



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: MAY 13, 2021

Record No.: 2020-000886CUA
Project Address: 575 Vermont Street
Zoning: Residential-House, Two-Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 4010 / 006
Project Sponsor: Aaron Lim
Timbre Architecture
1130 Keeler Avenue
Berkeley, CA 94708
Property Owner: Joel Micucci, LLC
P.O. Box 411494
San Francisco, CA 94141
Staff Contact: Michael Christensen – (628) 652-7567
Michael.Christensen@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the demolition of an existing single-family home and construction of a four-story, 40-foot tall Residential building (measuring 3,318 gross square feet) containing two dwelling units, one Accessory Dwelling Unit (ADU), one off-street automobile parking space, and three off-street bicycle parking spaces.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303 and 317, to allow the demolition of an existing Dwelling Unit and new construction of a four-story, two dwelling unit, one ADU residential building within the RH-2 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received 3 letters in opposition to the Project.
 - The opposition to the Project generally cited concern with the overall scale of the Project and concern that the Project does not provide sufficient parking to meet demand.
 - One neighbor also cited concern that the Project will receive comments from the Fire Department during permit review which may cause some changes to the design. The Department requested that specific information be provided to substantiate this claim, but none was provided.
- **Tenant History:** The existing single-family home is owner occupied.
- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:
 - Setting back the top floor an additional three feet from the front façade of the building.
 - Changing the front fenestration pattern to be more contextually appropriate.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Showplace Square / Potrero Hill Area Plan and the Objectives and Policies of the General Plan. The Project replaces an existing single-family residence with a three-unit residence, maximizing the density of the lot. The addition of dwelling units to the existing structure, avoiding demolition, would be difficult given that the existing home is far setback from the street in a non-compliant manner. Thus, 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 A)
- Exhibit B – Environmental Determination
- Exhibit C – Land Use Data
- Exhibit D – Maps and Context Photos
- Exhibit E – Project Plans



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317, TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND CONSTRUCTION OF A NEW, FOUR-STORY, 40-FOOT TALL RESIDENTIAL BUILDING CONTAINING TWO DWELLING UNITS, ONE ACCESSORY DWELLING UNIT, ONE OFF-STREET AUTOMOBILE PARKING SPACE, AND THREE CLASS ONE BICYCLE PARKING SPACES, LOCATED AT 575 VERMONT STREET, LOT 006 IN ASSESSOR'S BLOCK 4010, WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 21, 2020, Aaron Lim of Timbre Architecture (hereinafter "Project Sponsor") filed Application No. 2020-000886CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing single-family home and construct a new, four-story, 40-foot tall Residential building containing two dwelling units, one Accessory Dwelling Unit, one off-street automobile parking space, and three off-street bicycle parking spaces (hereinafter "Project") at 575 Vermont Street, Block 4010 Lot 006 (hereinafter "Project Site").

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

On May 13, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-000886CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-000886CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2020-000886CUA, 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 single-family home and construction of a four-story, 40-foot tall Residential building (measuring 3,318 gross square feet) containing two dwelling units, one Accessory Dwelling Unit, one off-street automobile parking space, and three off-street bicycle parking spaces.
3. **Site Description and Present Use.** The Project is located on a 25' wide by 75' deep parcel fronting Vermont Street and is developed with a single-family home measuring 920 square feet with zero bedrooms which is set back approximately 28-feet front Vermont Street, breaking the typical development pattern of the block.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Showplace Square / Potrero Hill Area Plan. The immediate context is Residential in nature, with a mix of single-family homes and small multi-family buildings.
5. **Public Outreach and Comments.** The Department has received 3 letters in opposition to the Project. The opposition to the Project generally cited concern with the overall scale of the Project and concern that the Project does not provide sufficient parking to meet demand. One neighbor also cited concern that the Project will receive comments from the Fire Department during permit review which may cause some changes to the design. The Department requested that specific information be provided to substantiate this claim, but none was provided.
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.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

The Project Sponsor has submitted this request for Conditional Use Authorization to comply with this requirement, and the project plans include the demolition of the existing structure as well as the construction of the replacement structure. While the granting of the Conditional Use Authorization would authorize the permit to demolish the existing residential structure, formal approval of the permit to demolish the existing residential structure would not occur until the permit for the replacement structure has been finally approved.

- B. **Dwelling Unit Density.** Residential Dwelling Units are principally permitted in the RH-2 Zoning District with a maximum of two per lot.

The Project proposes two Dwelling Units, plus one Accessory Dwelling Unit, as allowed under State Law. Thus, the intended use is compliant with the dwelling unit density limits of the zoning district.

- C. **Rear Yard.** Planning Code Section 134 states properties in the RH-2 Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors.

The Project provides a rear yard equal to 30-feet, or 33% of the lot depth, as it matches the depth of the adjacent structure.

- D. **Open Space.** Planning Code Section 135 states that 125 square feet of usable open space must be provided per unit if private to each unit, or 166.25 square feet of usable open space must be provided if common between multiple units.

The lower dwelling unit and the Accessory Dwelling Unit are provided access to the Rear Yard. The upper unit is provided two roof decks. In total, these open space areas provide ample usable open space to meet this requirement.

- E. **Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

The two principal dwelling units have windows facing toward the street and to the code compliant rear yard. The proposed ADU is exempt from the Exposure requirements of the Planning Code under State law; if Exposure was required, the unit would not be compliant.

- F. **Off-Street Parking.** Planning Code Section 151 sets a maximum of 1.5 parking spaces per unit on-site.

The Project provides a garage at the ground level which can accommodate one automobile. Thus, the Project complies with this requirement.

- G. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

The Project provides three Class One bicycle parking spaces within the garage at the ground level. Thus, the project complies with this requirement.

- H. **Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 requires payment of the Eastern Neighborhoods Infrastructure Impact Fee for projects adding dwelling units within the Eastern Neighborhoods Mixed Use Districts.

The fee will apply on the building permit implementing the proposed project.

- I. **Residential Child Care Fee.** Planning Code Section 414A requires payment of the Child-Care Impact Fee for Residential projects adding at least 800 square feet of floor area.

The fee will apply on the building permit implementing the proposed project.

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 immediate neighborhood. While the Project proposes demolition of an existing single-family residence, the Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood and both Dwelling Units are family sized with two or more bedrooms. Therefore, the Project is considered to be necessary and desirable given the quality and design of the new residences and increase in the number of residential units.

- 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 proposed building is compliant with the controls of the RH-2 Zoning District and the Residential Design Guidelines. The proposed building massing is typical for lots in the RH-2 Zoning District. While the proposed building is larger than some others in the area, the size is necessary to accommodate the proposed number of units.

- (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;

No parking or loading is required for any use in San Francisco. A three-unit residential building is extremely unlikely to cause any major traffic impact or substantially change the availability of on-street parking or loading.

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

As the Project is residential in nature, it is unlikely 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 provides one screened off-street parking space within a garage, and the front setback area is appropriately landscaped and contains permeable surfaces to comply with the requirements of the Planning Code. As a small project, it does not contain service areas or signage that could detract from the visual quality of the site.

- 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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purposed of RH-2 District by providing a small scale residential development that is consistent with established development patterns.

8. Residential Demolition (Section 317) Findings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

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

There are no active enforcement cases on the property.

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

There are no active enforcement cases on the property. The existing home is over 100-years old, but appears to have been maintained in a decent, safe, and sanitary condition.

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

The existing home was determined to not be a historic resource under CEQA.

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

The existing home was determined to not be a historic resource under CEQA.

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

The existing home is owner occupied; thus, the Project does not change rental housing to other forms of tenure.

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

The Planning Department cannot determine whether a specific unit is subject to the Residential Rent Stabilization and Arbitration Ordinance; however, generally single-family homes are exempt from the Rent Stabilization Ordinance. The existing unit is not a unit of Affordable Housing.

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

The Project removes an existing single-family home. While older housing stock may be more affordable than new construction, in general single-family homes do not provide affordable housing stock for the City or further economic neighborhood diversity.

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

The Project removes an existing single-family home which is far setback from the street, limiting the extent to which it contributes to neighborhood character. The replacement structure is contextually appropriate and well designed, meeting the Residential Design Guidelines and adding to neighborhood character.

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

No existing affordable housing is removed by the Project.

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

The Project is not subject to Planning Code Section 415. A Project subject to Section 415 would need to contain at least ten units, which is not a permissible Project under the RH-2 Zoning District.

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

The Project provides in-fill housing within the Potrero Hill neighborhood, which is an established neighborhood and was planned for additional housing capacity in the Showplace Square / Potrero Hill Area Plan.

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

The Project removes a small, 920 square foot single-family home that contains zero defined bedrooms and replaces it with a three-unit structure containing one studio unit, one two-bedroom unit, and one three-bedroom unit. As such, the Project increases the number of family sized units on-site.

- M. Whether the project creates new supportive housing;

The Project does not create new supportive housing.

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

The replacement structure is contextually appropriate and well designed, meeting the Residential Design Guidelines and providing to neighborhood character.

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

The Project increases the number of on-site dwelling units from one to three.

- P. Whether the project increases the number of on-site bedrooms;

The Project increases the number of on-site bedrooms from zero to five.

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

The replacement project maximizes the allowed density on the subject lot at two dwelling units, plus one Accessory Dwelling Unit, as allowed under State law.

- R. 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 replacement project would replace the existing studio unit on-site; additionally it will add one two-bedroom dwelling unit and one three-bedroom dwelling unit.

9. **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 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

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.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

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 11.6

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.

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 1.3

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

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

SHOWPLACE SQUARE / POTRERO HILL AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

POLICY 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

The Project is a well-designed infill residential development, adding housing capacity within Showplace Square / Potrero Hill Area Plan, which anticipated additional infill housing development. The Project replaces an older, small home that has no defined bedrooms and replaces it with a three-unit building which contains two units suitable for families. The addition of two or more bedroom units is an objective of the Showplace Square / Potrero Hill Area Plan, and this Project furthers that objective while removing zero family friendly housing units.

10. 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.

The project site does not possess any neighborhood-serving retail uses.

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

The Project removes one existing housing unit to create three new housing units. While preservation of existing housing is a goal of the City, this is not at the expense of providing housing for the City's growing population during a housing crisis, particularly when the existing unit is not suitable for families and is not in any way affordable.

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

The Project does not currently possess any existing affordable housing. The Project removes one market

rate single family home and replaces it with a three unit building, which is more naturally affordable.

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

The Project Site is served by nearby public transportation options. The Planning Code does not require parking for any uses in support for the City's Transit First Policy.

- 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 does not include commercial office development.

- 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 constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve 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 does not impact any nearby parks or public open spaces.

- 11.** 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.
- 12.** 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. 2020-000886CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 20, 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 May 13, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: May 13, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of an existing single-family home and construction of a four-story, 40-foot tall Residential building containing two dwelling units, one Accessory Dwelling Unit, one off-street automobile parking space, and three off-street bicycle parking spaces located at 575 Vermont Street, Block 4010 and Lot 006 pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated December 20, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-000886CUA and subject to conditions of approval reviewed and approved by the Commission on May 13, 2021 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 May 13, 2021 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.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 628.652.7567, www.sfplanning.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 628.652.7567, www.sfplanning.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 628.652.7567, www.sfplanning.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 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 628.652.7567, www.sfplanning.org

Parking and Traffic

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

- 11. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **three (3)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 12. 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 628.652. 7567, www.sfplanning.org

- 13. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, www.sfplanning.org

Monitoring - After Entitlement

- 14. 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 628.652.7463, www.sfplanning.org

- 15. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

- 16. 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 628.652.7463, www.sfplanning.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
575 VERMONT ST		4010006
Case No.		Permit No.
2020-000886ENV		201912260713
<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. The project includes the demolition of an existing single-family residence and construction of a new three-story residential building with two dwelling units and one accessory dwelling unit.</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 checked="" 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>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</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 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): Don Lewis</p> <p>Planning department staff archaeologist cleared the project with no effects on 3/23/2020.</p> <p>The project sponsor has submitted an article 38 application to the Department of Public Health.</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 type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 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 <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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:	

**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: Don Lewis 03/25/2020
<p>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.</p>		

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.

MODIFIED PROJECT DESCRIPTION

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:



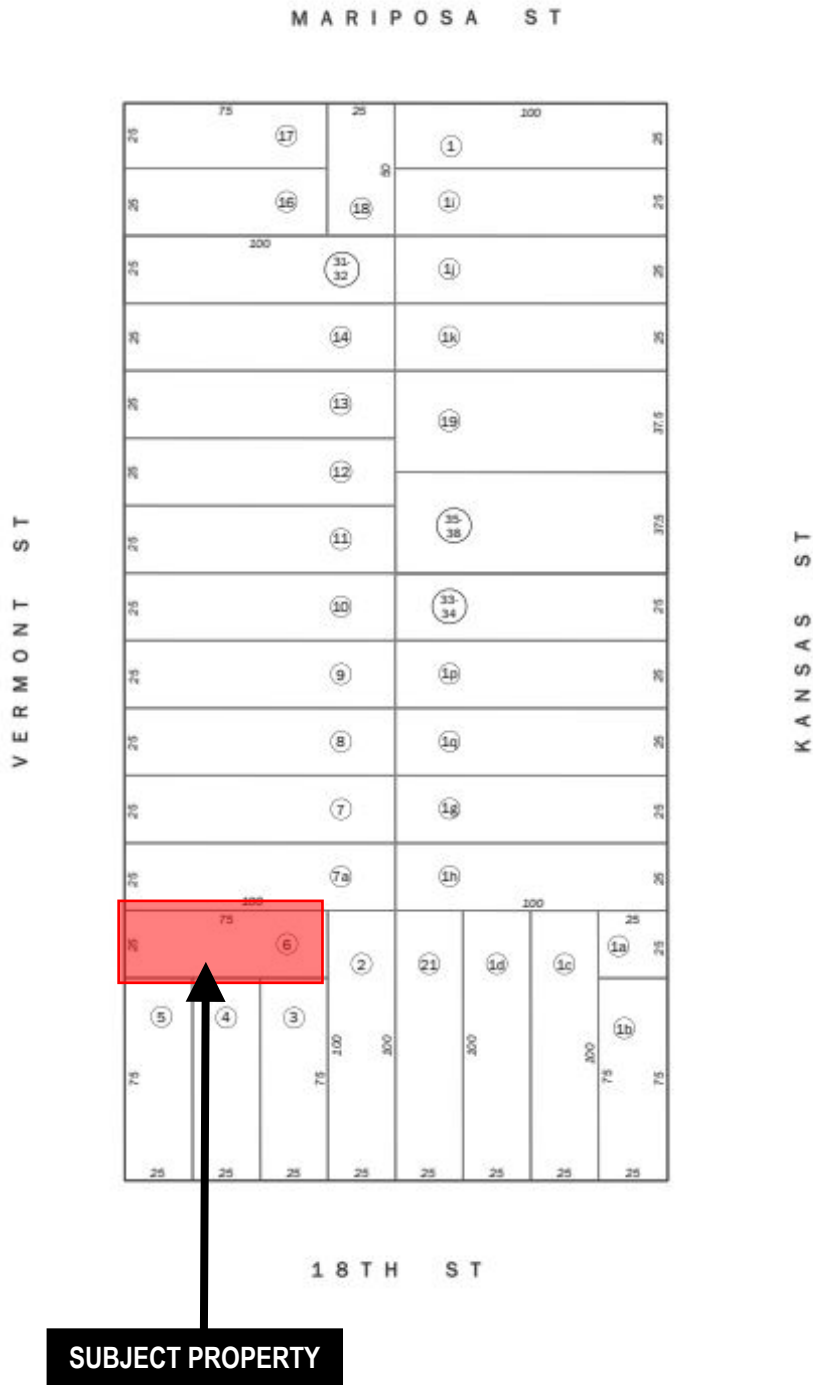
LAND USE INFORMATION

PROJECT ADDRESS: 575 VERMONT ST
RECORD NO.: 2020-000886PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	300	584	325
Residential GSF	620	2,734	2,698
TOTAL GSF	920	3,318	2,398
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	2	3
Dwelling Units - Total	1	2	3
Number of Buildings	1	1	0
Number of Stories	1	4	3
Parking Spaces	1	1	0
Loading Spaces	0	0	0
Bicycle Spaces	0	3	3
Car Share Spaces	0	0	0
Other ()			

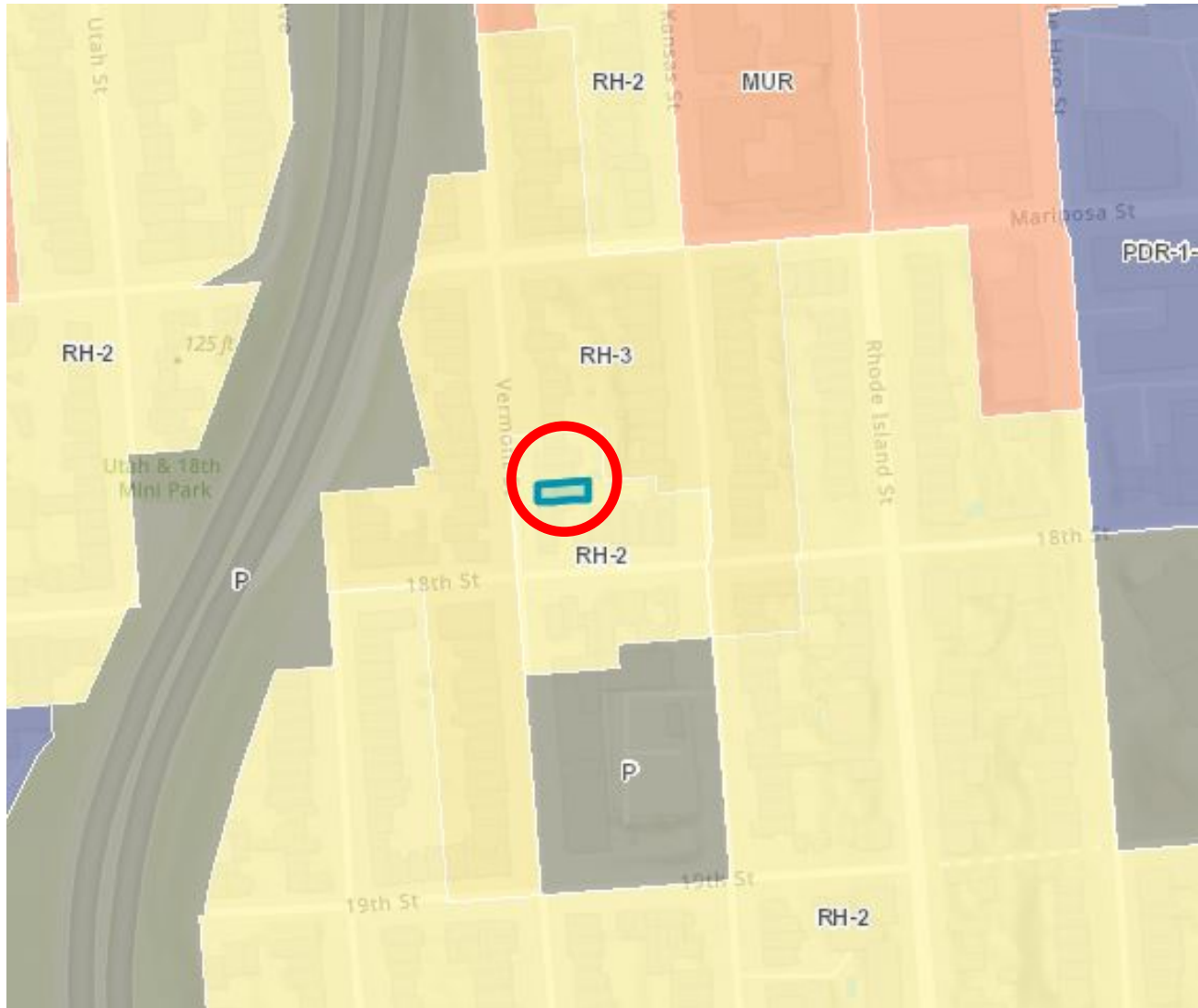
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	1	1	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	1	1
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	1	1

