



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: March 4, 2021

CONTINUED FROM: February 4, 2021

Record No.: 2020-003223CUA
Project Address: 249 Texas Street
Zoning: Residential-House, Two Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 4001/017A
Project Sponsor: John Maniscalco, John Maniscalco Architecture
442 Grove St
San Francisco, CA 94102
Property Owner: Joanne Siu & Kerry Shapiro
San Francisco, CA 94107
Staff Contact: Alex Westhoff – (628) 652-7314
alex.westhoff@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project proposes the demolition of an existing three-story, single-family residence measuring approximately 3,098 square feet (sf) and the new construction of a three-story, 30-ft tall, residential building (measuring approximately 4,361 sf) with two dwelling units, two below-grade off street parking spaces, and 2 Class 1 bicycle parking spaces. The proposed structure would have a basement level requiring approximately 326 cubic yards of soil disturbance with a maximum depth of excavation approximately 8 feet below existing ground surface.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to demolish the existing single-family residence and construct a new two-unit residential building.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** To date Department Staff have received verbal and/or written correspondence from five neighbors on the project, plus a representative from one community group. Concerns expressed have included:
 - the building's character, massing, and design;
 - light, air circulation, noise, and privacy impacts;
 - traffic, noise, and debris which may occur during demolition and construction;
 - environmental impacts/landslide vulnerability/topography;
 - limitations on future rental potential of neighboring properties;
 - tenant displacement (subject property);
 - lack of communication on behalf of the project sponsor;
 - difficulty in understanding architectural plans; and
 - challenges in communicating with neighbors during Shelter-in-Place.
- **Outreach:**
 - The Sponsor has hosted one pre-application meeting with the community, on October 18, 2019. Project sponsors responded to neighbor's comments at this meeting including allowable setbacks, building design and character, scale, and shadowing.
 - More recently the sponsor has reached out to each of the neighbors who have voiced concerns, via email and/or virtual meetings. Please see attached project sponsor brief which details the specifics of project communication.

- **Tenant History:** According to project sponsor, the existing single-family residence is currently rented to tenants on a short-term lease while the sponsors proceed through the permitting process. Pursuant to a search request with the San Francisco Rent Board, there have been no tenant evictions or tenant buyouts within the past 10 years.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Additional landscaping incorporated in front of the garage
 - Roof deck area reduced at rear
 - Roof deck glass railing setback five feet at front of building edge
 - Direct access to the 2nd unit has been made more visible at the front.
 - Location of utility panels located beneath the entry stair to not be visible from sidewalk
 - Third floor front glazing has been reduced.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The proposed new building is designed to be in keeping with the existing development pattern and neighborhood character along Texas Street. Although the Project includes the demolition of a single-family home, a two-unit residential property will be built in its place, thus resulting in a net increase of one dwelling unit. 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 – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, AS PART OF A PROJECT THAT WOULD DEMOLISH THE EXISTING 3,098 SQUARE-FOOT, THREE-STORY SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW THREE-STORY 4,361 SQUARE-FOOT RESIDENTIAL BUILDING CONTAINING TWO DWELLING UNITS ABOVE A GARAGE WITH TWO OFF-STREET PARKING SPACES, LOCATED AT 249 TEXAS STREET, LOT 017A IN ASSESSOR'S BLOCK 4001, 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 February 19, 2020, John Maniscalco of John Maniscalco Architecture (hereinafter "Project Sponsor") filed Application 2020-003223CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing three-story-over-basement single-family residence (measuring approximately 3,098 gross square feet (gsf) and construct a new two-unit, three-story-over-basement 30-foot (ft) tall, residential building, measuring approximately 4,361 gsf (hereinafter "Project") at 249 Texas Street, Block 4001 Lots 017A (hereinafter "Project Site").

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

On February 4, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-003223CUA. At this hearing, the Commission continued the Project to the public hearing on March 4, 2021.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-003223CUA 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. 2020-003223CUA, 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 proposes the demolition of an existing three-story, single-family residence and the construction of a new three-story, 30-ft tall residential building (approximately 4,361 gsf) with two dwelling units, two below-grade off street parking spaces, and 2 Class 1 bicycle parking spaces. The project includes a studio unit, a three-bedroom unit, and 706 square feet (sf) of common open space via the rear yard and 849 sf of private open space via the level 1 rear deck and roof decks.
- 3. Site Description and Present Use.** The Project is located on a rectangular lot measuring 2,500 sf with 25-ft of frontage along Texas St. The project site contains an existing three-story over basement, single family 3,098 sf residence.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 (Residential-House Two Family) Zoning District. The immediate context is largely residential, with commercial uses along both 18th and Mariposa Streets. The immediate neighborhood includes a four-unit two-story apartment to the south, a single-family one-story home to the north, one- to two-story residential units to the west across Texas Street as well as to the east along Mississippi Street behind the subject property. Other zoning districts in the vicinity of the project site include: UMU, (Urban Mixed-Use), RH-3 (Residential-House Three Family), NC-2 (Neighborhood Commercial Small Scale), and P (Public).
- 5. Public Outreach and Comments.** To date, Department Staff have received verbal and/or written correspondence from five neighbors on the Project, plus a representative from one community group. Concerns expressed included the building's character; massing, and design; light, air circulation, noise, and privacy impacts; traffic, noise, and debris which may occur during demolition; environmental impacts/landslide vulnerability/topography; limitations on future rental potential of neighboring properties; tenant displacement (subject property); lack of communication on behalf of the project sponsor; difficulty in understanding architectural plans; and challenges in communicating with neighbors during Shelter-in-Place.
- 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. Use.** Planning Code Section 209.1 permits two-family homes in RH-2 Zoning District.
The Project would construct two dwelling units.
 - B. Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in a RH-2 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

The Project proposes the demolition of an existing single-family dwelling and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.

- C. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback

As the adjacent northerly property has a front setback of 5 feet 10 inches and the adjacent southerly property has no front setback, the subject property is required to provide a minimum front setback of 2 feet 11 inches. The Project proposes a front setback of 2 feet 11 inches.

- D. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

The subject property is 25 feet in width and has a required front setback of approximately 2 feet 11 inches, totaling approximately 73 sf of front setback area. The front steps area however, makes up approximately 20 sf and can be removed from this area, thus totaling 53 sf of front set back area, of which 20%, or approximately 11 sf must be devoted to plant material. A total of 16.8 sf of the front setback remains unpaved and devoted to plan material, thus meeting Section 132(g). Furthermore the total permeably area is 52.5 square feet or 99%, thus exceeding the required 50% pursuant to Section 132(h).

- E. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-2 Zoning Districts. Where applicable Planning Code Section 134(c) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings, so long as a minimum rear yard of 25% of the total property or 15 feet is maintained, whichever is greater. In cases where a rear yard requirement is thus reduced, the last 10 feet of building depth permitted on the subject lot shall be limited to a height of 30 feet.

The subject property's required rear yard is the average between the rear building walls of the two adjacent buildings. The adjacent property to the north has a rear yard of 42 feet 11 inches, while the adjacent property to the south has a rear yard of 34 feet 1 inch. Thus, the subject property is required to maintain a rear yard of at least 38 feet 6 inches. The Project proposes a rear yard of 38 feet 6 inches. Thus, the Project provides a code-compliant rear yard.

- F. **Useable Open Space.** In the RH-2 Zoning District, Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or a total of 332 square feet of common usable open space for two dwelling units.

The Project contains two dwelling units. The lower and upper unit both have access to the 706 square feet of basement level common open space in the rear yard, while the upper unit has exclusive access to the 849 square feet of private open space amongst the level 1 roof deck and upper roof decks.

- G. **Permitted Obstructions.** Planning Code Section 136 allows certain features including architectural projections, uncovered stairways and decks as permitted obstructions into the required rear yard so long as certain dimensional requirements are met.

The proposed rear deck does not exceed 10 feet above the existing grade, does not extend more than 12 feet into the required open area, and does not occupy space with the rear 25 percent or 15 feet of the total lot depth and thus is compliant with this Planning Code Section 136(c)(25).

- H. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

The upper dwelling unit has direct exposure onto both the public street and a Code-compliant rear yard, and the lower dwelling unit has direct exposure onto a Code-compliant rear yard.

- I. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The Project proposes a Code-complying garage door width of 9 feet 7 inches.

- J. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

The Project will provide two (2) off-street parking spaces.

- K. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

The project proposes two Class 1 bicycle parking spaces.

- L. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

The Project includes approximately 4,361 gross square feet of new residential use. The Project shall receive credit for existing uses on the project site. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building permit application.

- M. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any

development project within the Eastern Neighborhoods Area Plan that results in the addition of gross square feet of new residential space over 800 sf.

The Project includes approximately 4,361 gross square feet of new residential development. The Project shall receive credit for existing uses on the project site. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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 size of the proposed three-story two-unit property is in keeping with other residential properties in the neighborhood. The property is compliant with the Residential Design Guidelines, albeit modern in appearance. The Project contributes to the mixed visual character of the neighborhood. The property is designed appropriately to minimize light and privacy impacts to surrounding properties. The lightwell dimensions match the lightwell of the southerly adjacent property to continue to allow that property to receive light and air.

- 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 will be similar in size to the existing adjacent buildings. The adjacent southerly property is a two-story, four-unit, flat roofed apartment building. The adjacent northerly property is a one-story single-family pitched-roof home. The subject property's front setback is approximately 2'11" to transition between the two buildings. The location of the proposed building will allow for a rear yard that will contribute to the midblock open space and retain a sense of privacy for adjacent neighbors.

- (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 automobile parking, however the proposed garage is designed to accommodate the two off-street parking spaces and two Class 1 bicycle parking spaces.

- (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 expected 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;

Sufficient open space has been provided for both properties, and includes the rear yard, front setback, rear deck and roof deck. The front setback has been appropriately landscaped.

- 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 Use District.

The proposed project is consistent with the stated purposes of RH-2 Zoning District in that it proposes a two-unit residential building with private open space provided at ground-level and on both a rear yard and roof deck.

- 8. Dwelling Unit Removal Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. 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;

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

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

The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.

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

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

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

The structure is not a historical resource and its removal will not have any substantial adverse impacts.

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

The Project Sponsor has indicated that the existing single-family dwelling is currently tenant-occupied.

- F. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor has indicated that the existing single-family dwelling is tenant occupied.

- G. 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 two family-sized dwellings with more habitable square feet and bedrooms.

- H. 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 two family-sized dwellings that are consistent with the Residential Design Guidelines and the provisions of the RH-2 Zoning District.

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

The Project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project also results in an additional unit, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.

- J. 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 fewer than ten units.

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

The Project represents the redevelopment of an underutilized parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the RH-2 Zoning District.

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

The Project proposes enhanced opportunities for family-sized housing on-site by constructing two dwelling units whereas the property currently contains only one dwelling unit.

- M. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

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

On balance, the overall scale, design, and materials of the proposed buildings are consistent with the block face and compliment the neighborhood character with traditional building materials and a contemporary design.

- O. Whether the Project increases the number of on-site dwelling units;

The Project would add one additional dwelling unit to the site.

- P. Whether the Project increases the number of on-site bedrooms.

The existing dwelling contains three bedrooms. The proposal includes one studio unit and one three-bedroom unit.

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

The project will maximize the allowed density on-site by providing two dwelling units.

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

The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The new project will replace the existing three-bedroom single-family dwelling with two dwelling units, one also being a three-bedroom unit and the other being a studio.

- 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.

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.

The Project proposes demolition of a sound residential structure containing a three-bedroom single family dwelling. However, the new building will contain two dwelling units and thus will result in a net increase of housing. The Project will include bicycle parking, and the subject property is located within close proximity of public transit. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of materials, scale, proportions, and massing for the surrounding neighborhood. The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage and will contribute to the neighborhood's mixed character. Furthermore, the proposal maximizes the dwelling unit density, while bringing the property into full compliance with the requirements of the Planning Code.

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. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal.

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 single-family dwelling is proposed to be demolished, the project will provide two dwelling units. The project proposes a height and scale compatible with the surrounding neighborhoods and is consistent with the Planning Code.

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

The Project does not currently possess any existing affordable housing. The proposed two-family dwelling is proposed.

- 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. Specifically, the property is located within ¼ mile of the following MUNI lines: 14X, 22, 55, and 8BX. The project will provide two off street automobile spots and two Class 1 bicycle spots.

- 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 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.

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 space.

- 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. 2020-003223CUA**, subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 20, 2021, 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 March 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 4, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of the existing 3,098 square foot three-story single-family residence and the construction of a 4,361 square feet three story residence with two dwelling units located at 249 Texas Street, Assessor's Block 4001, and Lot 017A, pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 20, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-003223CUA and subject to conditions of approval reviewed and approved by the Commission on March 4, 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 **March 4, 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 628.652.7314, 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 628.652.7314, www.sfplanning.org

Parking and Traffic

- 8. Bicycle Parking.** The Project shall provide no fewer than 2 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

- 9. 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

- 10. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7314
www.sfplanning.org*

- 12. 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 628.652.7314,
www.sfplanning.org*

Monitoring - After Entitlement

- 13. 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*

- 14. 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

- 15. 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,
628.271.2000, www.sfpublishworks.org*

- 16. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Exhibit B - Plans



Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

Issuance
SITE PERMIT REV 4

Date
01/20/2021

Revision History		
No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021

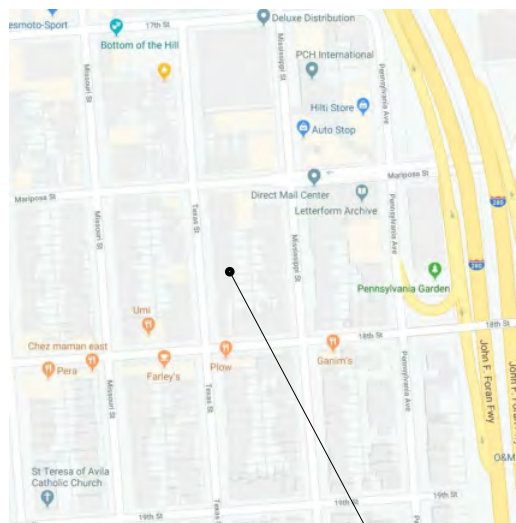
PROJECT DATA

A0.00

PROJECT DESCRIPTION

DEMOLISH EXISTING 3 STORY + BASEMENT DWELLING. NEW CONSTRUCTION OF 2-UNIT, 3 STORY + BASEMENT DWELLING WITHIN REQUIRED SETBACKS.

PROJECT LOCATION



PROJECT LOCATION
N.T.S.

PROJECT INFORMATION

ADDRESS: 249 TEXAS STREET
SAN FRANCISCO, CA, 94107
BLOCK: 4001
LOT: 017A
ZONING: RH-2
CONSTR. TYPE: TYPE V-NR
OCCUPANCY: R-3
LOT SIZE: 2,500 SF
MAX DEPTH OF EXCAVATION: 8'-0"
TOTAL SOIL DISTURBANCE: APPROX. 326 CY

SETBACKS:	EXISTING	PROPOSED
FRONT (WEST):	4'-4"	2'-11" (AVG.)
SIDE (NORTH):	0'	NO CHANGE
SIDE (SOUTH):	0'	NO CHANGE
REAR (EAST):	35'-1"	38'-6" (AVG.)

BUILDING SIZE AND COVERAGE:	EXISTING	PROPOSED
NO. OF STORIES	3 + BASEMENT	3 + BASEMENT (NO CHANGE)
BUILDING HEIGHT	20'-2"	30'-0"

BUILDING AREA:	CONDITIONED:		UNCONDITIONED:
	(E) BASEMENT	(E) FIRST LEVEL	(E) SECOND LEVEL
(E) BASEMENT	0 SF	401 SF	-
(E) FIRST LEVEL	1,376 SF	-	-
(E) SECOND LEVEL	1,087 SF	-	-
(E) THIRD LEVEL	635 SF	-	-
TOTAL (E) AREA:	3,098 SF	401 SF	-

BUILDING AREA:	CONDITIONED:		UNCONDITIONED:
	UNIT 1	UNIT 2	DELTA
(N) BASEMENT	545 SF	766 SF	+ 1,311 SF (UNIT 1 & 2), - 401 SF UNCONDITIONED
(N) FIRST LEVEL	640 SF	-	- 736 SF (+ 486 SF GARAGE)
(N) SECOND LEVEL	1,271 SF	-	+ 184 SF
(N) THIRD LEVEL	1,139 SF	-	+ 504 SF
TOTAL:	3,595 SF	766 SF	+ 862 SF (+ 486 SF GARAGE)

PROJECT DIRECTORY

OWNER: JOANNE SIU & KERRY SHAPIRO
249 TEXAS STREET
SAN FRANCISCO, CA 94107

ARCHITECT: JOHN MANISCALCO ARCHITECTURE
JOHN MANISCALCO, A.I.A. -PRINCIPAL
442 GROVE STREET, S.F., CA 94102
T. 415.864.9900 F. 415.864.0830

**249 Texas Street
San Francisco, CA 94107**

Project Application Set

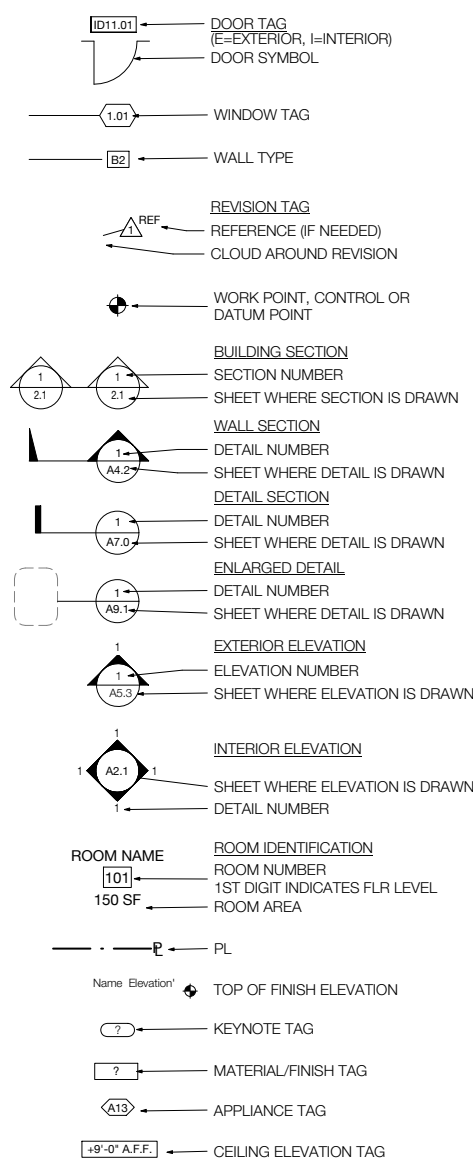
GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:

2019 SAN FRANCISCO BUILDING CODE
2019 SAN FRANCISCO ELECTRICAL CODE
2019 SAN FRANCISCO ENERGY CODE
2019 SAN FRANCISCO HOUSING CODE
2019 SAN FRANCISCO MECHANICAL CODE
2019 SAN FRANCISCO PLUMBING CODE
2019 CALIFORNIA FIRE CODE

COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:
(E)=EXISTING, (N)=NEW/PROPOSED
(P.A.)= PREVIOUSLY APPROVED
GWB=GYP. BD. = GYPSUM WALL BOARD
MTL=METAL, S.S.= STAINLESS STEEL
GSM=GALVANIZED SHEET METAL
GM=GALVANIZED METAL
SSD=SEE STRUCTURAL DRAWINGS
AFF= ABOVE FINISH FLOOR
BUR=BUILT-UP ROOFING

LEGEND



CODE NOTES

- PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PROVIDE NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH CBC SECTION 903.3.1.2.
- PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 3 FEET OF AND PARALLEL TO THE PL
- UNLIMITED SQUARE FOOTAGE, UNPROTECTED OPENING PER §705.8.1 EXCEPTION 2. AT EXTERIOR WALL WITH NO FIRE-RESISTANCE RATING REQ. PER §602 & TABLE 602 FOOTNOTE 1/1
- PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ.
- PROVIDE MIN. 1 EMERGENCY ESCAPE AND RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS
- PER SFPC 102.7, PROVIDE LIMITED VISUAL CONNECTION BETWEEN FIRST LEVEL AND FIRST FLOOR.
- PER CBC, NON-RATED CONST. @ EXTERIOR WALL WITH FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER §602 TABLE 602.i. GROUP R-3, WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE

INDEX OF DRAWINGS

SHEET LIST	
Sheet Number	Sheet Name
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A0.01	GENERAL NOTES, DRAWING INDEX
A0.31	CODE COMPLIANCE - GRADE PLAN & EXITING DIAGRAMS
A0.40	LANDSCAPE AREA CALCULATIONS
A0.50	EXISTING SITE CONTEXT PHOTOGRAPHS
A0.51	PROPOSED DESIGN RENDERINGS
GS1	GREEN BUILDING SITE PERMIT SUBMITTAL FORM
A1.00	SURVEY
A1.10	EXISTING SITE PLAN
A1.20	PROPOSED SITE PLAN
A2.00	EXISTING FLOOR PLANS
A2.10	PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS
A2.20	PROPOSED LEVEL 2 & LEVEL 3 FLOOR PLANS
A2.30	PROPOSED ROOF PLAN
A3.00	EXISTING & PROPOSED WEST ELEVATION
A3.01	EXISTING & PROPOSED NORTH ELEVATION
A3.02	EXISTING & PROPOSED EAST ELEVATION
A3.03	EXISTING & PROPOSED SOUTH ELEVATION
A3.10	EXISTING & PROPOSED BUILDING SECTION
A3.11	EXISTING & PROPOSED CROSS SECTION



John Maniscalco
Architecture

415.864.9900
442 Grove Street
San Francisco, CA 94102



Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

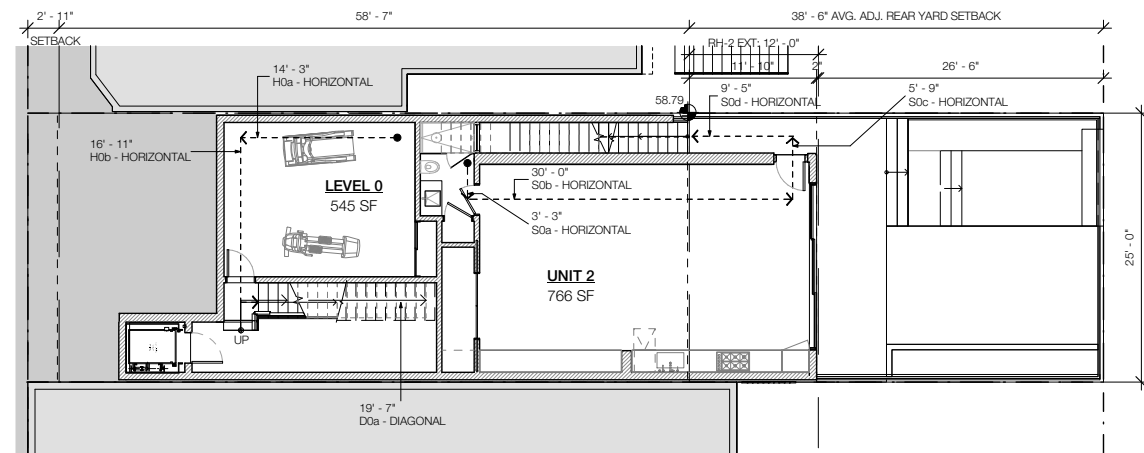
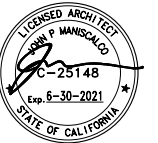
Issuance
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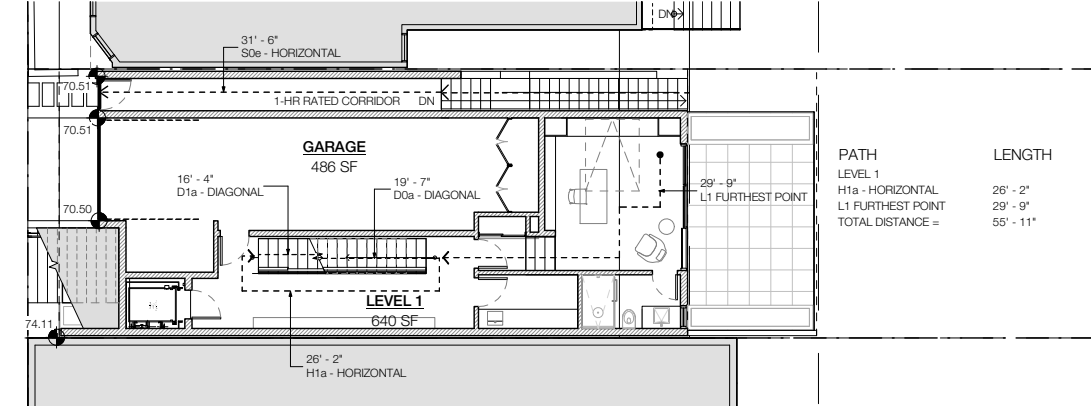
**GENERAL NOTES,
DRAWING INDEX**

