL WORK UP TO A DISTANCE FIVE (5) FEET FROM THE FACE OF THE BUILDING...
14. DO NOT SCALE DRAWINGS...
15. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION...
16. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB...
17. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT...
18. ALL WORK SHALL BE ERCTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE...
19. PROPERLY CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK...
20. PATCH AND REPAIR ALL FIREPROOFING AND FIRE SAFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK...
21. COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN PARTITIONS...
22. MAKE ALL NECESSARY PROVISION FOR ITEMS TO BE FURNISHED OR INSTALLED BY OWNER...
23. GENERAL CONTRACTOR SHALL INSPECT EXISTING 'AS-BUILT' CONDITIONS...
24. GENERAL CONTRACTOR SHALL REVIEW THE BASE BUILDING CONTRACT DOCUMENTS...
25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS...
26. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS...
27. GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ALL FINISHES...
28. ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF CURRENT CBC...
29. SUBMIT REQUIRED SHOP DRAWINGS AND SUBMITTALS FOR ALL TRADES...
30. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS...
31. CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION...
32. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC...
33. ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)...
34. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS...
35. ONLY ITEMS OF RECENT MANUFACTURE OF GOOD QUALITY...
36. THE FINISHED WORK SHALL BE FIRM, WELL AND SECURELY ANCHORED...
37. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE SHALL BE PROPERLY AND PERMANENTLY SECURED...
38. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE...
39. THE CONTRACTOR SHALL CONTINUOUSLY CHECK THE INTERIOR DESIGN FOR STRUCTURAL CLEARANCES...
40. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATION...
41. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, OR TITLE...
42. CONTRACTOR SHALL WAIVE COMMON PRACTICE AND 'COMMON USAGE' AS CONSTRUCTION CRITERIA...
43. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS...
44. WITH REFERENCE TO REFLECTED CEILINGS, CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED...
45. ALL TELEPHONE AND DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR...
46. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED...
47. THE CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO ELIMINATE DUST, NOISE, ODOR, NUISANCE AND THE LIKE...
48. DISCREPANCIES BETWEEN GENERAL PLAN OR SHEET NOTES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION...
49. OCCASIONAL REFERENCE TO ONE OR MORE SPECIFIC NOTES WITHIN THE GENERAL PLAN OR SHEET NOTES SHALL NOT IN ANY WAY DIMINISH OR ELIMINATE THE FULL FORCE AND EFFECT...
50. COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL SUPPORT, BLOCKING, BACKING, FRAMING AND REINFORCING...
51. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AT THE COMPLETION OF WORK...
52. SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY ARCHITECT.
FINISH PLAN NOTES
1. THE FINISH PLAN INDICATES THE TYPES AND EXTENT OF FINISHES...
2. SUBMIT SAMPLES IN ACCORDANCE WITH SPECIFICATIONS...
3. SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED IN 8 1/2" x 11" FORMAT...
4. ALL PAINT FINISHES SHALL HAVE UNDER COAT AND ONE OR MORE COLOR COATS...
5. ALL FINISH SURFACES OF MILLWORK SHALL BE FILLED, SEALED AND SANDED SMOOTH...
6. ALL CARPET SHALL BE FROM THE SAME DYE LOT...
7. SEAMING DIAGRAM FOR ALL FLOOR COVERINGS SHALL BE APPROVED BY THE INTERIOR DESIGNER...
8. RESILIENT BASE SHALL BE FROM A CONTINUOUS ROLL...
9. LEVEL FLOOR TO 1/8" IN 10'-0" NONCUMULATIVE...
10. SUBFLOOR FILLER / UNDERLAY TO BE PER MANUFACTURERS RECOMMENDATIONS...
11. ALL GYPSUM BOARD WALLS, CEILINGS, BULKHEADS AND SOFFITS SHALL BE SMOOTH FINISHED, U.O.N...
12. ALL INTERIOR AND EXPOSED-TO-VIEW SURFACES OF ALL MILLWORK AND CABINET SHALL BE FINISHED...
13. EXPOSED AND SEMI-EXPOSED GYPSUM BOARD SHALL BE FINISHED, U.O.N...
POWER AND SIGNAL NOTES
1. THE GENERAL CONTRACTOR SHALL VERIFY EXACT FIELD CONDITIONS FOR SWITCH AND FUTURE RELATIONSHIP...
2. THE GENERAL CONTRACTOR SHALL LOCATE ALL TELEPHONE AND ELECTRICAL OUTLETS AT FLOOR AND PARTITIONS...
3. THERMOSTAT COLOR AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT...
4. COVERPLATE COLOR AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT...
5. FURNITURE WHERE INDICATED FOR REFERENCE ONLY...
6. IN CASE OF CONFLICTS BETWEEN ARCHITECT'S PLANS AND ELECTRICAL AND MECHANICAL PLANS...
RCP NOTES
1. THE REFLECTED CEILING PLAN INDICATES THE TYPE AND LOCATION ONLY OF LIGHT FIXTURES...
2. THE CONTRACTOR SHALL COORDINATE WITH WORK OF ALL TRADES TO MAINTAIN SCHEDULED CEILING HEIGHTS...
3. ALL CEILING SUSPENSION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT...
4. FINISHED CEILING SHALL BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 12 FEET 0 INCHES...
5. NOT USED...
6. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE MOUNTING AND SUSPENSION DETAILS...
7. REFER TO ENGINEERING DRAWINGS AND INTERIOR DESIGNERS LIGHTING SPECIFICATION...
8. MULTIPLE LIGHT SWITCHES SHALL HAVE SINGLE COVER PLATE, WHERE POSSIBLE...
9. NOT USED...
10. PROVIDE CEILING ACCESS AS INDICATED AND/OR AS REQUIRED FOR EQUIPMENT MAINTENANCE...
11. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE CEILINGS FOR SUPPORT OF LIGHT FIXTURES...
12. NOT USED...
13. FIXTURES TO BE RELOCATED SHALL BE CLEAN AND FREE FROM DEFECTS.



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415.320.8735
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HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO, CA 94131 BLOCK 6713 LOT 044

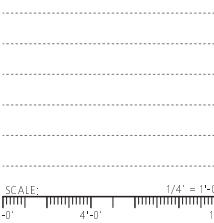
PROJECT APPLICATION #:



PLANNING SUBMITTAL

DATE JANUARY 8, 2020

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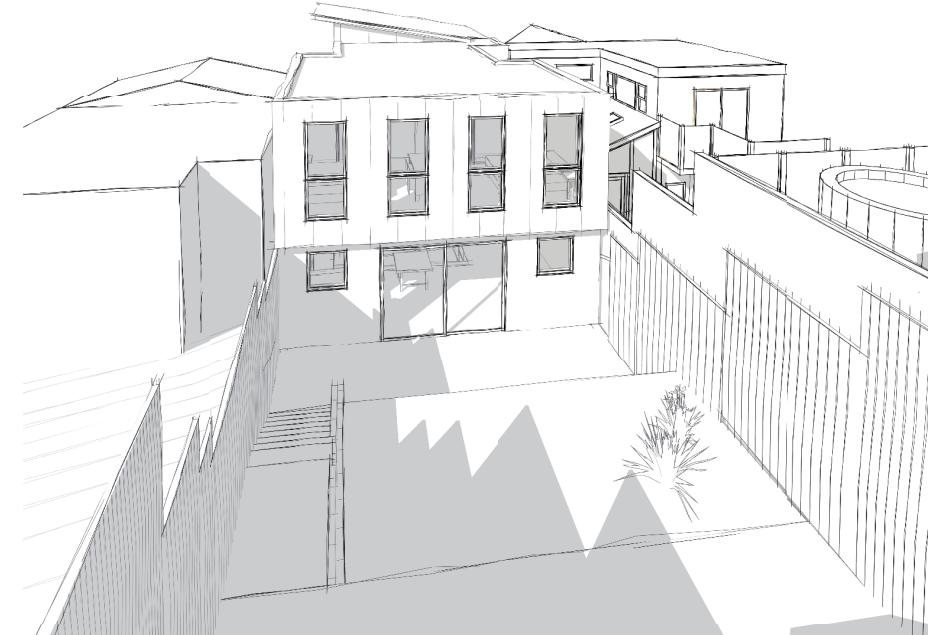


GENERAL NOTES

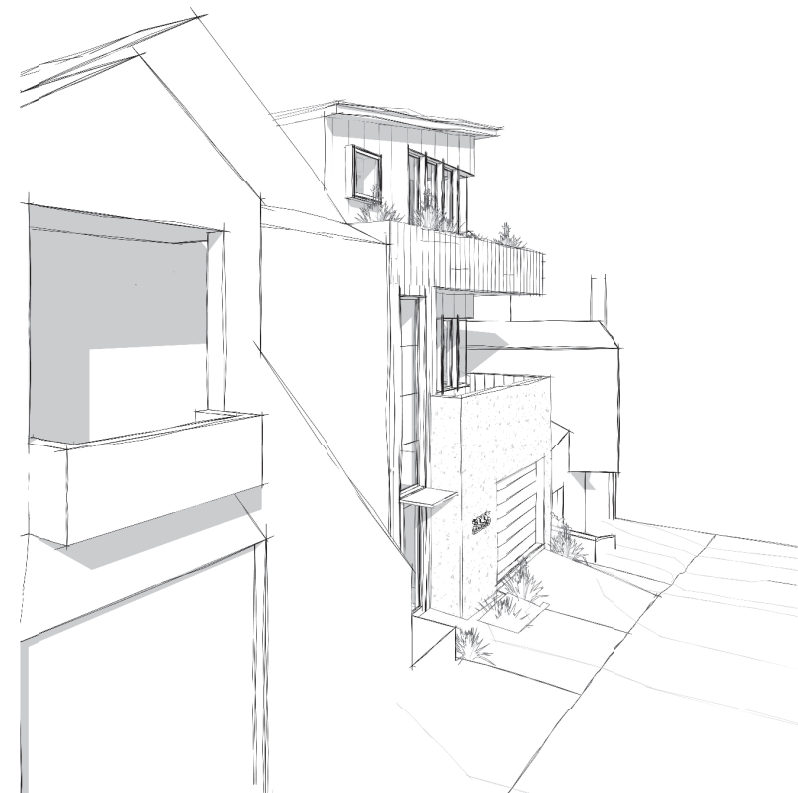
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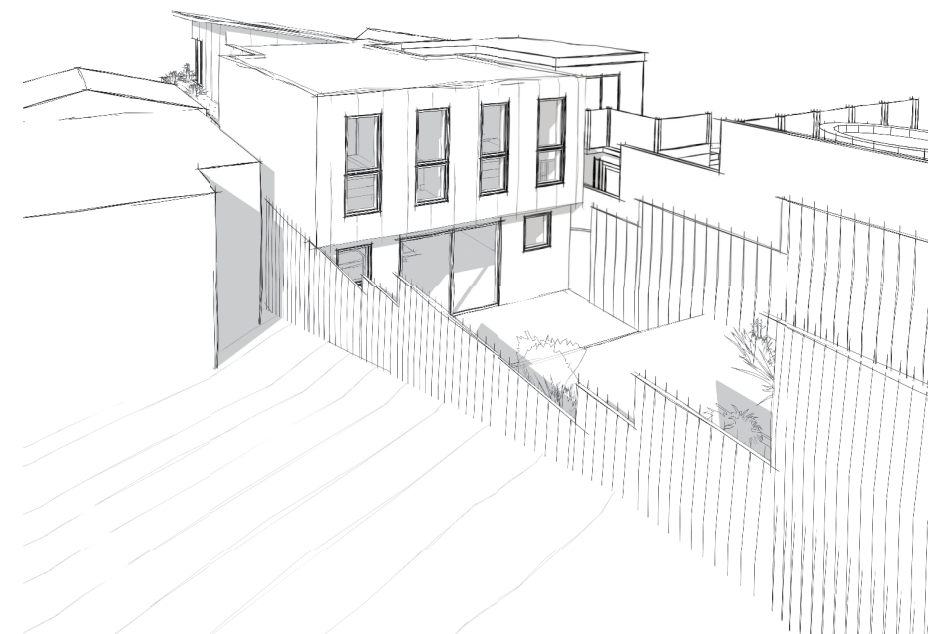
3 FRONT FACADE - VIEW 2
A0.50