Parcel Map



Conditional Use Hearing
Case Number 2020-000886CUA
575 Vermont Street

Zoning Map



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2020-000886CUA
575 Vermont Street

Site Photo



Conditional Use Hearing
Case Number 2020-000886CUA
575 Vermont Street

ABBREVIATIONS

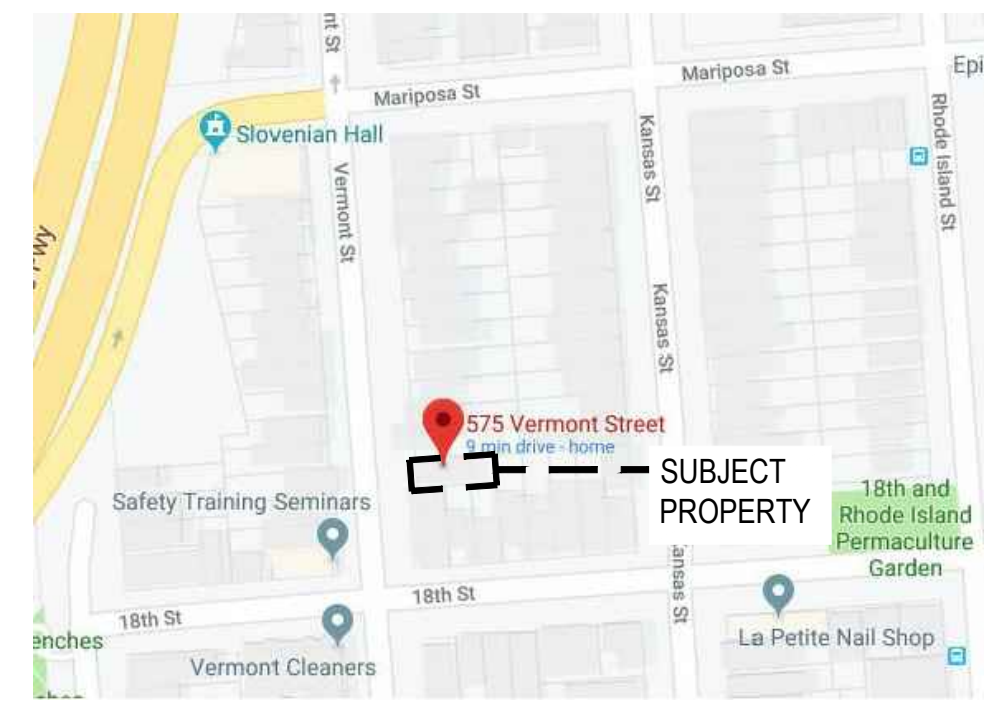
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLK'G.	BLOCKING
BTWN.	BETWEEN
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
DN.	DOWN
(E)	EXISTING
EL.	ELEVATION
ELEV.	ELEVATION
EXT.	EXTERIOR
F.F.	FINISH FLOOR
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
GALV.	GALVANIZED
GYP. BD.	GYP. BOARD
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HDWE.	HARDWARE
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MISC.	MISCELLANEOUS
(N)	NEW
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OH.	OVERHEAD
P.L.	PROPERTY LINE
PLYWD.	PLYWOOD
(R)	REMODELED OR RELOCATED
REINF.	REINFORCED
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
STL.	STEEL
STRUC.	STRUCTURAL
T & G	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT

NOTE: Clarify with Architect all abbreviations not listed.

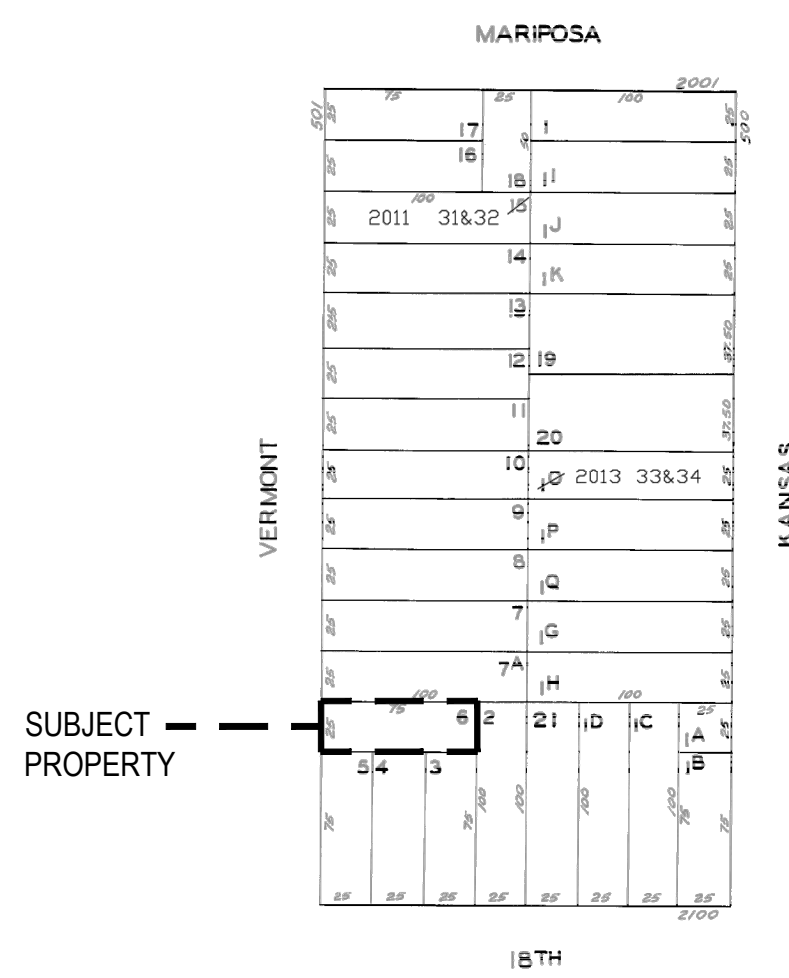
SYMBOLS

	SECTION: SECTION NUMBER SHEET NUMBER
	ELEVATION: ELEVATION NUMBER SHEET NUMBER
	DETAIL: DETAIL NUMBER SHEET NUMBER
	DOOR TAG: DOOR NUMBER DOOR TYPE
	WINDOW TAG: WINDOW NUMBER WINDOW TYPE
	ELEVATION TAG
	PROPERTY LINE
	CENTER LINE

VICINITY MAP



PARCEL MAP



APPLICABLE CODES

CODE REVIEW INFORMATION

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS, AND CONSTRUCTION CRITERIA SET FORTH IN THESE DOCUMENTS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE OWNER'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

THE MOST CURRENT OF THE FOLLOWING:

2016 CALIFORNIA RESIDENTIAL BUILDING CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ENERGY CODE (TITLE 24)
SAN FRANCISCO MUNICIPAL CODE

SCOPE OF WORK

CONSTRUCT NEW THREE-STORY, TWO-UNIT RESIDENTIAL CONDO BUILDING OVER GARAGE w/ADU FOLLOWING DEMOLITION OF THE EXISTING ONE-STORY-OVER-GARAGE, SINGLE-FAMILY DWELLING ON THE SITE PER CEQA DETERMINATION CASE NO. 2006.1070E.

SOLAR PANEL SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT.

EXISTING PHOTOS



FRONT VIEW: FROM VERMONT ST.



FRONT VIEW: FROM FRONT YARD

RENDERINGS OF PROPOSED PROJECT



FRONT VIEW: FROM VERMONT STREET



STREET VIEW: FROM SIDEWALK



STREET VIEW: FROM SIDEWALK



STREET VIEW: FROM SIDEWALK

PROJECT DIRECTORY

OWNER
JOEL MICUCCI LLC
P.O. BOX 411494
SAN FRANCISCO, CA 94141
TEL: 415.596.6661
EMAIL: jokule@gmail.com

ARCHITECT
BRIDGETT SHANK
TIMBRE ARCHITECTURE
1130 KEELER AVE.
BERKELEY, CA 94708
TEL: 415 200 8106
EMAIL: bridgett@timbrearch.com

CONTRACTOR
PAT LOUGHRAN
7X7 CONSTRUCTION
409 MANGELS AVE.
SAN FRANCISCO, CA 94127
TEL: 510 420 1133
EMAIL: pat@7x7construction.com

DRAWING INDEX

GENERAL
G0.0 COVER SHEET
G0.1 CONTEXT PHOTOGRAPHS
G0.2 GS-1: GREEN BUILDING

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A2.1 FLOOR PLANS
A2.2 FLOOR & ROOF PLANS
A2.3 FLOOR & ROOF PLANS
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A4.0 BUILDING SECTIONS
A4.1 BUILDING SECTIONS
A8.0 EXTERIOR DETAILS

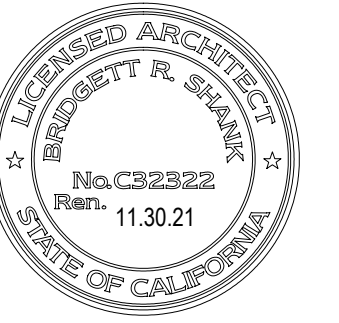
PROJECT INFORMATION

ADDRESS:	575 VERMONT ST. SAN FRANCISCO, CA 94107		
BLOCK/LOT:	4010 / 006		
OCCUPANCY:	R-2		
ZONING DISTRICT:	RH-2 RESIDENTIAL, TWO-FAMILY		
CONSTRUCTION TYPE:	V-B		
EXISTING USE:	SINGLE-FAMILY RESIDENCE		
PERMITTED USE:	TWO-FAMILY RESIDENTIAL		
PROPOSED USE:	TWO-FAMILY RESIDENTIAL CONDO w/ADU		
LOT AREA:	1,875 sq ft		
LOT DIMENSIONS:	25' x 75'		
FAR:	1.8x = 1,875 x 1.8 = 3,375 sf MAX.		
SETBACKS:	MINIMUM	EXISTING	PROPOSED
FRONT:	NONE	0'-0"	NO CHANGE
REAR:	18'-9"	19'-11"	25'-0"
	(25% OF LOT DEPTH)		
SIDE YARD:	NONE	0'-0"	NO CHANGE
HEIGHT & BULK DISTRICT:	40-X		
	HEIGHT	# STORIES	
EXISTING:	±26'-3"	ONE	
PROPOSED:	40'-0"	THREE	
PERMITTED:	40'-0"	THREE	

EXISTING BUILDING AREA:	620 sf		
DETACHED GARAGE:	259 sf		
PROPOSED BUILDING AREA:	ADU	UNIT 1	UNIT 2
	435 sf	-	-
BASEMENT:	-	1,113 sf	-
FIRST FLOOR:	-	294 sf	719 sf
SECOND FLOOR:	-	-	1,013 sf
THIRD FLOOR:	-	-	757 sf
TOTAL:	435 sf	1,407 sf	1,476 sf
GARAGE & MECH.:	412 sf		

PARKING SPACES:	EXISTING	PROPOSED	PERMITTED
	1	1	1

finbre
ARCHITECTURE
1130 Keeler Avenue, Suite 1
Berkeley, CA 94708
info@finbrearch.com
P 415.200.8106



PROJECT
575 Vermont St.

ADDRESS
575 Vermont St.
San Francisco, CA 94107

OWNER
Joel Micucci

CURRENT RELEASE DATE
October 20, 2020

CURRENT RELEASE SET
PLANNING PLAN
CHECK RESPONSE #1

PREVIOUS RELEASE
Title
Pre-Application Meeting Set
Site Permit Set

Date
9.12.2019
12.20.2019

SHEET TITLE

PROJECT INFORMATION

SCALE
JOB NUMBER
DRAWN BY

NTS
19-04
BS

GO.0



PHOTO 'A' - FRONT VIEW AT STREET: SUBJECT PROPERTY DETACHED GARAGE



PHOTO 'B' - FRONT VIEW AT FRONT YARD: SUBJECT PROPERTY

PHOTO KEY MAP:

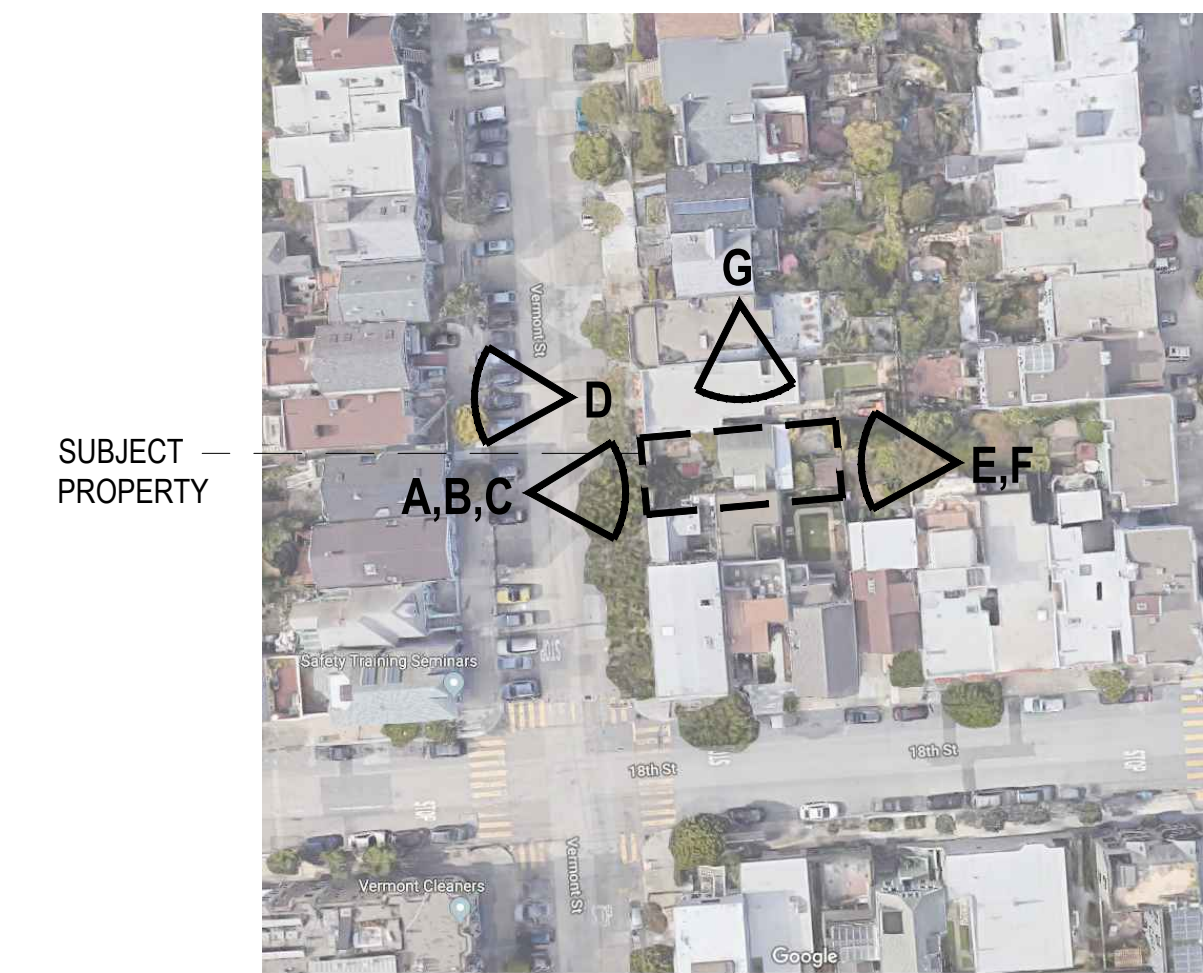


PHOTO 'C' - FRONT VIEW: SUBJECT PROPERTY & ADJACENT BUILDINGS

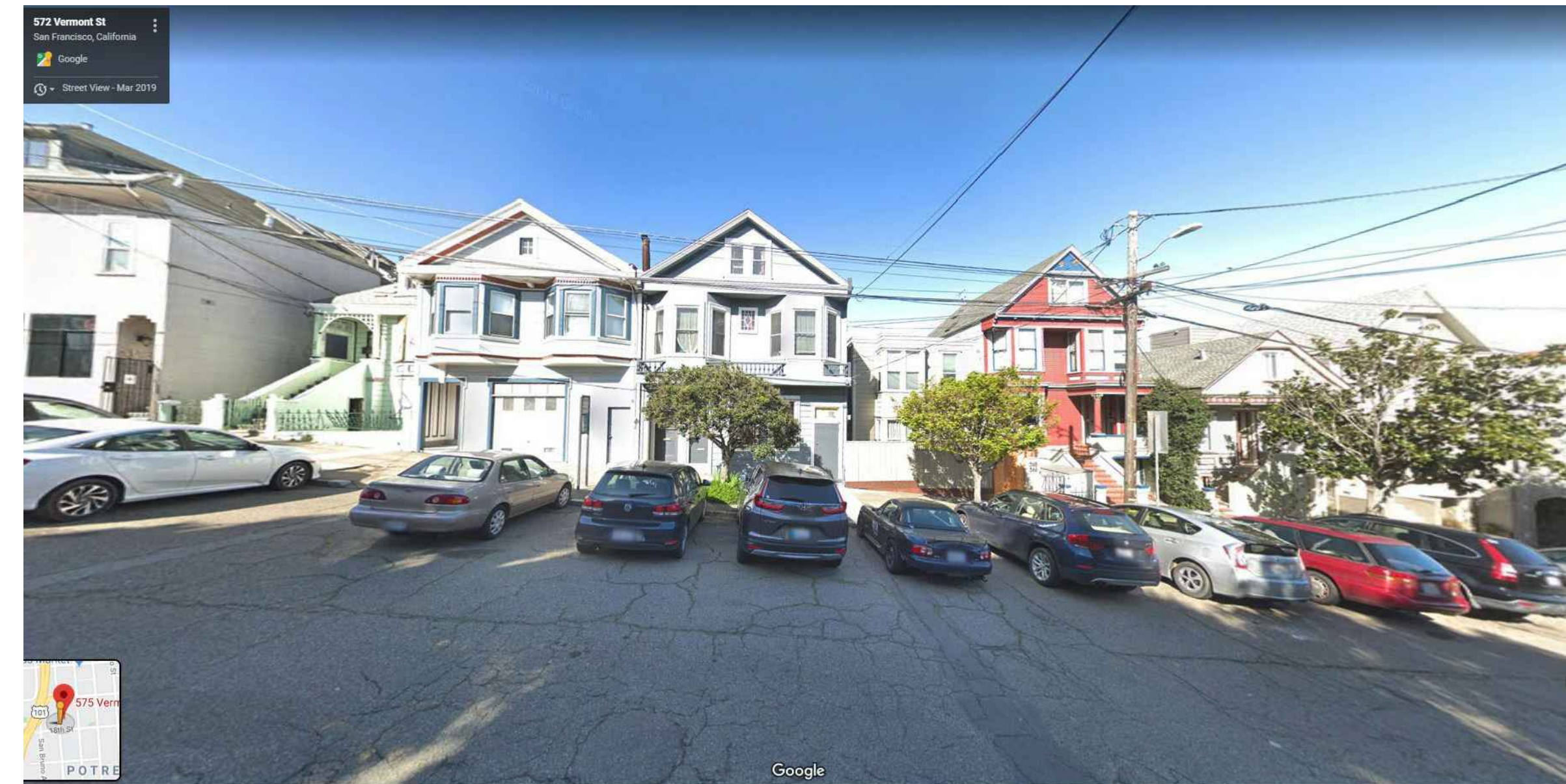


PHOTO 'D' - FRONT VIEW: FACING BUILDINGS



PHOTO 'E' - VIEW OF REAR FACADE



PHOTO 'F' - VIEW OF ADJACENT PROPERTY AT 567 VERMONT ST.