A0.01



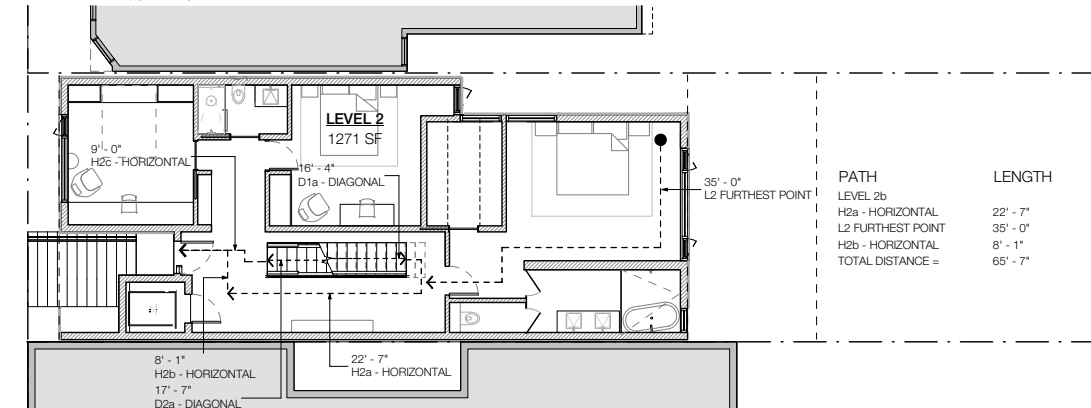
1 PROPOSED BASEMENT EXITING DIAGRAM

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



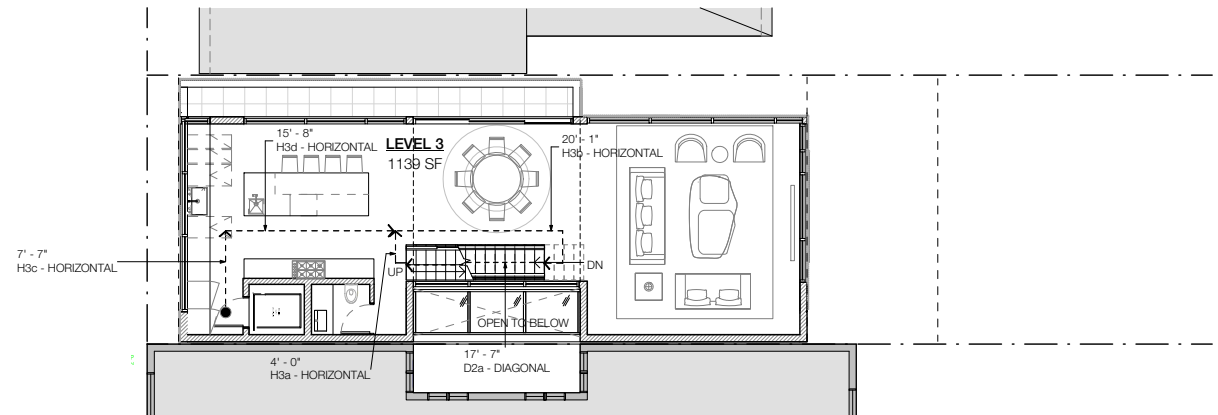
2 PROPOSED FIRST LEVEL EXITING DIAGRAM

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



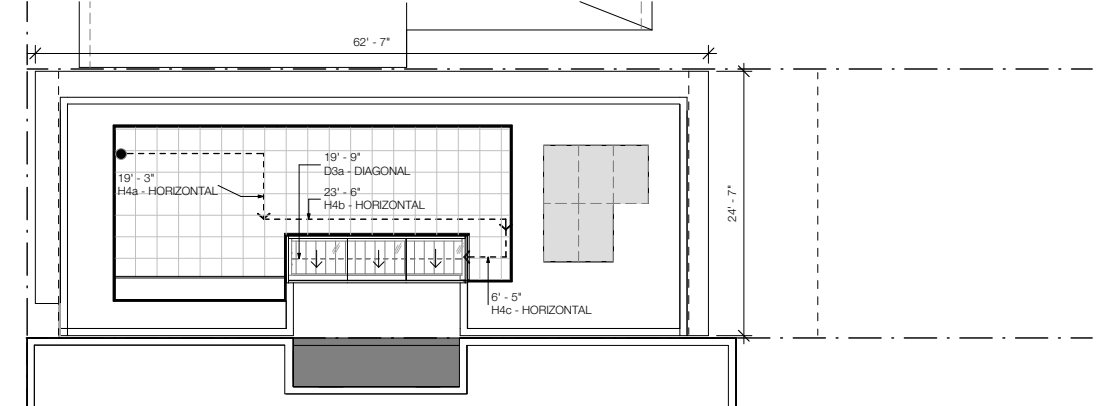
3 PROPOSED SECOND LEVEL EXITING DIAGRAM

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



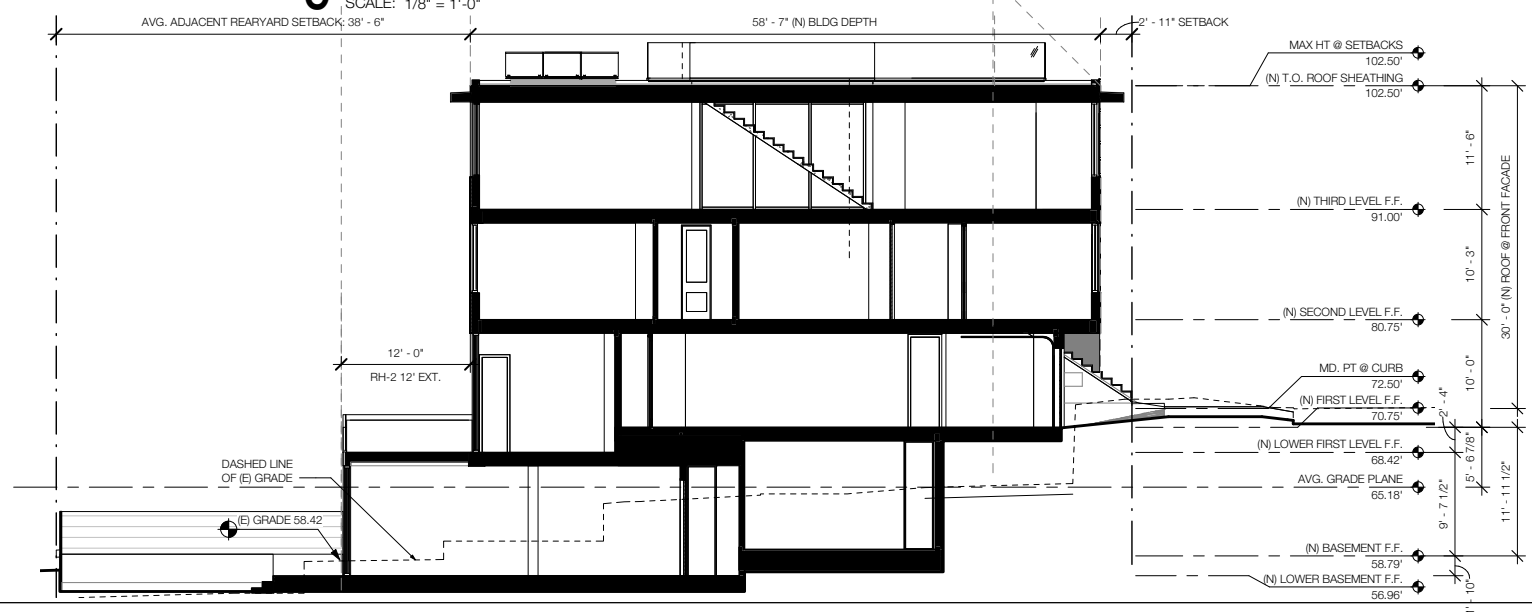
4 PROPOSED THIRD LEVEL EXITING DIAGRAM

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



5 PROPOSED ROOF LEVEL EXITING DIAGRAM

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



GRADE PLANE CALCULATION

PER CBC 202
BASEMENT - A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"); THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS

STORY ABOVE GRADE PLANE - ANY STORY HAVING ITS FINISHED SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:
 • MORE THAN 6 FEET ABOVE GRADE PLAN; OR
 • MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

GRADE PLANE - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS.

SEE "PROPOSED BASEMENT EXITING DIAGRAM" & "PROPOSED FIRST LEVEL EXITING DIAGRAM" FOR SPOT ELEVATIONS.

GRADE LEVELS AT EXTERIOR WALLS	SUM = 521.51
58.71	
58.71	
58.71	
58.75	
71.51	
70.51	
70.50	
74.11	
521.51	

PROPOSED FIRST LEVEL IS @ 70.50, LESS THAN 6'-0" ABOVE HORIZONTAL GRADE PLANE, AND IS LESS THAN 12'-0" ABOVE ADJACENT GRADE.

THEREFORE, THE BASEMENT IS NOT CONSIDERED A STORY ABOVE GRADE PLANE AND IS DEFINED AS A BASEMENT.

DESIGN OCCUPANT LOADS

(RESIDENTIAL OCCUPANT LOAD PER CBC 1004.1.2 - 200 SF/OCC)

	AREA	OCC. LOAD	EXIT REQ'D	EXITS PROVIDED
UNIT 1:				
LEVEL 0:	545 SF	3	1	1
LEVEL 1:	640 SF	3	1	1
LEVEL 2:	1,271 SF	6	1	1
LEVEL 3:	1,139 SF	6	1	1
TOTAL	3,595 SF	18	1	1
UNIT 2:				
LEVEL 0 - UNIT 2:	766 SF	4	1	1

PER CBC 1008.2.1 EXC 1: INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, (1) EXIT REQUIRED PER LEVEL.

EXIT TRAVEL DISTANCE

TOTAL TRAVEL DISTANCE FROM ROOF		TOTAL TRAVEL DISTANCE FROM BASEMENT (UNIT 1)		TOTAL TRAVEL DISTANCE FROM STUDIO (UNIT 2)	
PATH	LENGTH	PATH	LENGTH	PATH	LENGTH
LEVEL 4		LEVEL 0		LEVEL 0	
H4a - HORIZONTAL	19' - 3"	H0a - HORIZONTAL	14' - 3"	S0b - DIAGONAL	22' - 11"
H4b - HORIZONTAL	23' - 6"	H0b - HORIZONTAL	16' - 11"	S0a - HORIZONTAL	3' - 3"
H4c - HORIZONTAL	6' - 5"	D0a - DIAGONAL	19' - 7"	S0b - HORIZONTAL	30' - 0"
	49' - 2"	S0c - HORIZONTAL	50' - 9"	S0c - HORIZONTAL	5' - 9"
		S0d - HORIZONTAL	9' - 5"	S0d - HORIZONTAL	71' - 3"
LEVEL 3		LEVEL 1		LEVEL 1	
H3a - HORIZONTAL	4' - 0"	H1a - HORIZONTAL	26' - 2"	S0e - HORIZONTAL	31' - 6"
H3b - HORIZONTAL	20' - 1"	D1a - DIAGONAL	16' - 4"		31' - 6"
D3a - DIAGONAL	19' - 9"		42' - 6"	TOTAL DISTANCE =	102' - 9"
	43' - 10"	LEVEL 2b			
LEVEL 2		H2a - HORIZONTAL	22' - 7"		
H2c - HORIZONTAL	9' - 0"	H2b - HORIZONTAL	8' - 1"		
D2a - DIAGONAL	17' - 7"		30' - 8"		
	26' - 6"	TOTAL DISTANCE =	123' - 11"		
TOTAL DISTANCE =	119' - 7"				
TOTAL TRAVEL DISTANCE: 119'-7"		TOTAL TRAVEL DISTANCE: 123'-11"		TOTAL TRAVEL DISTANCE: 111'-2"	
ALLOWABLE COMMON PATH: 125'-0"		ALLOWABLE COMMON PATH: 125'-0"		ALLOWABLE COMMON PATH: 125'-0"	
(TABLE 1006.2.1)		(TABLE 1006.2.1)		(TABLE 1006.2.1)	

EGRESS FROM SPACES (PER CBC 1006.2) IN GROUP R-2 AND R-3 OCCUPANCIES, ONE EXIT IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20, WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET.

LEGEND:
 [Solid Line] EXISTING WALL
 [Hatched] NEW WALL
 [Dashed] 1-HOUR WALL

PROVIDING (2) EXITS FROM BUILDING: (1) AT LEVEL 1, (1) AT LEVEL 2. PER CBC 1017, 1 EXIT IS REQ'D.

Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

Permit Number

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SITE PERMIT REV 4

Date
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Revision History
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5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021

**CODE COMPLIANCE -
GRADE PLAN &
EXITING DIAGRAMS**

A0.31



LANDSCAPING AREA CALCULATIONS
PLANNING CODE SEC. 132(G); UNPAVED PLANTING MATERIALS

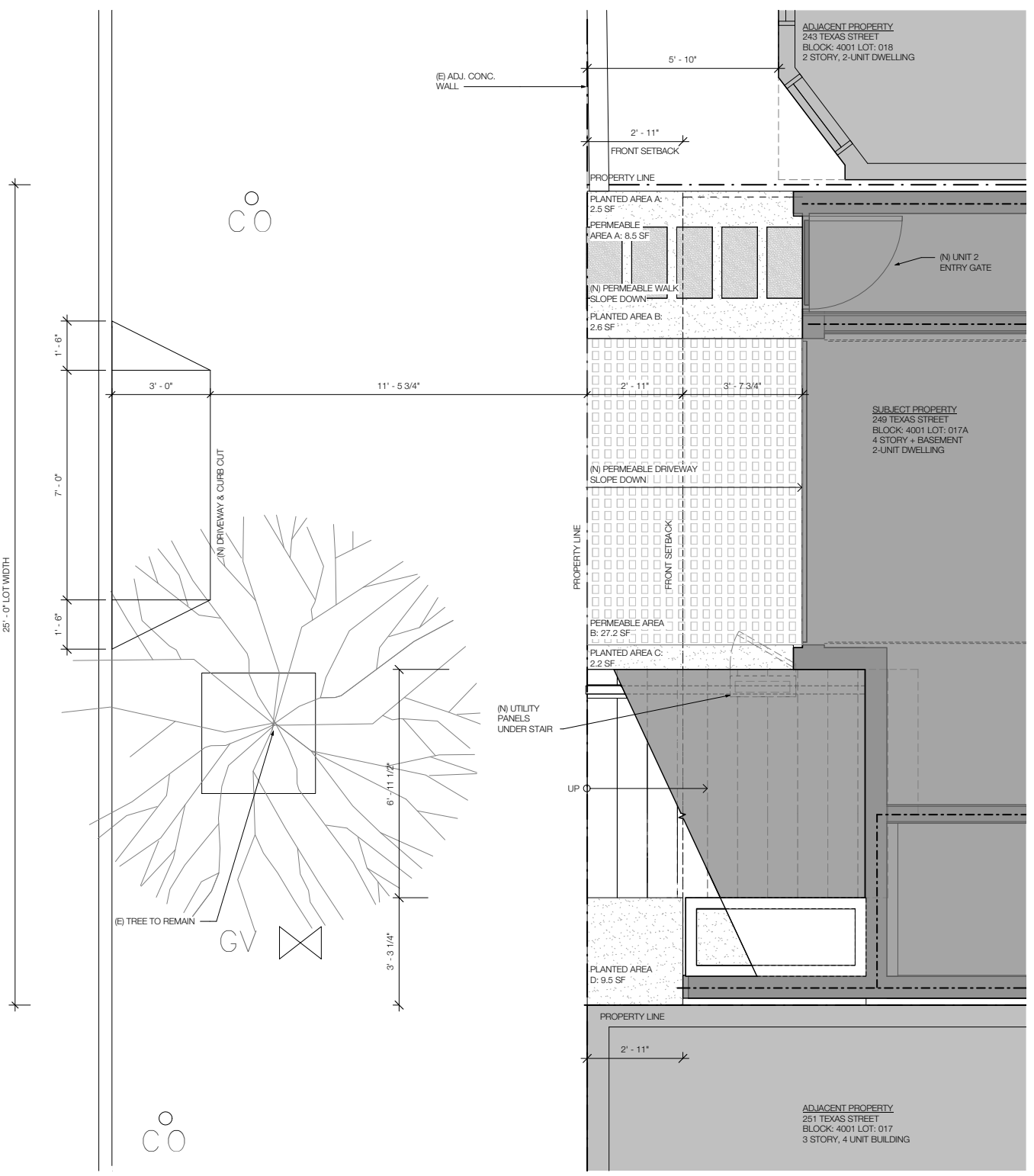
FRONT SETBACK TOTAL AREA: 63 SF (73 SF TOTAL W/ 20.2 SF STAIR)
REQ'D LANDSCAPE (20%): 10.6 SF

PLANTED AREA A: 2.5 SF
PLANTED AREA B: 2.6 SF
PLANTED AREA C: 2.2 SF
PLANTED AREA D: 9.5 SF
TOTAL PLANTED AREA: 16.8 SF
31.6 % PLANTED AREA

PERMEABLE AREA CALCULATIONS
PLANNING CODE SEC. 132(H); PERMEABLE SURFACES

FRONT SETBACK TOTAL AREA: 63 SF (73 SF TOTAL W/ 20.2 SF STAIR)
REQ'D PERMEABLE SURFACE (50%): 26.5 SF

PERMEABLE AREA A: 8.5 SF
PERMEABLE AREA B: 27.2 SF
PLANTED AREA A: 2.5 SF
PLANTED AREA B: 2.6 SF
PLANTED AREA C: 2.2 SF
PLANTED AREA D: 9.5 SF
TOTAL PERM. AREA: 52.5 SF
99 % PERMEABLE AREA



1 PROPOSED LANDSCAPE PLAN
SCALE: 1/2" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- 1-HOUR WALL

SCALE: 1/2" = 1'-0"

Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

Permit Number

Issuance
SITE PERMIT REV 4

Date
01/20/2021

Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
2	PROJECT APPLICATION SET	02/26/2020
3	SITE PERMIT REV 1	04/21/2020
4	SITE PERMIT REV 2	08/14/2020
5	SITE PERMIT REV 3	12/21/2020
6	SITE PERMIT REV 4	01/20/2021

LANDSCAPE AREA CALCULATIONS

A0.40



1 STREET ELEVATION / FRONT FACADE OF SUB. PROPERTY
1/4" = 1'-0"



0 AERIAL - PHOTO LOCATION KEY
1/4" = 1'-0"



1a FRONT FACADE OF ADJ. BLDG, 251 TEXAS
1/4" = 1'-0"



1b FRONT FACADE OF ADJ. BLDG, 243 TEXAS
1/4" = 1'-0"



2 REAR FACADE OF SUB. PROP. & NEIGHBORS
1/4" = 1'-0"



3 BLDGS ON FACING SIDE OF STREET
1/4" = 1'-0"



4 SIDE FACADE OF SUBJECT PROPERTY
1/4" = 1'-0"



5 SIDE FACADE OF SUBJECT PROPERTY
1/4" = 1'-0"



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6	SITE PERMIT REV 4	01/20/2021

**EXISTING SITE
CONTEXT
PHOTOGRAPHS**

A0.50



2 EXISTING & PROPOSED FRONT PERSPECTIVES

SCALE:



1 REAR PERSPECTIVES

SCALE:

PLOT DATE:
2/4/2021 2:52:10 PM



Project Name
Texas St. Residence

Project Address
**249 Texas St. San
Francisco, CA 94107**

Permit Number

Issuance
SITE PERMIT REV 4

Date
01/20/2021

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**PROPOSED DESIGN
RENDERINGS**

A0.51

GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
<p>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.</p> <p>2. Provide the Project Information in the box at the right.</p> <p>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.</p> <p>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</p> <p>Attachment G52, G53, G54, G55 or G56 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 G56.</p>			<p>CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT</p>									<p>TEXAS ST. RESIDENCE</p> <p>PROJECT NAME</p> <p>4001/017A</p> <p>BLOCK/LOT</p> <p>249 TEXAS ST.</p> <p>ADDRESS</p> <p>R-3</p> <p>PRIMARY OCCUPANCY</p> <p>UNIT 1: 3,595 SF + 486 SF GAR</p> <p>UNIT 2: 766 SF</p> <p>GROSS BUILDING AREA</p> <p>DESIGN PROFESSIONAL OR PERMIT APPLICANT (sign & date)</p>
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	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
	Required LEED or GPR Certification Level	SFGBC 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.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	-	LEED GOLD (60+) or GPR (75+) CERTIFIED	-	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	-
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.	-	-	-	-	-	-	-	-	-
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.3.3, 5.103.3.2 & 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 (90% 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
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec. 13A10, SF Building Code ch. 13A	Meet flush/flow requirements for toilets (1.28gpf), urinals (0.125gpf w/val), 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/8gpm). Residential projects 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 (IWec2).	*	*	LEED IWec2 (2 pts)	*	*	*	*	*	*
WATER	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.	-	*	*	-	-	-	-	-	-
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.83	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 area and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.65 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 > 1,000 gal/day (or > 100 gal/day in buildings > 50,000 sq. ft.).	-	-	*	*	-	-	-	*	*
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	*	*	*	*	*	*	*	*	*
	BETTER ROOFS	SFGBC 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	*	*	-	-	-	-	-
	RENEWABLE ENERGY	SFGBC 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).	-	-	*	*	-	-	-	-	-
	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.	-	-	LEED EAc1 opt. 1	*	-	-	*	*	*
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.	-	-	*	*	-	-	*	*	-
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	-	-	*	*	-	-	*	*	-
	WIRING FOR EV CHARGERS	SFGBC 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 240A 208V or 240V to EV chargers at 20% of spaces. Install 240A 208V 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 SFGBC 4.106.4 or SFGBC 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	applicable for permit application January 2018 or after	-	-	-
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-086	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	*	*	*	*	*	*	*	*	*
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code tit. 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.	*	*	-	-	*	*	-	-	-
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	*	*	-	-	*	*	-	-	-
	REFRIGERANT MANAGEMENT	CALGreen 5.506.1	Use no halons or CFCs in HVAC.	-	-	*	*	-	-	*	*	*
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/Upight/Glare.	-	-	*	*	-	-	*	*	*
	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 > 25,000 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 > 25,000 sq. ft.	*	if disturbing > 25,000 sq. ft.	if disturbing > 25,000 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.	*	*	*	*	-	-	*	*	*
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1.3 & 5.504.1-3	Seal permanent HVAC ducts/equipment sealed onsite before installation.	*	*	*	*	*	*	*	*	*
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.3.3, 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	-	*	*	*
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	-	-	LEED EQc3	-	-	-	-	-	-
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	*	*	-	-	if applicable	if applicable	-	-	-
	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.	*	*	-	-	*	*	*	*	*
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	*	*	-	-	*	*	-	-	-
	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.	*	*	-	-	*	*	-	-	-
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have < 19% moisture content before enclosure.	*	*	-	-	*	*	-	-	-
	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).	*	*	-	-	*	*	-	-	-



John Maniscalco Architecture
415.864.9900
442 Grove Street
San Francisco, CA 94102



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Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

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GREEN BUILDING SITE PERMIT SUBMITTAL FORM

GS1

GENERAL NOTES

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- (11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.
- (12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

BASIS OF ELEVATION

FOUND CUT LOW TERRAZZO STEP, LOCATED IN THE 2' EAST OF THE SOUTHEAST CORNER OF 18TH ST AND TEXAS ST, ELEVATION = 96.909' CITY AND COUNTY OF SAN FRANCISCO OLD CITY DATUM.