2 REAR YARD - VIEW 1
A0.50



4 FRONT FACADE - VIEW 1
A0.50



1 REAR YARD - VIEW 2
A0.50

HUTMACHER / DIAZ ADDA RESIDENCE

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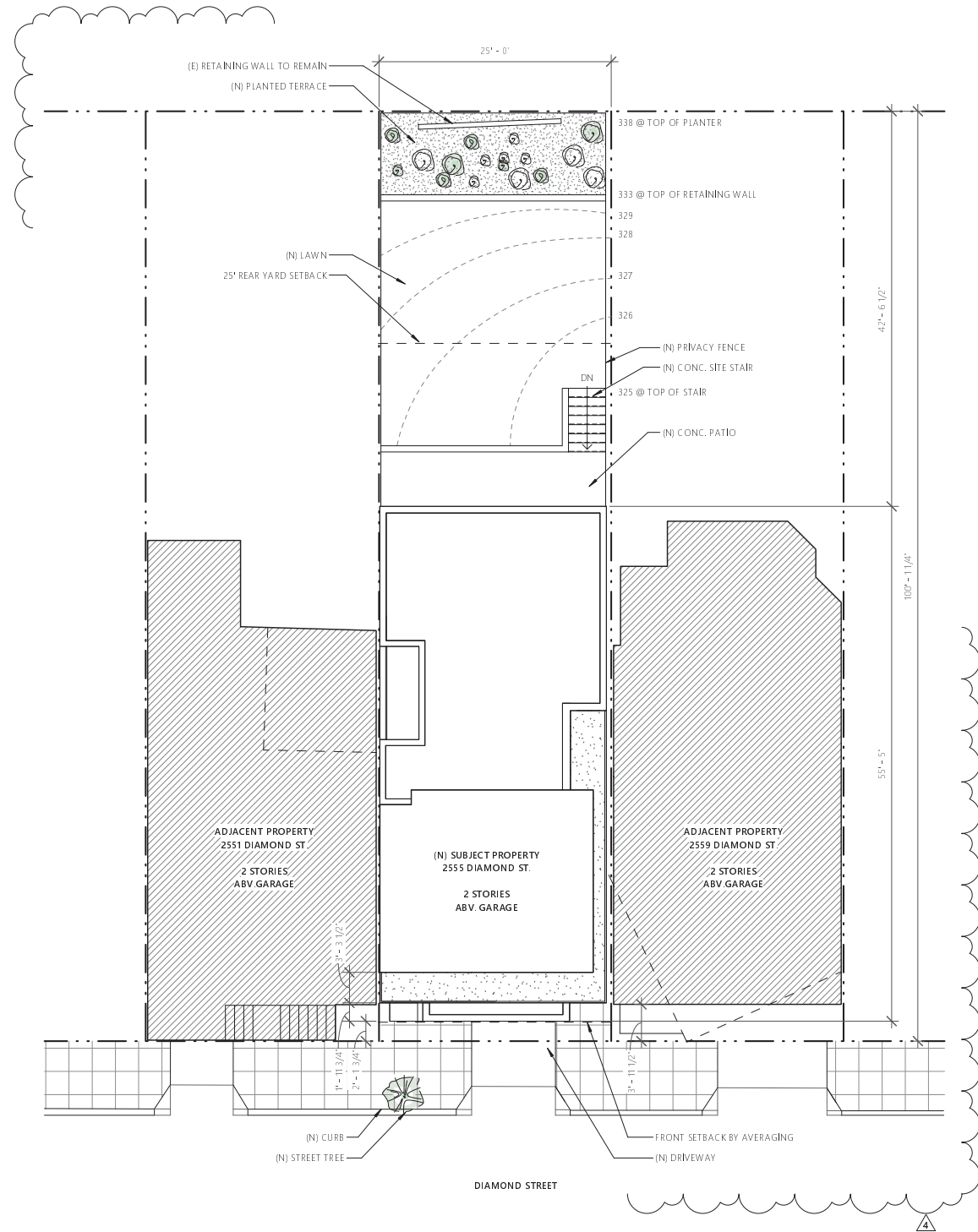
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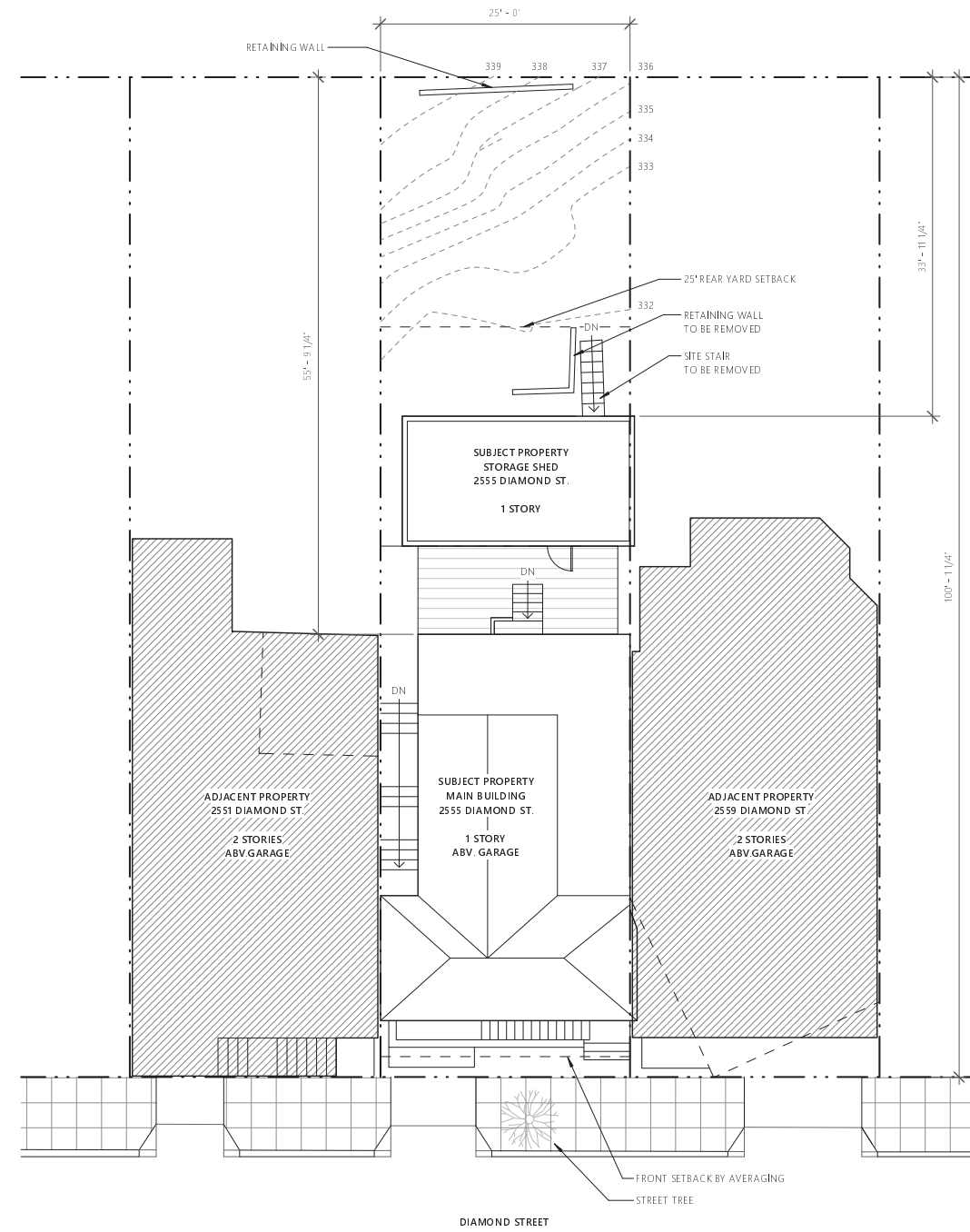
SCALE:
0'-0" NTS 0'-0" NTS

**PROPOSED
PERSPECTIVE VIEWS**

A0.50



2 PROPOSED SITE PLAN
A1.00 1/8" = 1'-0"



1 EXISTING SITE PLAN
A1.00 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"
0'-0" 8'-0" 20'-0"

**EXISTING &
PROPOSED SITE
PLANS**

A1.00

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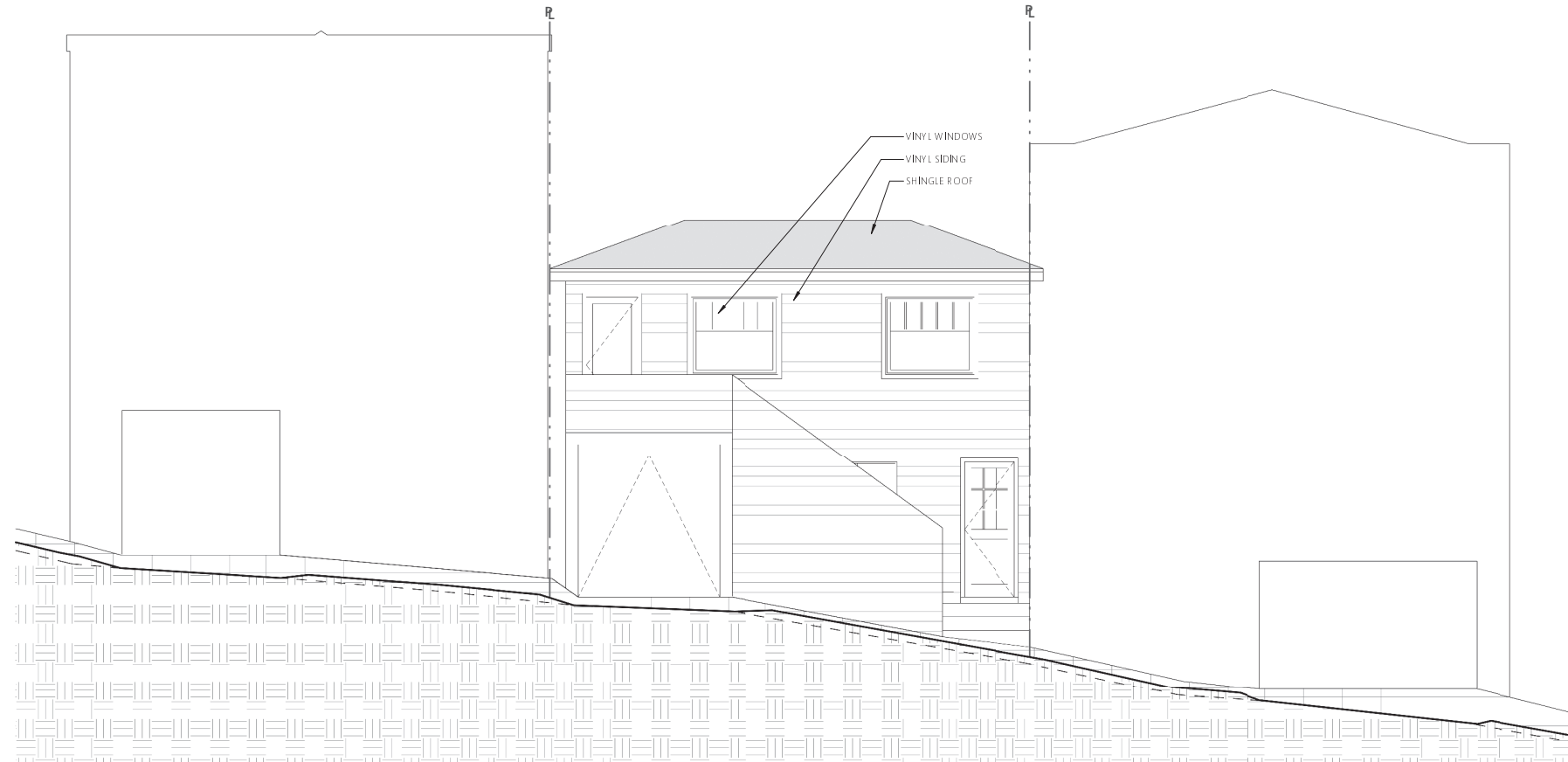
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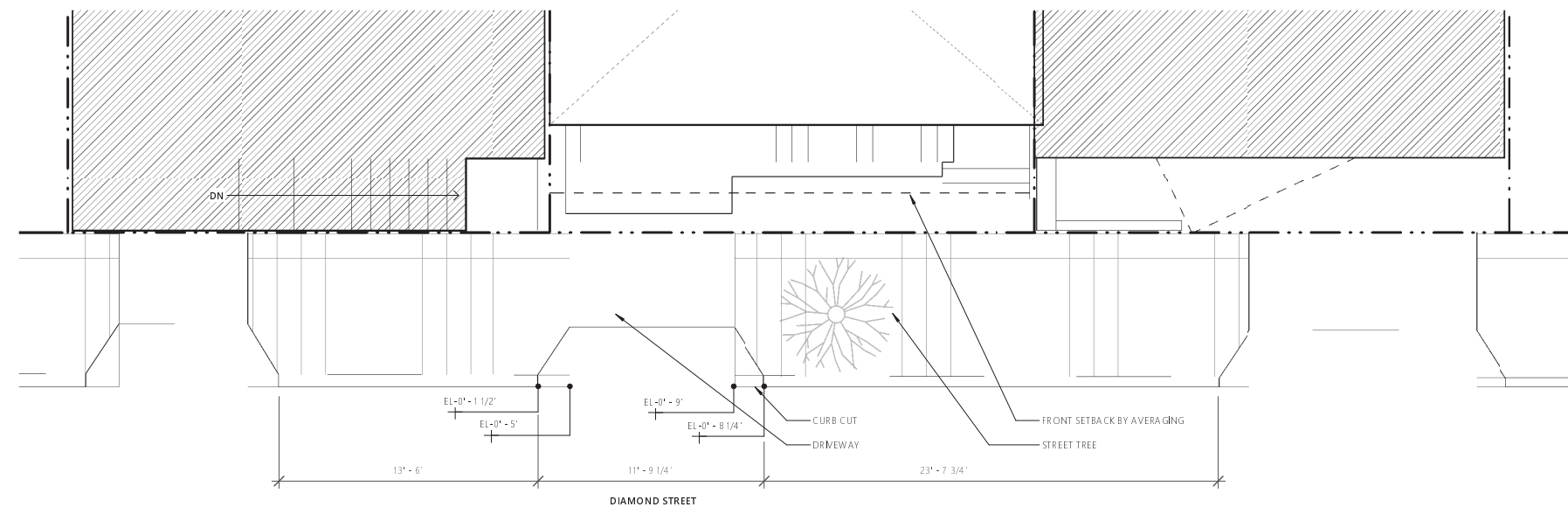
SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

EXISTING SIDEWALK

A1.10



2 EXISTING WEST SIDEWALK ELEVATION
A1.10 1/4" = 1'-0"



1 EXISTING SIDEWALK PLAN
A1.10 1/4" = 1'-0"



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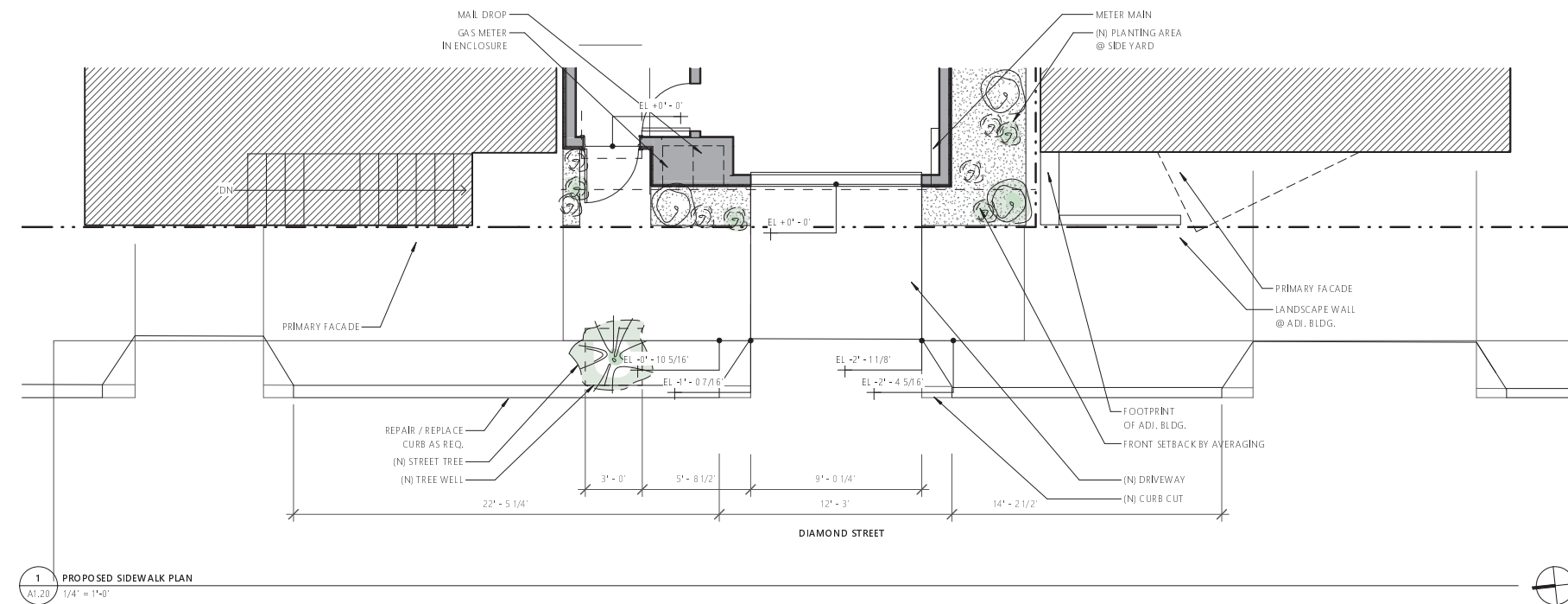
SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