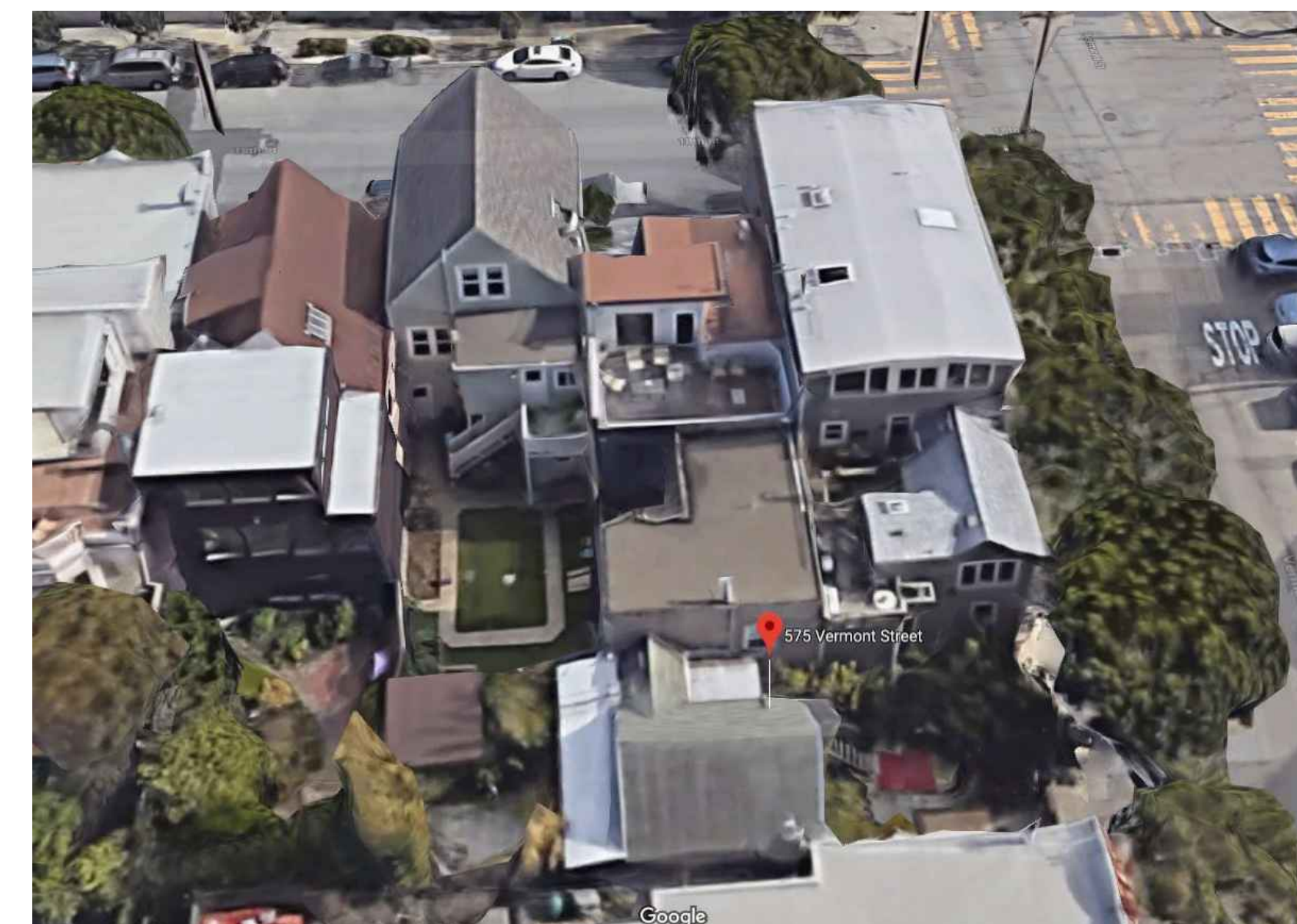
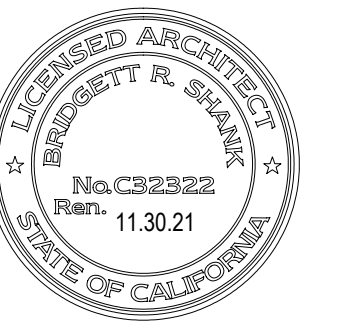


PHOTO 'G' - AERIAL VIEW OF ADJACENT PROPERTIES SOUTH OF SUBJECT PROPERTY



PROJECT
575 Vermont St.

ADDRESS
 575 Vermont St.
 San Francisco, CA 94107

OWNER
 Joel Micucci

CURRENT RELEASE DATE
 October 20, 2020

CURRENT RELEASE SET
PLANNING PLAN **CHECK RESPONSE #1**

PREVIOUS RELEASE

Title	Date
Pre-Application Meeting Set	9.12.2019
Site Permit Set	12.20.2019

SHEET TITLE
CONTEXT PHOTOGRAPHS

SCALE NTS
 JOB NUMBER 19-04
 DRAWN BY BS

G0.1

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<input checked="" type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME 575 Vermont St.
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT				<input type="checkbox"/> LEED SILVER (50+) or GPR (75+) CERTIFIED	<input type="checkbox"/> LEED SILVER (50+) or GPR (75+) CERTIFIED	<input type="checkbox"/> LEED GOLD (60+) CERTIFIED	<input type="checkbox"/> n/r	<input type="checkbox"/> LEED GOLD (60+) or GPR (75+) CERTIFIED	<input type="checkbox"/> n/r	<input type="checkbox"/> LEED GOLD (60+) CERTIFIED	<input type="checkbox"/> LEED GOLD (60+) CERTIFIED	<input type="checkbox"/> n/r	BLOCK/LOT 4010 / 006
LEED/GPR	Required LEED or GPR Certification Level	SFGB 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.				<input type="checkbox"/> LEED SILVER (50+) or GPR (75+) CERTIFIED	<input type="checkbox"/> LEED SILVER (50+) or GPR (75+) CERTIFIED	<input type="checkbox"/> LEED GOLD (60+) CERTIFIED	<input type="checkbox"/> n/r	<input type="checkbox"/> LEED GOLD (60+) or GPR (75+) CERTIFIED	<input type="checkbox"/> n/r	<input type="checkbox"/> LEED GOLD (60+) CERTIFIED	<input type="checkbox"/> LEED GOLD (60+) CERTIFIED	<input type="checkbox"/> n/r	ADDRESS 575 Vermont St.
LEED/GPR	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGB 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	<input type="checkbox"/> n/r	PRIMARY OCCUPANCY R-3	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGB 4.103.2, 5.103.1.3, 5.103.2.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).				4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	GROSS BUILDING AREA 3,361 SF
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGB 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/9gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).				•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings > 40,000 sq.ft. must calculate a water budget. New buildings >250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.				n/r	•	•	n/r	n/r	n/r	n/r	n/r		
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area >500 sq.ft., or existing projects with modified landscape area >1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with >2,500 sq.ft. of landscape area. See www.sfwater.org for details.				•	•	•	•	•	•	•	•		
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).				n/r	n/r	•	•	n/r	n/r	•	•		
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.				•	•	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
	BETTER ROOFS	SFGB 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and <=10 occupied floors, and new residential buildings of any size and <=10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.				•	<=10 floors	•	•	n/r	n/r	n/r	n/r		
	RENEWABLE ENERGY	SFGB 5.201.1.3	Non-residential buildings with >11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).				n/r	n/r	•	•	n/r	n/r	n/r	n/r		
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects >10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.				n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•		
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.				SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.				n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGB 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide >40A 208 or 240V to EV chargers at 20% of spaces. Install >40A 208 or 240V branch circuits to >10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGB 4.106.4 or SFGB 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with >17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.				•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.				•	•	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGB 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.				•	75% diversion	75% diversion	•	•	•	75% diversion	•		
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.				•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.				•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.				n/r	n/r	•	•	n/r	n/r	•	•		
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.				n/r	n/r	•	•	n/r	n/r	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.				•	•	•	•	•	•	•	•		
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.				•	•	•	•	•	•	•	•		
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing >5,000 sq.ft. in combined or separate sewer areas, or replacing >2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.				•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.				if disturbing >5,000 sq.ft.	•	if disturbing >5,000 sq.ft.	if disturbing >5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.				•	•	•	•	n/r	n/r	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.				•	•	•	•	•	•	•	•		
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.				if applicable	if applicable	•	•	if applicable	n/r	•	•		
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGB 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.				n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r		
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.				•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.				•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.				•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.				•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.				•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).				•	•	n/r	n/r	•	•	n/r	n/r	n/r	



PROJECT
575 Vermont St.

ADDRESS
575 Vermont St.
San Francisco, CA 94107

OWNER
Joel Micucci

CURRENT RELEASE DATE
October 20, 2020

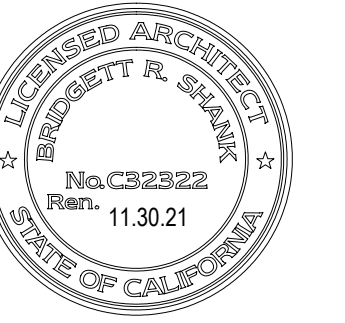
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PREVIOUS RELEASE
Title Date
Pre-Application Meeting Set 9.12.2019
Site Permit Set 12.20.2019

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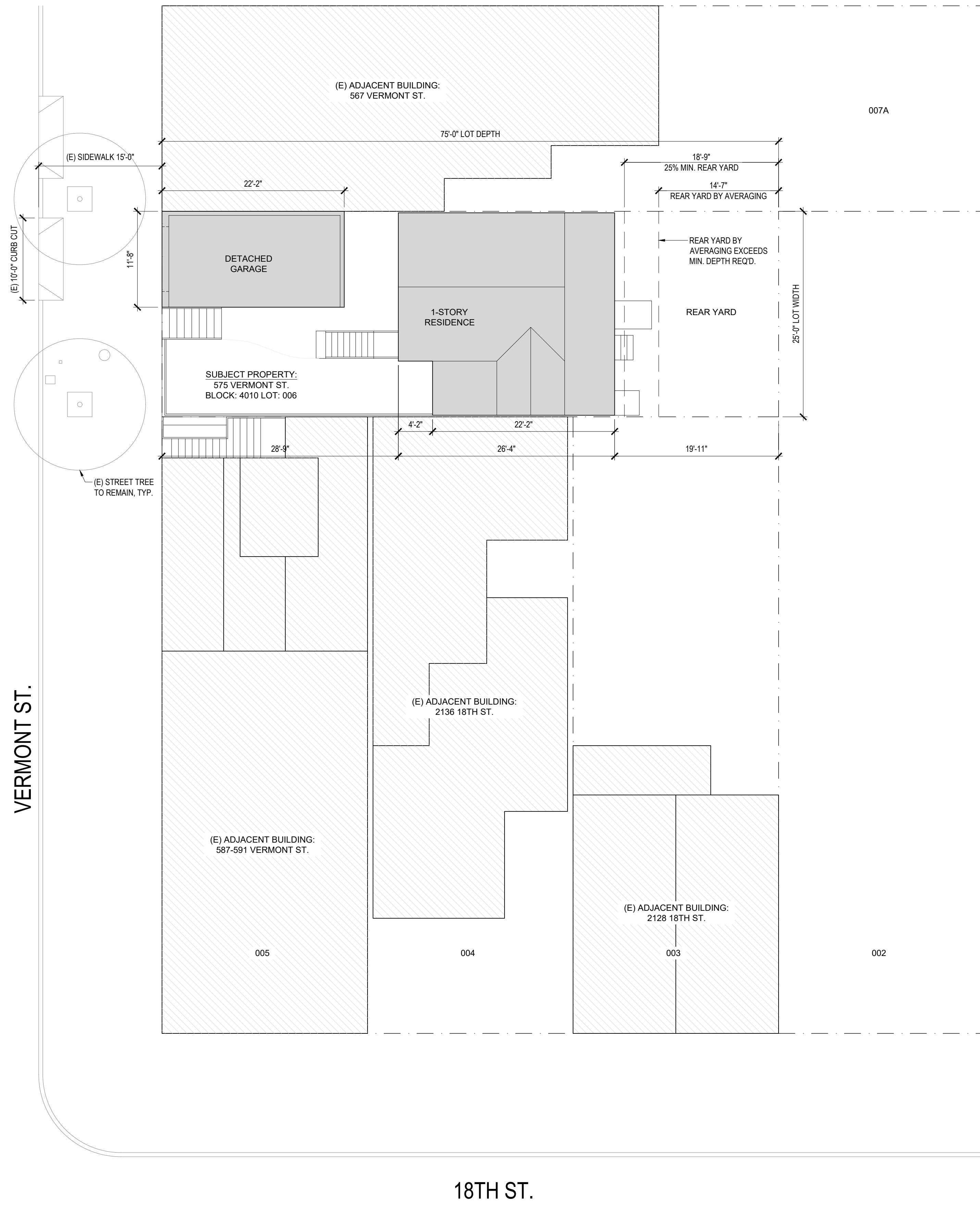
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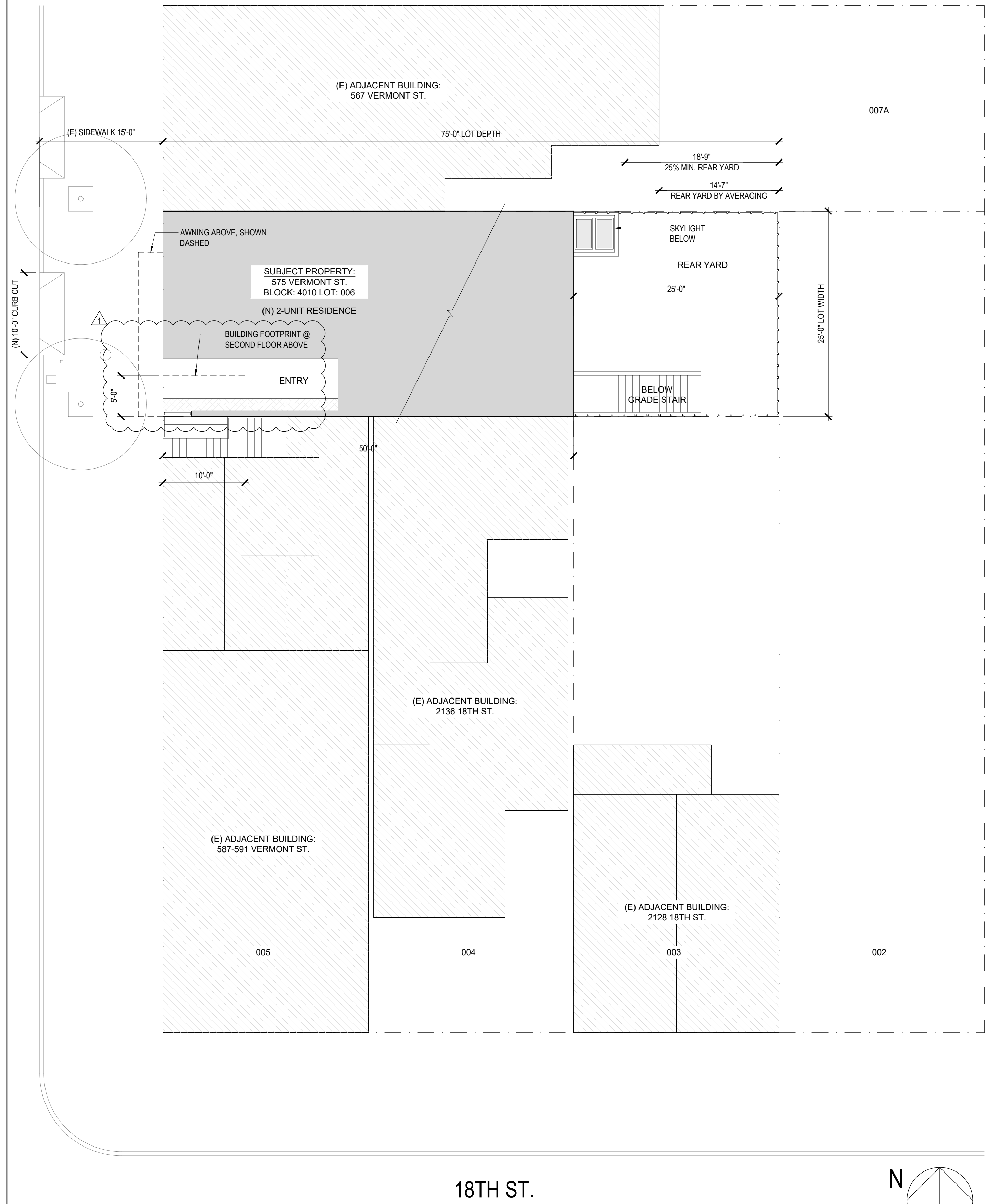