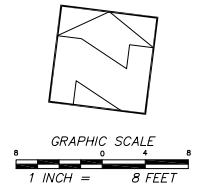
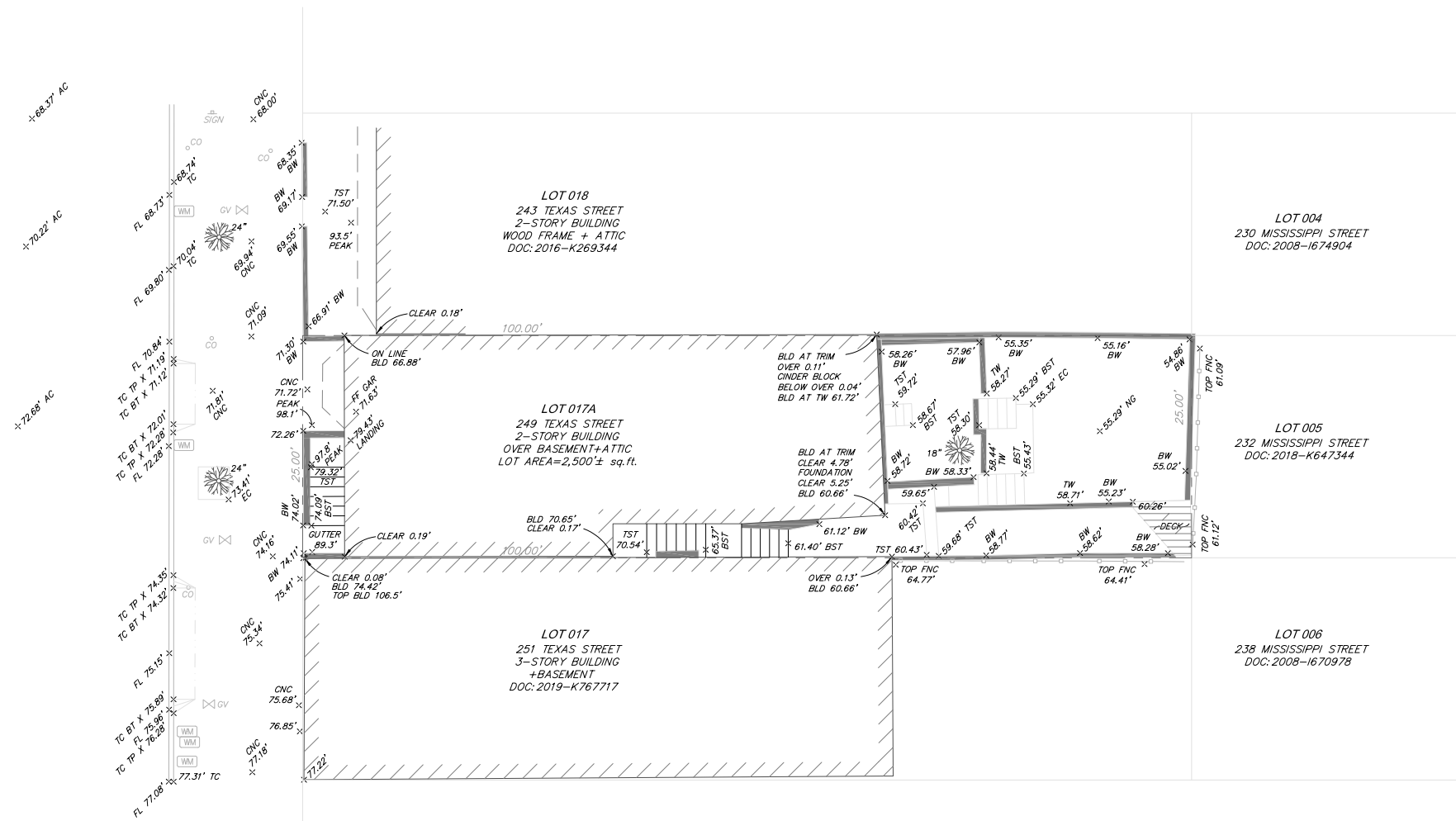
BASIS OF SURVEY

GRANT DEED RECORDED MARCH 29, 2019 AS DOC. 2019-K749167. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

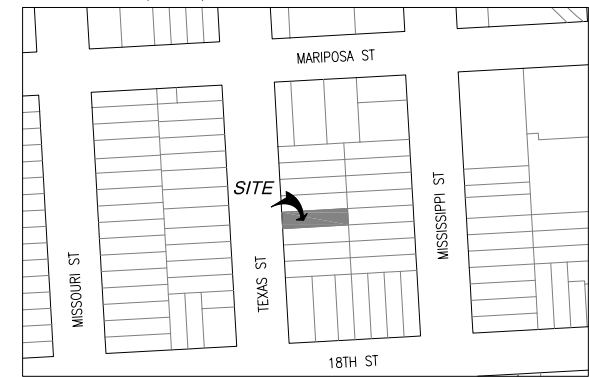
LEGEND

- | | |
|-----|-------------------------|
| AC | ASPHALT CONCRETE |
| A/G | ABOVE GROUND |
| BLD | BUILDING |
| BR | BRICK |
| BST | BOTTOM OF STEP |
| BKW | BACK OF SIDEWALK |
| BW | BOTTOM OF WALL |
| BX | BOTTOM OF DRIVEWAY "X" |
| TV | CABLE TELEVISION |
| CO | CLEANOUT |
| CLF | CHAIN LINK FENCE |
| DWY | DRIVEWAY |
| EC | EDGE OF CEMENT CONCRETE |
| EL | ELEVATION |
| FD | FOUND |
| FF | FINISHED FLOOR |
| FL | FLOWLINE |
| NG | GROUND |
| OH | OVERHANG |
| PL | PROPERTY LINE |
| PAC | PACIFIC BELL |
| PGE | PAC GAS AND ELECTRIC |
| RR | ROOF RIDGE |
| TB | TOP OF BUILDING |
| TC | TOP OF CURB |
| TH | THRESHOLD |
| TP | TOP OF PARAPET |
| TST | TOP OF STEP |
| TW | TOP OF WALL |
| TX | TOP OF DRIVEWAY "X" |
| WM | WATER METER |
-
- | | |
|-----|---------------------------|
| --- | PROPERTY LINE |
| --- | DECK OR OVERHANG |
| --- | FLOWLINE AND BACK OF CURB |
| --- | FENCE OR RAILING |
| xxx | CONTOUR (1' INTERVAL) |
| o | SANITARY SEWER CLEANOUT |
| PAC | PAC BOX |
| PGE | PGE BOX |
| SIG | SIGNAL BOX |
| TV | CABLE TELEVISION BOX |
| TL | STREET LIGHT |
| xxx | SPOT ELEVATION |
| o | TREE (DIAMETER IN INCHES) |
| WM | WATER METER |

**TEXAS STREET
(80' WIDE)**



VICINITY MAP (N.T.S.)



DATE: 03/02/2019
SCALE: 1"=8'
DRAWN: JMW
CHECKED: JMW
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

**SITE SURVEY
249 TEXAS STREET
SAN FRANCISCO, CA
BLOCK 4001 LOT 017A**



Project Name
Texas St. Residence

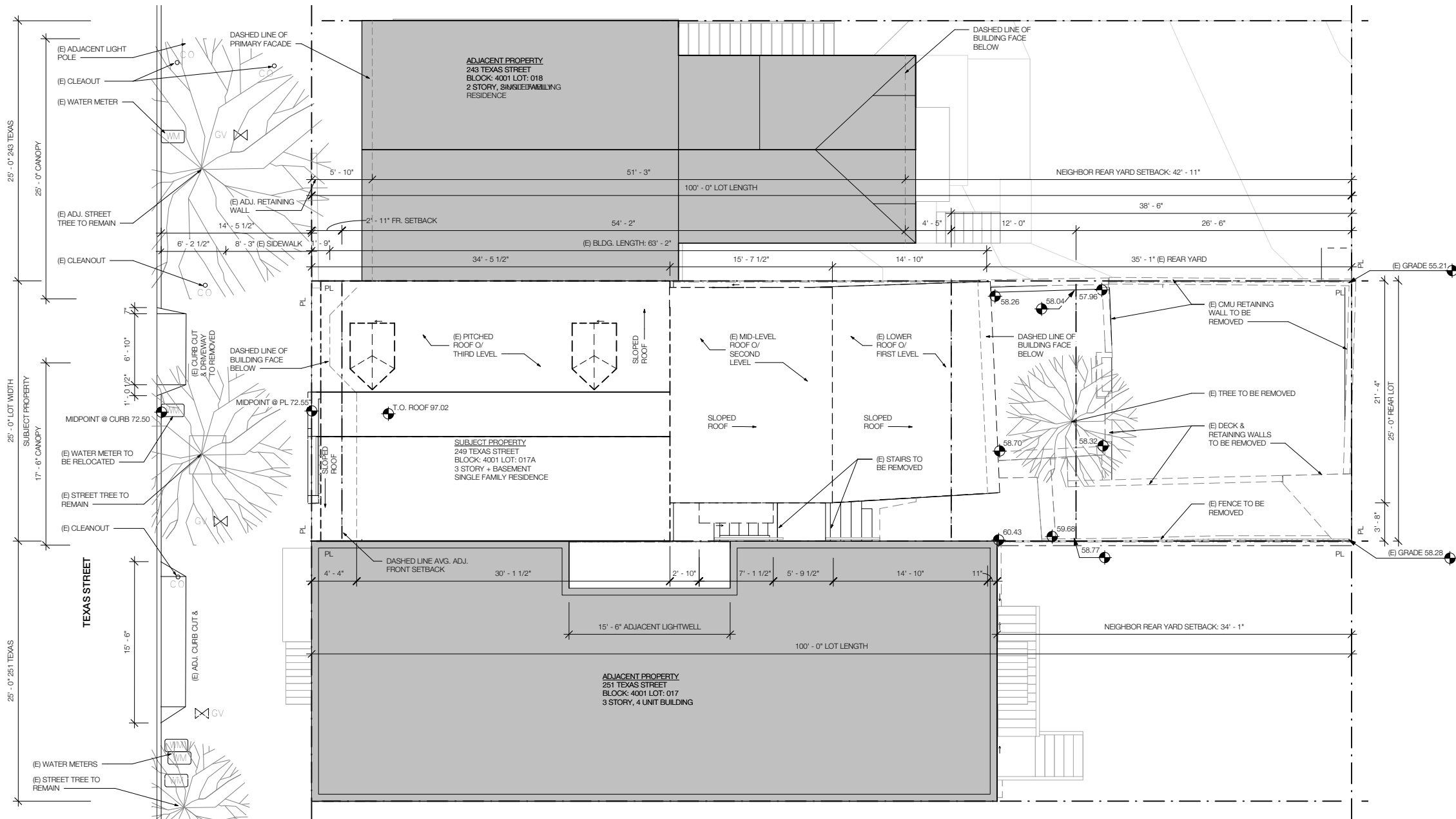
Project Address
249 Texas St. San Francisco, CA 94107

Permit Number

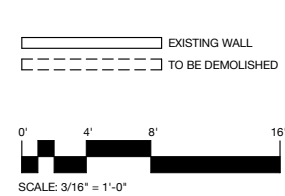
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6	SITE PERMIT REV 4	01/20/2021



1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



EXISTING SITE PLAN

A1.10



Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

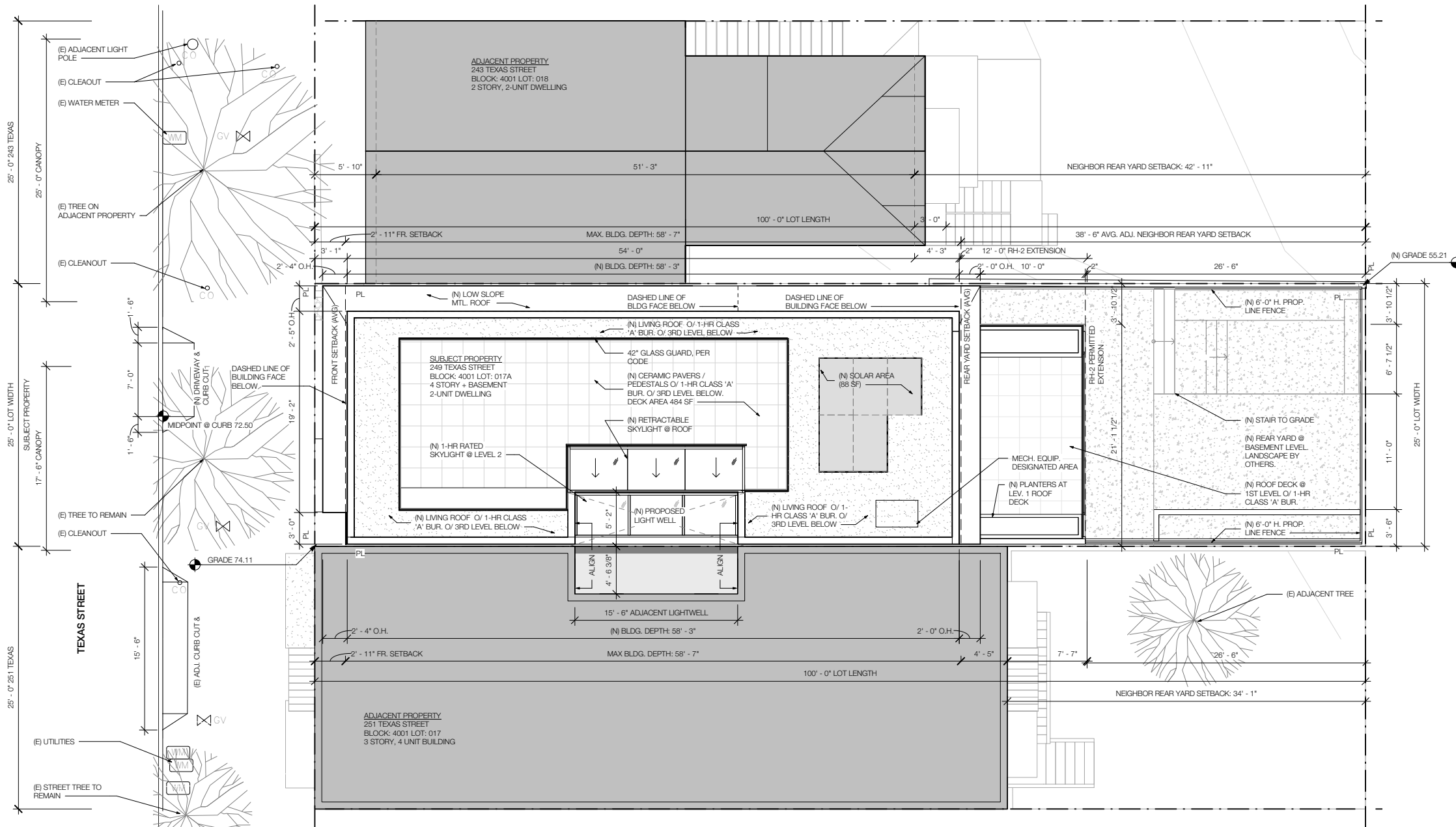
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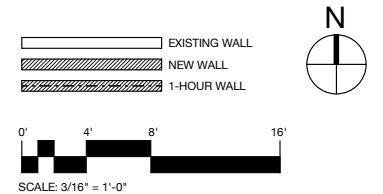
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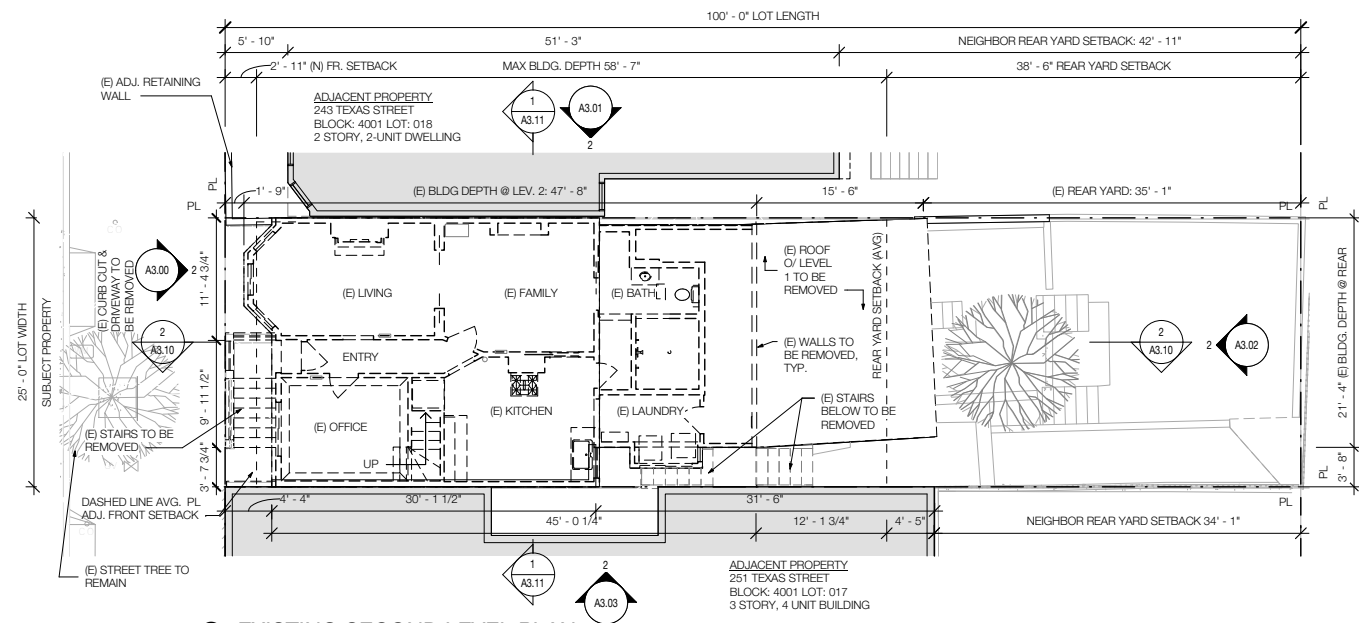
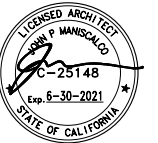
PROPOSED SITE PLAN

A1.20

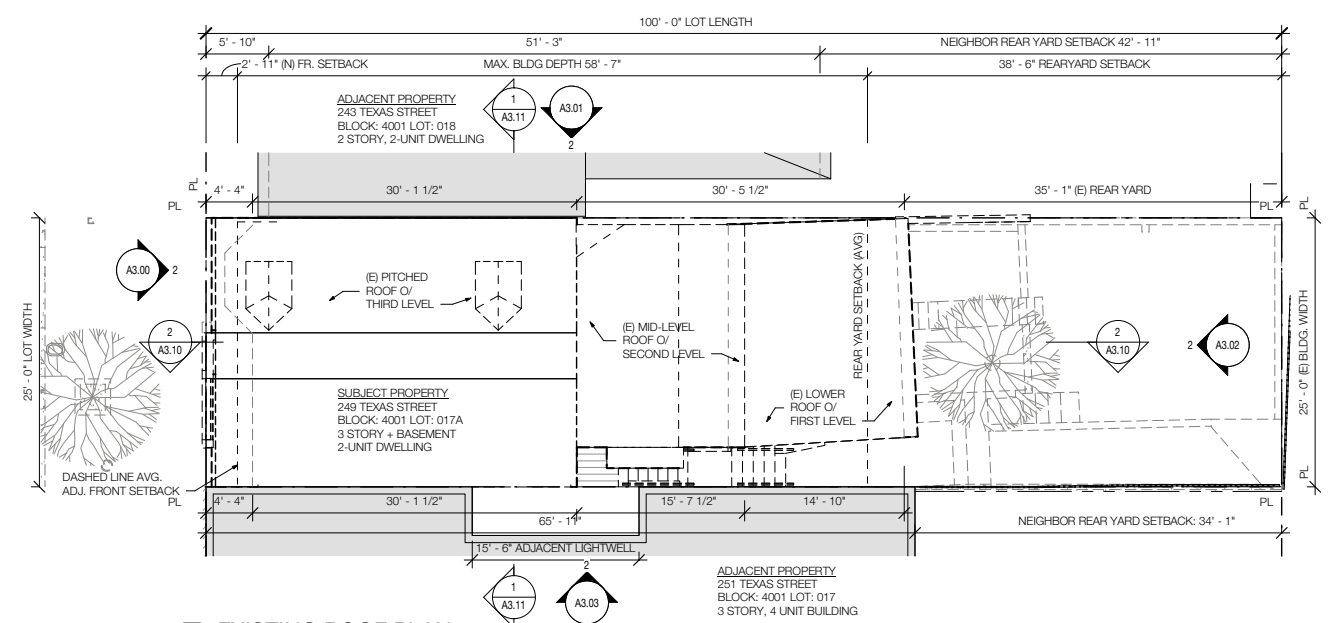


1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

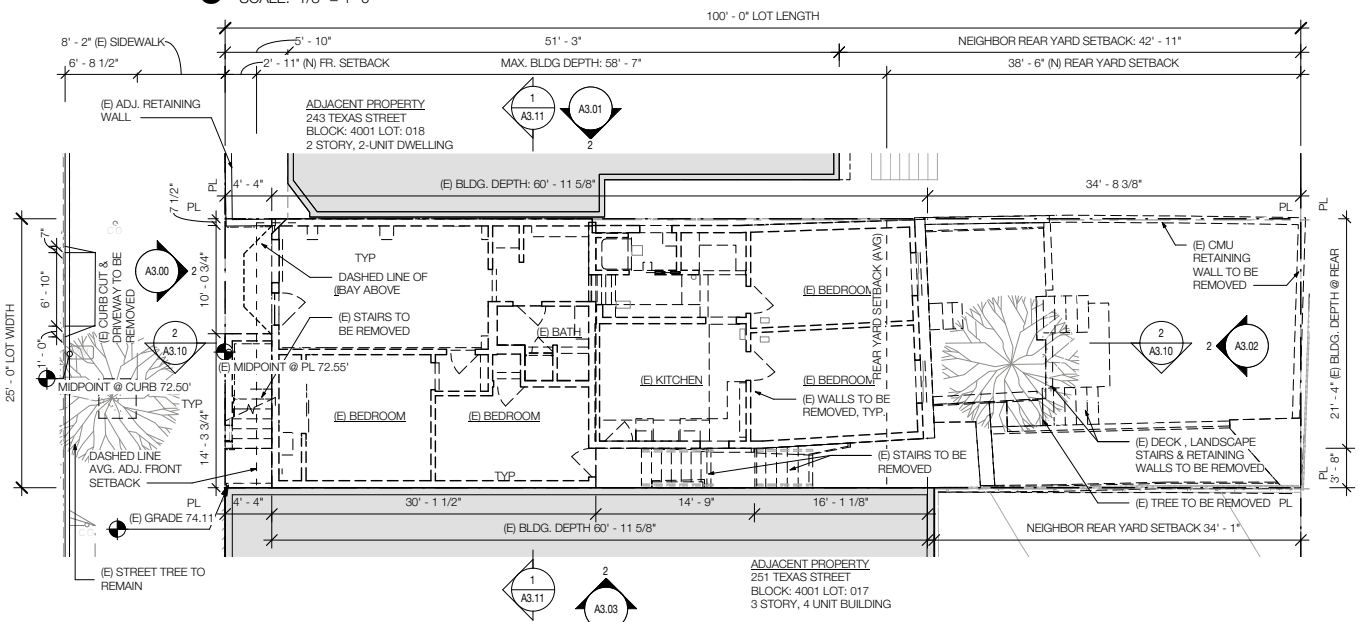




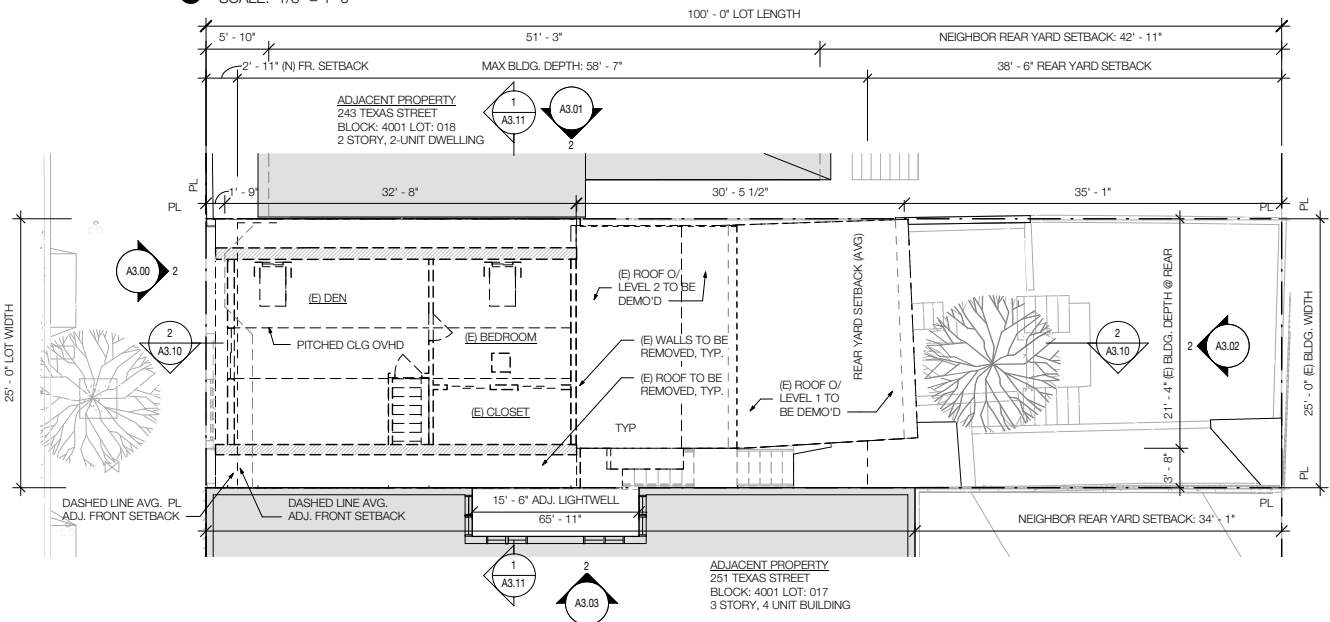
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SCALE: 1/8" = 1'-0"