**PROPOSED
SIDEWALK**

A1.20



2 PROPOSED SIDEWALK ELEVATION
A1.20 1/4" = 1'-0"



1 PROPOSED SIDEWALK PLAN
A1.20 1/4" = 1'-0"

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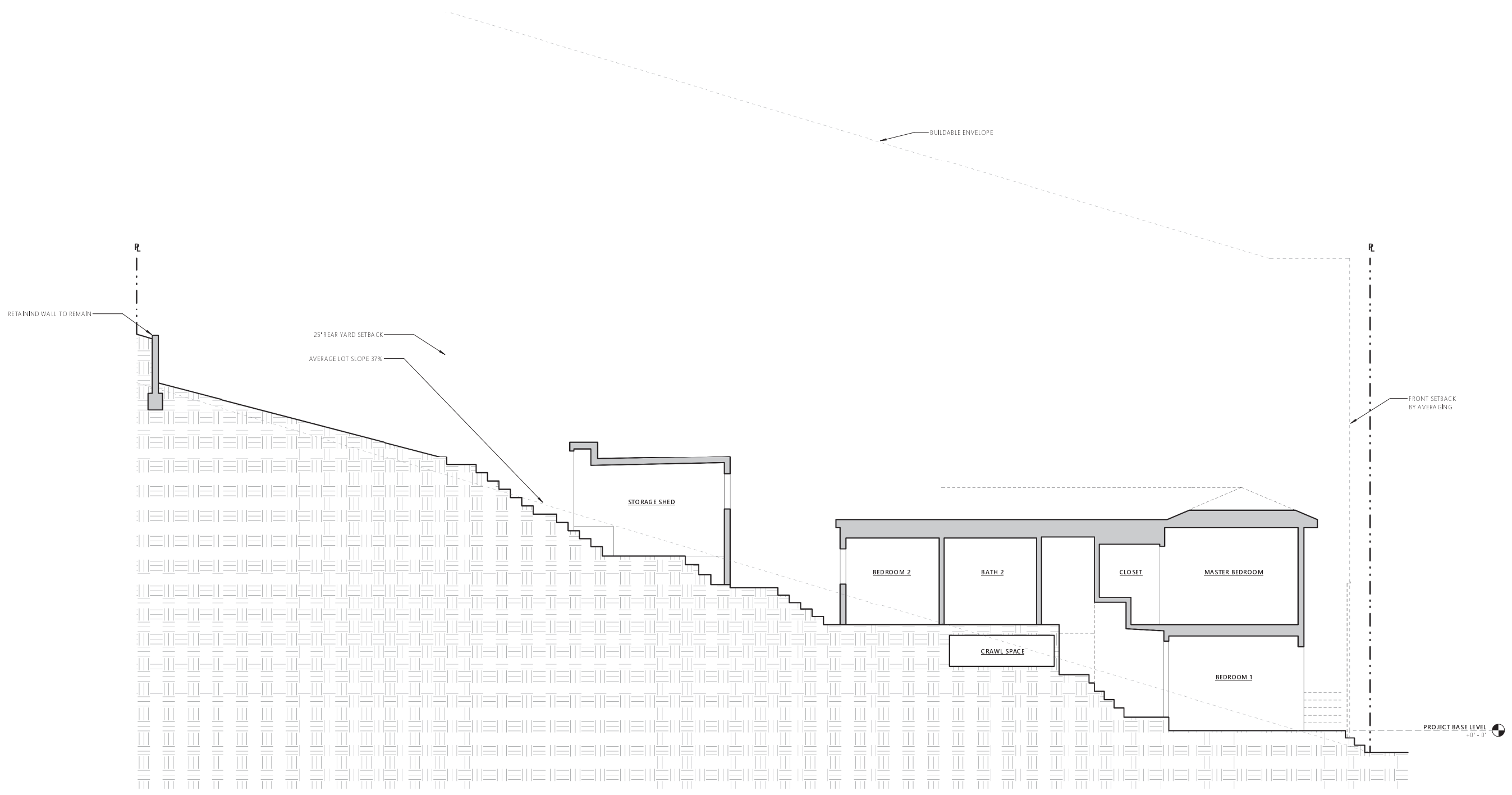
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 - 11/21/19 PLANNING RESPONSE

SCALE: 1/4" = 1'-0"

**EXISTING SITE
SECTION**

A1.50



1 EXISTING SITE SECTION
A1.50 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

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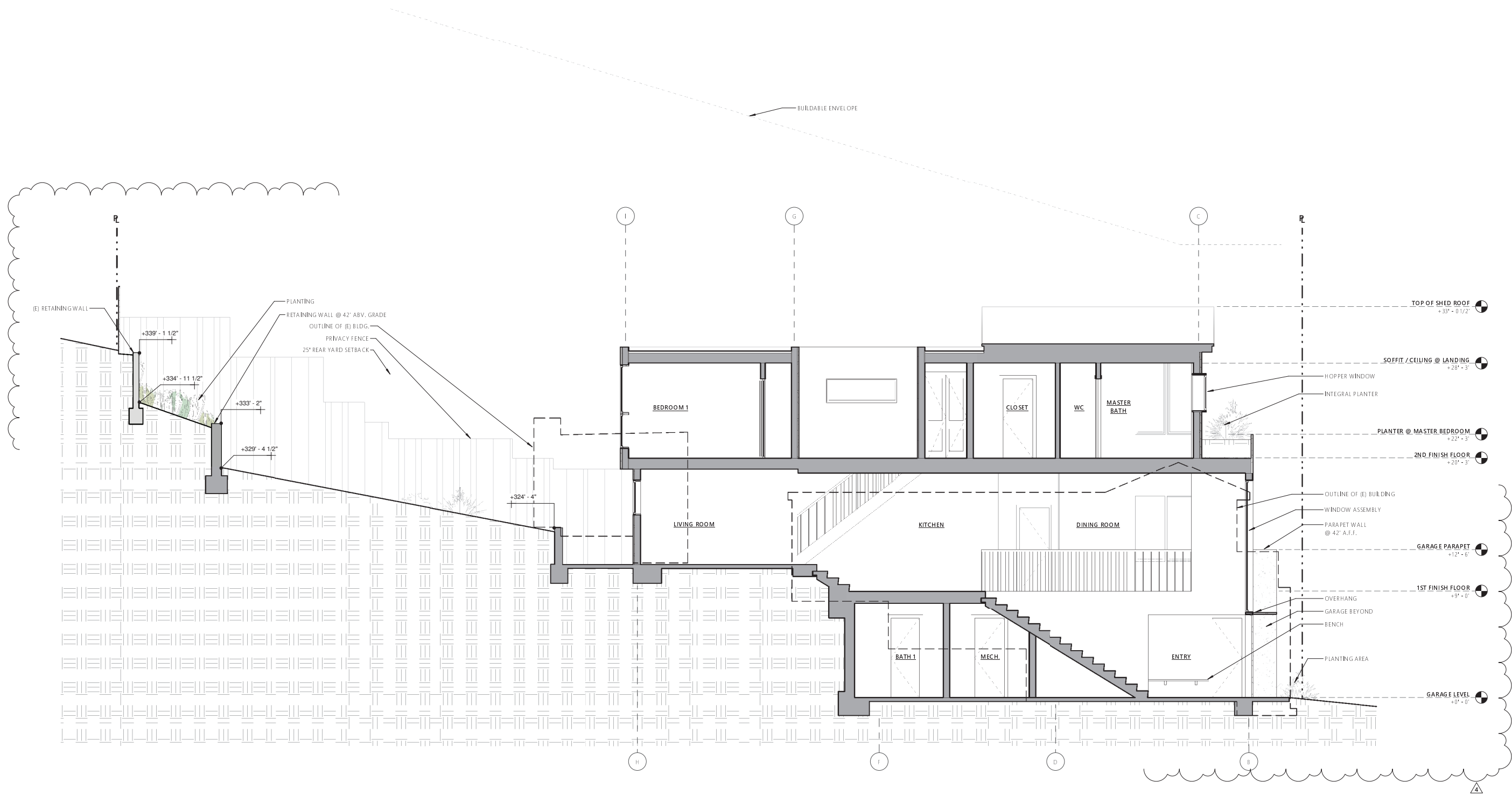
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10/28/19	PLANNING RESPONSE
11/21/19	PLANNING RESPONSE

SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

PROPOSED SITE SECTION

A1.60



1 PROPOSED SITE SECTION
A1.60 1/4" = 1'-0"

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DRAWING SET TITLE
PLANNING SUBMITTAL

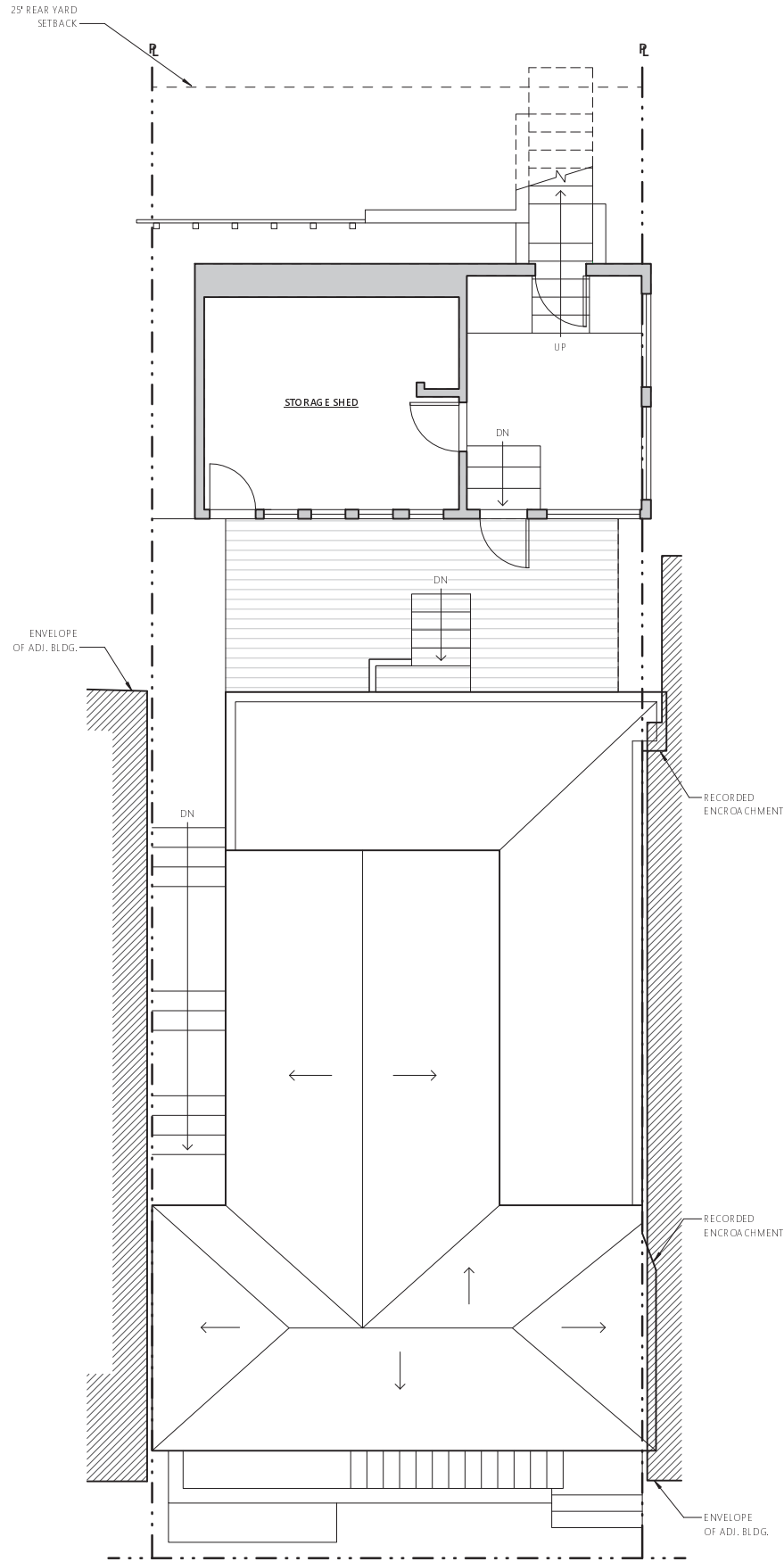
DATE
JANUARY 8, 2020

- REVISIONS
- ▲ 07/31/19 PLANNING RESPONSE
 - ▲ 08/24/19 PLANNING RESPONSE
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 - ▲ 11/21/19 PLANNING RESPONSE

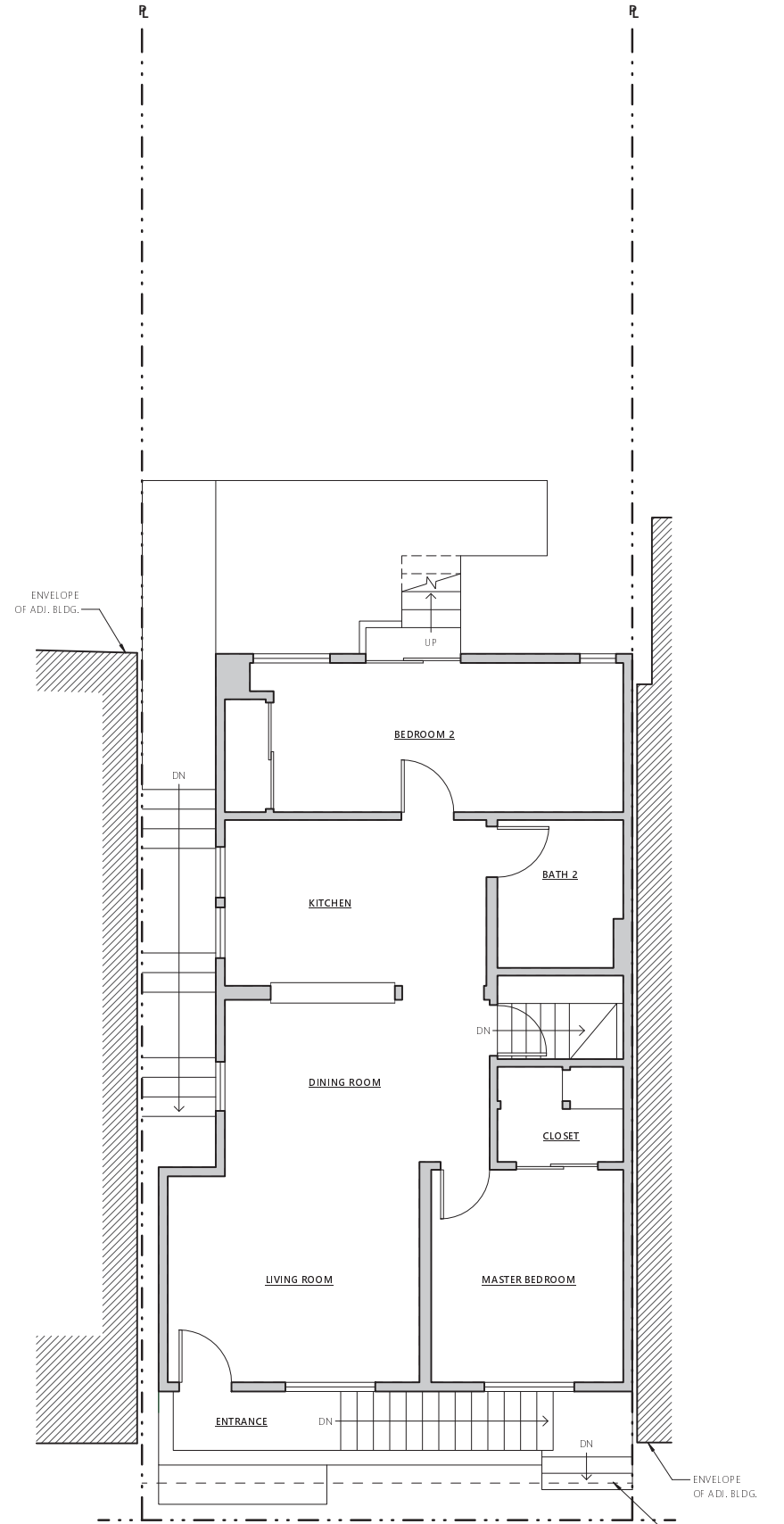
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EXISTING PLANS