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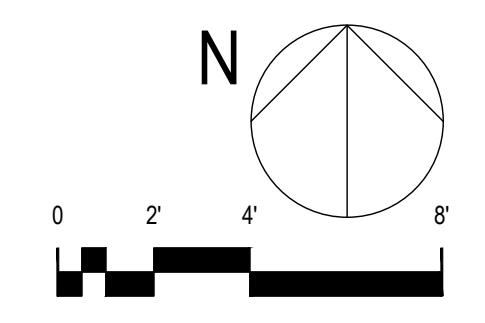
- PROPERTY LINE
- SETBACK
- FENCE



1 EXISTING / DEMO SITE PLAN



2 PROPOSED SITE PLAN



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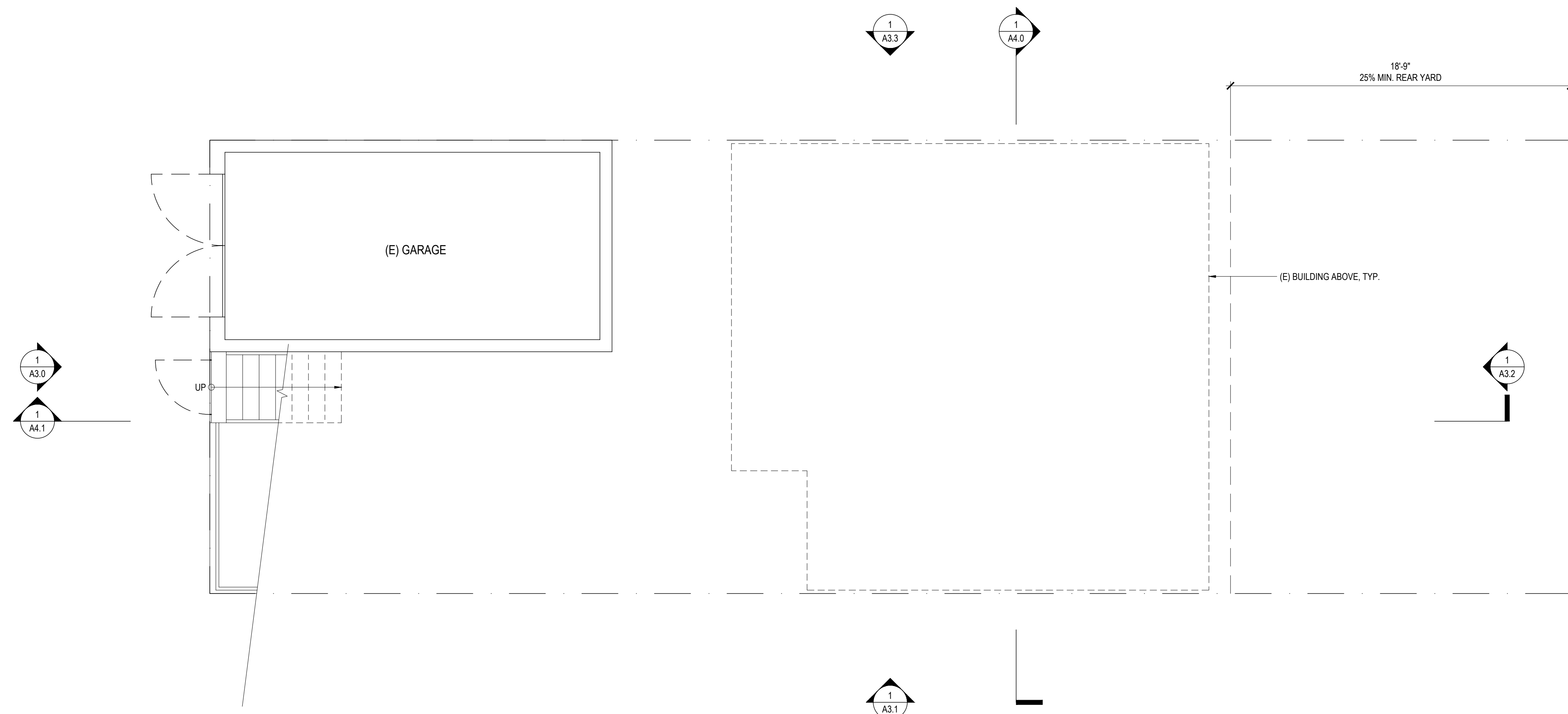
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Site Permit Set	12.20.2019

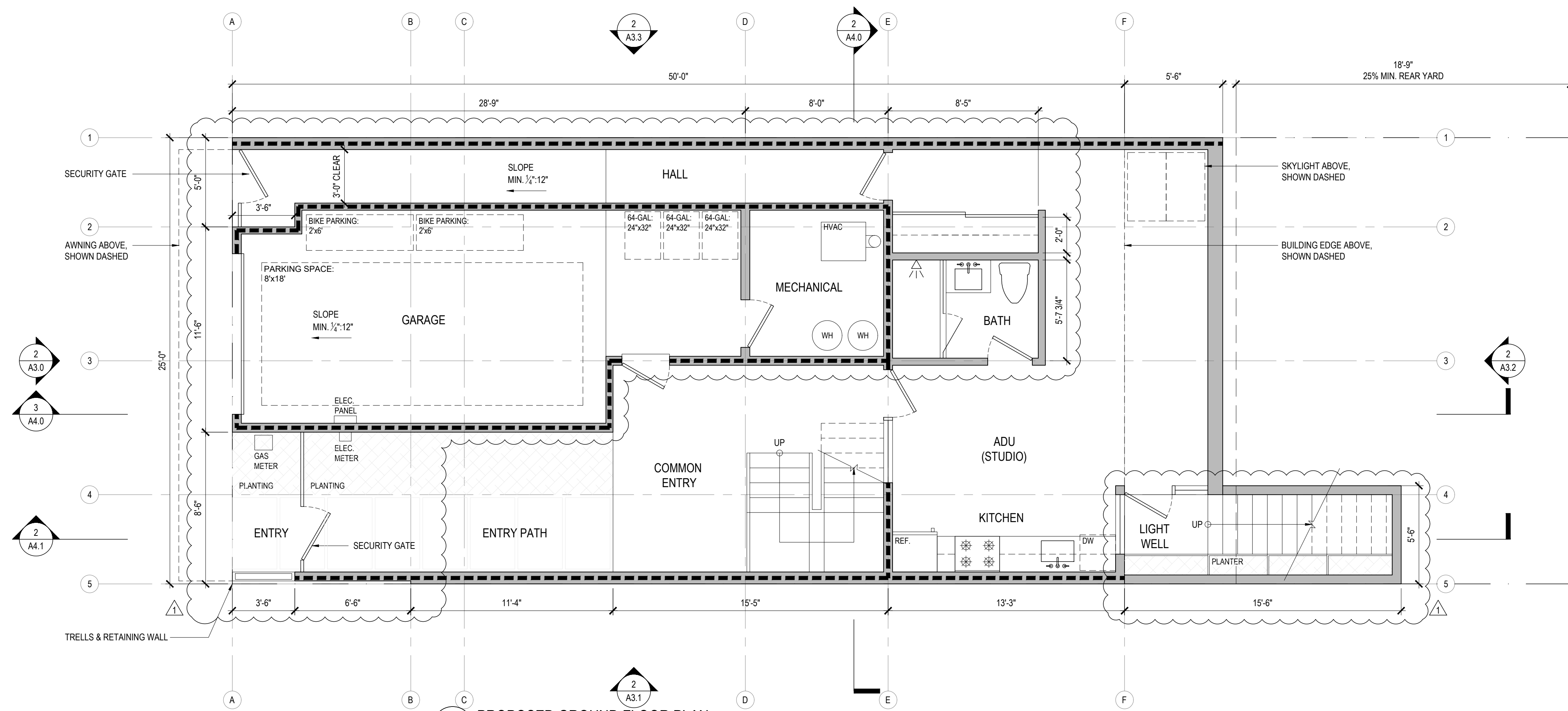
SHEET TITLE
SITE PLANS

SCALE 1/8"=1'-0"
JOB NUMBER 19-04
DRAWN BY BS

A1.0



1 EXISTING / DEMO GROUND FLOOR PLAN



2 PROPOSED GROUND FLOOR PLAN

LEGEND

- AREA OF ADDITION, SHOWN HATCHED
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL TO MATCH EXISTING
- 1-HR FIRE-RESISTANCE RATED ASSEMBLY



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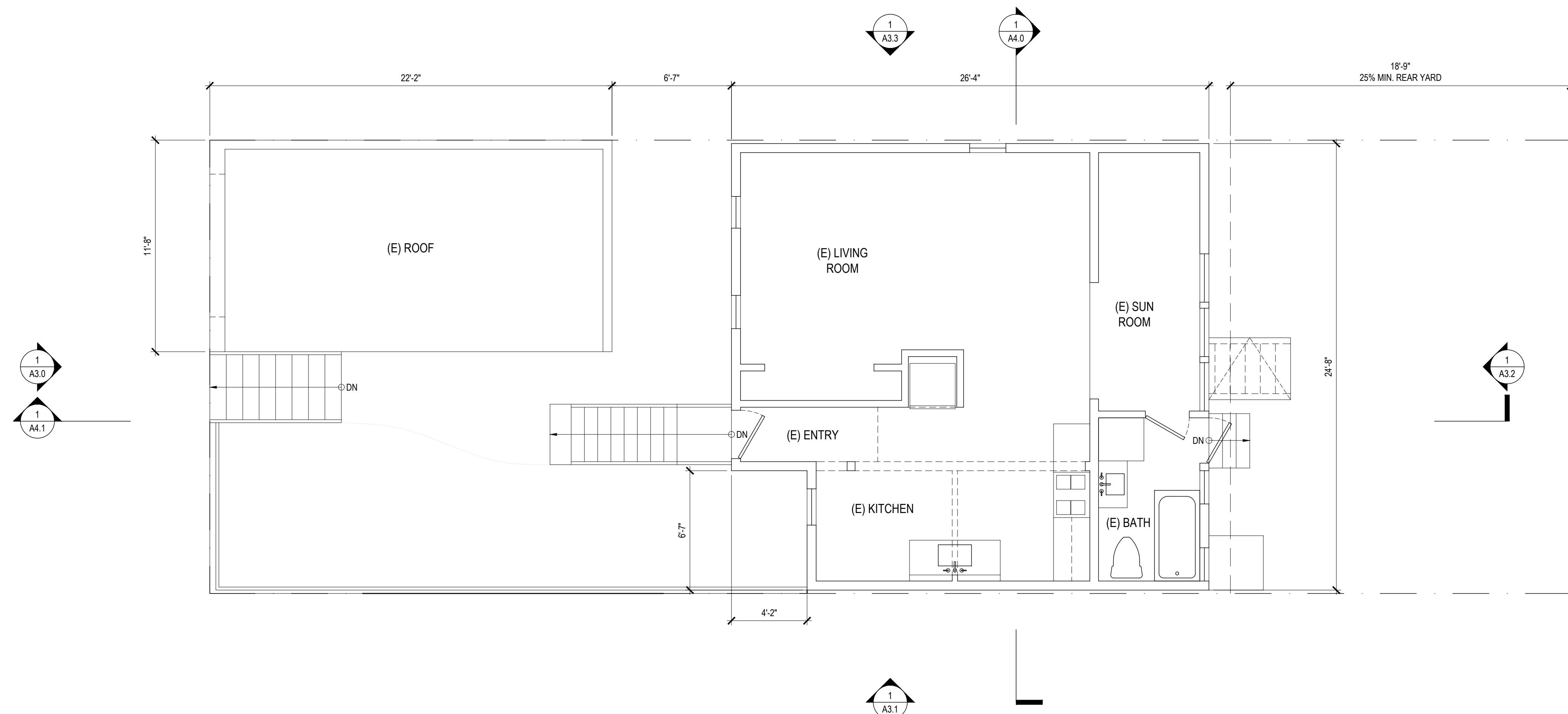
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CHECK RESPONSE #1

PREVIOUS RELEASE
 Title Date
 Pre-Application Meeting Set 9.12.2019
 Site Permit Set 12.20.2019

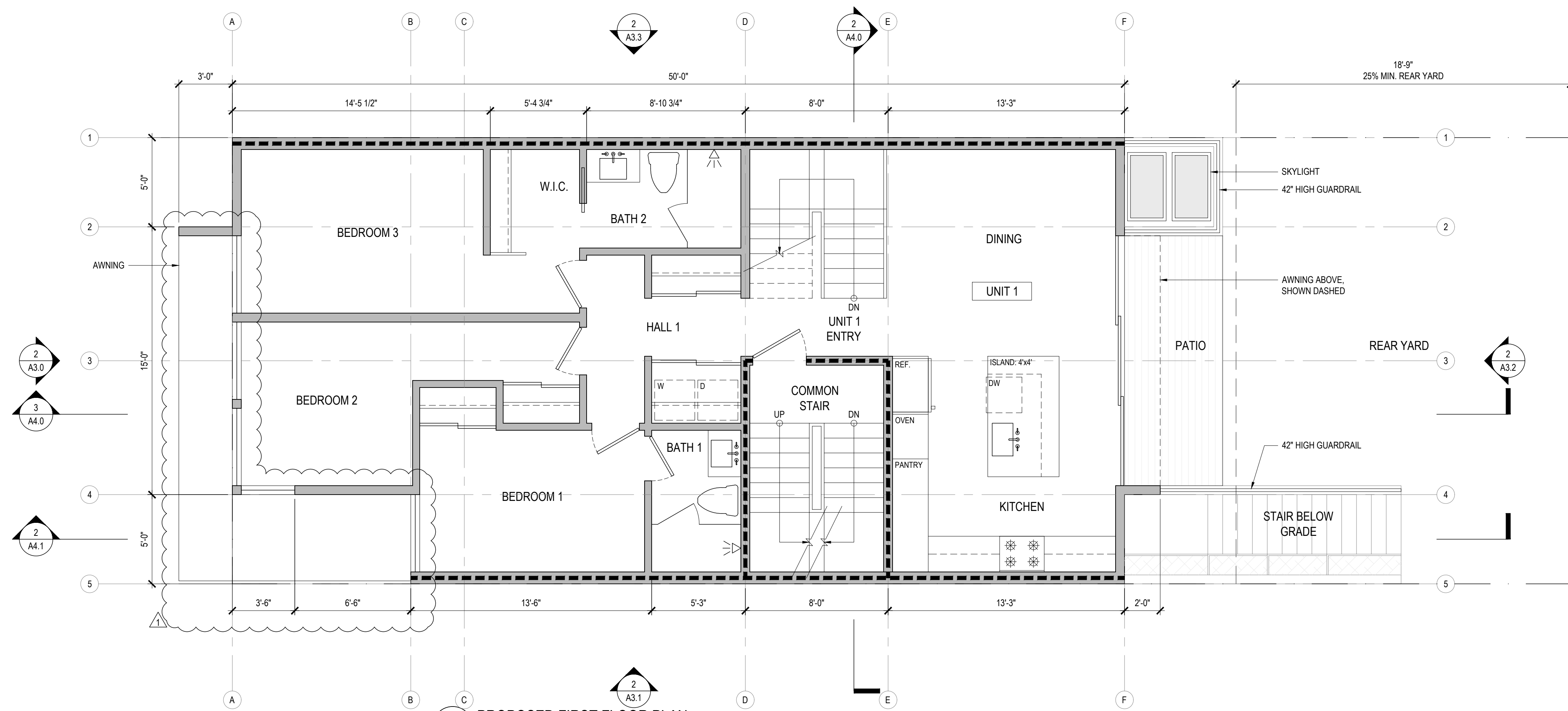
SHEET TITLE
FLOOR PLANS

SCALE 1/4"=1'-0"
 JOB NUMBER 19-04
 DRAWN BY BS

A2.0



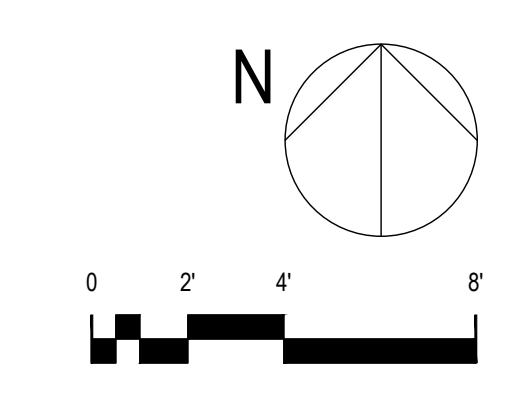
1 EXISTING / DEMO FIRST FLOOR PLAN



2 PROPOSED FIRST FLOOR PLAN

LEGEND

- AREA OF ADDITION, SHOWN HATCHED
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL TO MATCH EXISTING
- 1-HR FIRE-RESISTANCE RATED ASSEMBLY