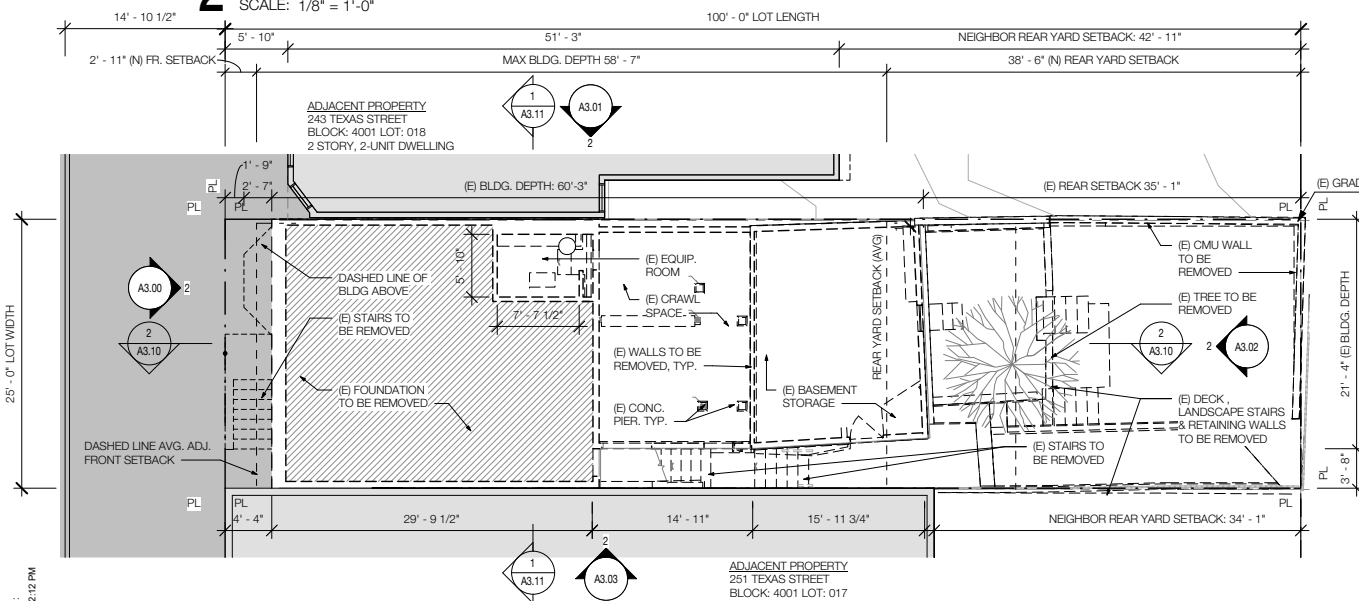
5 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



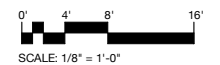
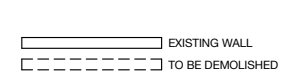
2 EXISTING FIRST LEVEL PLAN
SCALE: 1/8" = 1'-0"



4 EXISTING THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

Permit Number

Issuance
SITE PERMIT REV 4

Date
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Revision History	
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1	PRE-APPLICATION SET 11/04/2019
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5	SITE PERMIT REV 3 12/21/2020
6	SITE PERMIT REV 4 01/20/2021

EXISTING FLOOR PLANS

A2.00



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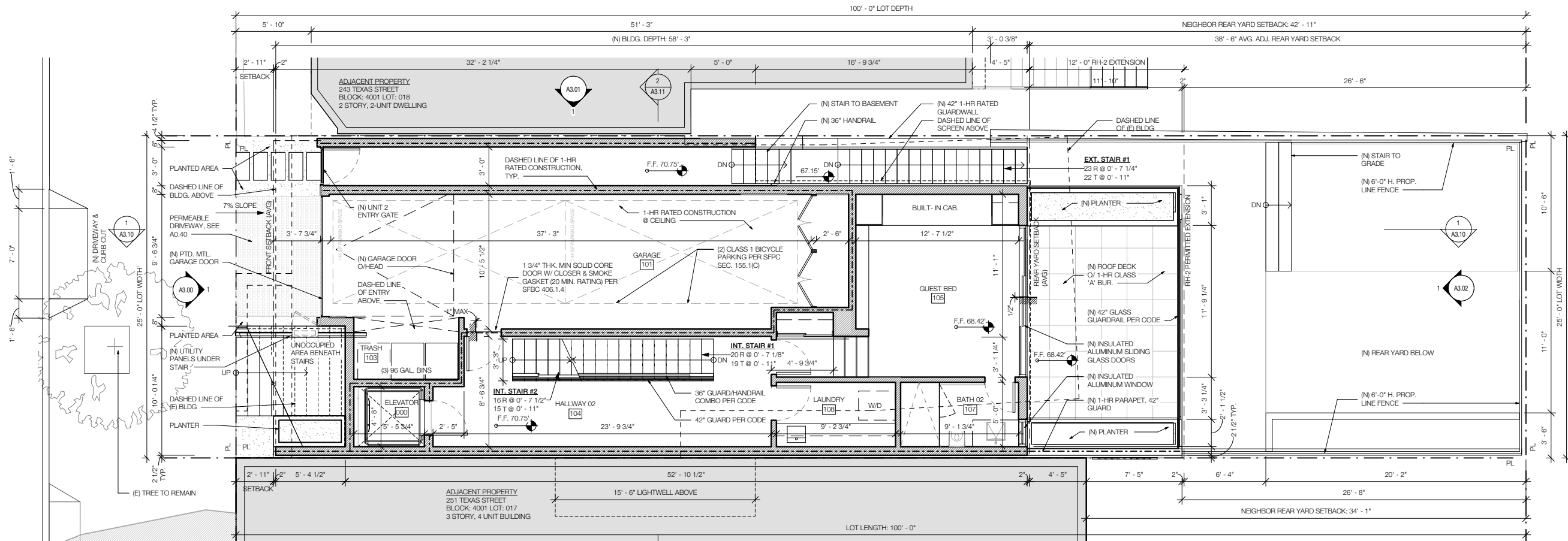
Date
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Revision History

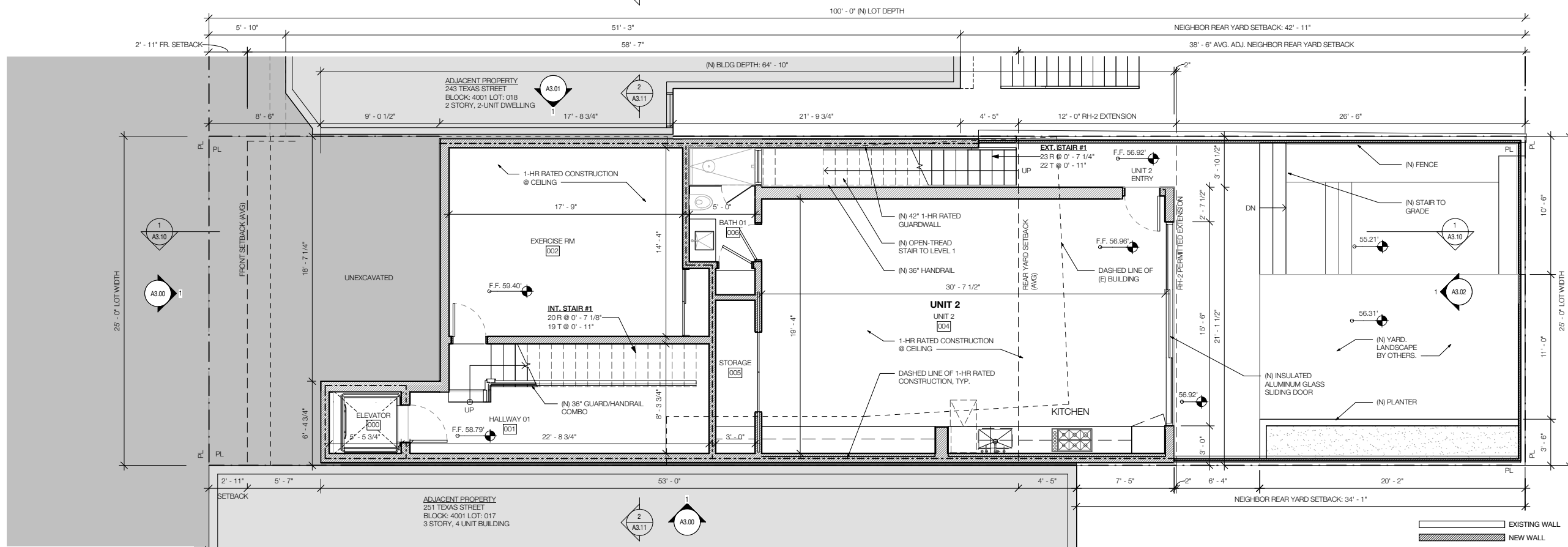
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PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS

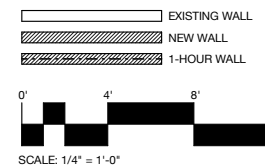
A2.10



2 PROPOSED FIRST LEVEL PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"





Project Name
Texas St. Residence

Project Address
**249 Texas St. San
Francisco, CA 94107**

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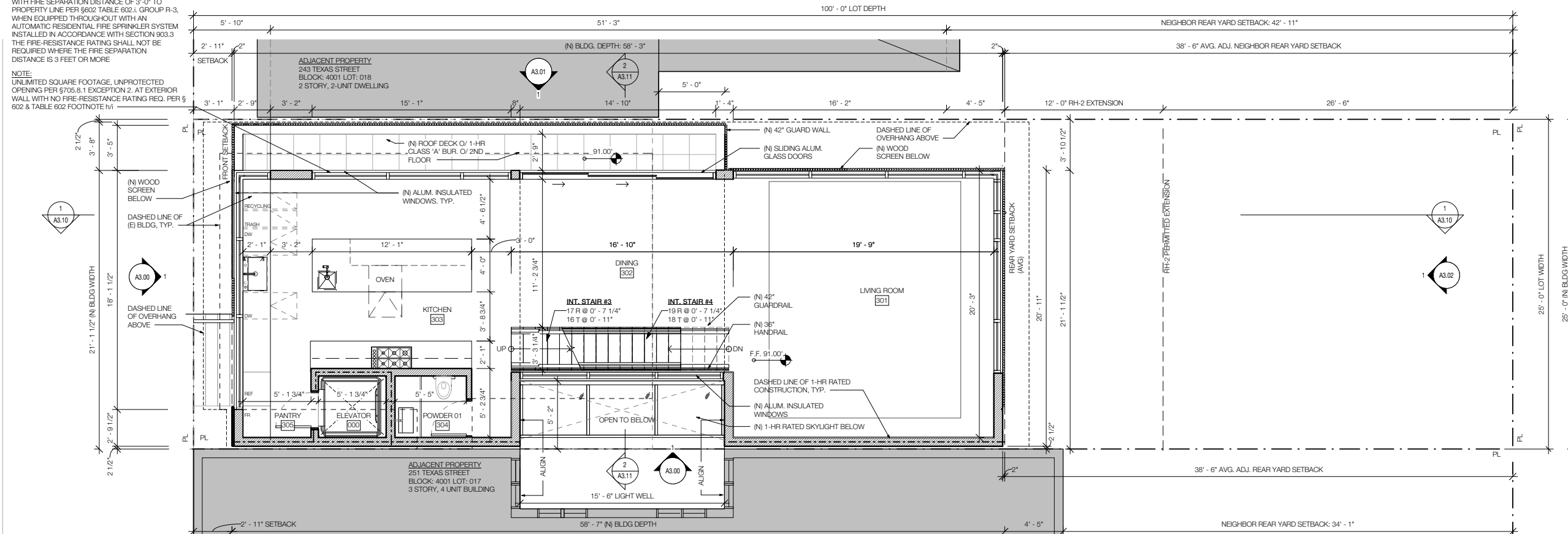
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6 SITE PERMIT REV 4	01/20/2021		

**PROPOSED LEVEL 2 &
LEVEL 3 FLOOR PLANS**

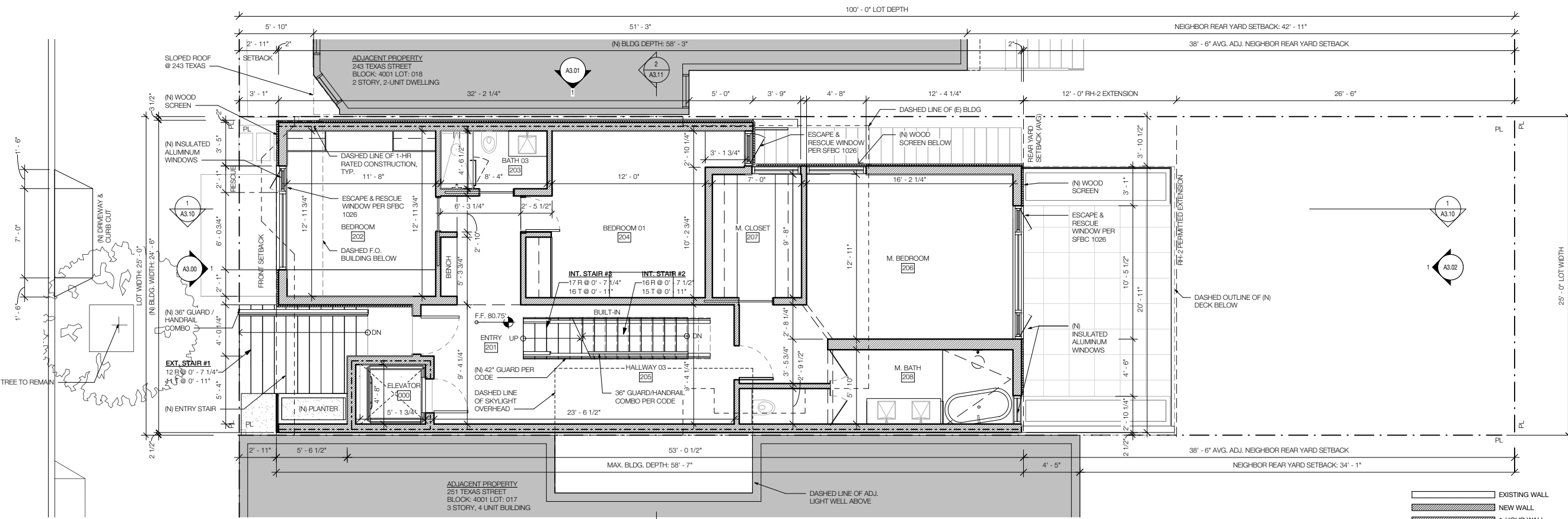
A2.20

NOTE: NON-RATED CONST. @ EXTERIOR WALL WITH FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER §602 TABLE 602.1 GROUP R-3, WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE

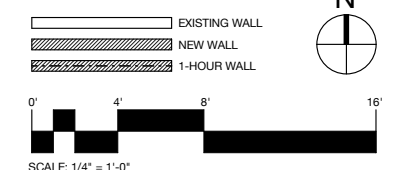
NOTE: UNLIMITED SQUARE FOOTAGE, UNPROTECTED OPENING PER §705.8.1 EXCEPTION 2, AT EXTERIOR WALL WITH NO FIRE-RESISTANCE RATING REQ. PER § 602 & TABLE 602 FOOTNOTE (iv)



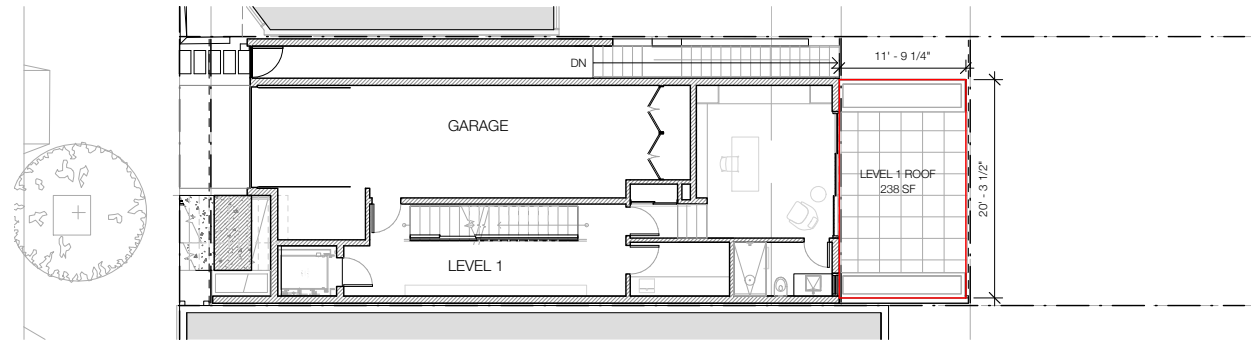
2 PROPOSED THIRD LEVEL PLAN
SCALE: 1/4" = 1'-0"



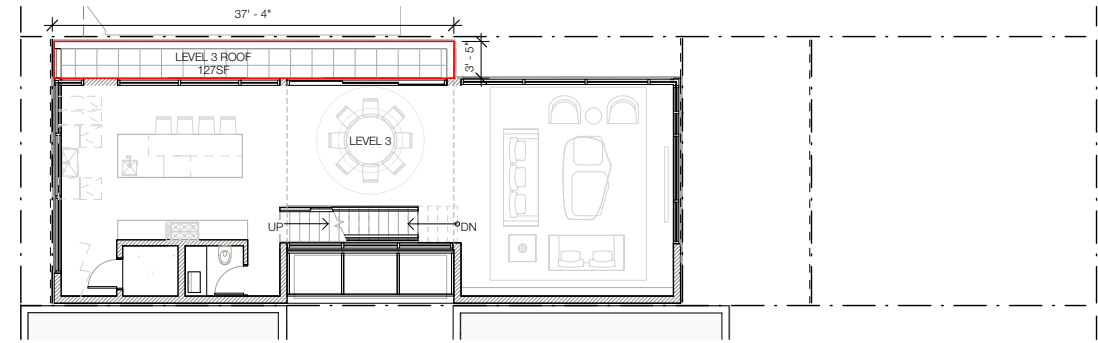
1 PROPOSED SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"



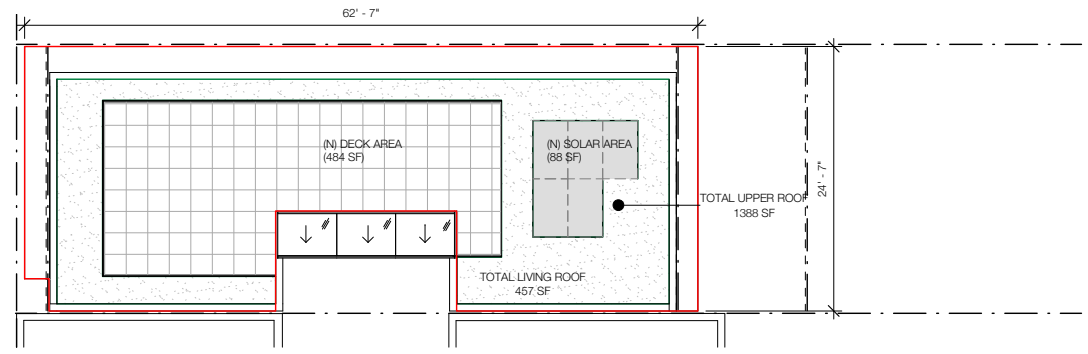
PLOT DATE: 2/4/2021 2:52:16 PM



2 PROPOSED FIRST LEVEL ROOF DIAGRAM
SCALE: 1/8" = 1'-0"



3 PROPOSED THIRD LEVEL ROOF DIAGRAM
SCALE: 1/8" = 1'-0"

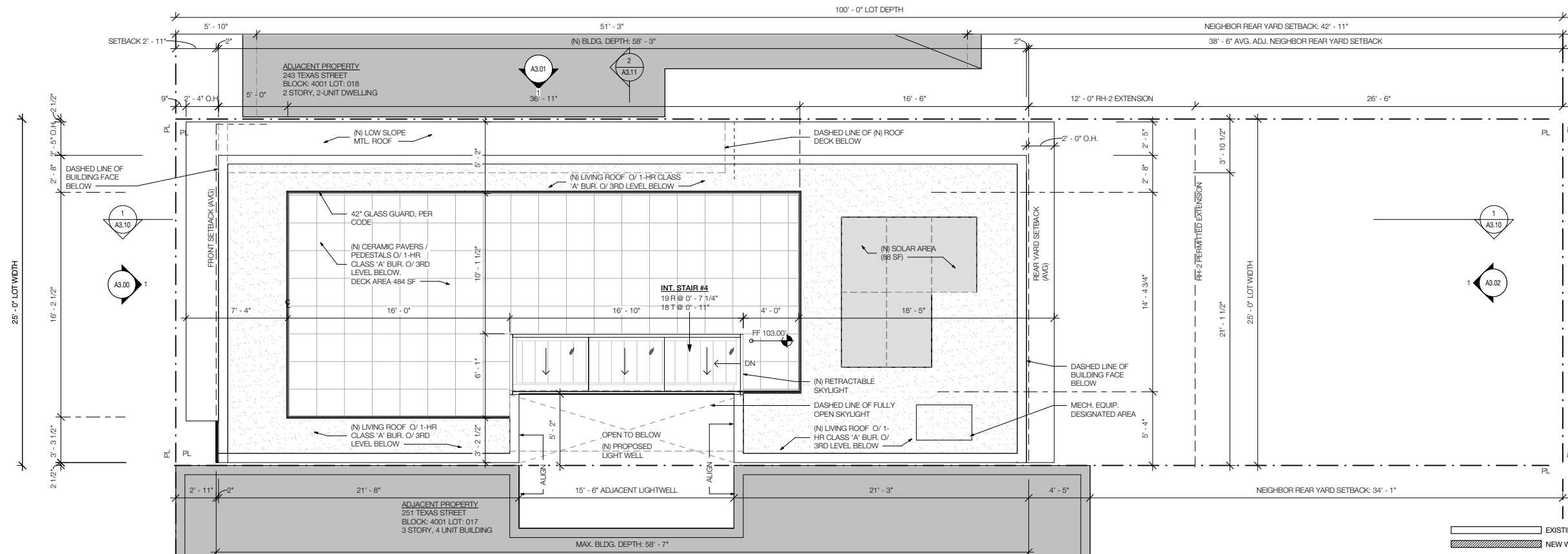


4 PROPOSED ROOF DIAGRAM
1/8" = 1'-0"

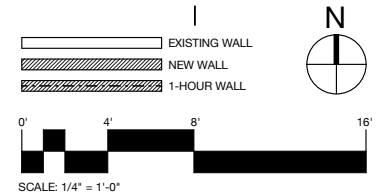
Roof Schedule	
Mark	Area
LEVEL 1 ROOF	239 SF
LEVEL 3 ROOF	127 SF
TOTAL UPPER ROOF	1386 SF
	1752 SF
LIVING ROOF	457 SF
	457 SF
ROOF - SOLAR AREA	88 SF
	88 SF