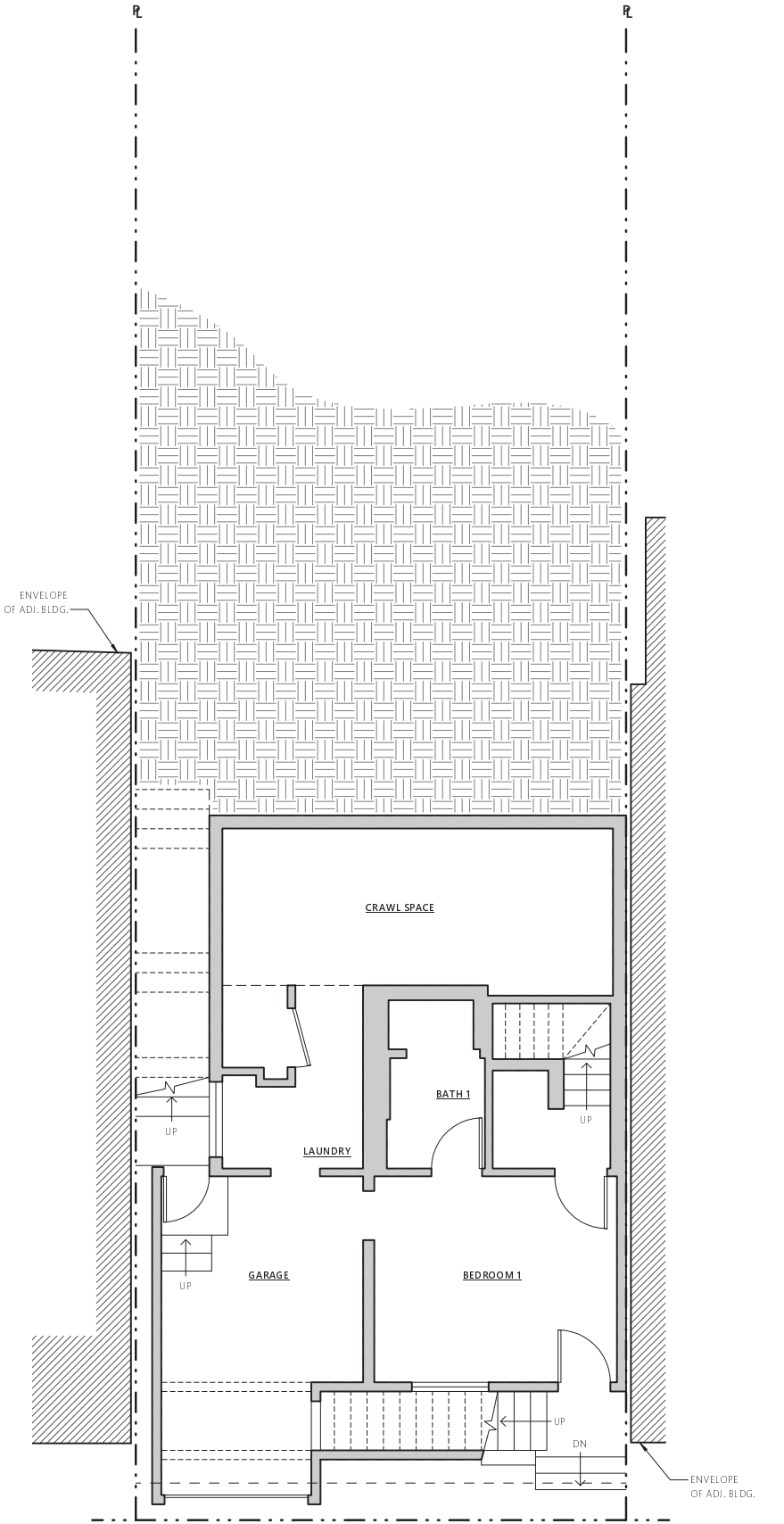
A2.00



3 EXISTING ROOF PLAN & STORAGE SHED
A2.00 1/4" = 1'-0"



2 EXISTING MAIN LEVEL PLAN
A2.00 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
A2.00 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



DRAWING SET TITLE
PLANNING SUBMITTAL

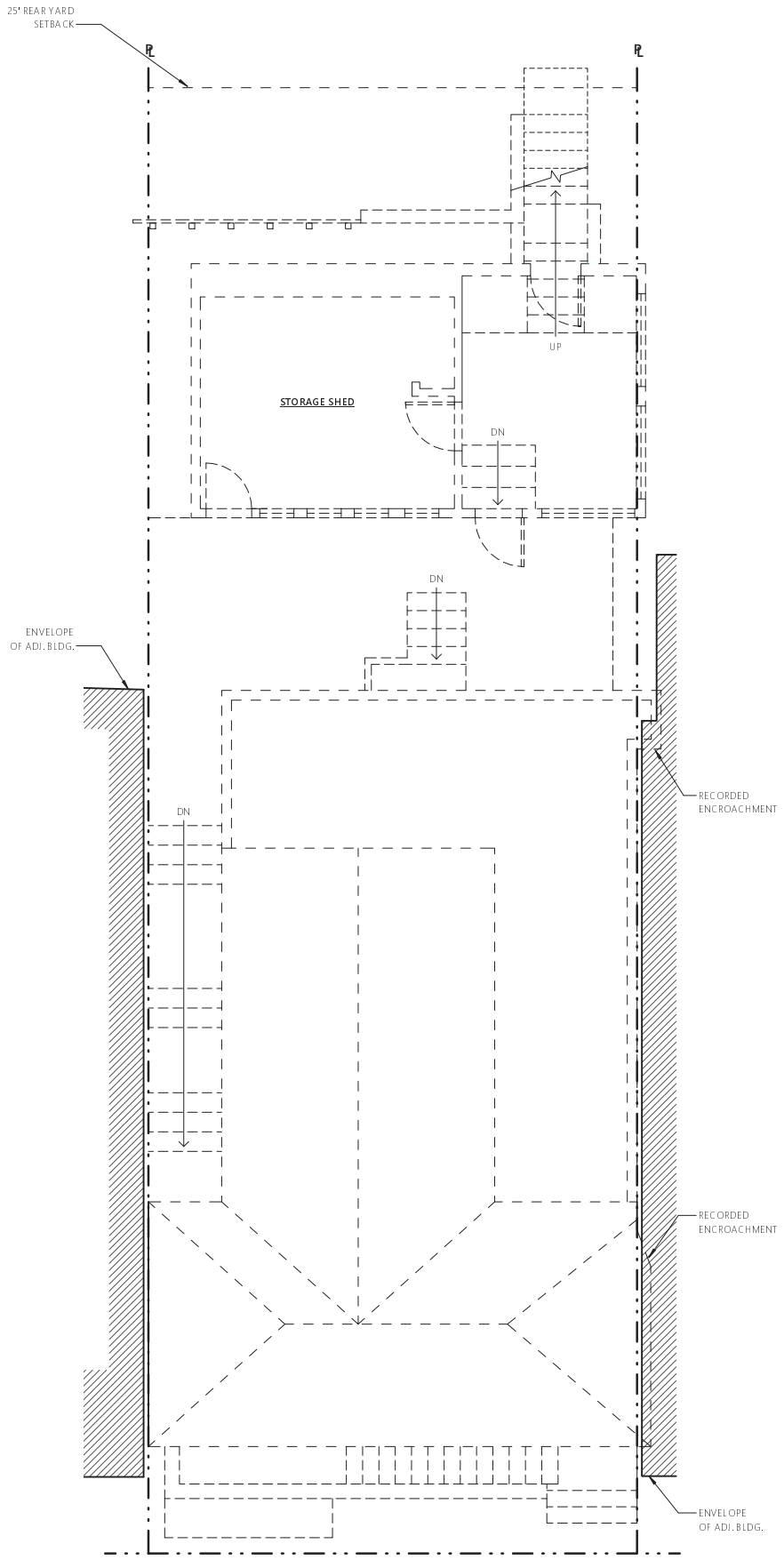
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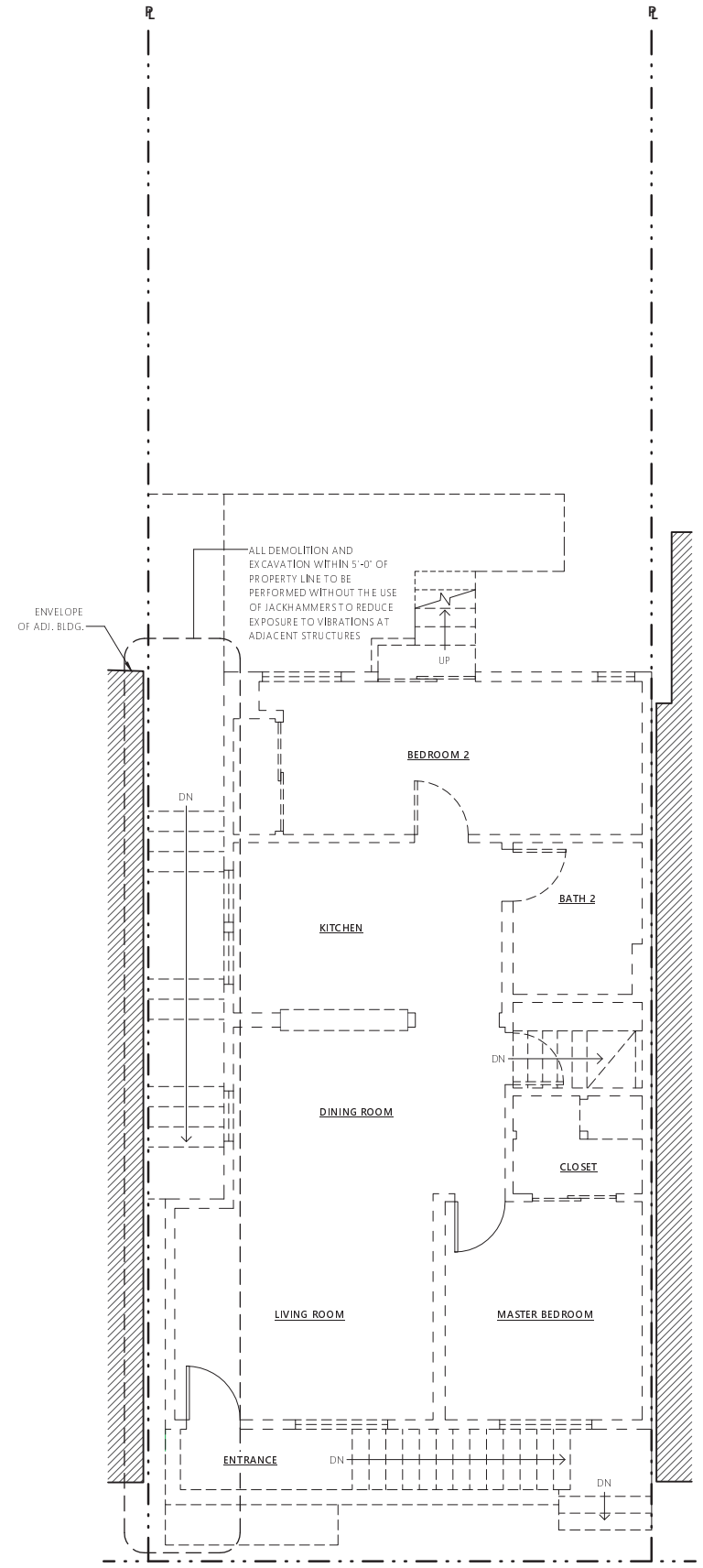
SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