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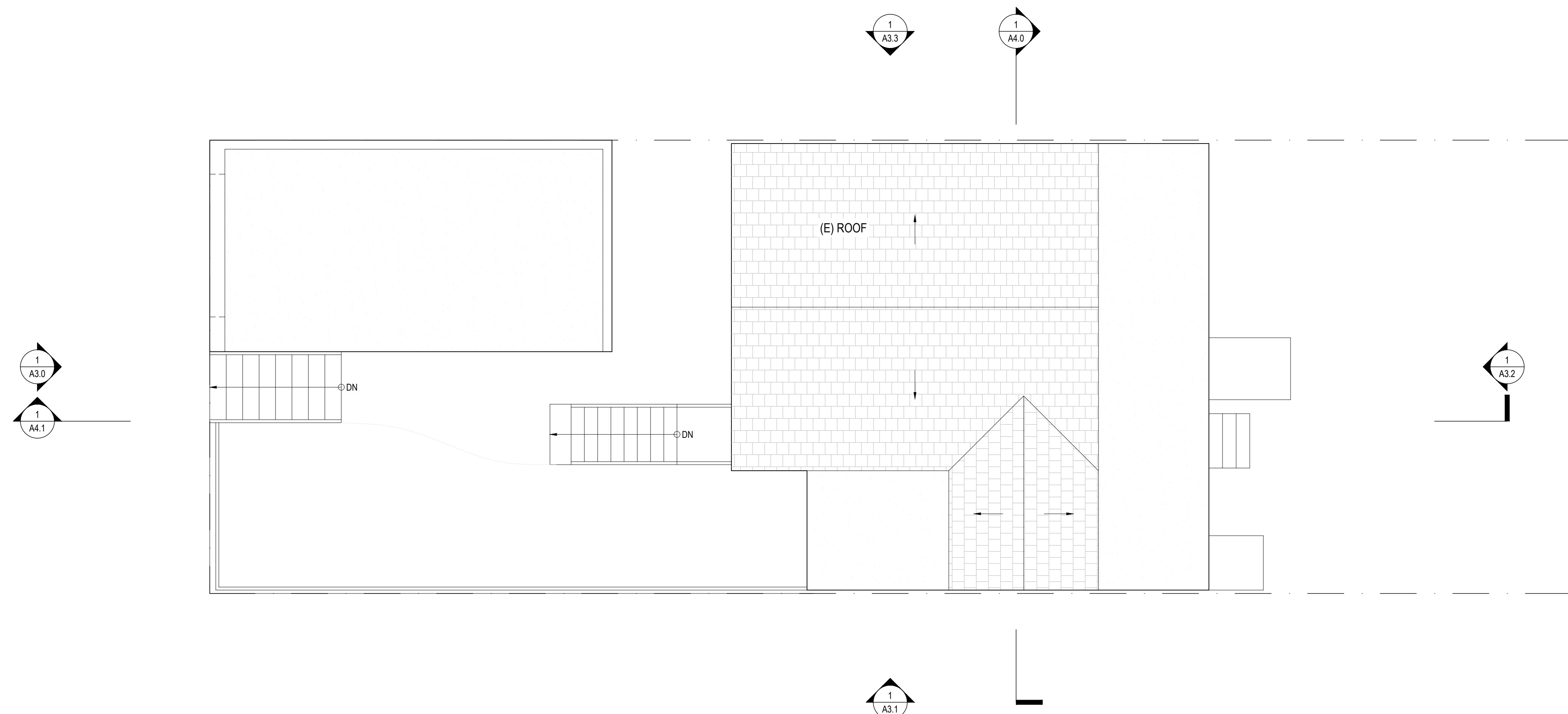
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PLANNING PLAN
CHECK RESPONSE #1

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 Site Permit Set Date: 12.20.2019

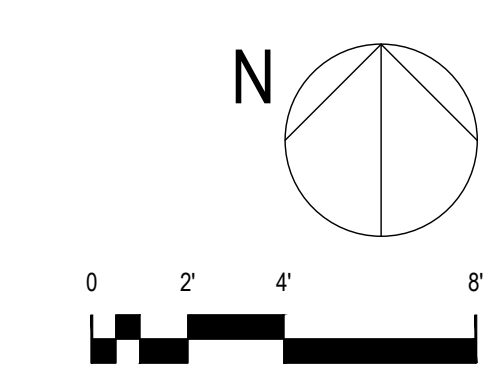
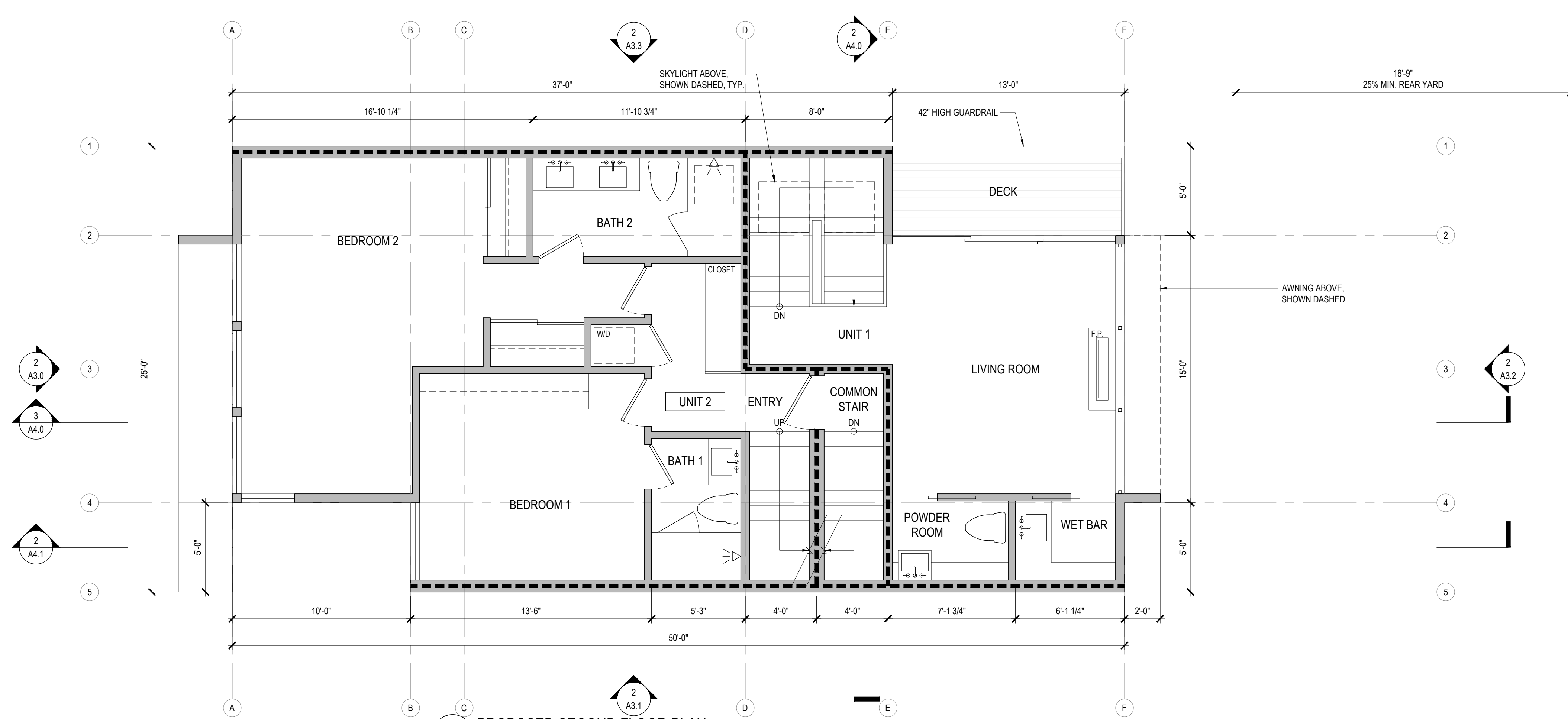
SHEET TITLE
FLOOR PLANS

SCALE 1/4"=1'-0"
 JOB NUMBER 19-04
 DRAWN BY BS

A2.1



- LEGEND**
- AREA OF ADDITION, SHOWN HATCHED
 - (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED
 - (N) WALL TO MATCH EXISTING
 - 1-HR FIRE-RESISTANCE RATED ASSEMBLY



finlore
ARCHITECTURE

1130 Keeler Avenue, Suite 1
Berkeley, CA 94708
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P 415.208.106



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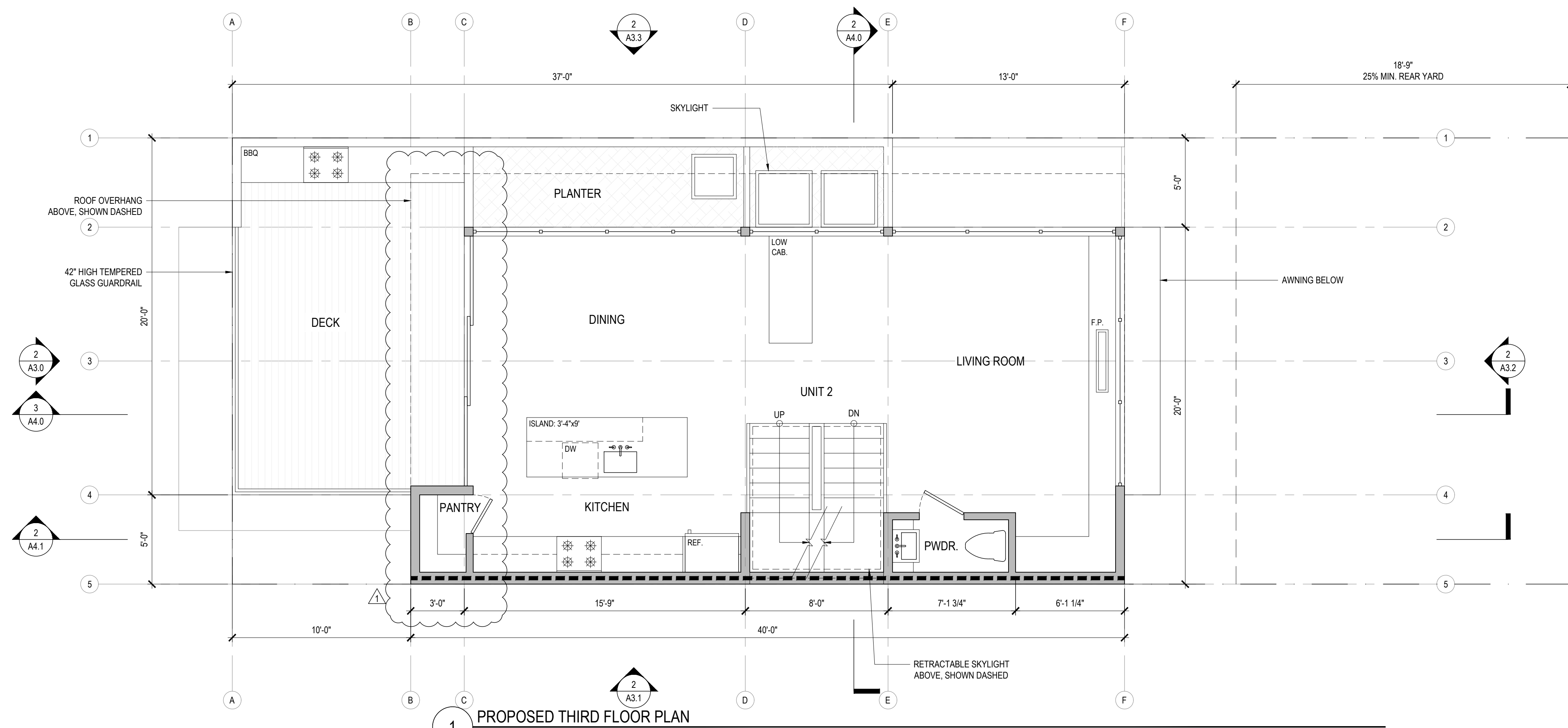
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Title	Date
Pre-Application Meeting Set	9.12.2019
Site Permit Set	12.20.2019

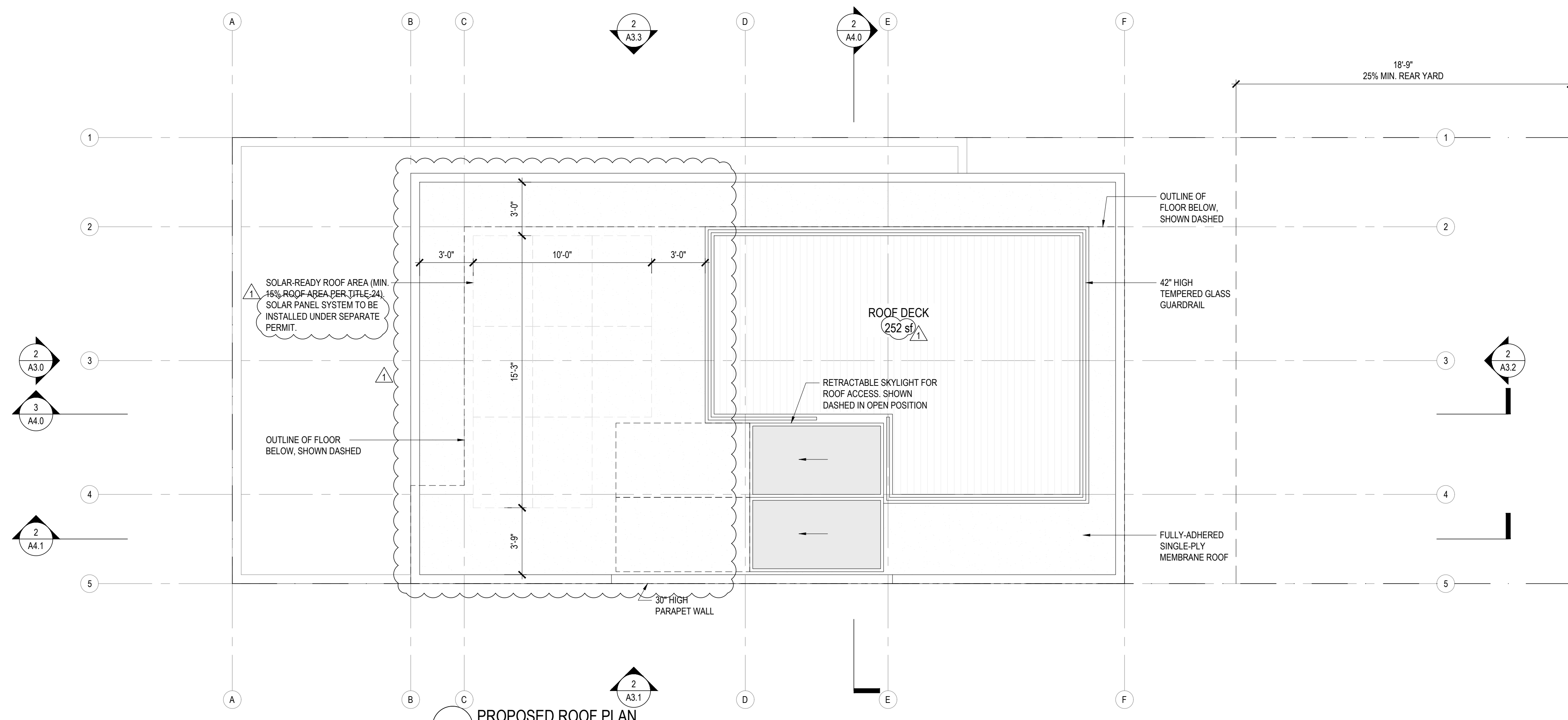
SHEET TITLE
FLOOR / ROOF PLANS

SCALE 1/4"=1'-0"
JOB NUMBER 19-04
DRAWN BY BS

A2.2



1 PROPOSED THIRD FLOOR PLAN



2 PROPOSED ROOF PLAN

LEGEND

- AREA OF ADDITION, SHOWN HATCHED
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL TO MATCH EXISTING
- 1-HR FIRE-RESISTANCE RATED ASSEMBLY



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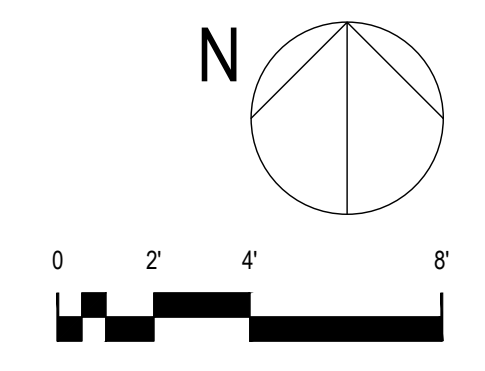
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PLANNING PLAN 1
CHECK RESPONSE #1

PREVIOUS RELEASE
Title Date
Pre-Application Meeting Set 9.12.2019
Site Permit Set 12.20.2019

SHEET TITLE
FLOOR / ROOF PLANS

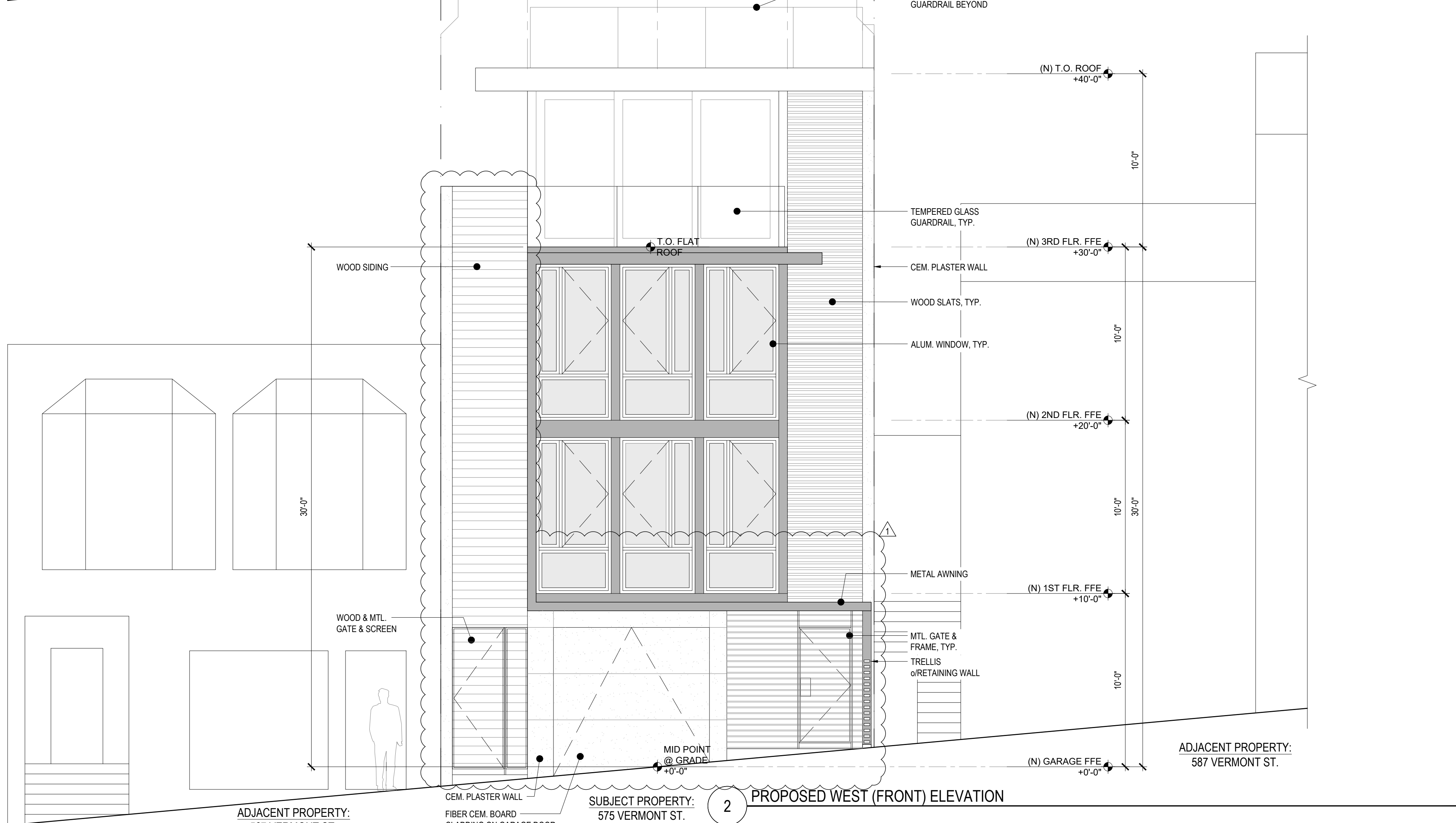
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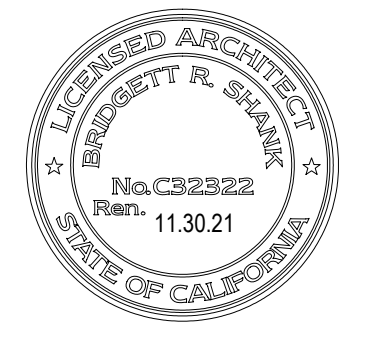
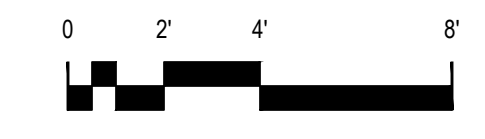




1 EXISTING WEST (FRONT) ELEVATION



2 PROPOSED WEST (FRONT) ELEVATION



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575 Vermont St.