NOTE:
SFPD ZA BULLETIN NO. 11 - BETTER ROOFS ORDINANCE:
TOTAL PROPOSED ROOFTOP AREA = 1,752 SF
TOTAL REQ'D SOLAR AREA (15%) = 263 SF

PROPOSED SOLAR AREA = 88 SF
PROPOSED LIVING ROOF AREA = 457 SF x .5 = 237.5 SF
TOTAL SOLAR / LIVING ROOF AREA = 325.5 SF (19%)



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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6	SITE PERMIT REV 4	01/20/2021

PROPOSED ROOF PLAN

A2.30



Project Name
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249 Texas St. San Francisco, CA 94107

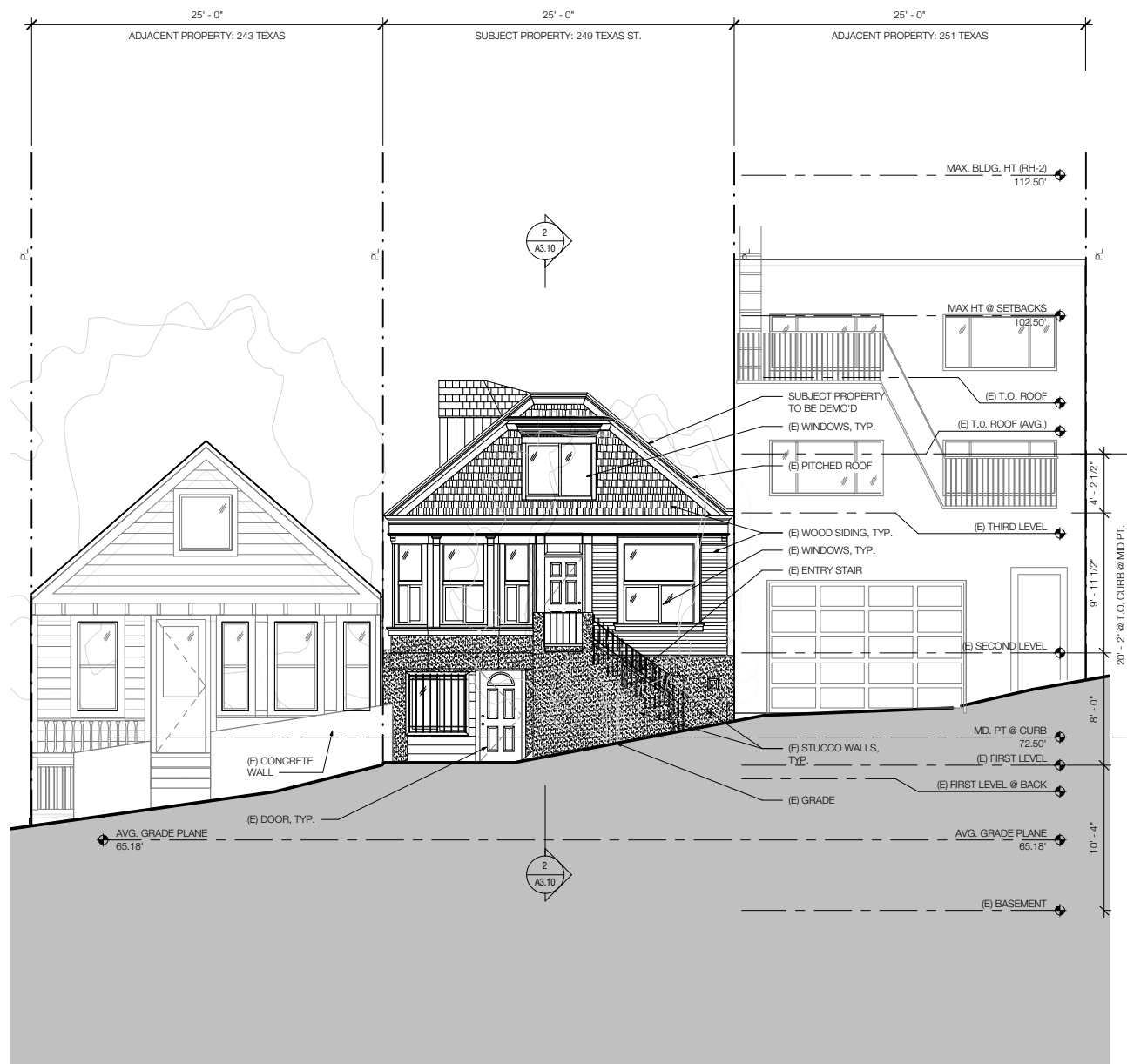
Issuance
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Date
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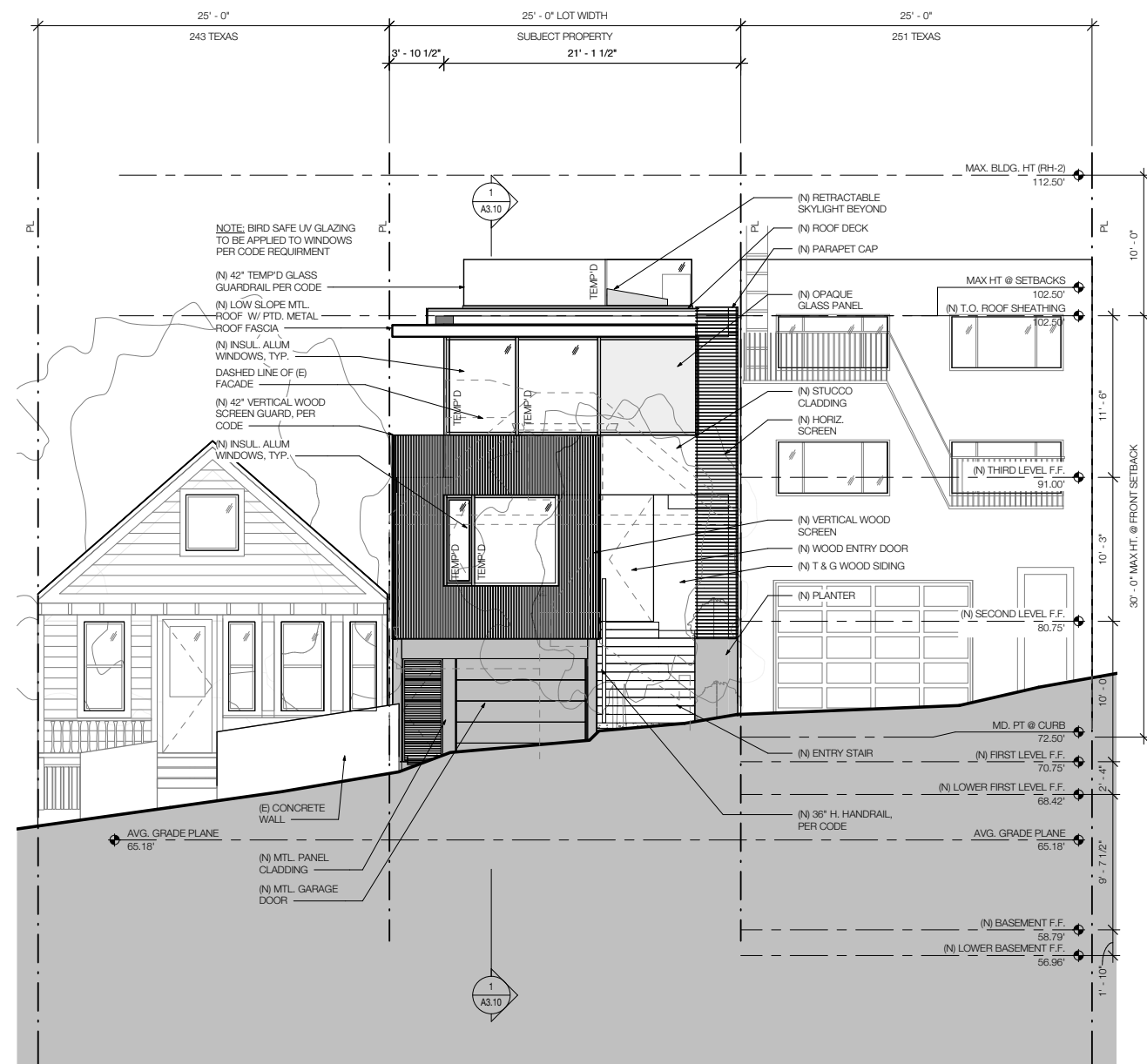
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6	SITE PERMIT REV 4	01/20/2021

EXISTING & PROPOSED WEST ELEVATION

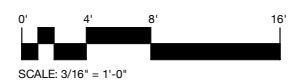
A3.00



2 (E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"





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Texas St. Residence

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249 Texas St. San Francisco, CA 94107

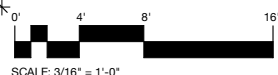
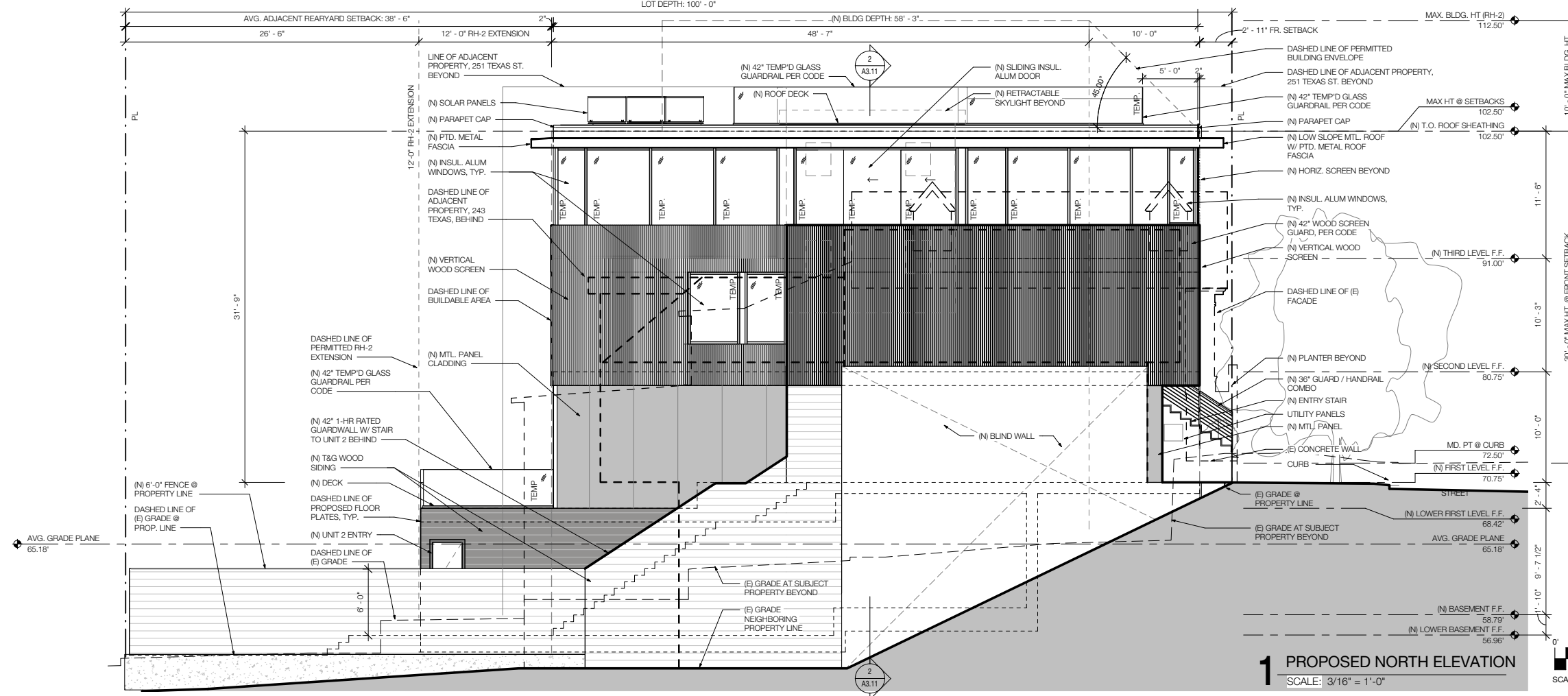
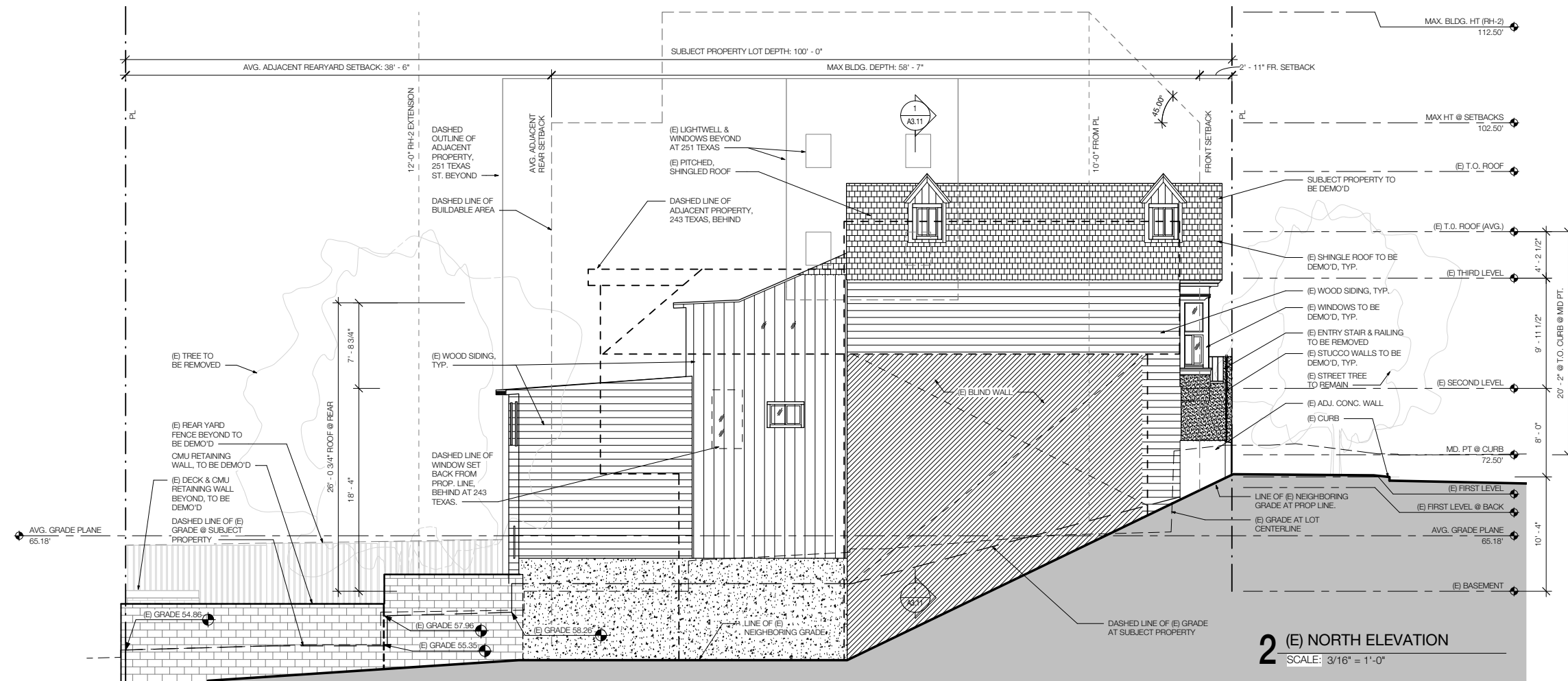
Issuance
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1	PRE-APPLICATION SET		11/04/2019
2	PROJECT APPLICATION SET		02/26/2020
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EXISTING & PROPOSED NORTH ELEVATION

A3.01





Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

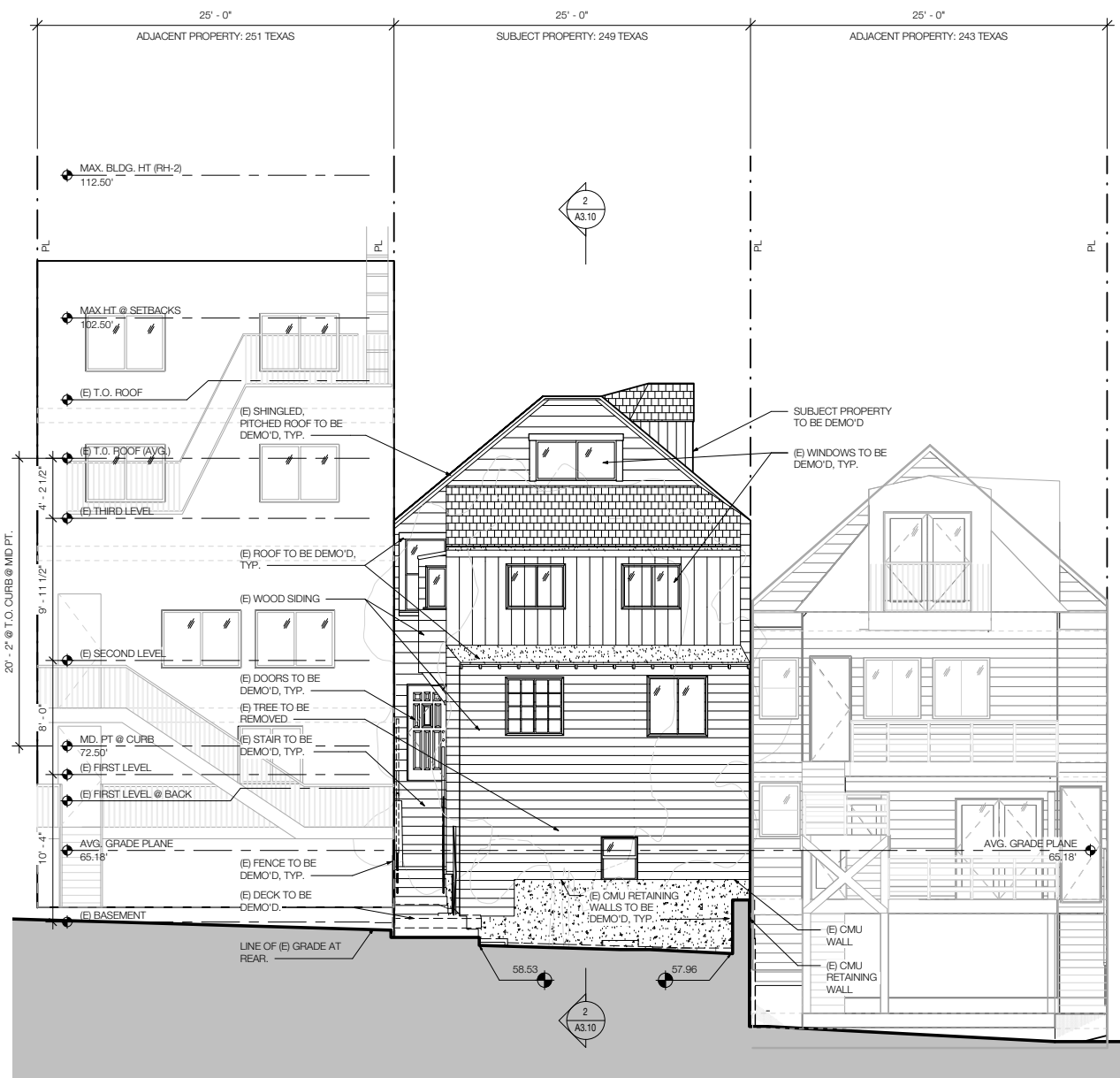
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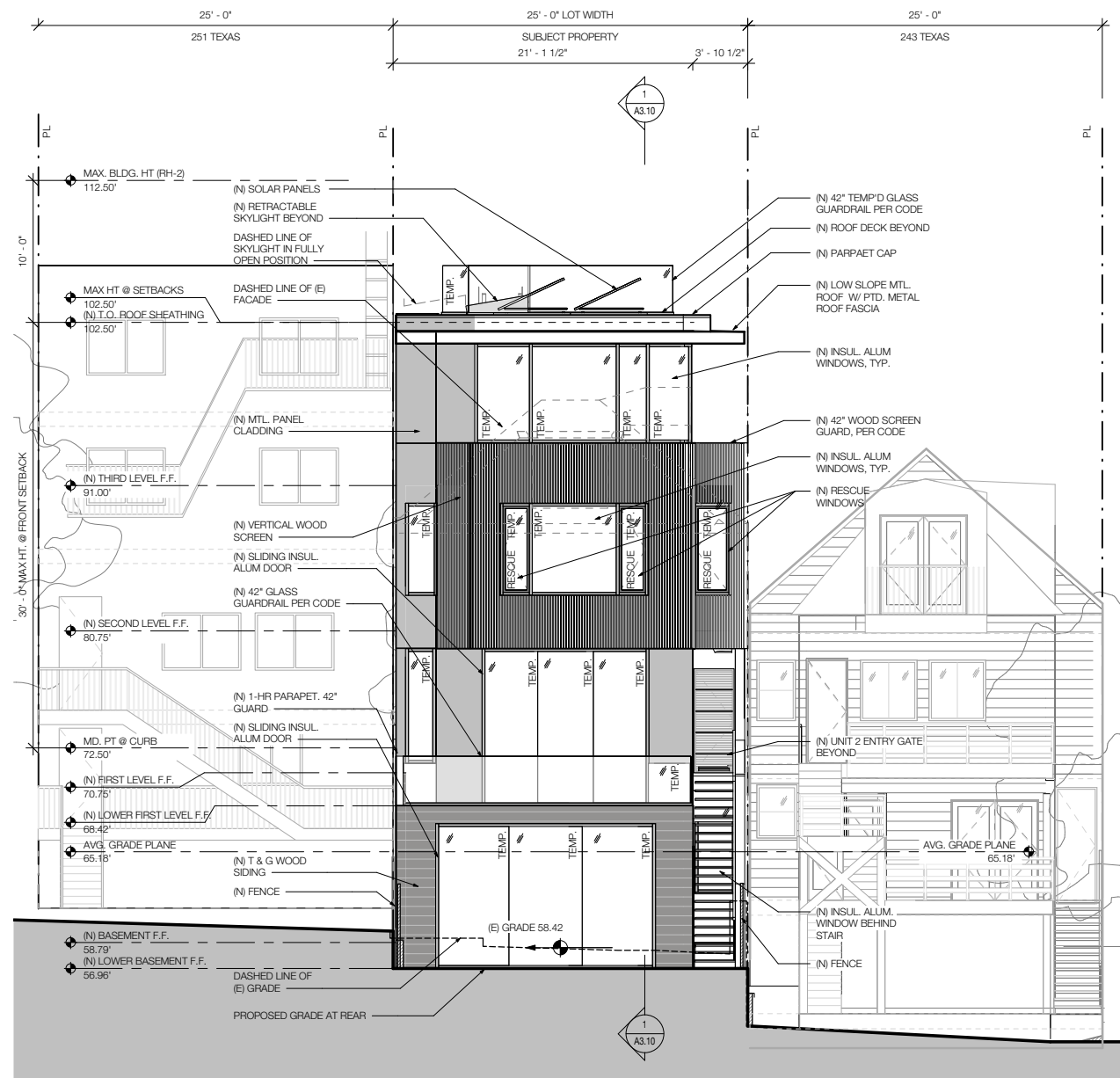
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EXISTING & PROPOSED EAST ELEVATION