DEMOLITION PLANS

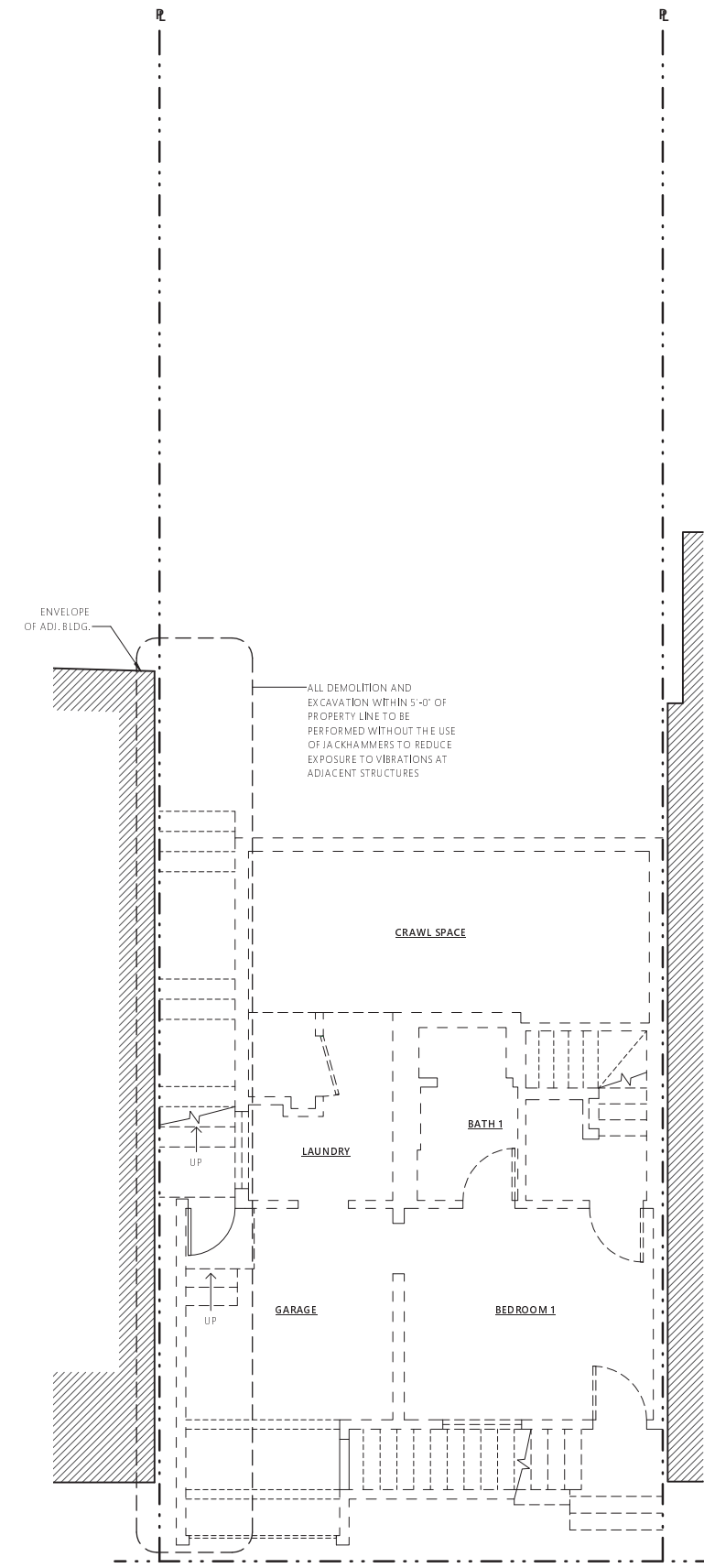
A2.10



3 ROOF PLAN & STORAGE SHED DEMOLITION PLAN
A210 1/4" = 1'-0"



2 MAIN LEVEL DEMOLITION PLAN
A210 1/4" = 1'-0"



1 BASEMENT DEMOLITION PLAN
A210 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



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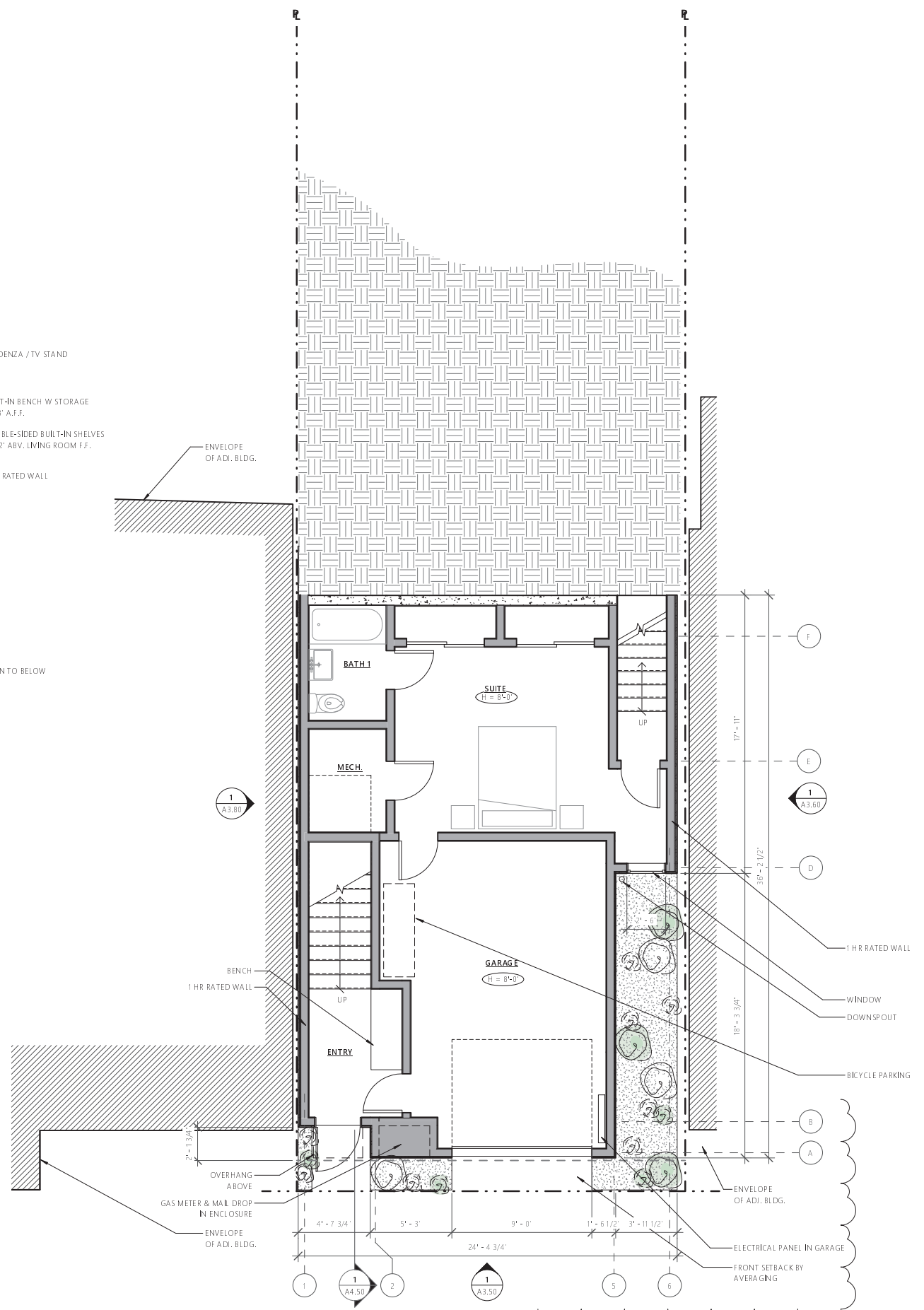
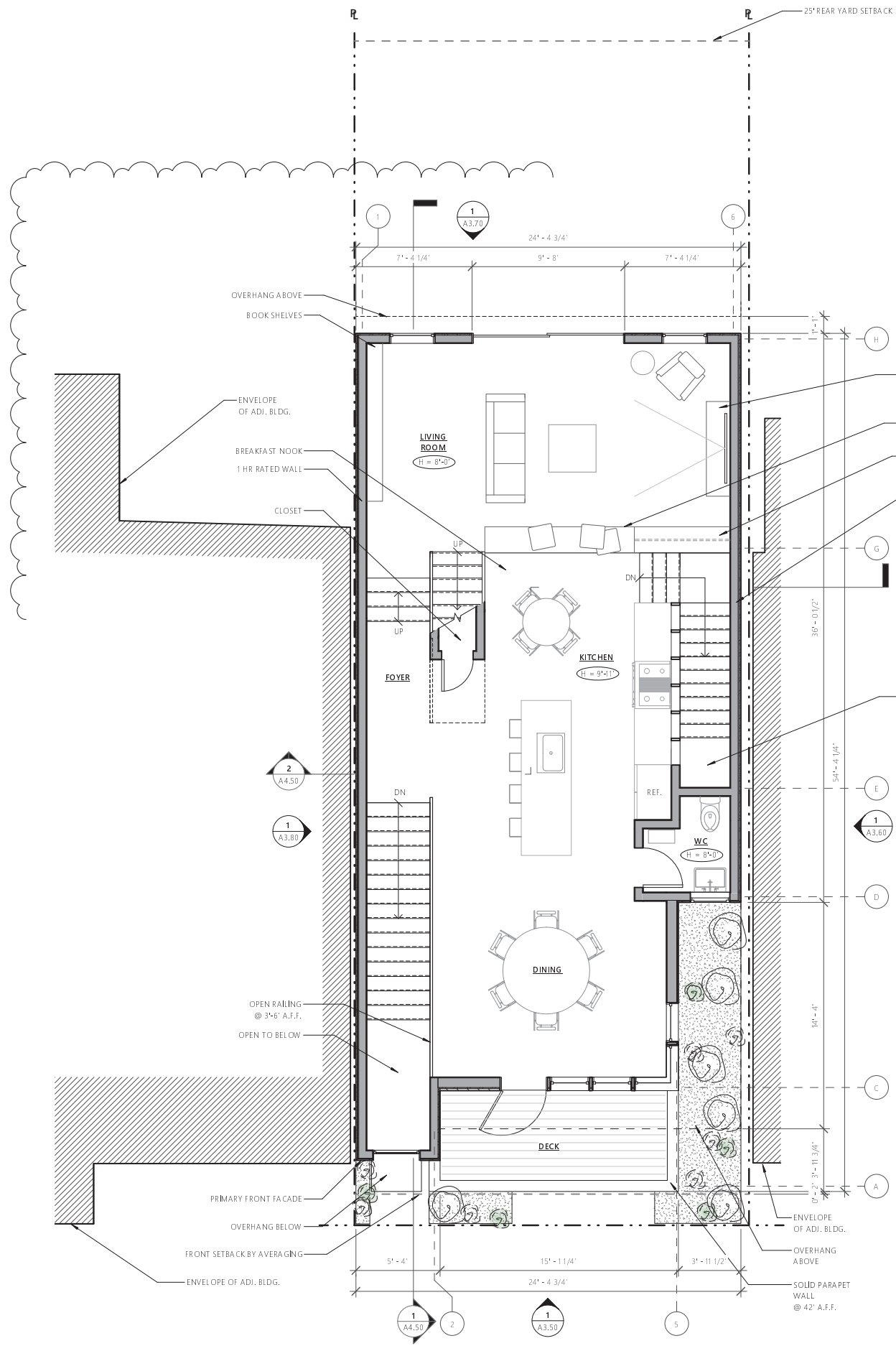
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SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

PROPOSED PLANS

A2.50



1 HR RATED WALL

WINDOW

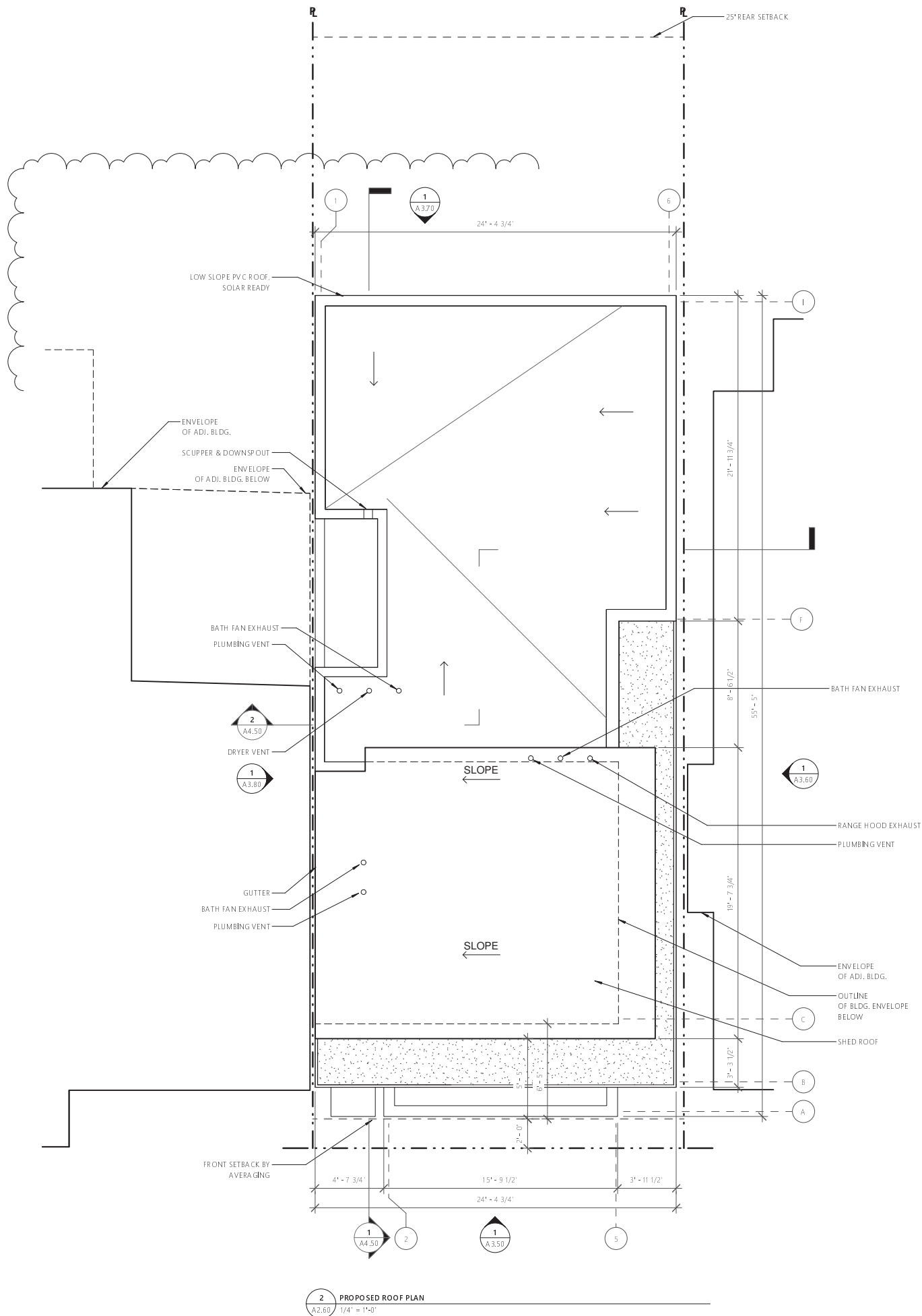
DOWNSPOUT

BICYCLE PARKING

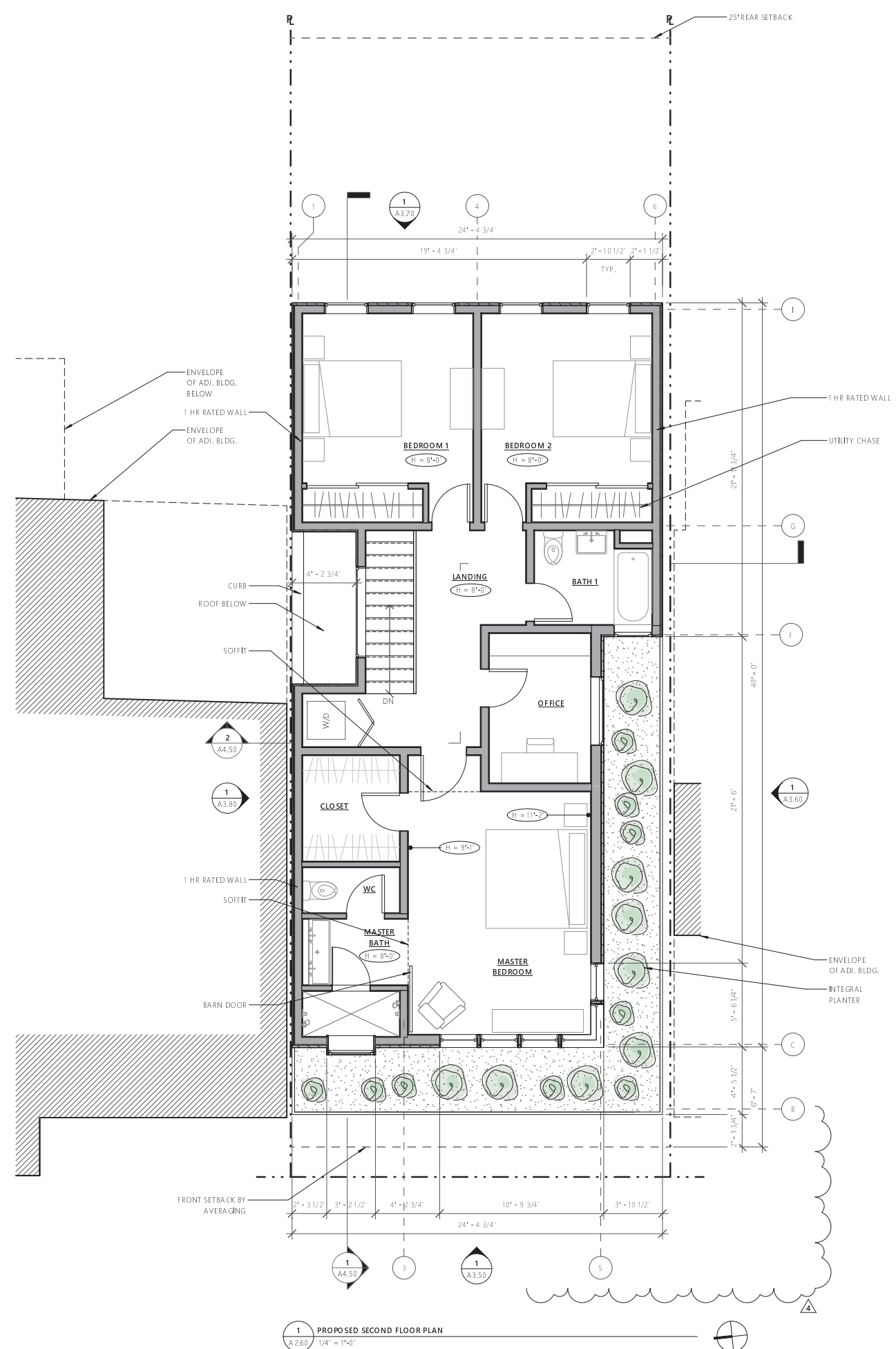
ENVELOPE OF ADJ. BLDG.