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OWNER
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CURRENT RELEASE SET
PLANNING PLAN
CHECK RESPONSE #1

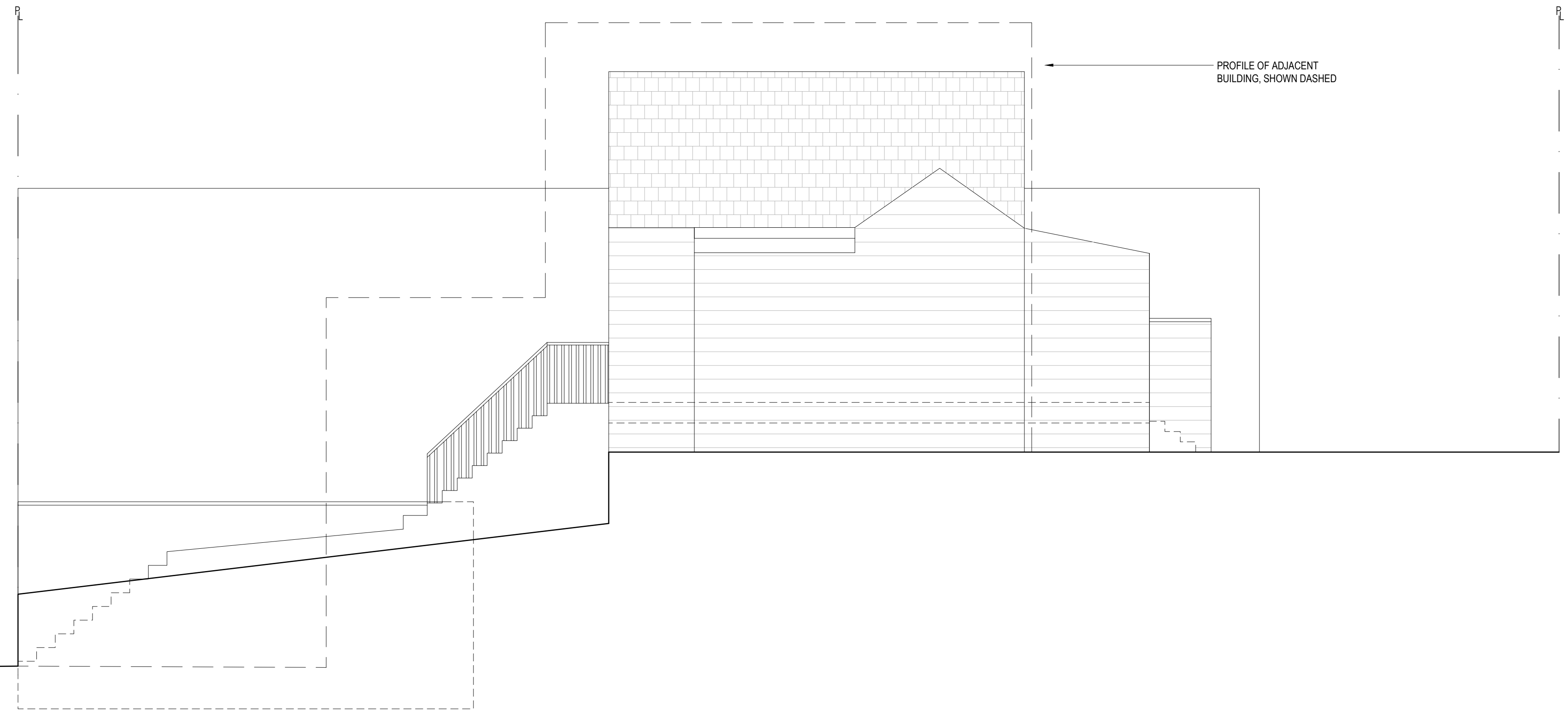
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Title	Date
Pre-Application Meeting Set	9.12.2019
Site Permit Set	12.20.2019

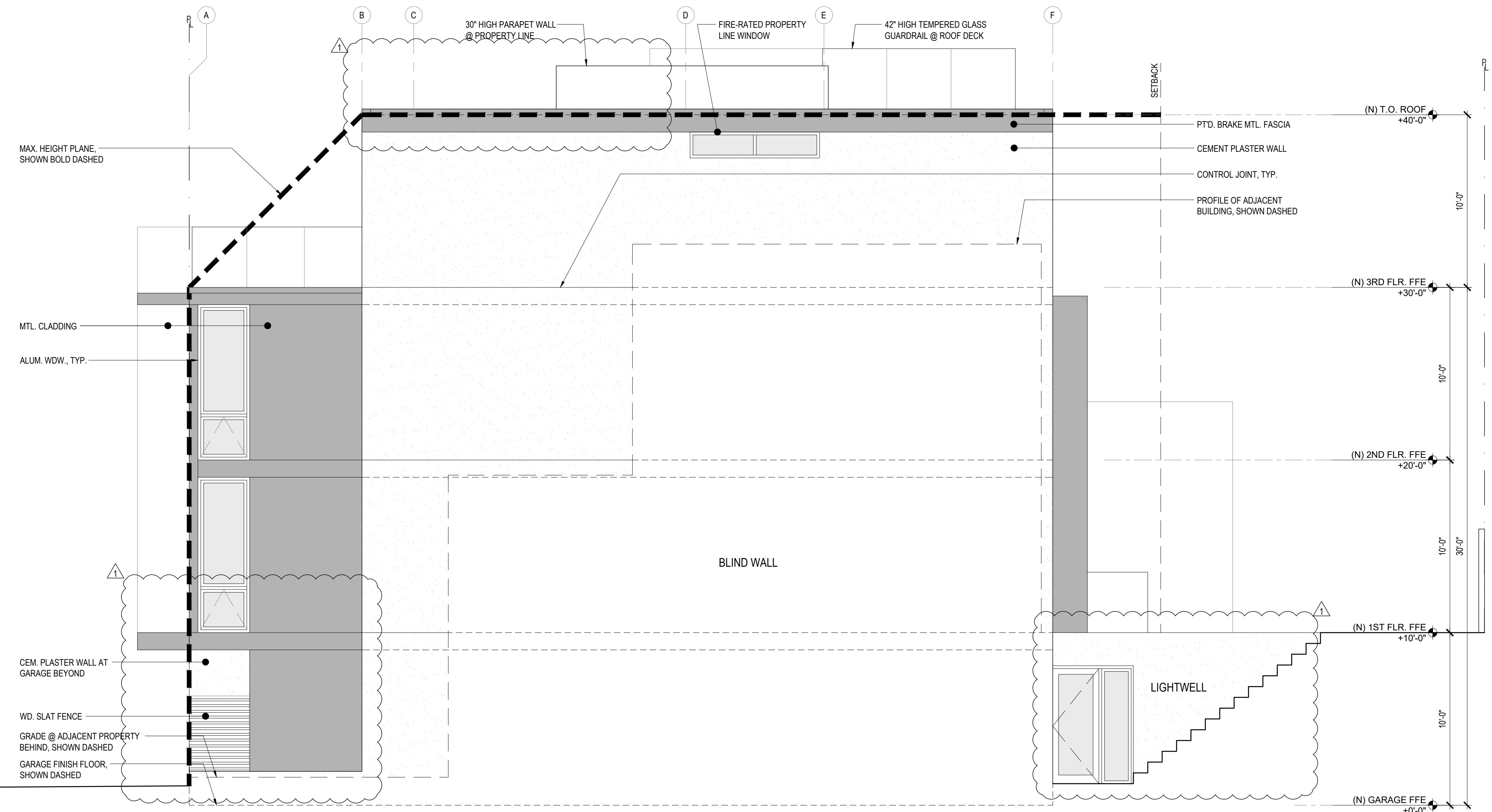
SHEET TITLE
EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"
JOB NUMBER 19-04
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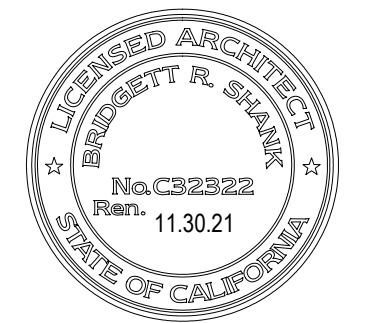
A3.0



1 EXISTING SOUTH ELEVATION



2 PROPOSED SOUTH ELEVATION



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OWNER
Joel Micucci

CURRENT RELEASE DATE
October 20, 2020

CURRENT RELEASE SET
PLANNING PLAN 
CHECK RESPONSE #1

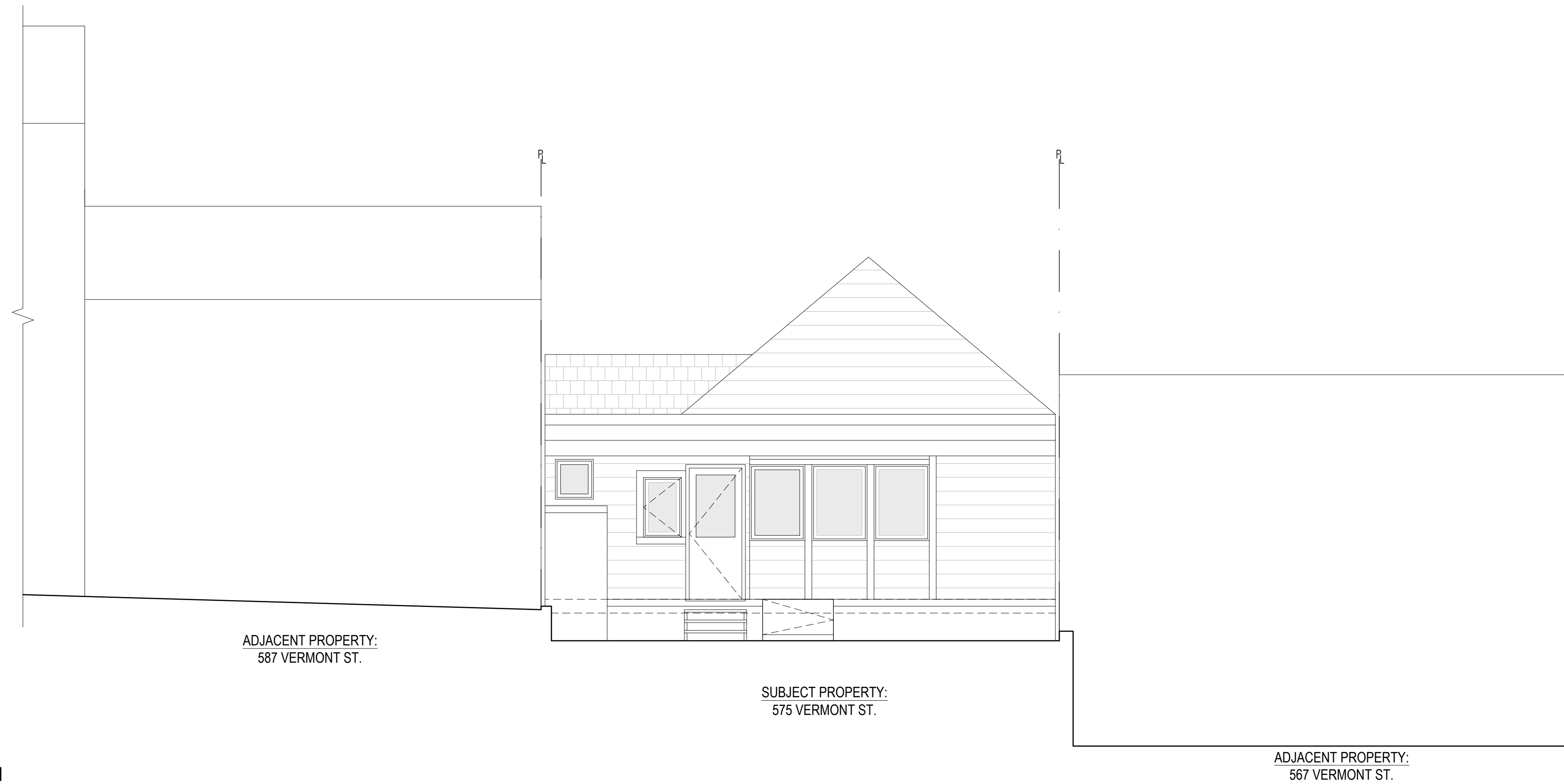
PREVIOUS RELEASE
Title Date
Pre-Application Meeting Set 9.12.2019
Site Permit Set 12.20.2019

SHEET TITLE
EXTERIOR ELEVATIONS

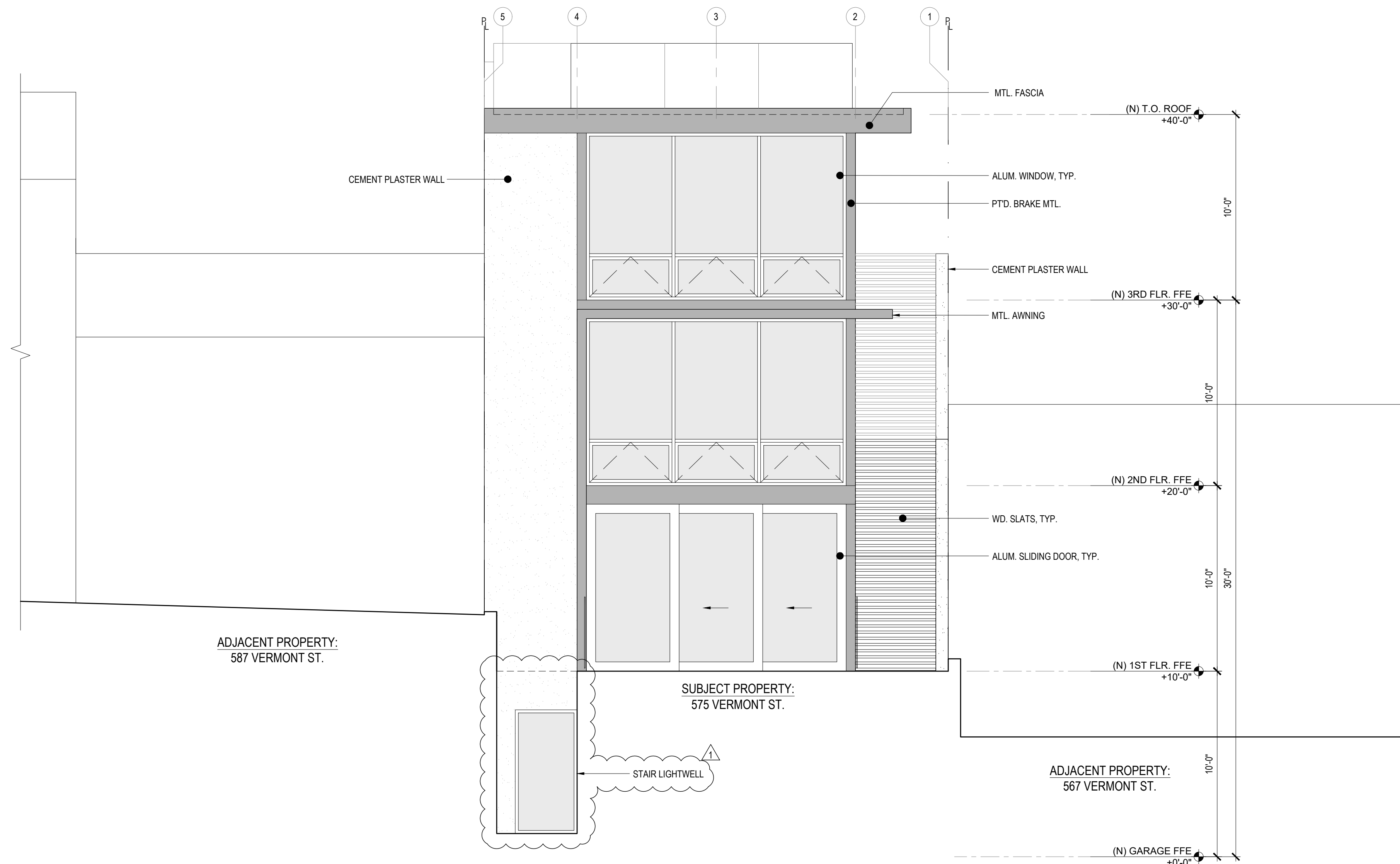
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JOB NUMBER 19-04
DRAWN BY BS