A3.02



2 (E) EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 (N) EAST ELEVATION
SCALE: 3/16" = 1'-0"



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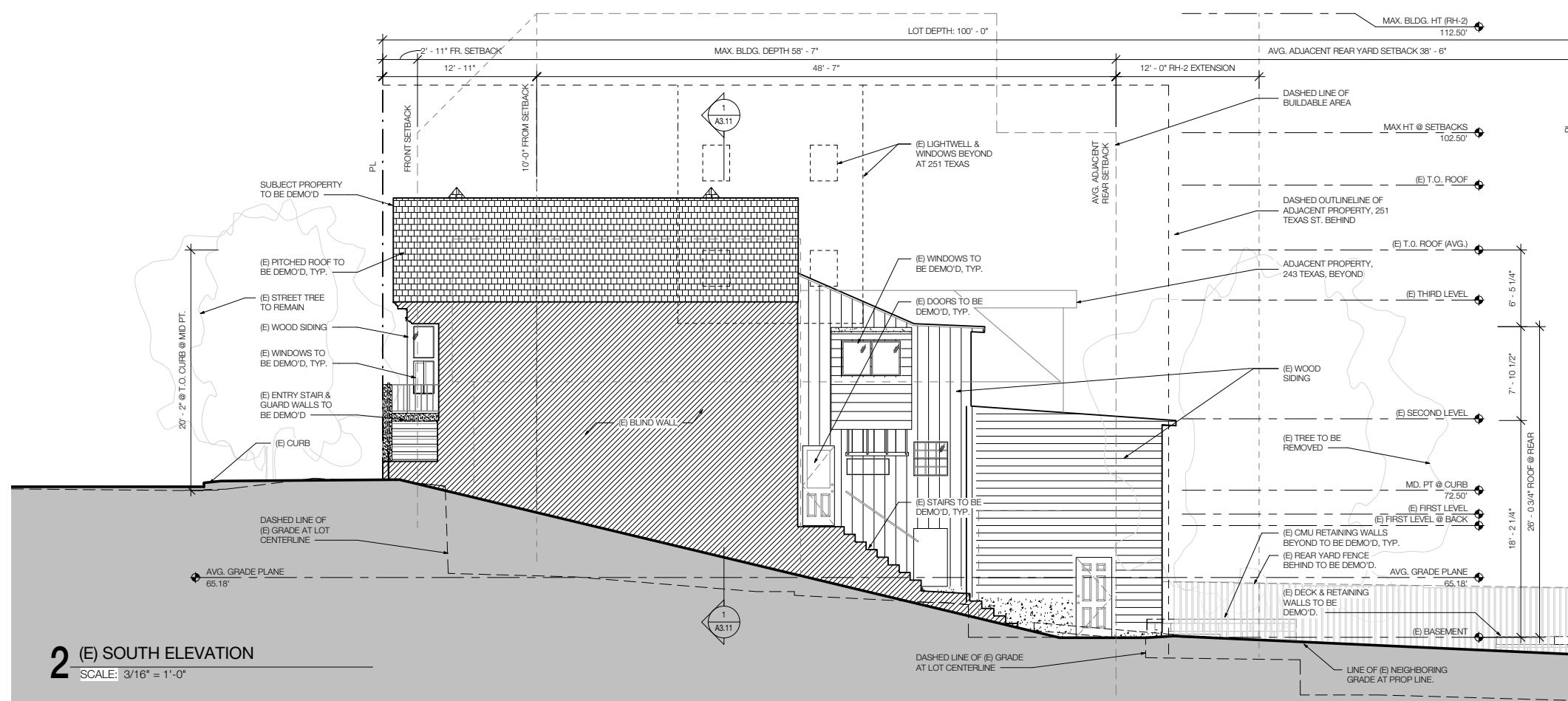
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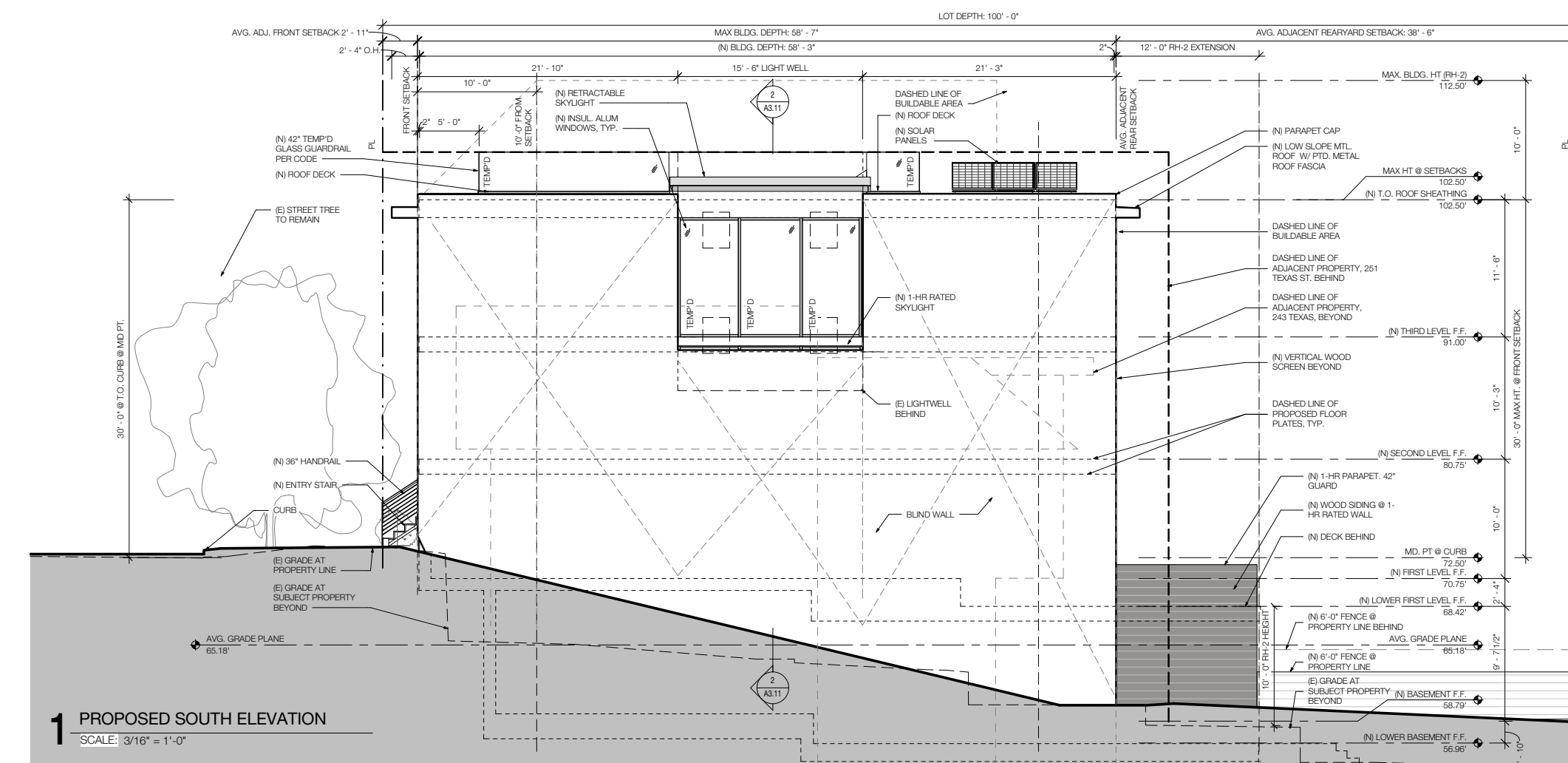
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EXISTING & PROPOSED SOUTH ELEVATION

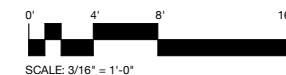
A3.03



2 (E) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"





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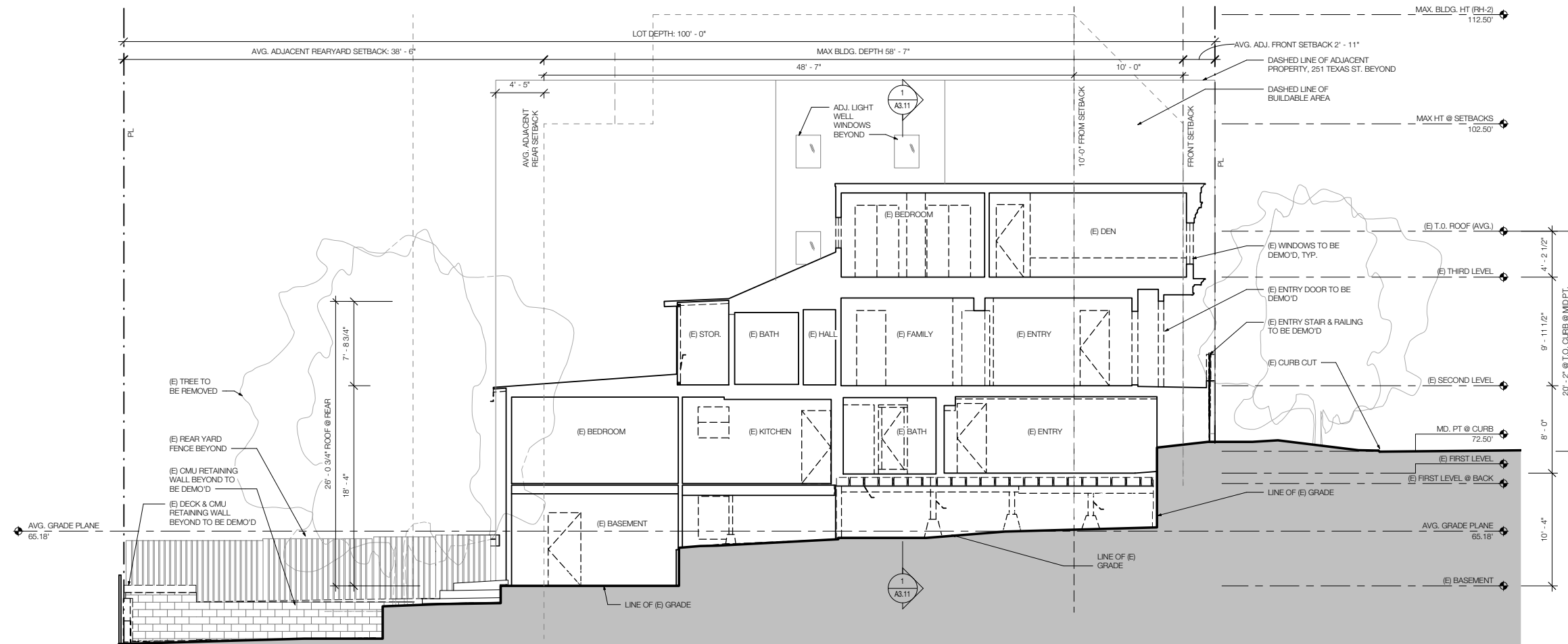
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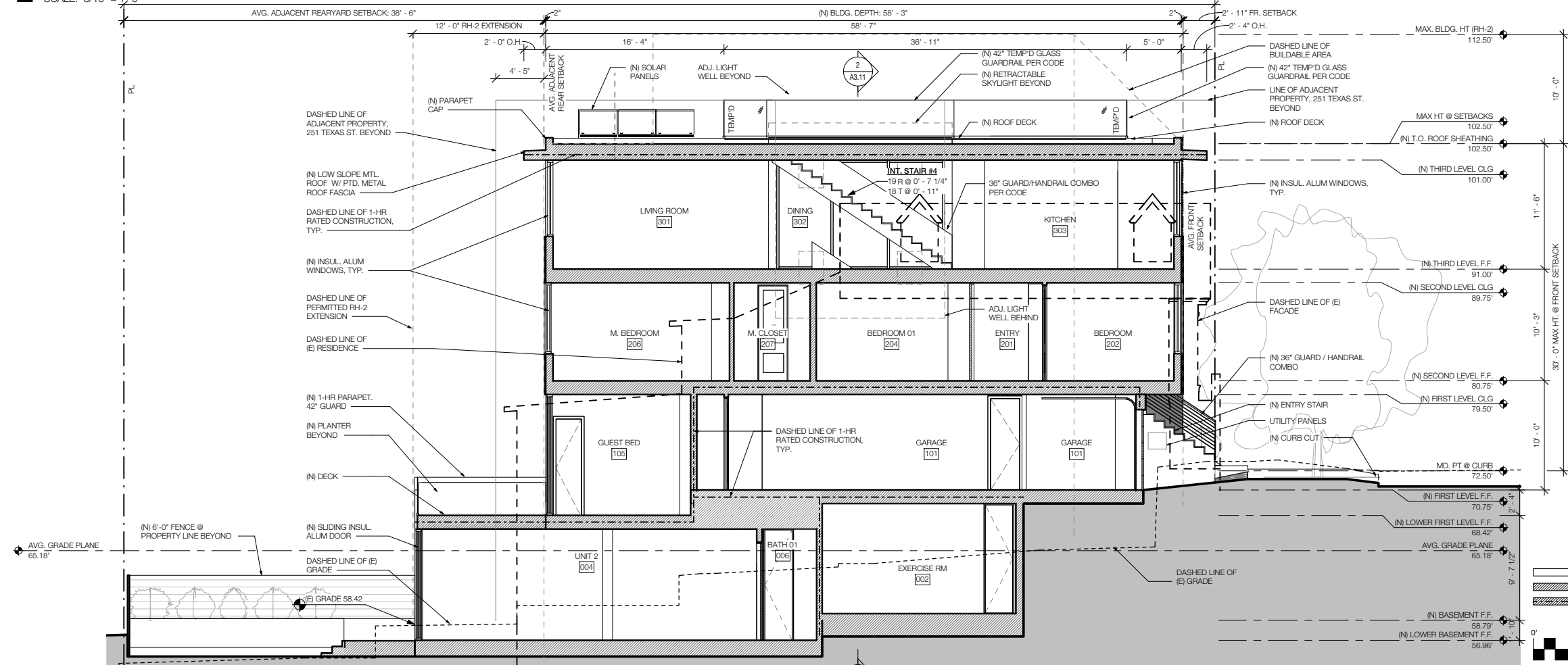
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5	SITE PERMIT REV 3		12/21/2020
6	SITE PERMIT REV 4		01/20/2021

EXISTING & PROPOSED BUILDING SECTION

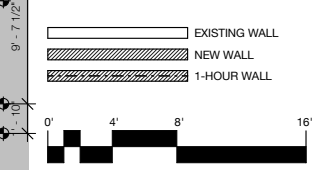
A3.10



2 EXISTING LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"



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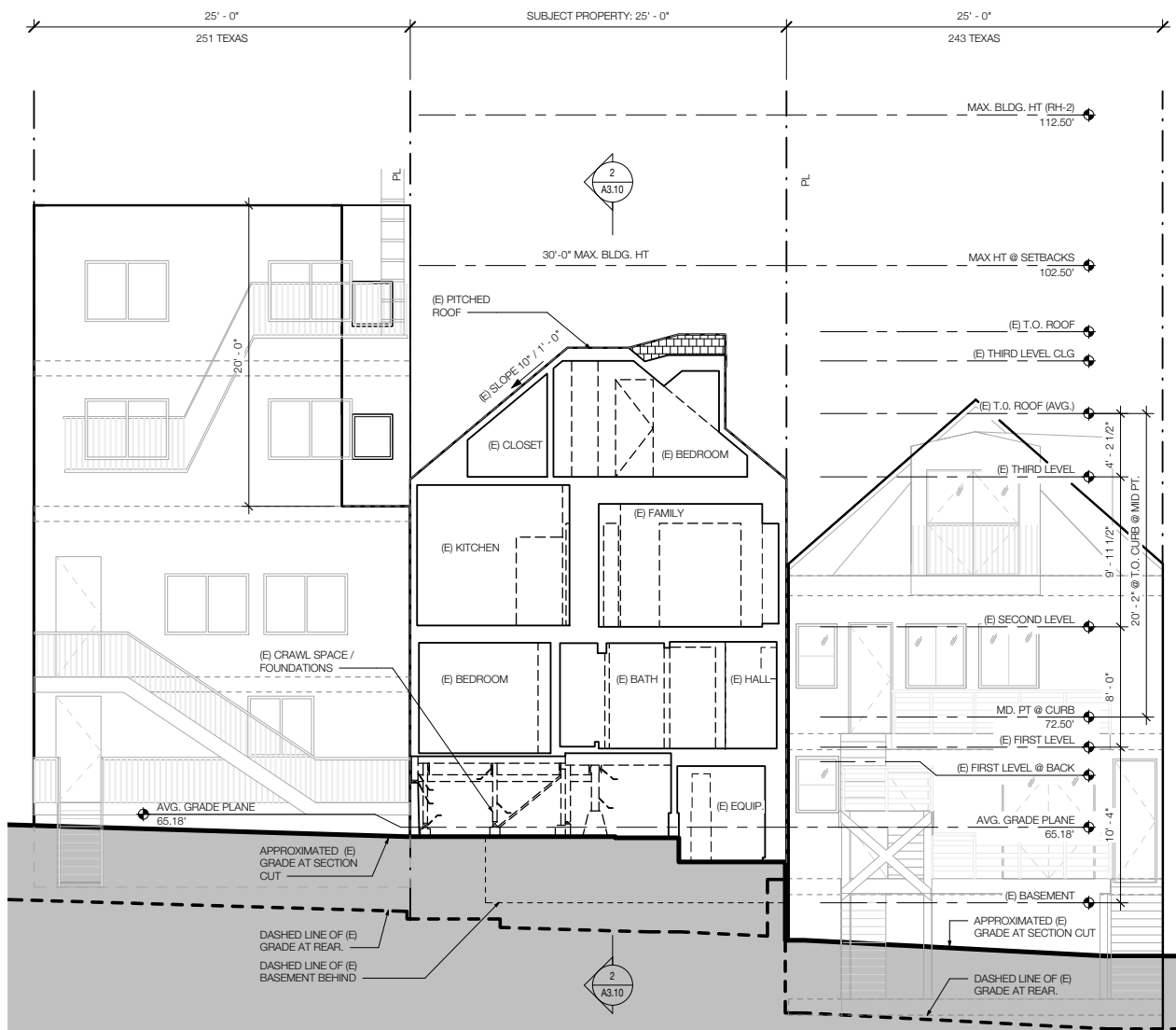
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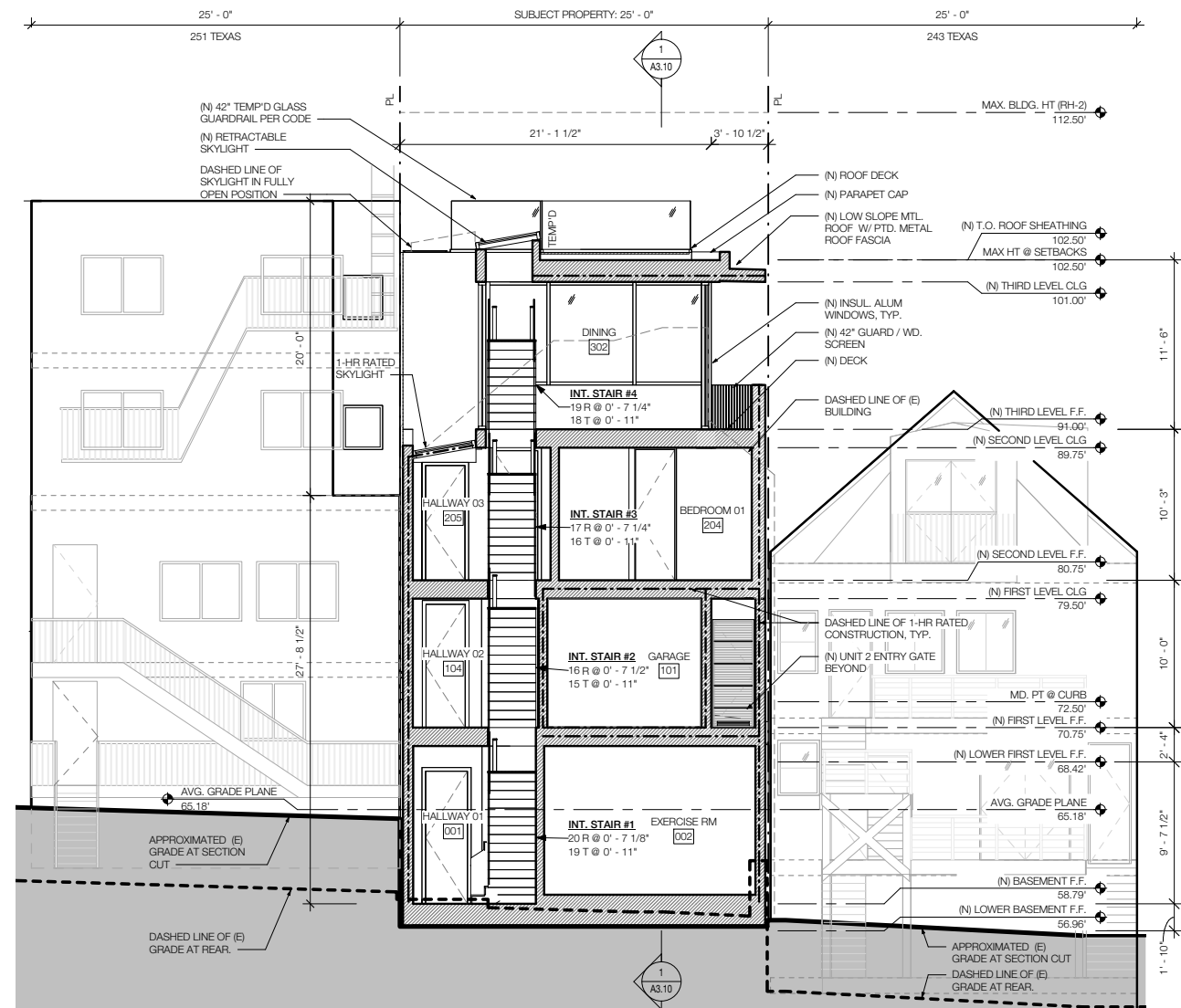
EXISTING & PROPOSED CROSS SECTION

A3.11



1 EXISTING CROSS SECTION
SCALE: 3/16" = 1'-0"

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2 PROPOSED CROSS SECTION
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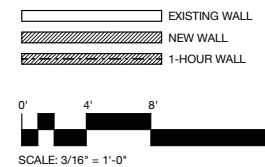


Exhibit C - Environmental Determination



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
249 Texas Street		4001017A
Case No.		Permit No.
2020-003223ENV		
<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 proposes the demolition of an existing three-story, single-family residence and the construction of a three-story residential building with two dwelling units. The proposed structure would have a basement level and would require approximately 263 cubic yards of soil disturbance. The maximum depth of excavation would be approximately 17 feet below existing ground surface.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</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, archeology review is required.</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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>PLEASE SEE ATTACHED</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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER <input type="checkbox"/> Reclassify to Category C (No further historic review) b. Other (specify):
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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
		01/28/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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 2: Environmental Screening Comments

The department's staff archeologist conducted preliminary archeological review on 5/20/2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

The sponsor submitted the article 38 application to the health department on 3/10/20.