ELECTRICAL PANEL IN GARAGE

FRONT SETBACK BY AVERAGING



2 PROPOSED ROOF PLAN
A2.60 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
A2.60 1/4" = 1'-0"



2746 ILDAH STREET
SAN FRANCISCO, CA 94122
415.320.735
MICHAEL@PETERDESIGNBUILD.COM

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044



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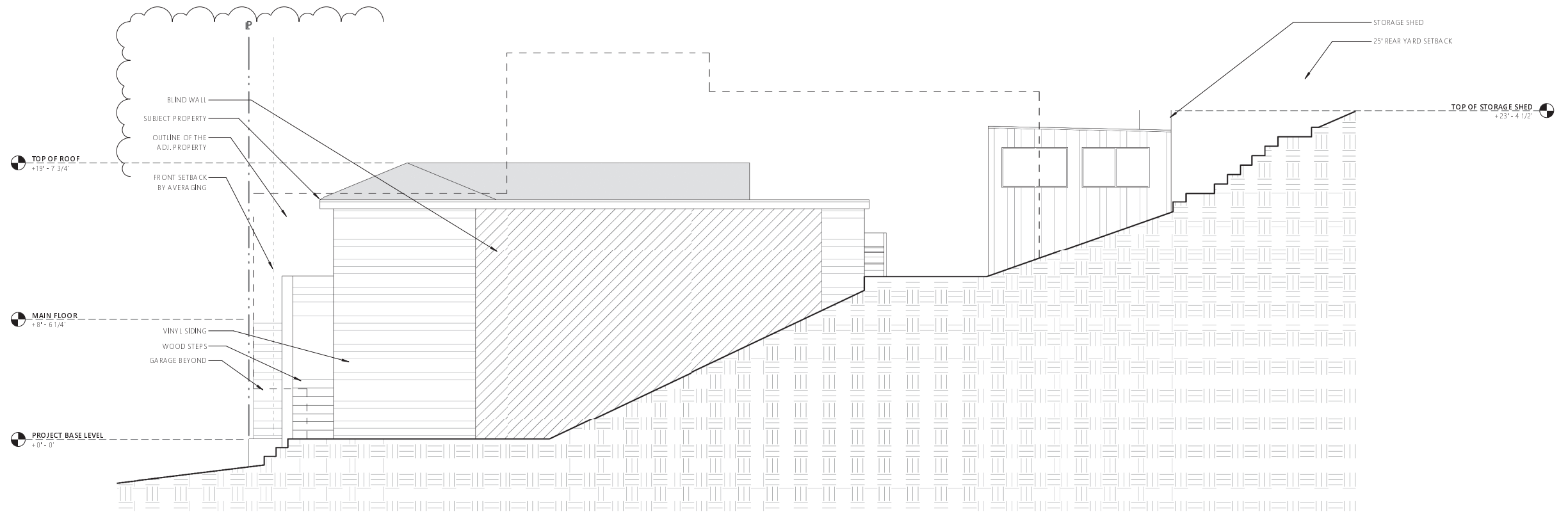
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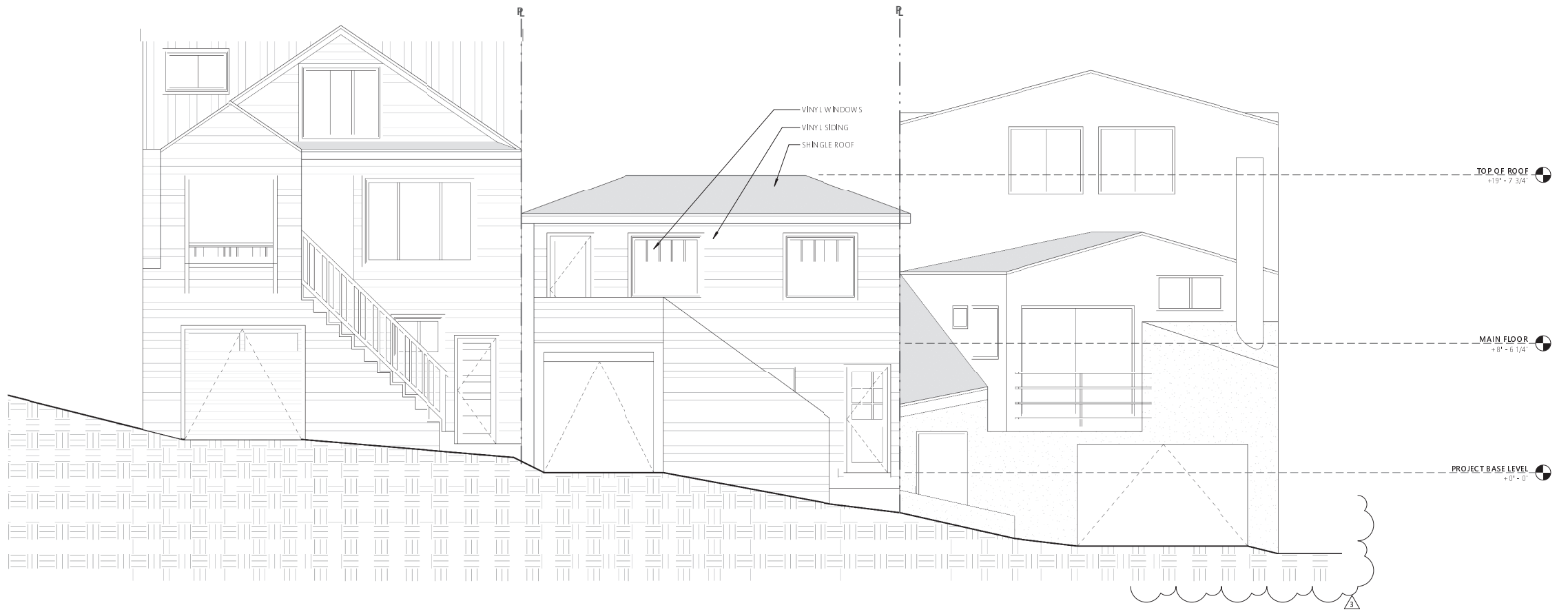
SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

PROPOSED PLANS

A2.60



2 EXISTING SOUTH (SIDE) ELEVATION
A3.00 1/4" = 1'-0"



1 EXISTING WEST (FRONT) ELEVATION
A3.00 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



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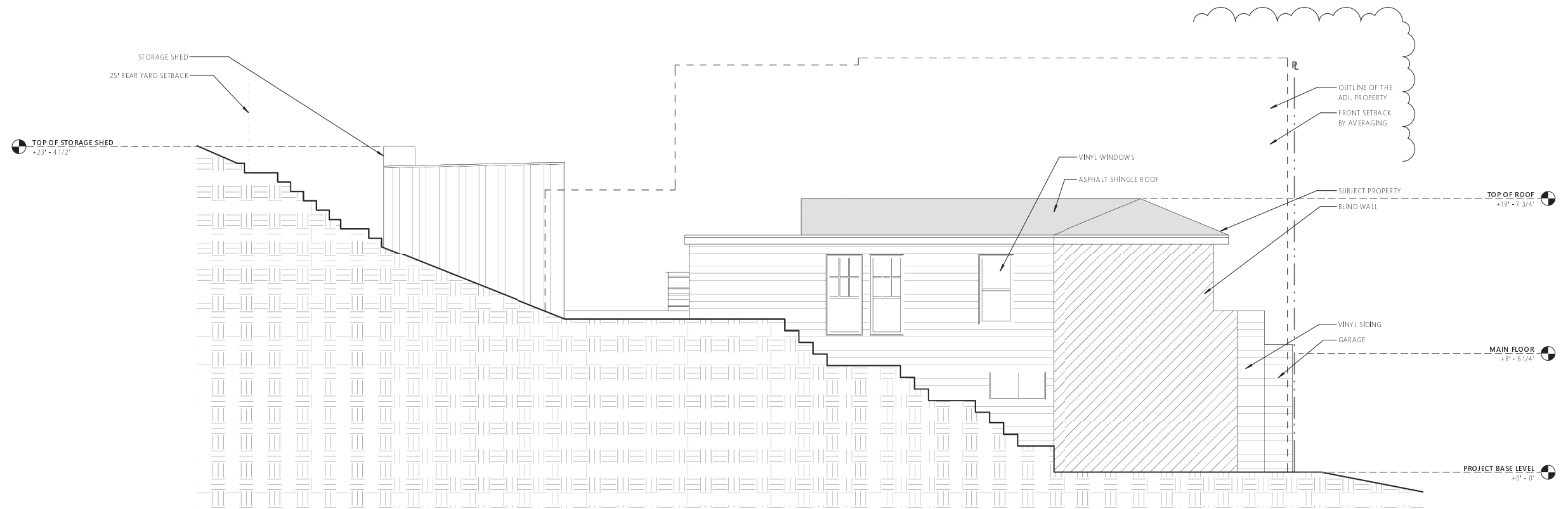
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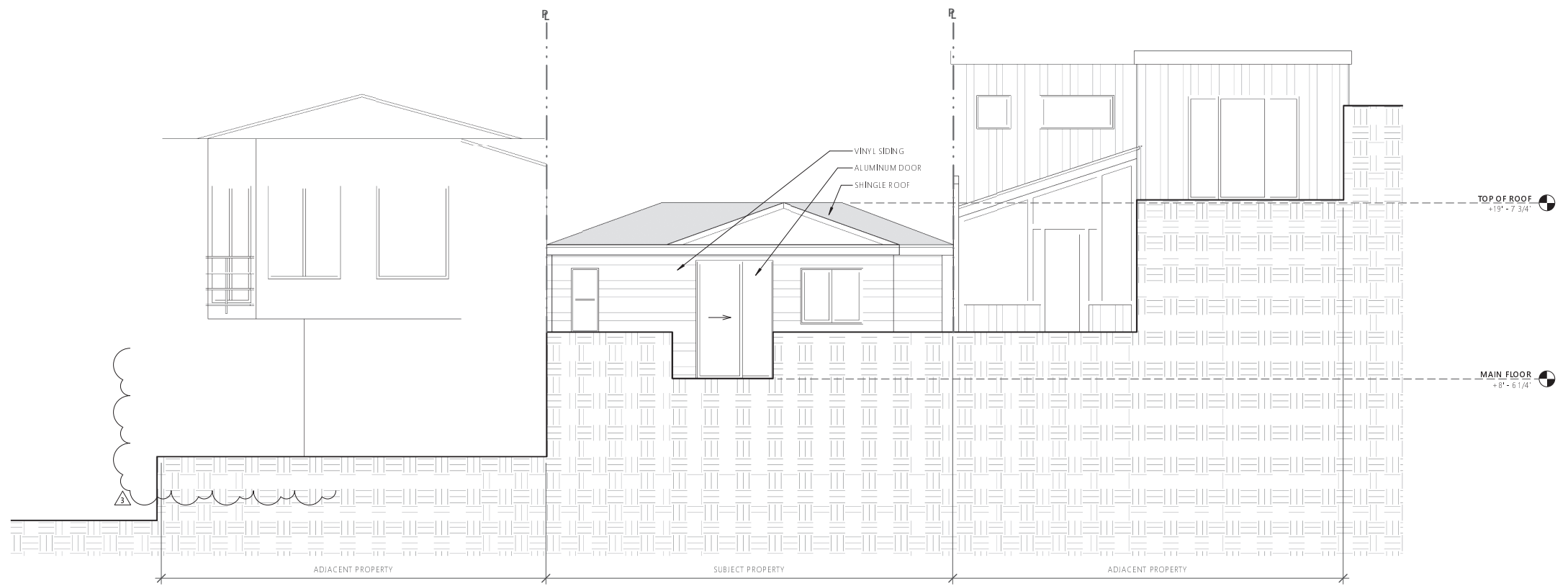
SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

**EXISTING
ELEVATIONS**

A3.00



2 EXISTING NORTH (SIDE) ELEVATION
A 310 1/4" = 1'-0"



1 EXISTING EAST (REAR) ELEVATION
A 310 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



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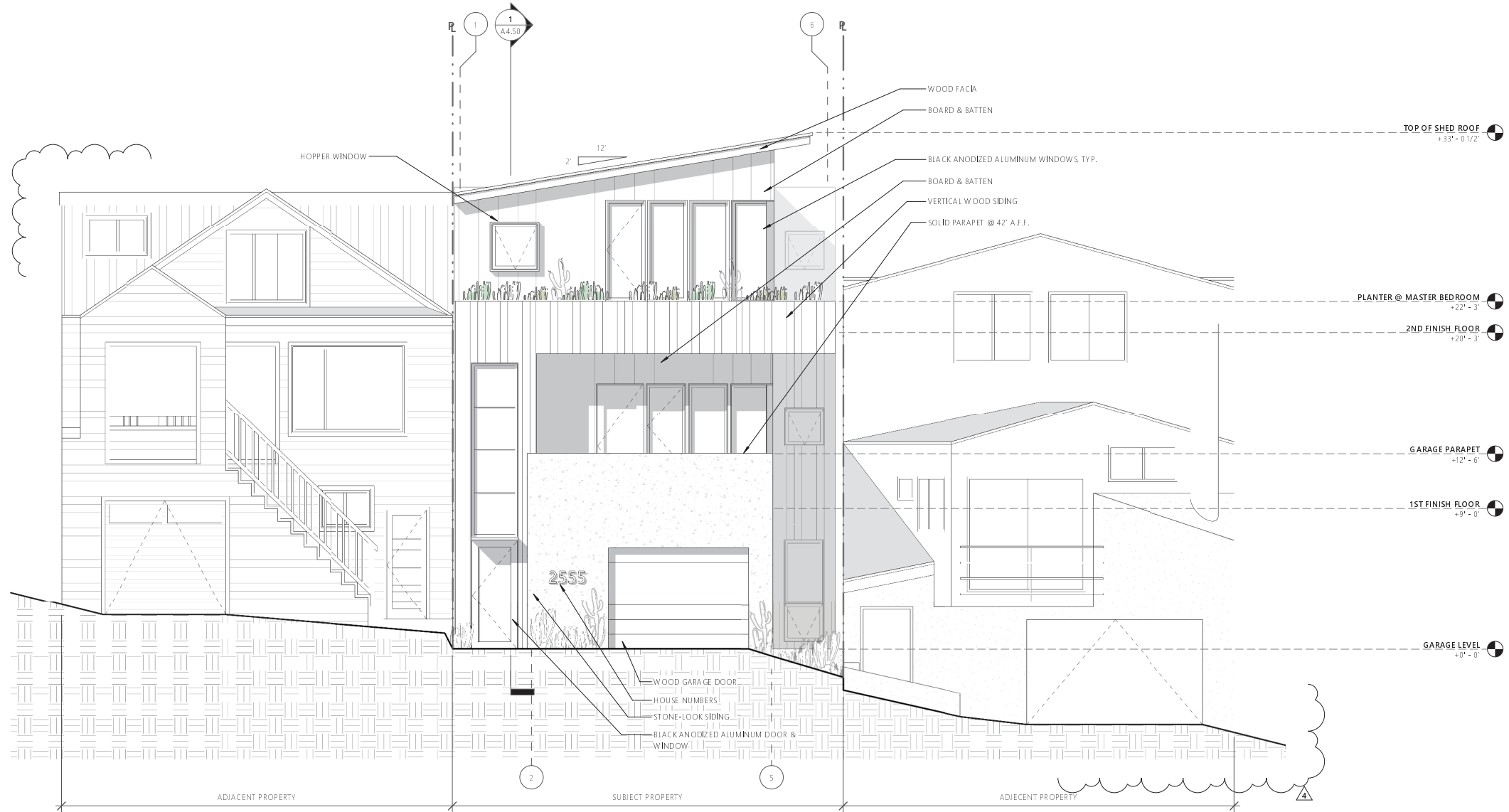
EXISTING
ELEVATIONS

A3.10

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



1 PROPOSED WEST (FRONT) ELEVATION
A3.50 1/4" = 1'-0"



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△	11/21/19	PLANNING RESPONSE

SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

**PROPOSED
ELEVATIONS**

A3.50

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



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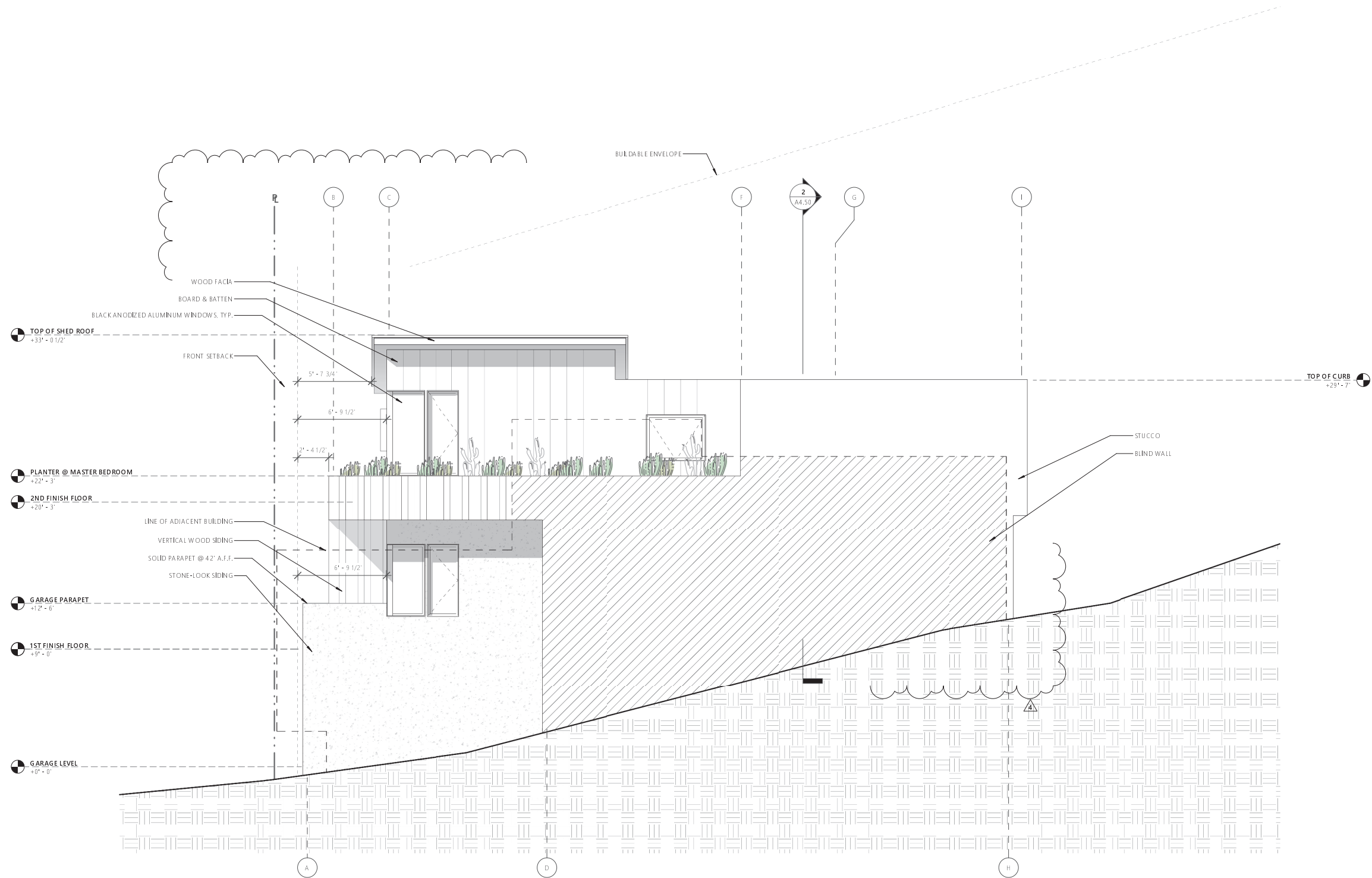
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SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