A3.1

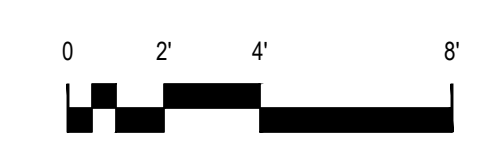




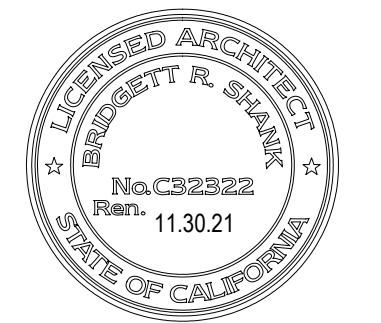
1 EXISTING EAST (REAR) ELEVATION



2 PROPOSED EAST (REAR) ELEVATION



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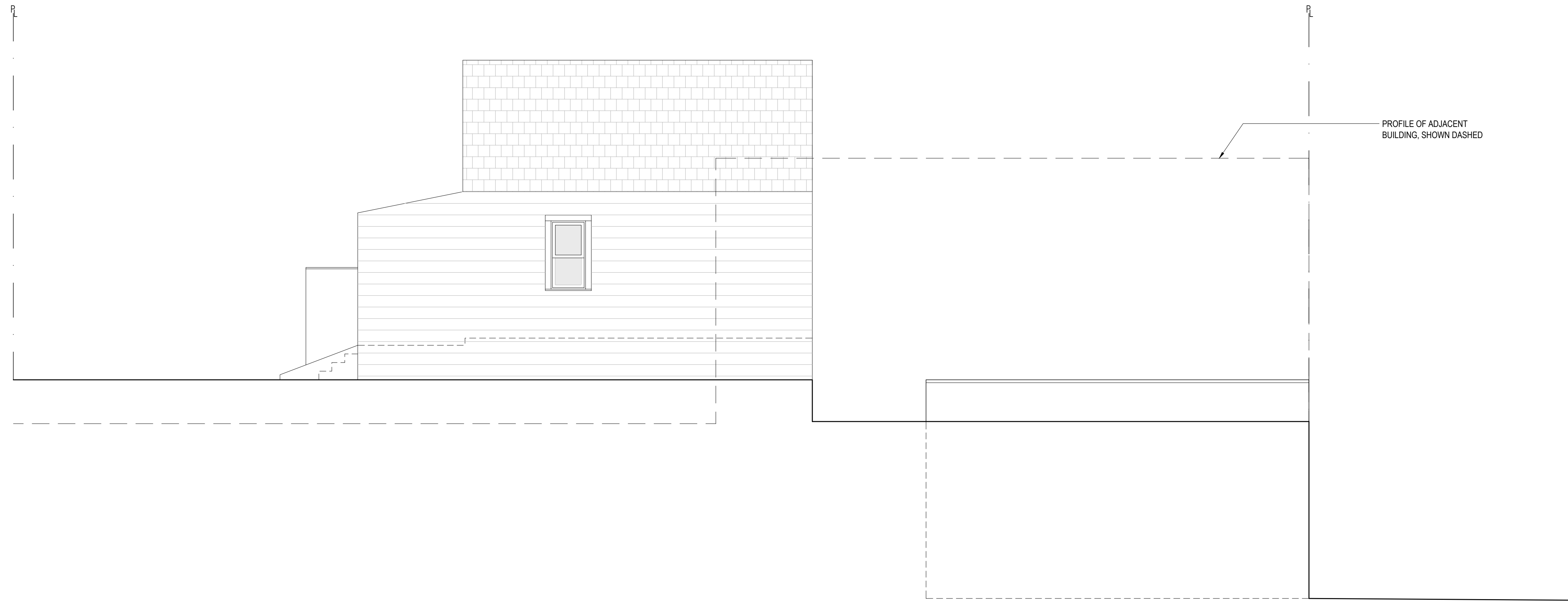
CURRENT RELEASE SET
PLANNING PLAN
CHECK RESPONSE #1

PREVIOUS RELEASE
Title
Pre-Application Meeting Set
Site Permit Set
Date
9.12.2019
12.20.2019

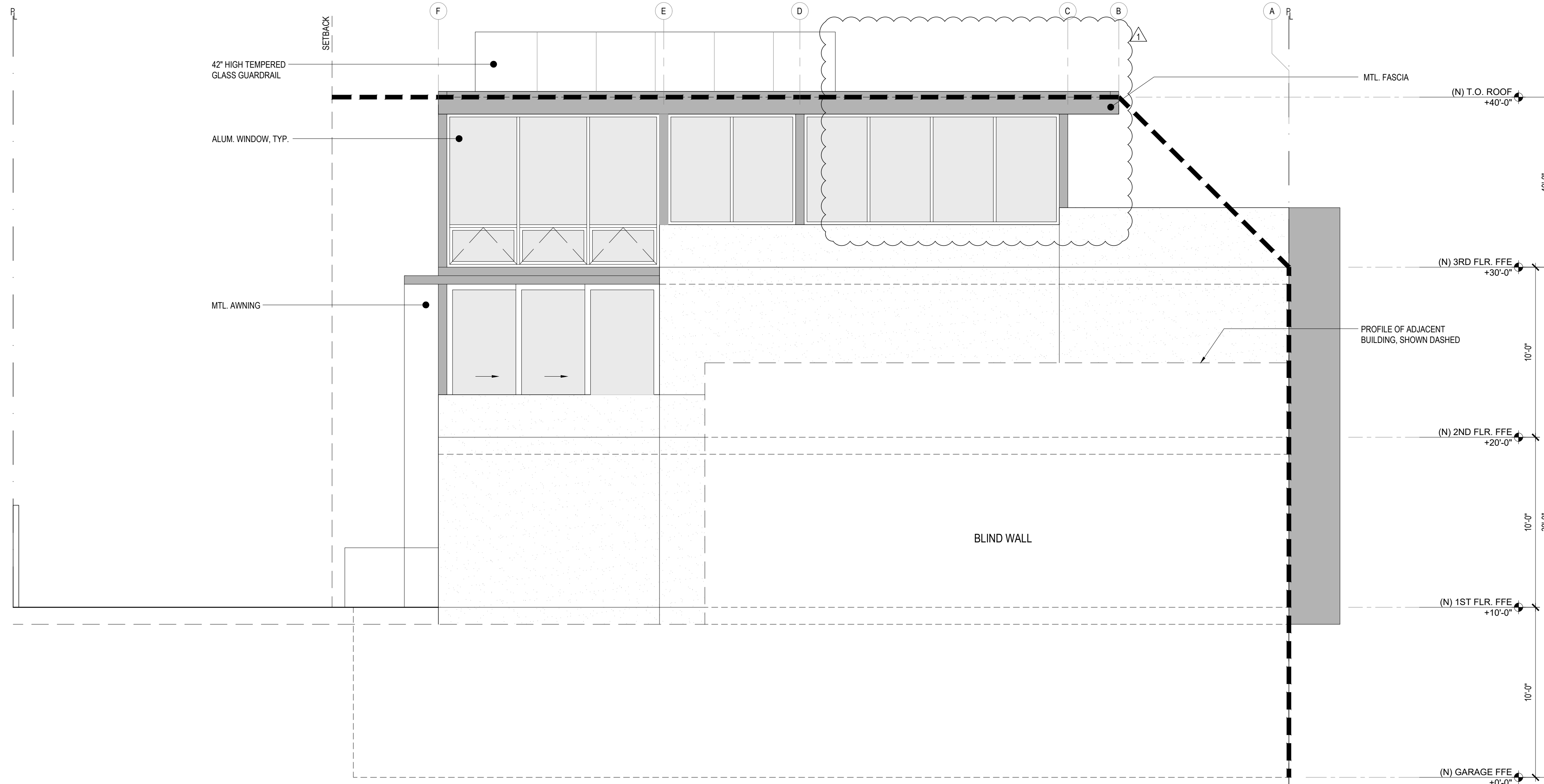
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**EXTERIOR
ELEVATIONS**

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JOB NUMBER 19-04
DRAWN BY BS

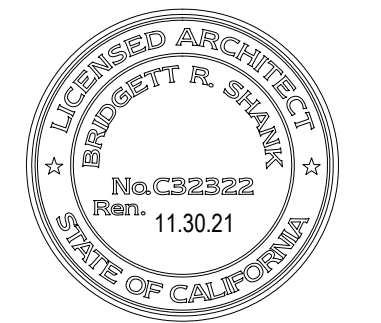
A3.2



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION



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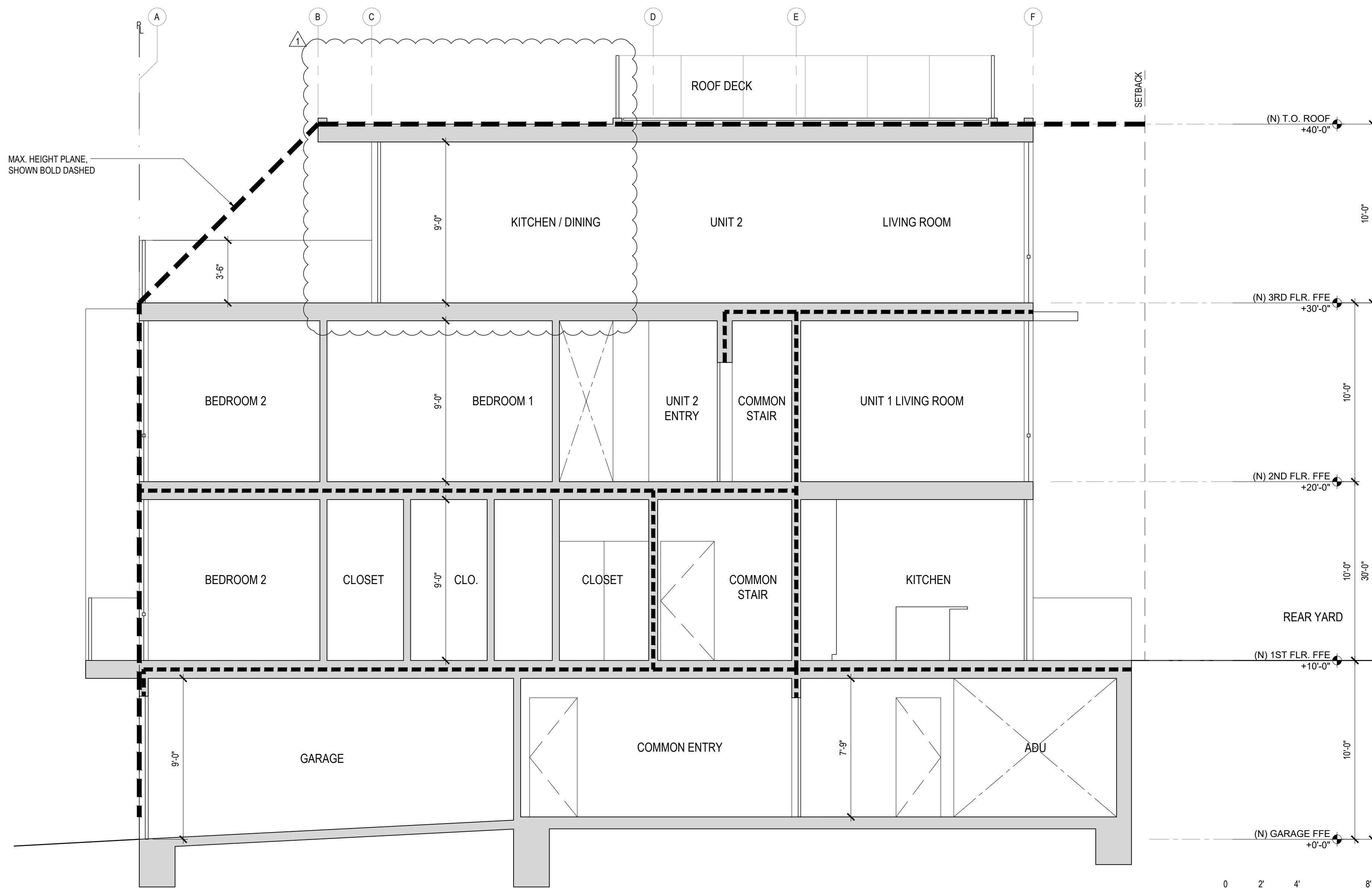
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PREVIOUS RELEASE
Title Date
Pre-Application Meeting Set 9.12.2019
Site Permit Set 12.20.2019

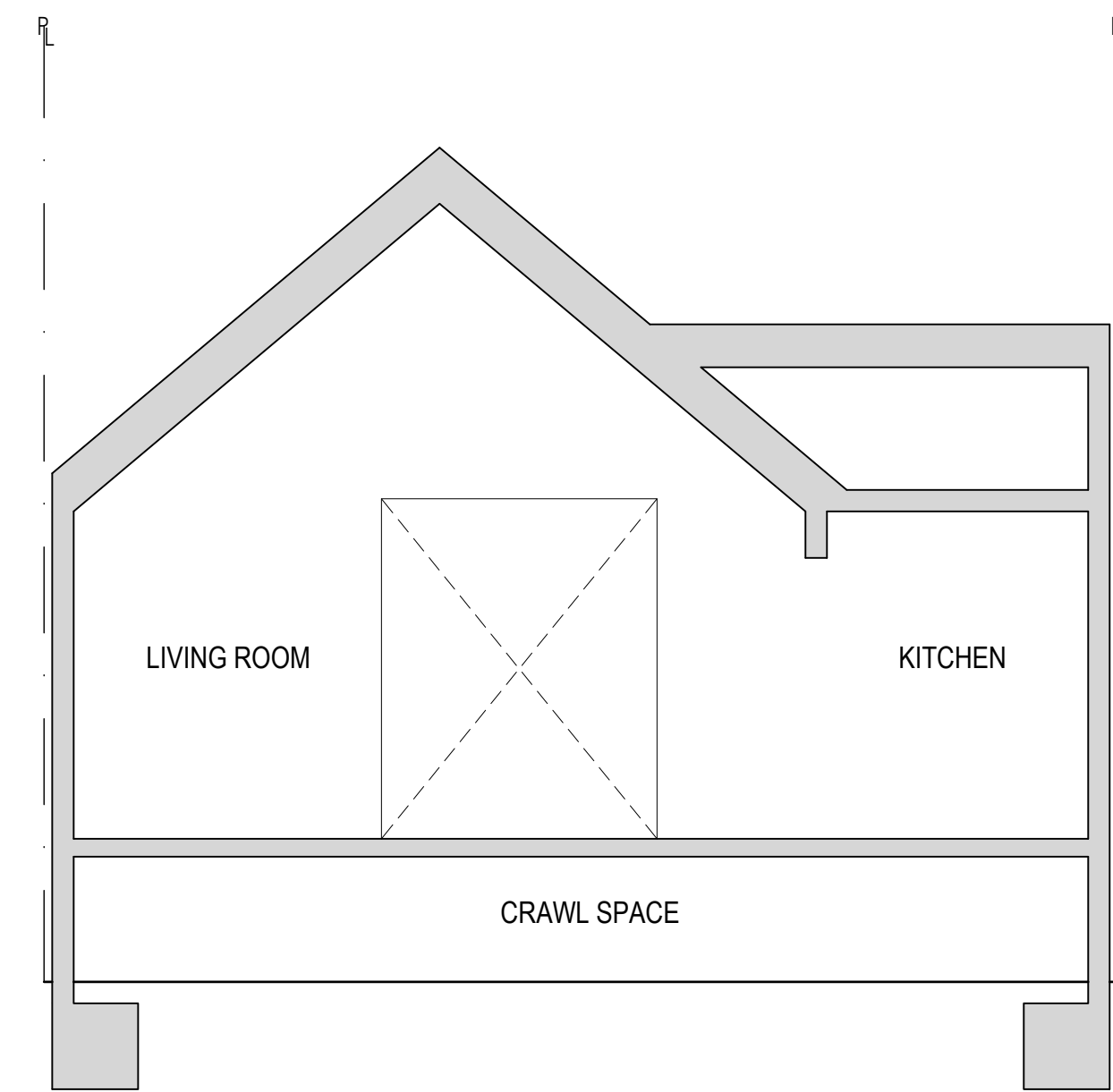
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**EXTERIOR
ELEVATIONS**