A preliminary geotechnical report was prepared by Romig Geotechnical Engineers (dated March 2020). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Project construction could potentially disturb serpentinite bedrock. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk. To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, section 93105 and are enforced by the BAAQMD.

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

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 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 to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:

Exhibit D - Land Use Data



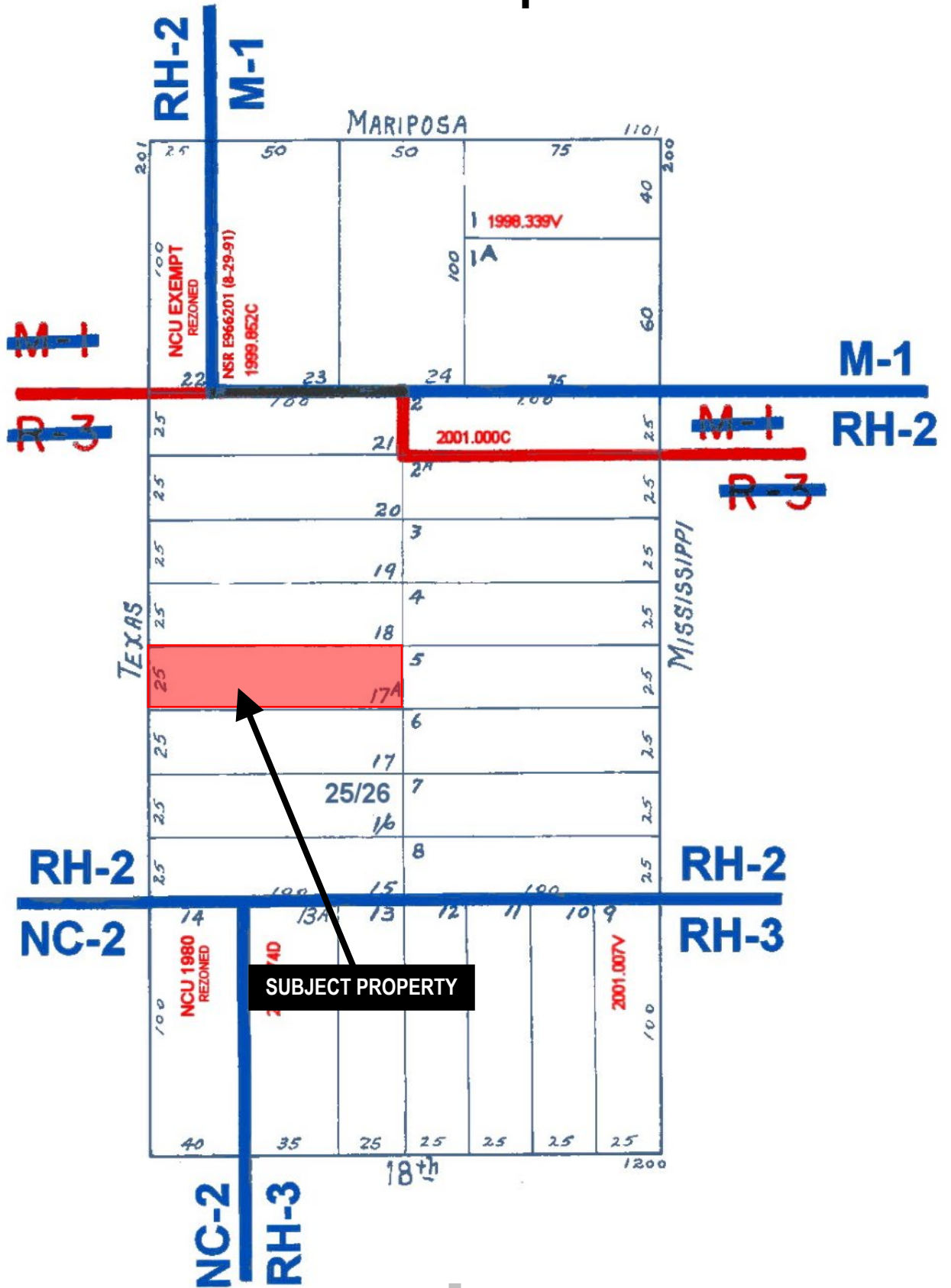
Land Use Information

PROJECT ADDRESS: 249 TEXAS ST
RECORD NO.: 2020-003223PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	486	486
Residential GSF	3,098	4,361	862
Usable Open Space	900	1,555	545
Other (Basement)	401	0	0
TOTAL GSF	3,499	4,847	1,348
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	1	1
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom Units	1	1	0

Exhibit E - Maps and Context Photos

Parcel Map



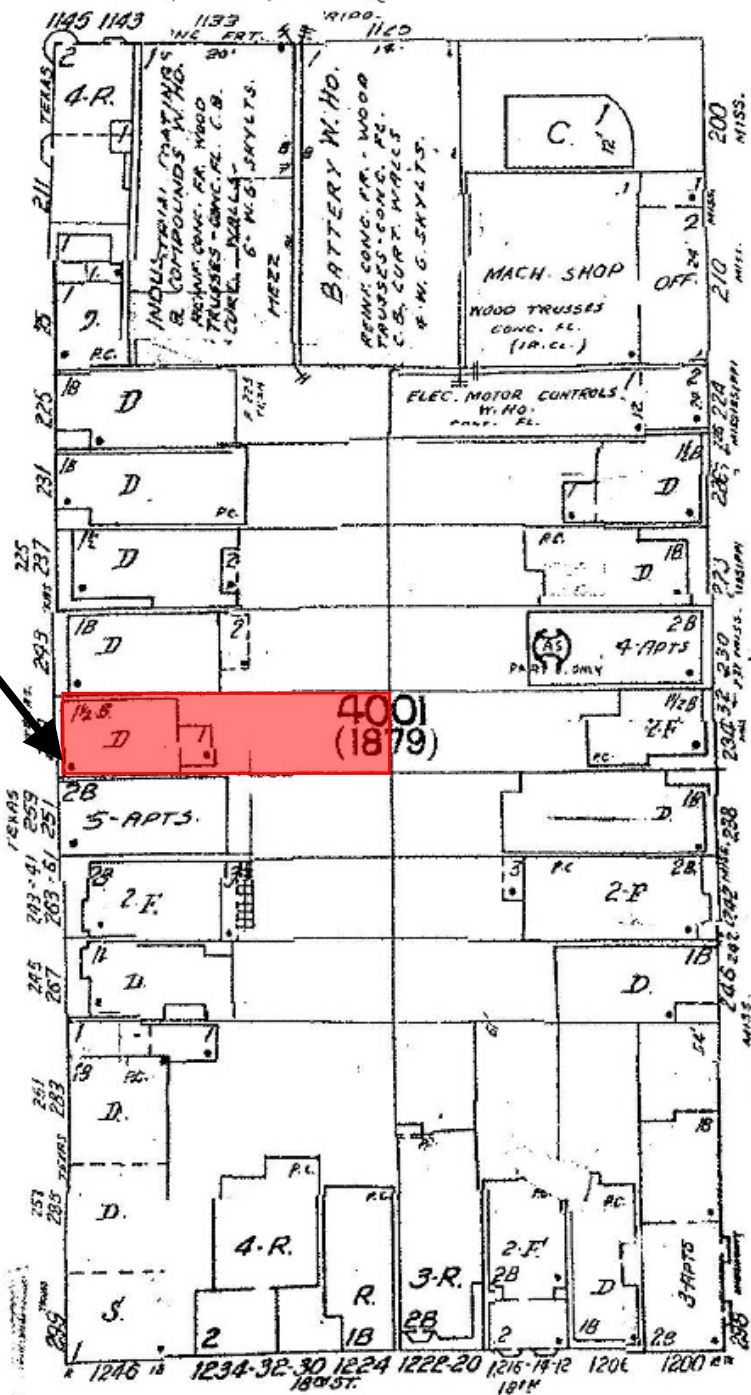
Conditional Use Authorization Hearing
 Case Number 2020-003223CUA
 249 Texas St.

Sanborn Map*

TEXAS

MISSISSIPPI

SUBJECT PROPERTY



Scale of feet.

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



Conditional Use Authorization Hearing
 Case Number 2020-003223CUA
 249 Texas St.

Aerial Photo – View 1

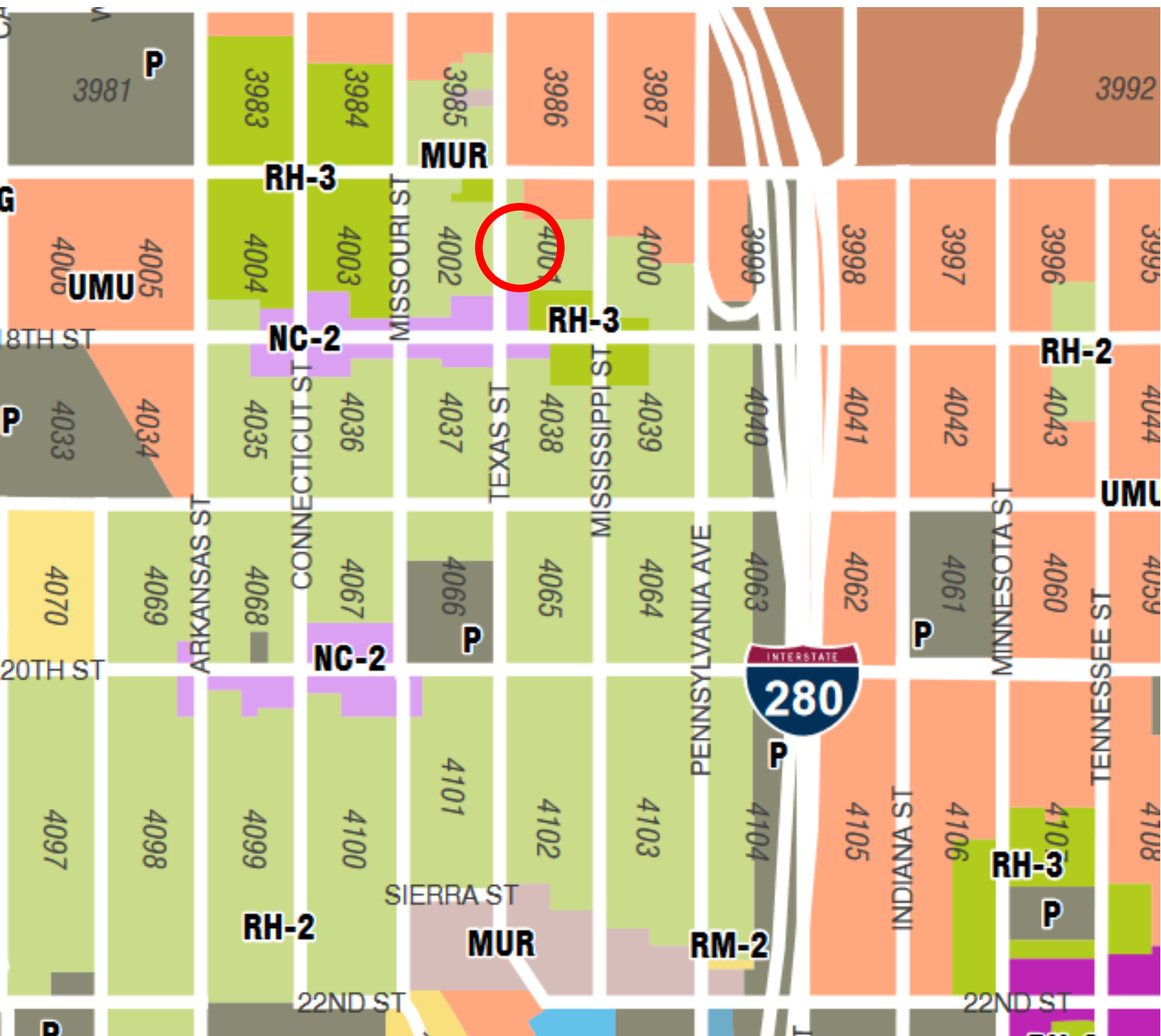


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-003223CUA
249 Texas St.

Zoning Map



Conditional Use Authorization Hearing
Case Number 2020-003223CUA
249 Texas St.

Site Photo



Photo Source: Bing Maps

Exhibit F - Project Sponsor Brief



249 Texas Street - CUA : Project Sponsor Statement

PROJECT BRIEF

The proposed project at 249 Texas Street replaces a ***non-historical (C)*** dilapidated single family home that was ***relocated to this site*** from 22nd Street ***in 1951***, and significantly modified over the years. The ***new two-unit home*** is composed of a primary unit with 4 bedrooms, 3 ½ baths, and a second unit, which is a 766 sf garden studio. The site is situated on a sloped portion on Texas Street, and also slopes significantly from the street to the rear yard. The project sponsors, a San Francisco family, are building a home for their family's future at 249 Texas, representative of the resilient, sustainable family housing as prescribed in the Mayor's Directive in addressing the housing crisis.

PROCESS

- Project sponsors attended a **Project Review Meeting (8/26/19)** with Planning Staff and an RDAT member. The proposed project, inclusive of a fourth floor, which had changed and evolved reflective of Planning's guidance. The plans you reviewed were never submitted - they were part of an informational meeting with Planning staff to identify the Department's priorities for a project in this location, and led us to design a project to meet those requirements in the months that followed.
- The project as presented at that **Pre-application Meeting (2/20/20)** reflected several months of design development based on Planning's initial guidance, including ***increased setbacks from the southern property line and increased setback of our roof deck*** to address the sloping topography and to mediate scale between our neighboring properties.
- At the **Pre-application Meeting (2/20/20)**, the project was presented to neighbors in attendance.
- Between the Pre-application Meeting and the submission of the **Site Design permit set** to the Planning Department, in response to neighbor concerns, we revised the design ***by removing the entire fourth floor***. The revised set was distributed to all neighbors in attendance at the Preapplication Meeting.
- Over the course of the next 9 months, **Planning staff** reviewed the project, issued comments, and we responded with revisions accepting those requested modifications. In this period, the **Residential Design Advisory Team** also reviewed the project, issued comments, and we responded with revisions accepting those requested modifications. At Planning's request, as part of that response, ***project sponsors removed the rear portion (roughly 1/3) of the roof deck*** and increased deck setbacks to protect privacy in the rear yards. The nature of the remaining comments and revisions were limited to issues of permeability in the driveway, utility locations, and similar issues.
- On January 20, 21, we responded to the last set of comments and submitted the **Site Permit Revision 4** set - the up-to-date and now compliant set, having now been fully reviewed by Planning and the Residential Design Team.

NEIGHBOR CONCERNS AND OUTREACH

251 Texas (owner) : Emails and one-on-one video meetings

251 Texas (tenant) : Emails

243 Texas : Emails and one-on-one video meetings

237 Texas : Emails

Alison Heath/Potrero Boosters : Emails and phone calls

Concerns discussed:

Excavation/Shoring: Our excavation is not significant - over the slope downhill, there are only two locations where the excavation approaches 8'. Any necessary shoring and stabilization of the soil will be **fully engineered, independently permitted and reviewed by DBI to the strictest limits of the code**, and carefully inspected throughout the process by both our geotechnical engineer and the city inspectors.

Potential for encountering serpentine rock : There was an environmental review of the project by the city as part of the permitting process. The CEQA approval was issued, but as an extra step, the approval has been amended to reflect protective measures required to be utilized if serpentine is encountered. It is important to note that our geotechnical engineer believes our excavation, which has a maximum depth of **less than 8'** in only two spots, **will not encounter serpentine**, but if it is encountered, the highest standards of practice to manage it will be taken in accordance with the building code.

Disruption: Construction is not pleasant in an urban environment - that is undeniable. To mitigate what they can, project sponsors intend to hire an experienced San Francisco GC, and intend to do all they can to make the process of building their family home as reasonable as possible. This includes introductions to the site super, cell phone numbers shared, and clear communication about disruptive work and the construction schedule. All measures possible will be taken to manage construction dust and debris to mitigate disruption. After hiring a GC, we are hoping to have a conversation with the neighbors about work schedules as well to address any concerns. Additionally, though there was concern with an imminent start, we communicated that the earliest building permit issuance would be 6-8 months away.

Lightwell Matching (251 Texas) : Acknowledging that our uphill neighbor's lightwell has been partially exposed to the property line, and has had the advantage of a shorter, downslope house for many years, we certainly acknowledge that this condition will be changed. To acknowledge that change, we have provided a matching lightwell in length, but have **increased the setback from the neighboring property to 5'-2"** - significantly in excess of the code requirements. As part of our discussions we prepared a clarifying diagram detailing and dimensioning this area for clarity. It shows that there is approximately **9'-8" between buildings at the light well** - a generous distance that should be very effective, especially at the upper unit. It was also confirmed that the windows facing the lightwell will be **obscure glass, protecting privacy** between buildings. While we know it is different, we do feel that we have exceeded the intent of the code and expect that access to light and air will be well preserved.

Light/shade to our lower neighbor's skylights (243 Texas) : 243 Texas is sited to the north and on the downslope of the topography relative to 249 Texas, placing it at an acknowledged disadvantage. The first gestures designed to address this condition were a series of **setbacks at the upper floors** of 249 Texas from the shared property line to preserve access to light. Acknowledging that the skylights on the gabled roof of 243 Texas face 249, we discussed opportunities to address any privacy issues that might arise. The project sponsors have offered to subsidize the **installation of translucent film** as desired to preserve light and protect privacy. For supplemental light to address any change in access to light we discussed the potential for the project sponsors to provide a budget to add **supplemental skylights** if appropriate and effective in addressing the problem. As part of our discussions, we prepared shade studies that demonstrated that the increased impact on the skylights by the proposed project were not universal, but rather limited to portions of the day during certain times of the year.

Shade to our lower neighbor's rear decks (243 Texas) : Our shade studies showed that the impact of the new structure on the rear decks was limited.

Light to our lower neighbor's front bay window (243 Texas) : Our shade studies showed that the impact of the new structure on the bay window was negligible.

Privacy to our lower neighbor's top deck (243 Texas) : While the concern is understood, exterior decks facing the midblock open space of the rear yard are inherently challenged with regard to privacy. This particular neighboring deck - at the top floor of their home - looks into all of the surrounding rear yards and will look into the windows of 249 Texas. While it is an unfortunate relationship, it is a two-way problem in part caused by the neighbor's own deck, and almost impossible to address in a zero lot line urban environment. That said, **the removal of the rear third of the project sponsor's roof deck** should go far in reducing any privacy issues from that perspective to the neighboring deck.

As part of our neighbor discussions, project sponsors prepared a range of clarifying diagrams and studies to study and address issues. Those diagrams are included at the end of the document.

CONCLUSION

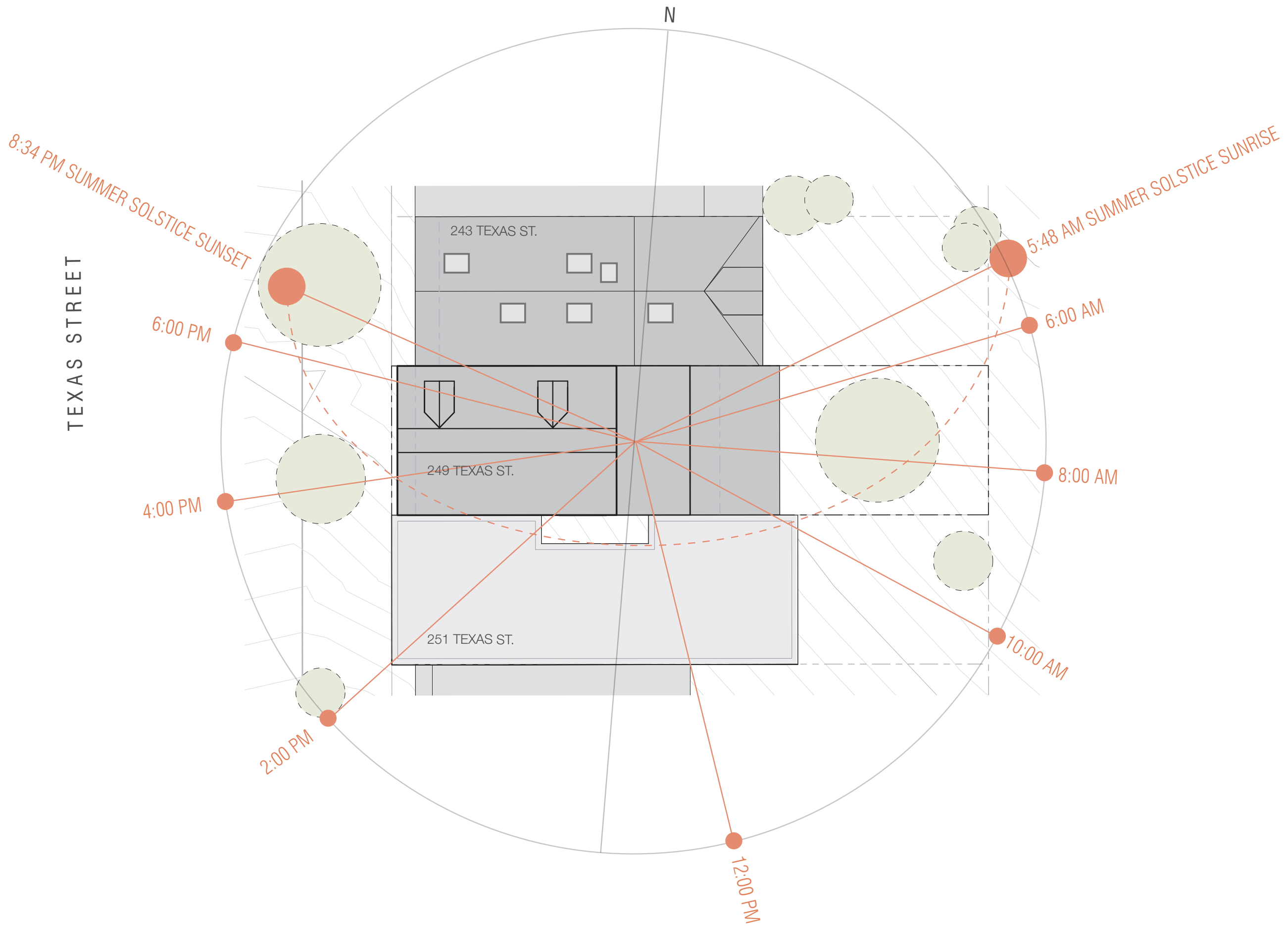
The proposed project at 249 Texas is a reasonably scaled 2 unit structure, **compliant** with the Planning Code and the Residential Design Guidelines. It replaces poorly constructed, poorly maintained housing with the type of sustainable, resilient family housing San Francisco needs in the current housing crisis. The design as proposed **thoughtfully addresses the street scale**, sits far **below the allowable height limit**, provides matching **lightwell and setbacks**, and **mediates** between the disparate scales of the two adjacent structures.

We respectfully ask that the Planning Commission approve the Conditional Use Authorization, and that the project be approved as designed and submitted.