**PROPOSED
ELEVATIONS**

A3.60



1 PROPOSED SOUTH (SIDE) ELEVATION
A3.60 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



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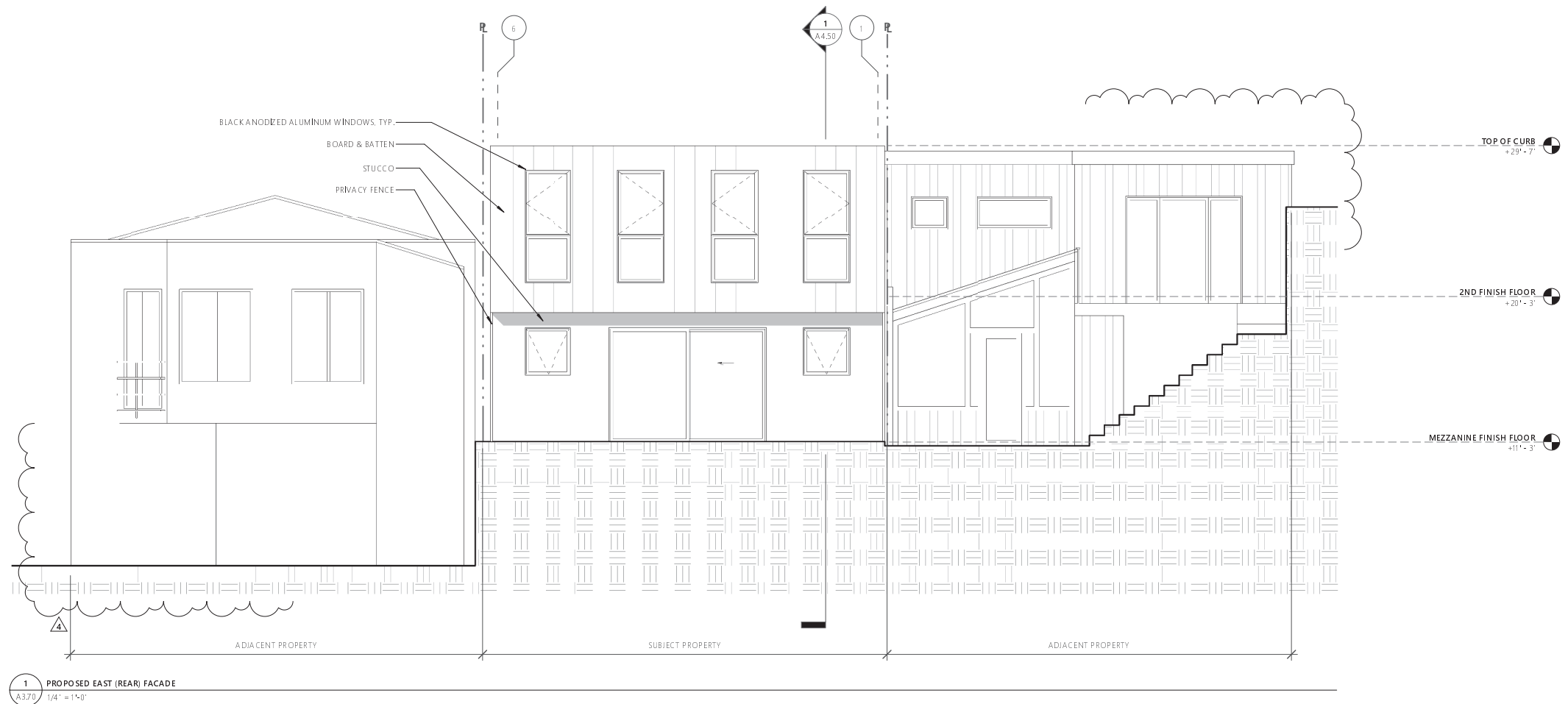
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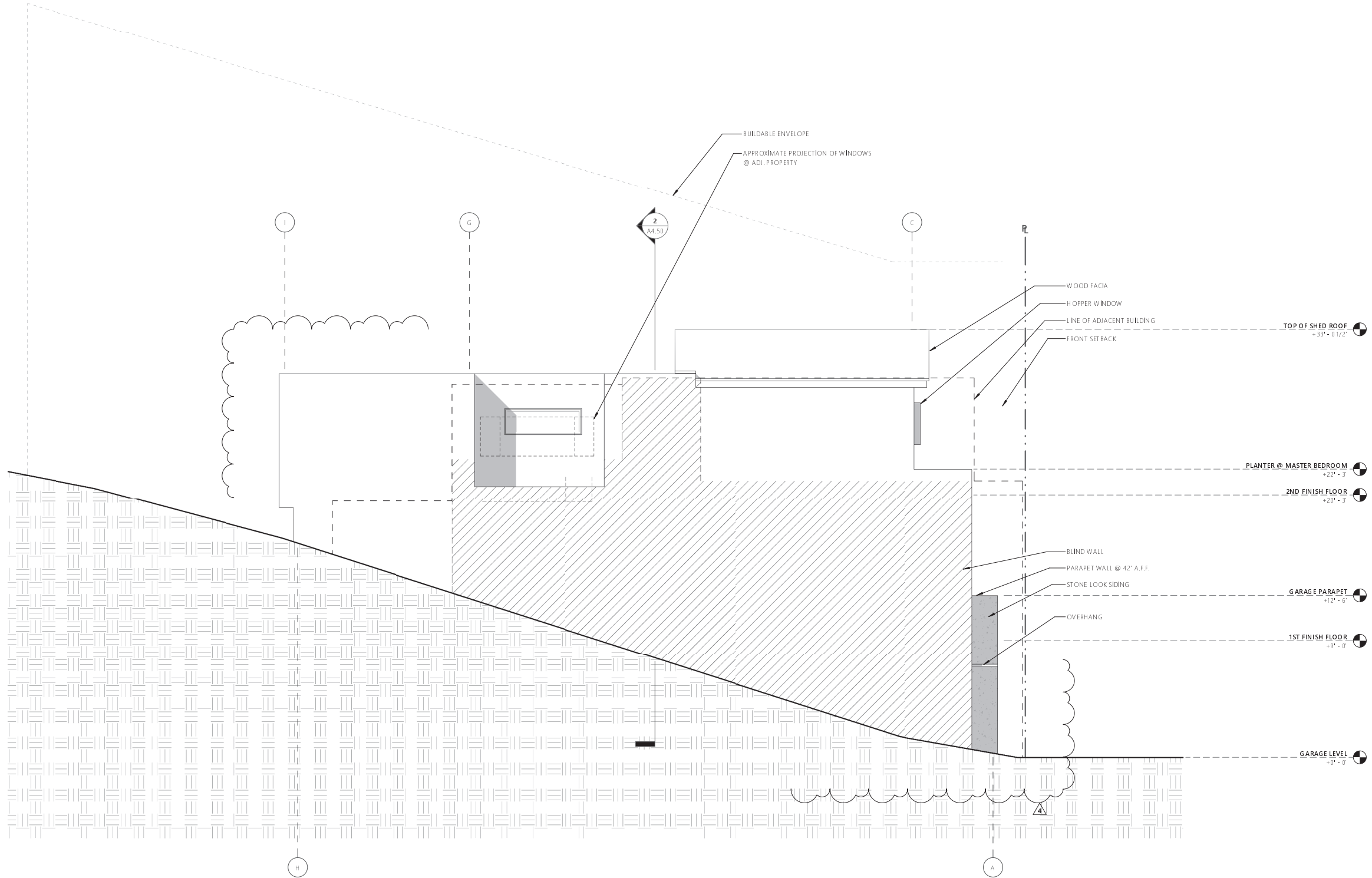
SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

**PROPOSED
ELEVATIONS**

A3.70



1 PROPOSED EAST (REAR) FACADE
A3.70 1/4" = 1'-0"



1 PROPOSED NORTH (SIDE) ELEVATION
A3.80 1/4" = 1'-0"

HUTMACHER / DIAZ ADDA RESIDENCE

2555 DIAMOND STREET, SAN FRANCISCO,
CA 94131 BLOCK 6713 LOT 044

PROJECT APPLICATION #



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 - △ 11/21/19 PLANNING RESPONSE

SCALE: 1/4" = 1'-0"
0'-0" 4'-0" 10'-0"

**PROPOSED
ELEVATIONS**

A3.80



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT C

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2555 DIAMOND ST		6713044
Case No.		Permit No.
2018-015058ENV		201910013215
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project site is located on the east side of Diamond Street, approximately 200 feet south of the intersection with Moffitt Street, on a 2,500 square-foot upsloping lot in the Glen Park neighborhood. The lot is occupied by a 21-foot tall, one-story over basement, 1,500-gross-square-foot, single family residential building constructed in 1913, and a small outbuilding. The site is adjacent to single family residences on either side. The proposed project would demolish the existing residential building and outbuilding, and construct a two-story, 37-foot-tall, 2,900 gross-square-foot residence over a basement. The proposed single-family home would have four bedrooms and three and a half bathrooms, including one bed and one bath on the basement level. The existing 486-square-foot basement is partially built into the grade of the lot and would be expanded to 718 square feet, by extending the basement 16 feet at the back to a depth of 11 feet below grade, and by extending the basement 5 feet towards the Diamond Street property line at existing grade, and would use existing retaining walls. The basement would provide one vehicle parking space, one Class I bicycle parking space, and would include one bedroom and one bathroom. The proposed project would remove the existing nine-foot curb cut for the one-car garage, and construct a</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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?</p> <p><i>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).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input checked="" type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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). If yes, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Diane Livia</p> <p>Project construction plans would be reviewed by the building department for conformance with recommendations in the geotechnical investigation (2019) as part of the building permit review process. (Divis Consulting, Inc. March 15, 2019. Geotechnical Report and Geologic Hazard Study 2555 Diamond Street).</p> <p>Department conducted a preliminary archaeological review and found there would be no effect.</p> <p>None of the exceptions to categorical exemptions apply. The project would not contribute to significant cumulative effects.</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 05/17/2019 b. Other (specify): <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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: Jorgen Cleemann	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	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: Planning Commission Hearing	Signature: Diane Livia
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/12/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of 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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

Full Project Description

The project site is located on the east side of Diamond Street, approximately 200 feet south of the intersection with Moffitt Street, on a 2,500 square-foot upsloping lot in the Glen Park neighborhood. The lot is occupied by a 21-foot tall, one-story over basement, 1,500-gross-square-foot, single family residential building constructed in 1913, and a small outbuilding. The site is adjacent to single family residences on either side. The proposed project would demolish the existing residential building and outbuilding, and construct a two-story, 37-foot-tall, 2,900 gross-square-foot residence over a basement. The proposed single-family home would have four bedrooms and three and a half bathrooms, including one bed and one bath on the basement level.

The existing 486-square-foot basement is partially built into the grade of the lot and would be expanded to 718 square feet, by extending the basement 16 feet at the back to a depth of 11 feet below grade, and by extending the basement 5 feet towards the Diamond Street property line at existing grade, and would use existing retaining walls. The basement would provide one vehicle parking space, one Class I bicycle parking space, and would include one bedroom and one bathroom.

The proposed project would remove the existing nine-foot curb cut for the one-car garage, and construct a new 10-foot curb cut in the middle of the property for similar access. The project proposes to remove the existing street tree located within the public right-of-way and would plant a street tree a few feet to the north of the existing location. Tree removal and replacement would be subject to requirements of the Urban Forestry Ordinance.

The lot contains areas with greater than 25 percent slope, and therefore the project may be subject to requirements of the San Francisco's Slope and Seismic Hazards Zone Protection Act. The proposed project would require 75 cubic yards of excavation up to 11 feet below grade, as well as construction of a new retaining wall in the upslope portion of the backyard along the east property line. The geotechnical report specifies the proposed improvements can be supported on a mat foundation or a grid of interconnected footings. Where artificial fill or soft to medium stiff native soil is exposed, the proposed foundations should be deepened or drilled piers can be used to transfer the building loads to the underlying bedrock.

Conditional Use Authorization required.

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)
2555 DIAMOND ST		6713/044
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015058PRJ	201910013215	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	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

<input type="checkbox"/>	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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



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	5/17/2019
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	2555 Diamond Street	
Block/Lot:	Cross Streets:	
6713/044	Arbor Street and Poppy Lane	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-015058ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	N/A
------------------------------------	-----

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, Part 1 (dated March 22 2019), prepared by Michael R. Corbett.	

PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> 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:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation, Part 1 (dated March 22, 2019), and information accessed by the Planning Department, the subject property at 2555 Diamond Street contains a one-story over-basement, wood-frame, wood- and vinyl-clad, single-family residence constructed in 1913 by Jacob Leibacher. On its primary, street-facing facade, the subject building's ground story contains a garage door, a secondary entry, and an angled stair leading to the main entry on the first story. The first story features the entry door, and two vinyl slider windows with decorative shutters. Behind the main volume facing the street, the volume extending back into the lot features a gable-roof section (covering the original section of the house) surrounded by a flat-roof section. A recently constructed shed building stands in the steeply sloping rear yard and is connected to the main house via a wood deck. The subject building has undergone extensive exterior alterations since the original gable-roof section was first built, including the construction of the front hipped-roof volume (1915-1921), the insertion of the garage (by 1940), the addition of the flat-roof sections (by 1948), window replacements (various dates), the installation of vinyl siding (1989), and the construction of the rear shed (1993-04).</p> <p>The subject building is not eligible for individual listing in the California Register of Historical Resources (CRHR) under any Criterion. Although built during an early wave of development in the Glen Park neighborhood, the subject building does not have a specific or notable association with this or any other historic events that would support a finding of eligibility under Criterion 1. None of the owners or occupants is sufficiently important to history to justify a finding of eligibility under Criterion 2. Architecturally, the subject building is an extensively altered example of vernacular architecture that does not embody any specific style or type, was not designed by a master architect or builder, and does not possess intrinsic artistic value, and therefore is not eligible under Criterion 3. The subject building does not embody a rare construction type and therefore is not eligible under Criterion 4 as it applies to buildings and structures (the potential archeological significance of the site is not addressed in this document).</p> <p>The area surrounding the subject building contains a wide variety of different building styles and types that do not cohere visually or thematically into a historic district.</p> <p>Therefore the subject building is not eligible for listing in the CRHR either individually or as a contributor to a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.06.07 12:37:37 -07'00'	

2555 Diamond Street
2018-015058ENV
Preservation Team Review Form
May 17, 2019



Figure 1. 2555 Diamond Street. Screenshot of 2011 Google Streetview.



SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT
D**

Land Use Information

**PROJECT ADDRESS: 2555 DIAMOND ST
RECORD NO.: 2018-015058CUA**

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

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415.558.6378

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	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	179	300	121
Residential GSF	1,172.4	2,949	1,598
Retail/Commercial GSF	N/A	N/A	N/A
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <small>Production, Distribution, & Repair</small>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	1,100 (rear yard)	1,129 (rear yard and balcony)	29
Public Open Space	N/A	N/A	N/A
Other ()			
TOTAL GSF	2,451.4	4,378	1,748
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	1	0
Dwelling Units - Total	1	0	1
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	1	3
Parking Spaces	1	1	0
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	1	0	1
Car Share Spaces	N/A	N/A	N/A
Other ()			

Block Book Map

EXHIBIT
E

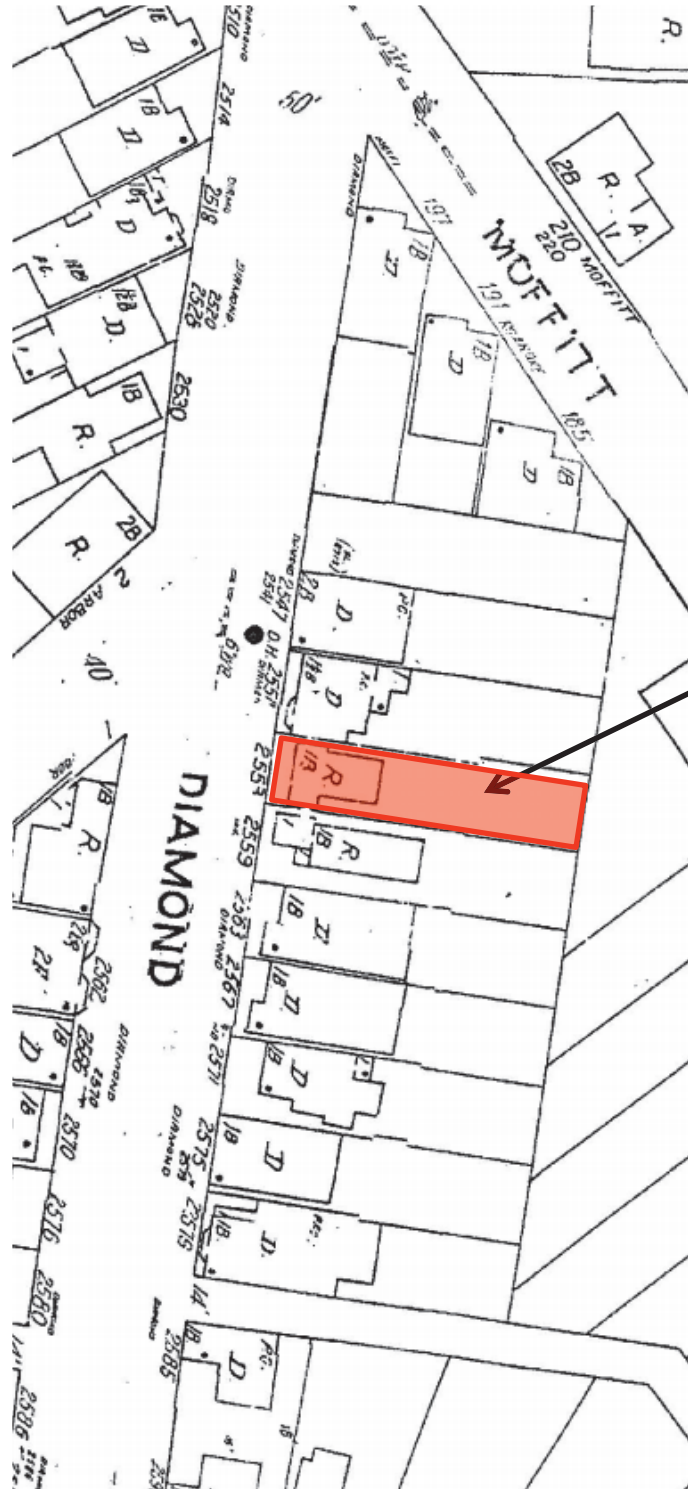
REVIS
"



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street



Sanborn Map*

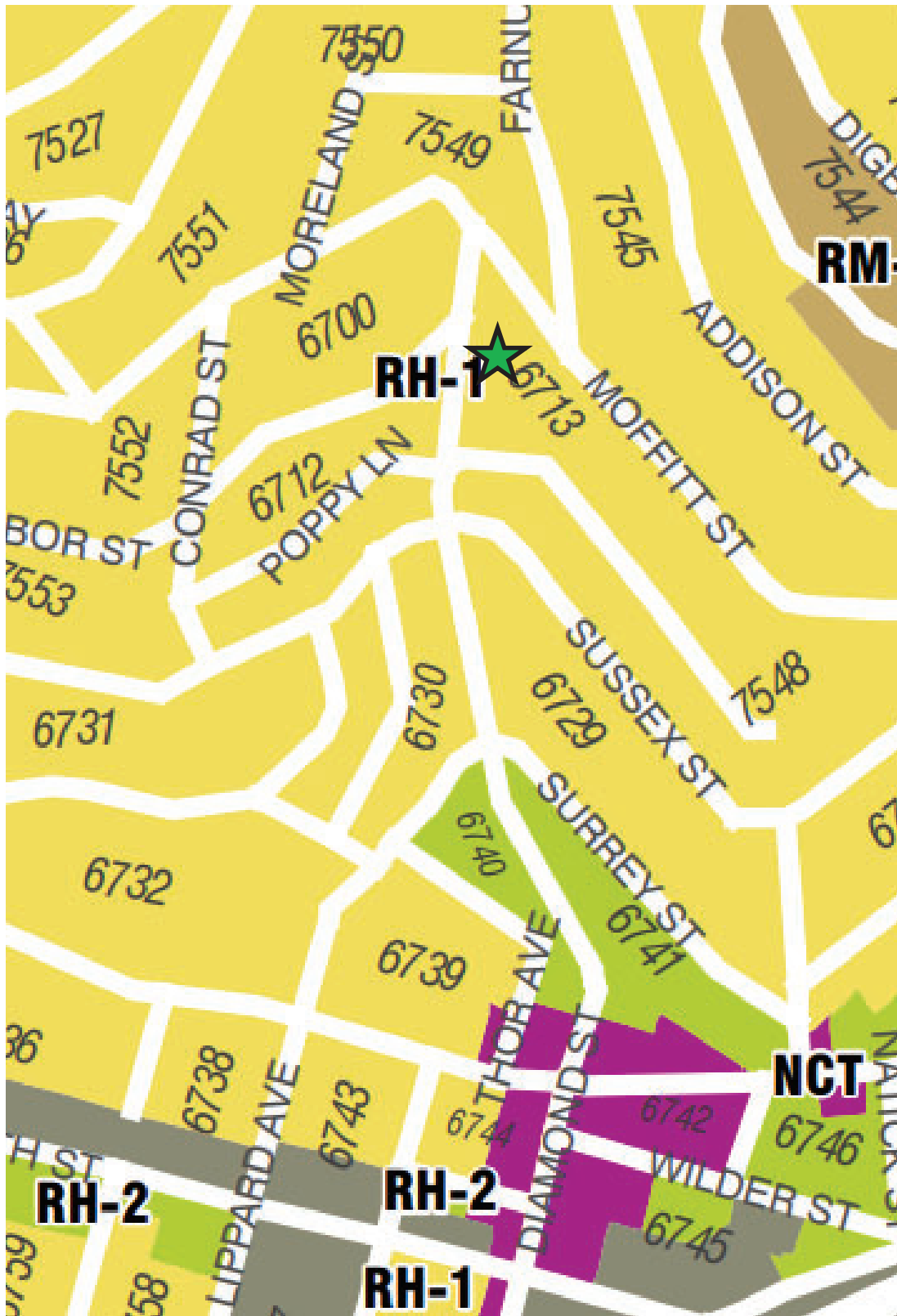


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street

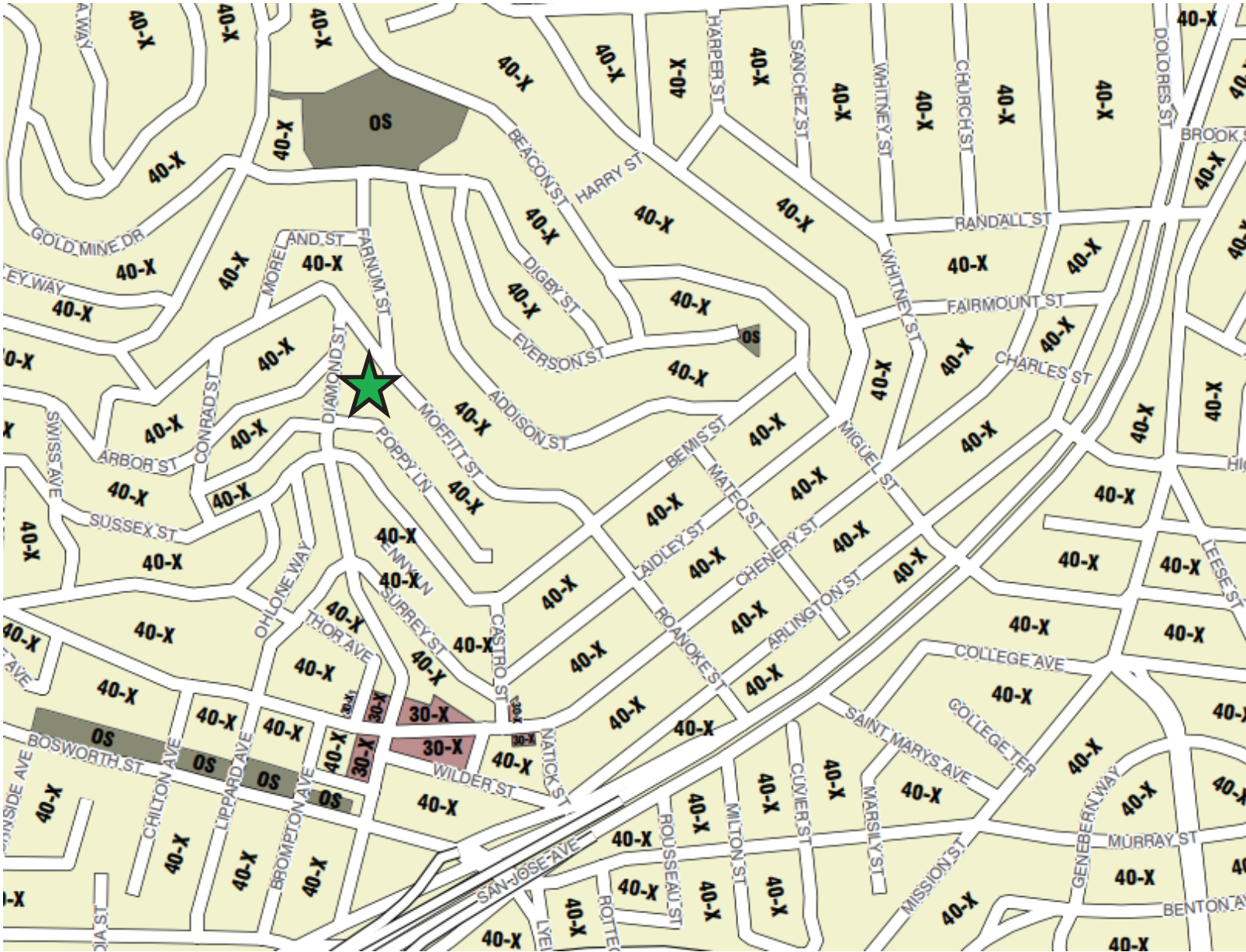
Zoning Map



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street



Height and Bulk Map



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street



Aerial Photo

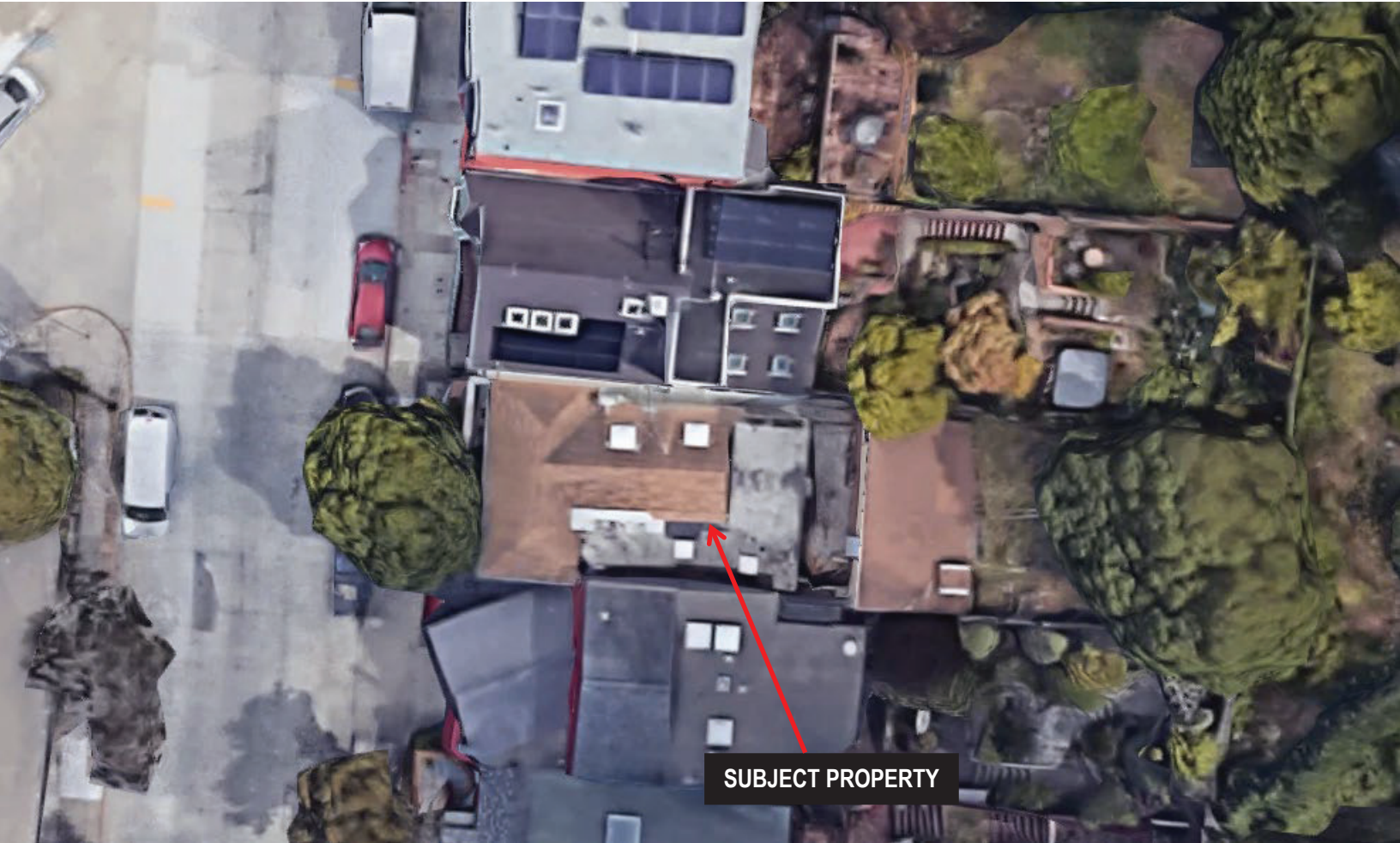


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street

Context Photos

SUBJECT PROPERTY ON DIAMOND STREET



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street

Site Photo

PORTION OF BLOCK ON DIAMOND STREET



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street

Site Photo

PORTION OF OPPOSITE SIDE OF SUBJECT BLOCK ON DIAMOND



Conditional Use Authorization
Case Number 2018-015058CUA
2555 Diamond Street