SCALE 1/4"=1'-0"
JOB NUMBER 19-04
DRAWN BY BS

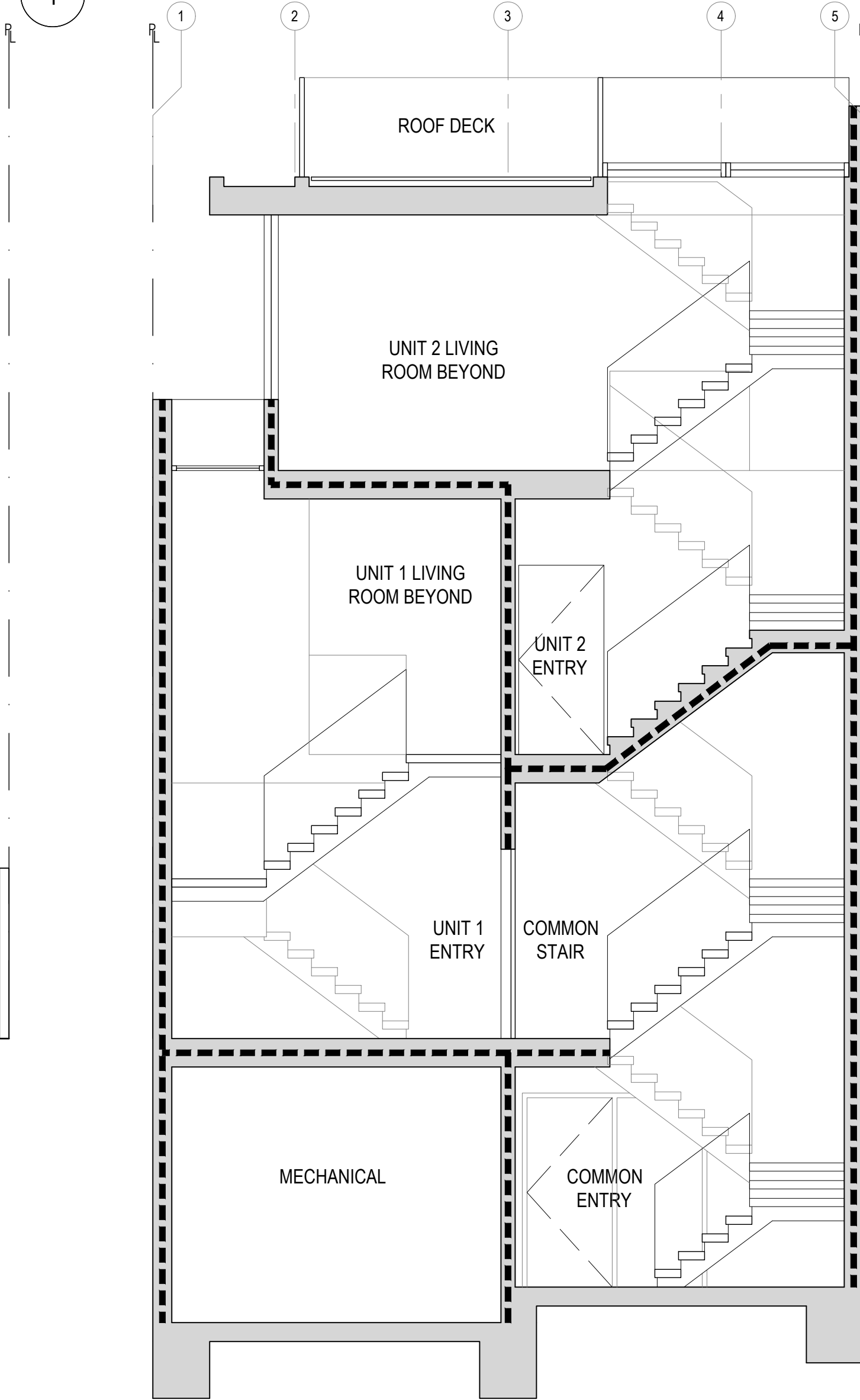
A3.3



3 PROPOSED BUILDING LONGITUDINAL SECTION



2 PROPOSED BUILDING CROSS SECTION



1 PROPOSED BUILDING CROSS SECTION

LEGEND
 - - - - - 1-HR FIRE-RESISTANCE RATED ASSEMBLY

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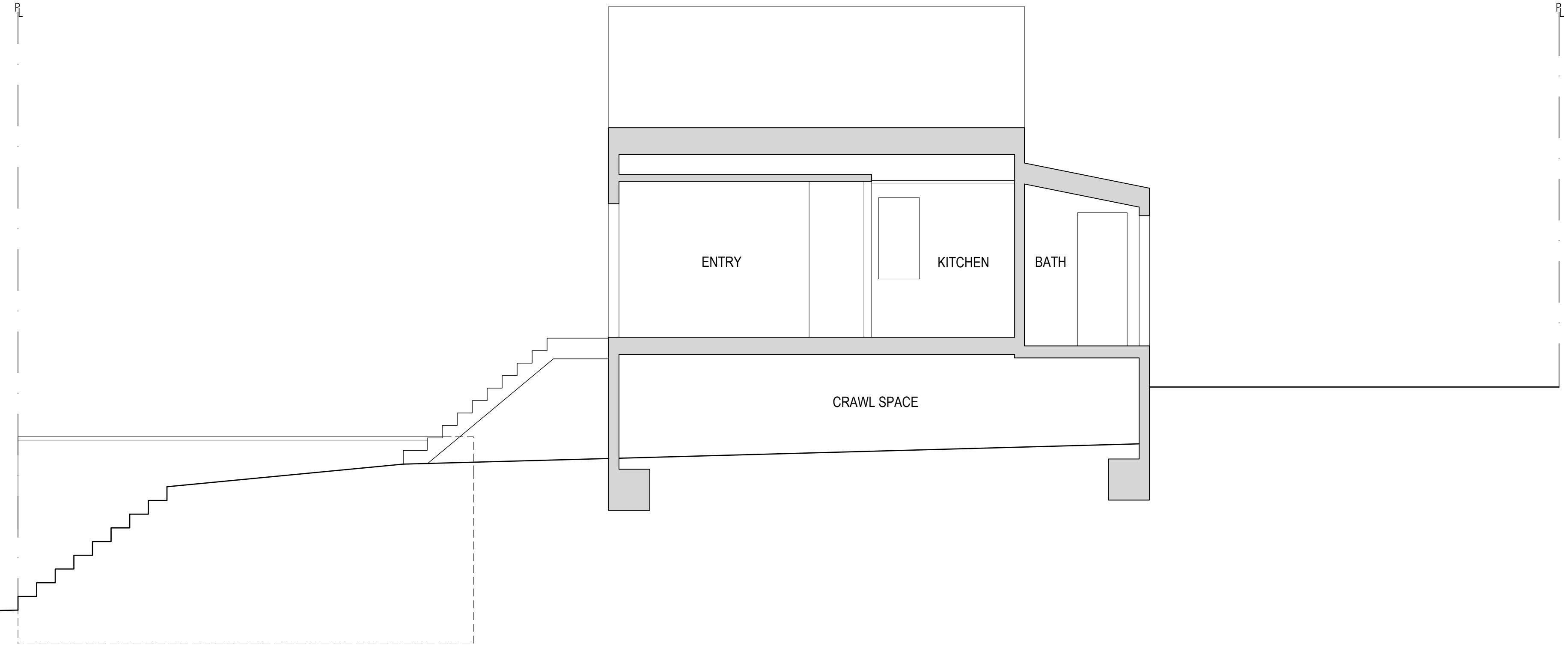
CURRENT RELEASE SET
PLANNING PLAN
CHECK RESPONSE #1

PREVIOUS RELEASE
 Title Date
 Pre-Application Meeting Set 9.12.2019
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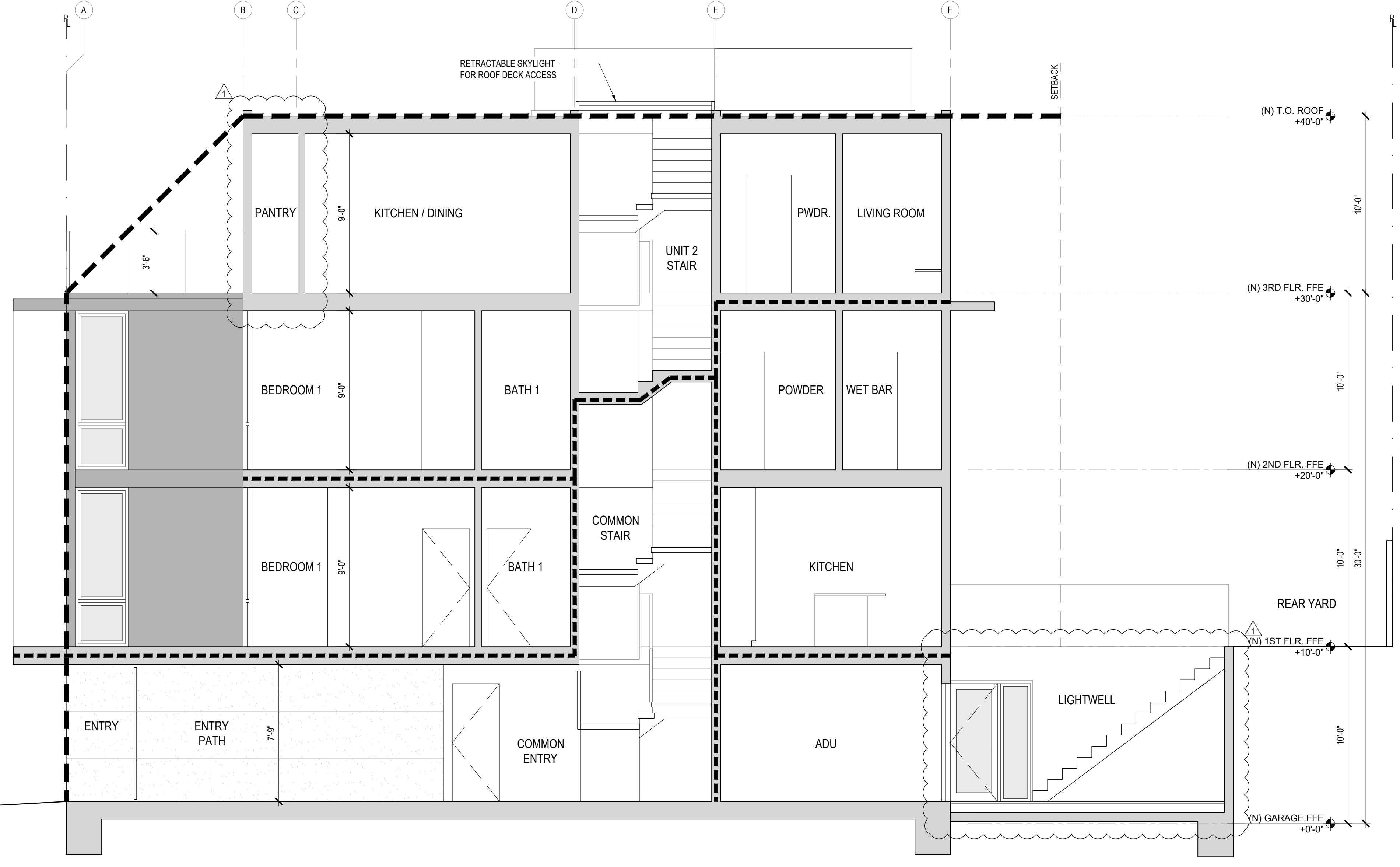
SHEET TITLE
BUILDING SECTIONS

SCALE 1/4"=1'-0"
 JOB NUMBER 19-04
 DRAWN BY BS

A4.0



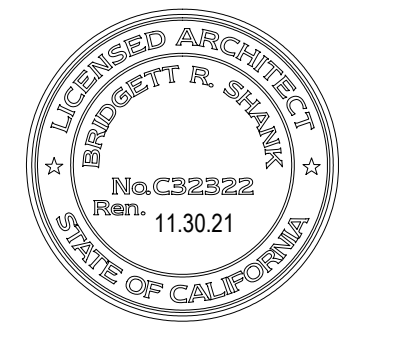
1 EXISTING BUILDING SECTION



2 PROPOSED BUILDING SECTION

LEGEND
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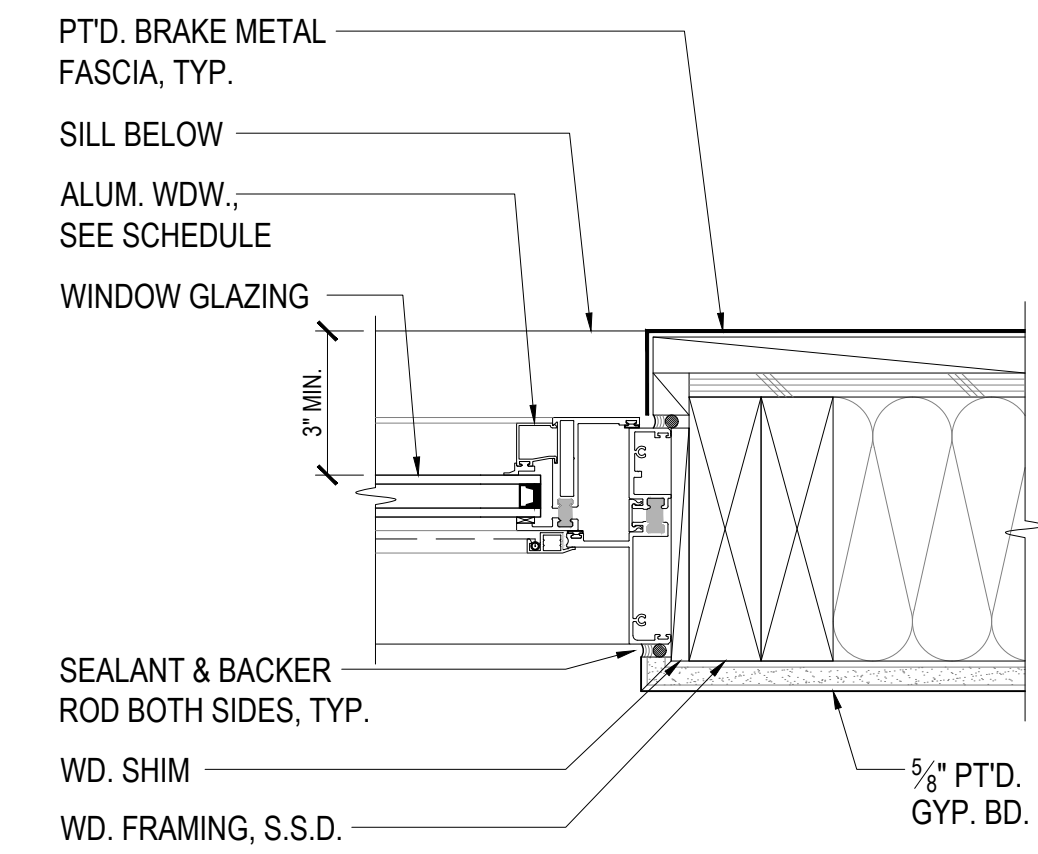
Title	Date
Pre-Application Meeting Set	9.12.2019
Site Permit Set	12.20.2019

SHEET TITLE
BUILDING SECTIONS

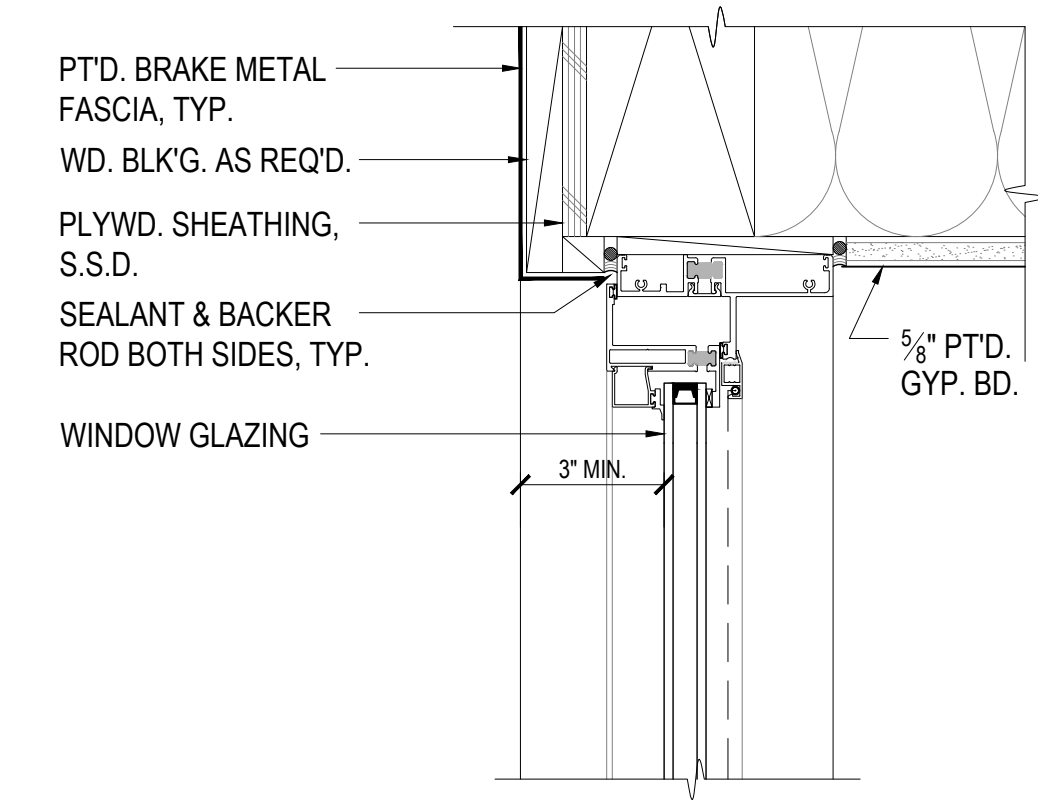
SCALE 1/4"=1'-0"
 JOB NUMBER 19-04
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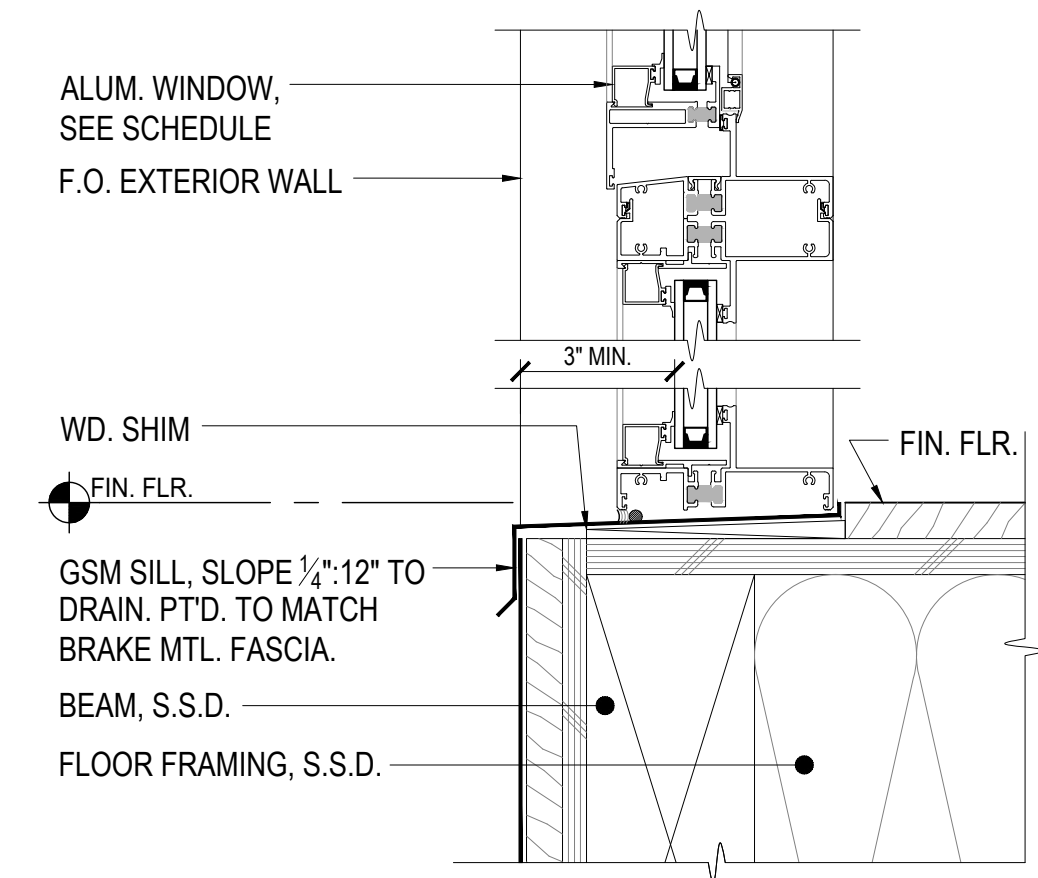
A4.1



3 TYP. WINDOW JAMB DETAIL
3" = 1'-0"



2 TYP. WINDOW HEAD & SILL DETAIL
3" = 1'-0"



1 TYP. WINDOW HEAD & SILL DETAIL
3" = 1'-0"

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SHEET TITLE
EXTERIOR DETAILS

SCALE VARIES
JOB NUMBER 19-04
DRAWN BY BS

A8.0