249 Texas Street - Neighbor Outreach Documents

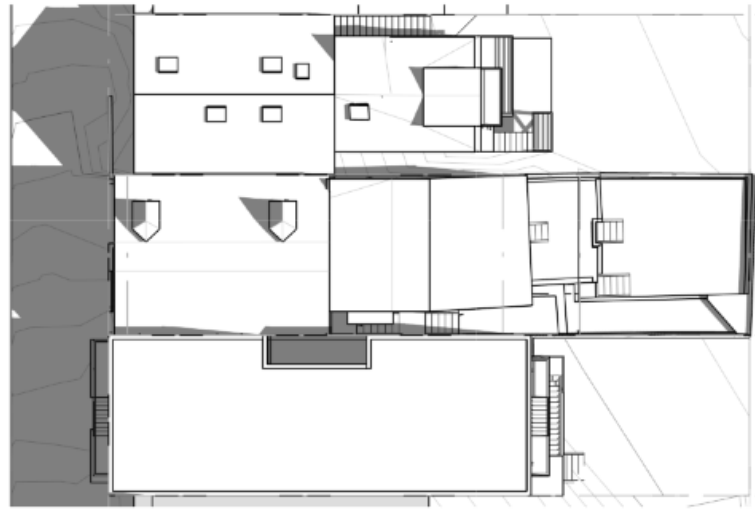
1. **SOLAR/SHADE STUDIES**
2. **COMPARATIVE MASSING DIAGRAMS**
3. **LIGHTWELL CLARIFICATION DIAGRAMS**
4. **EXCAVATION CLARIFICATION DIAGRAMS**

249 Texas Street - SOLAR SHADE STUDIES

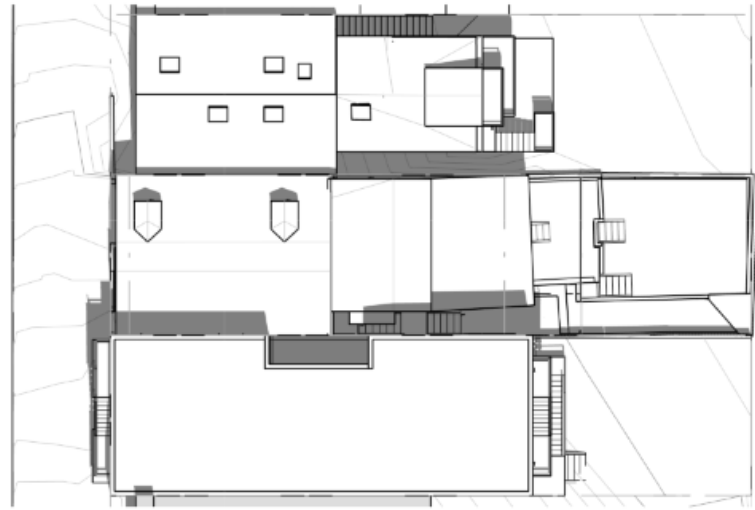


**Texas St/
Residence**
249 Texas St.
San Francisco, CA

Solar Study
Summer Solstice
02.19.2021



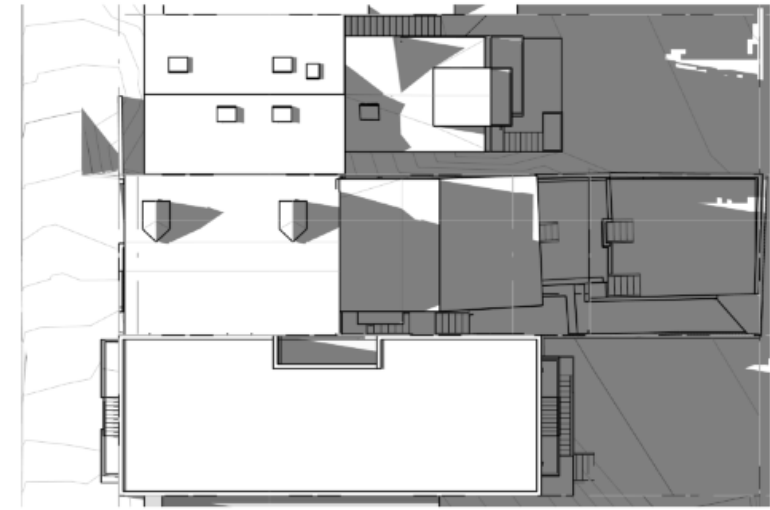
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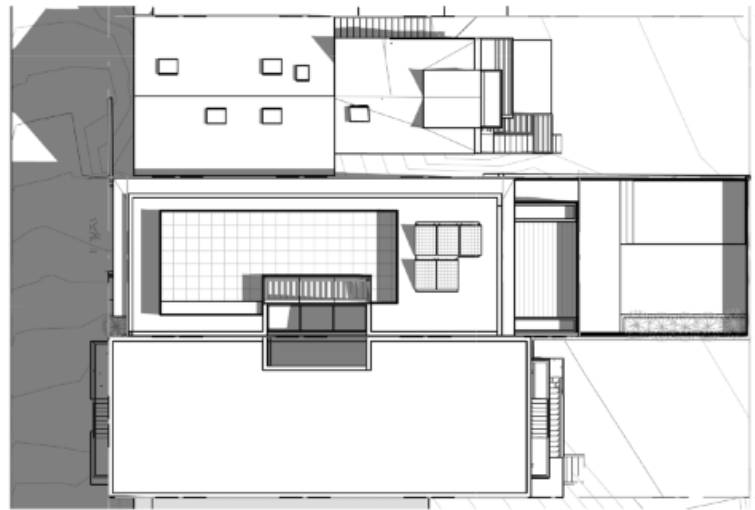
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EXISTING SUMMER SOLSTICE 3:00 PM



EXISTING SUMMER SOLSTICE 5:00 PM



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PROPOSED SUMMER SOLSTICE 12:00 PM

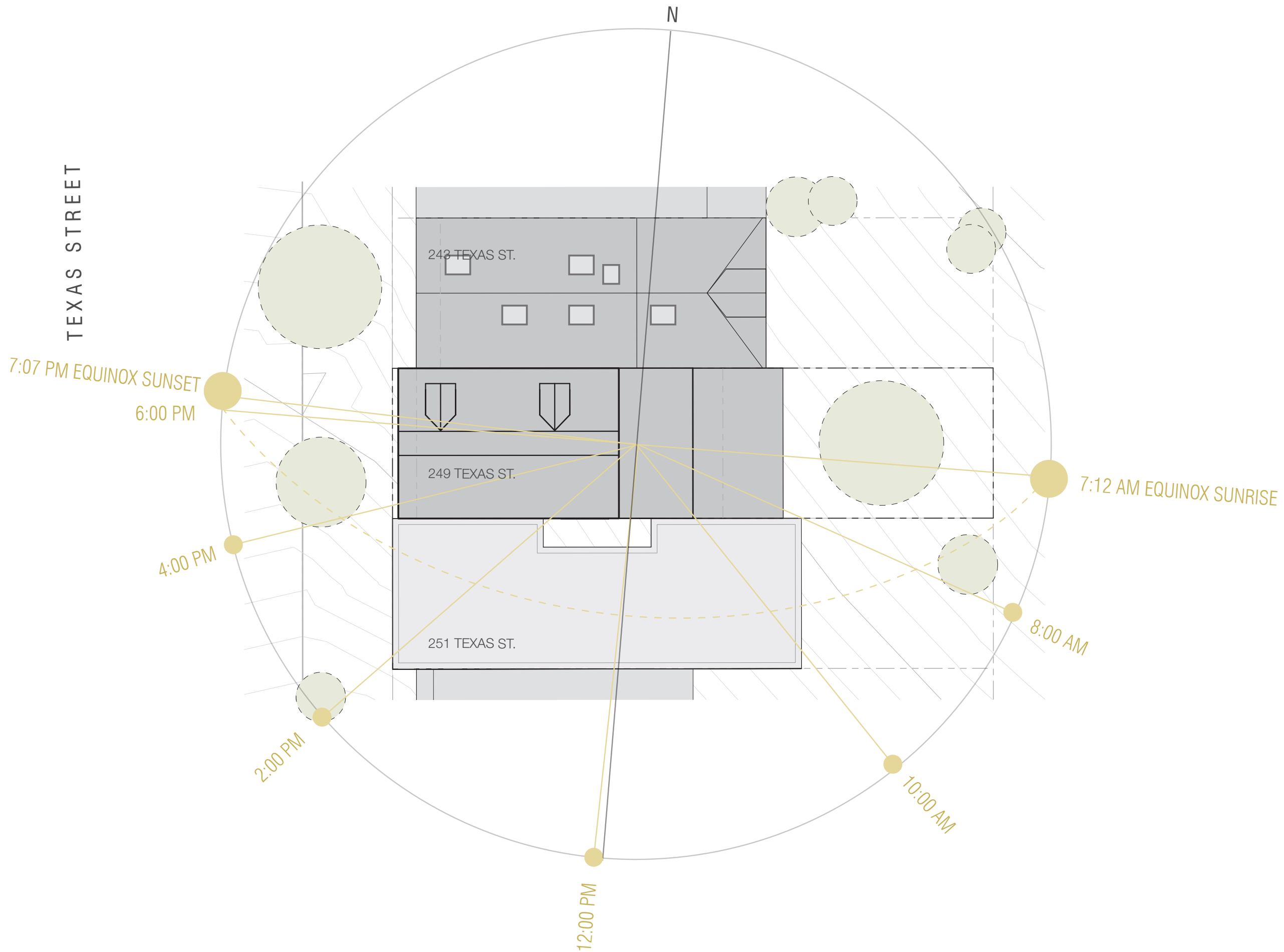


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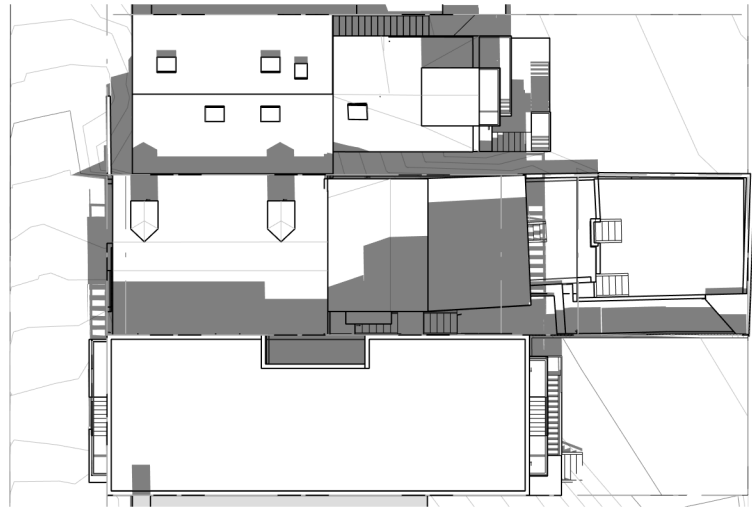


**Texas St/
Residence**
249 Texas St.
San Francisco, CA

Solar Study
Spring / Fall Equinox
02.19.2021



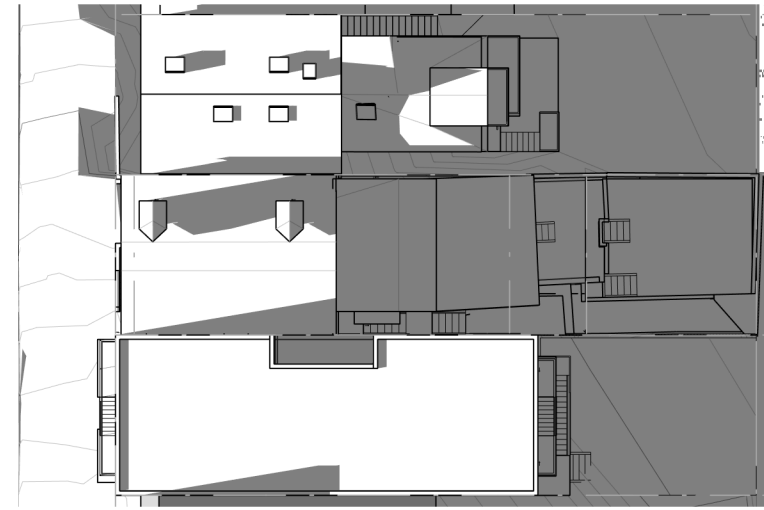
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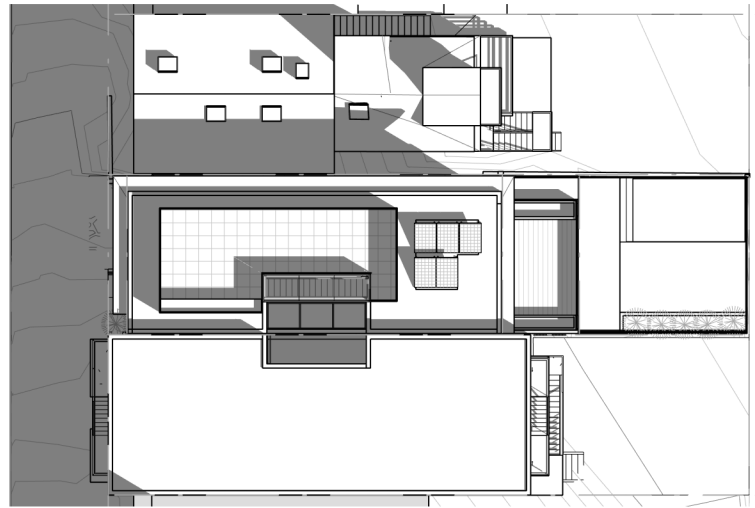
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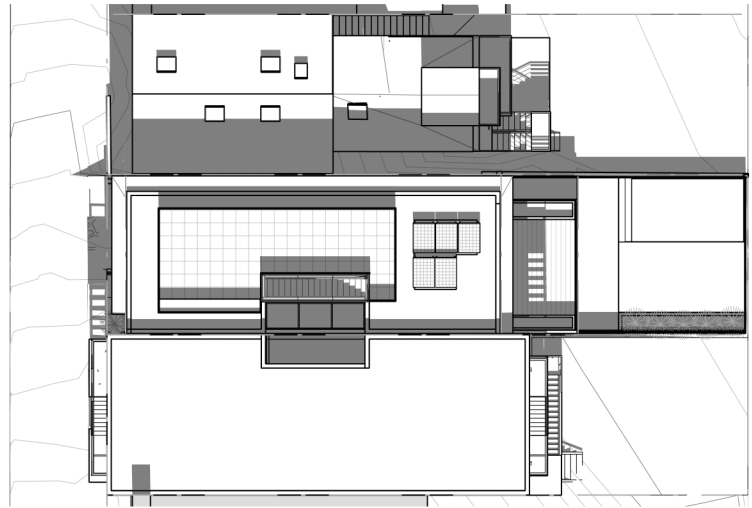
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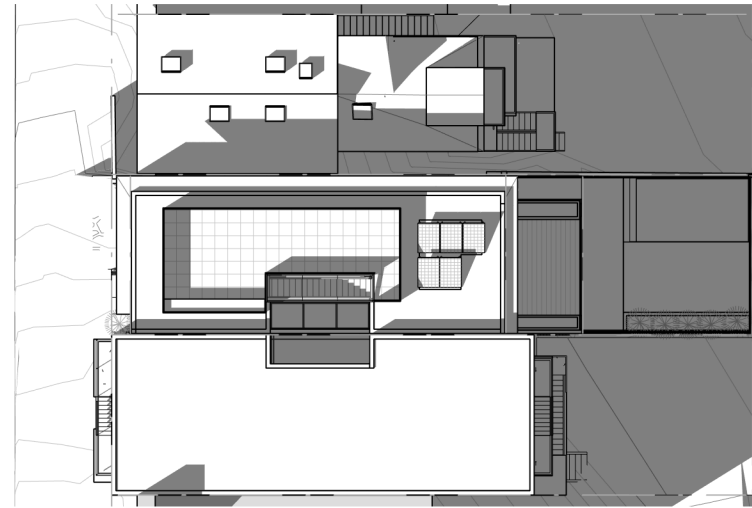
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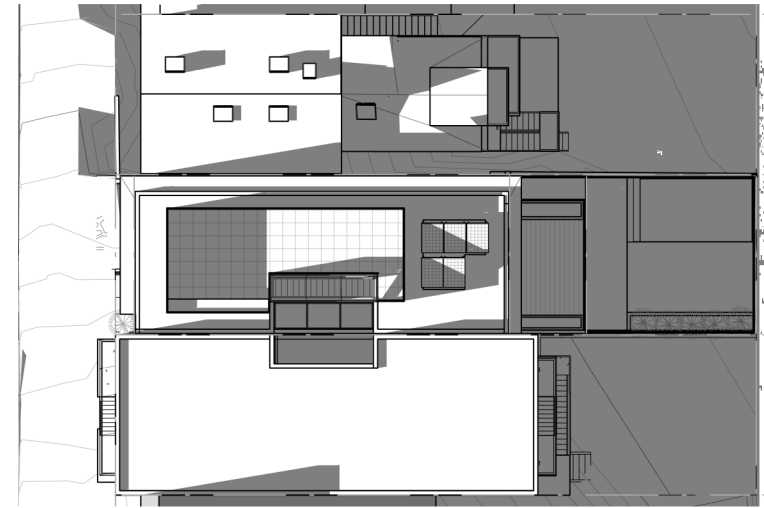
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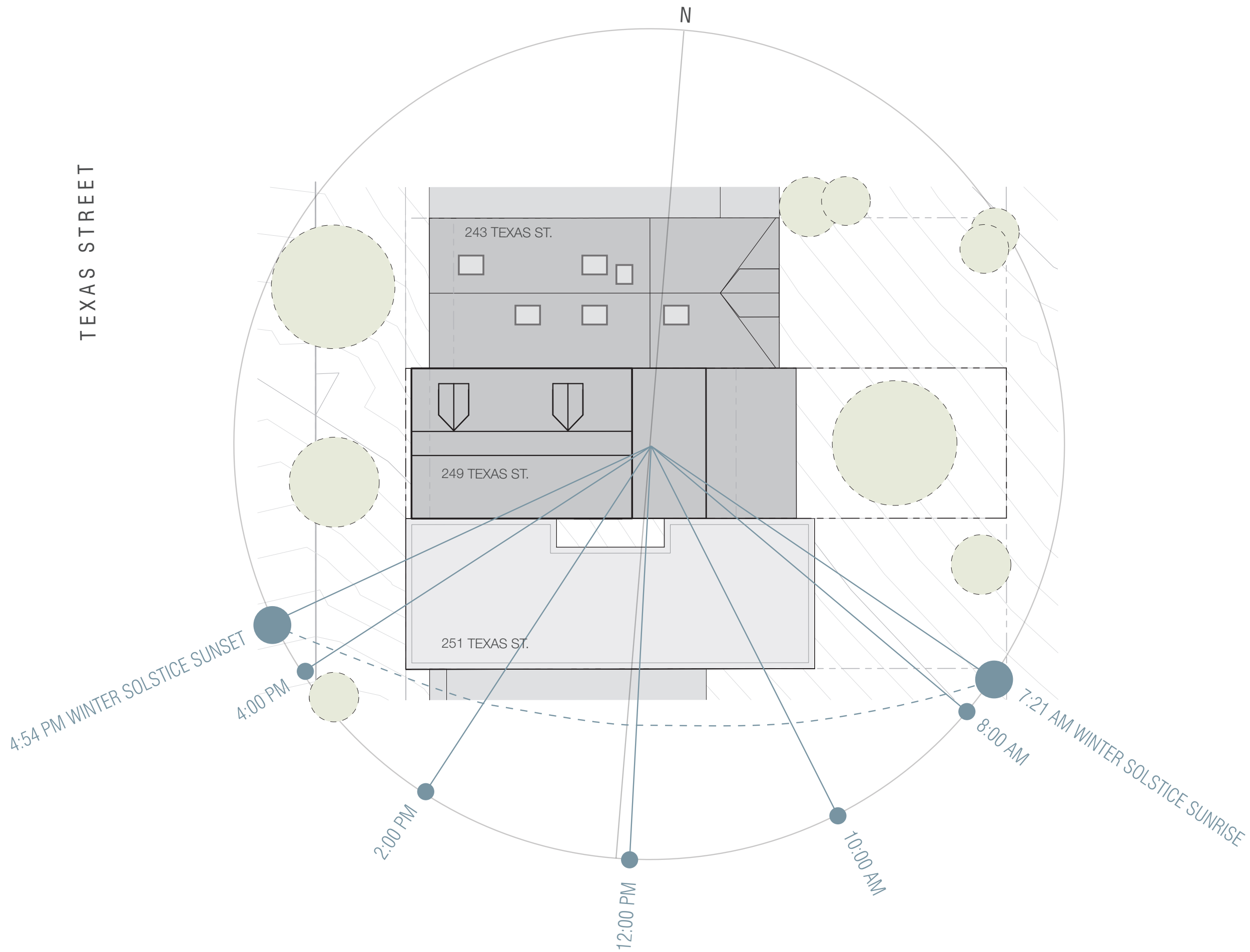


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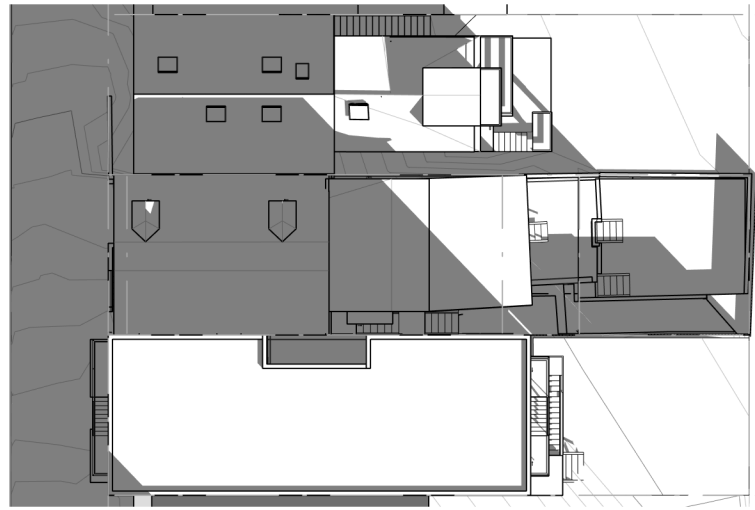
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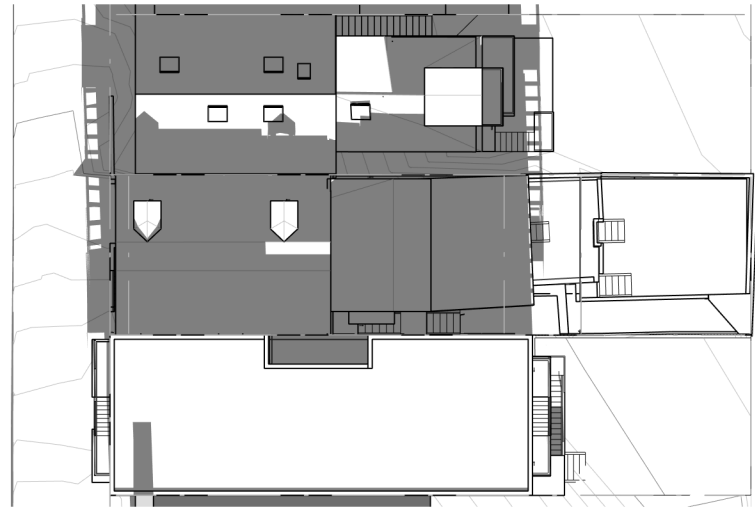


**Texas St/
Residence**
249 Texas St.
San Francisco, CA

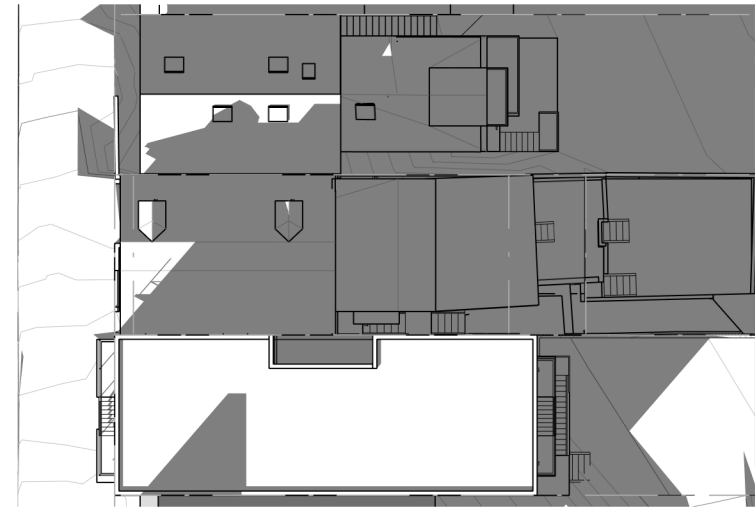
Solar Study
Winter Solstice
02.19.2021



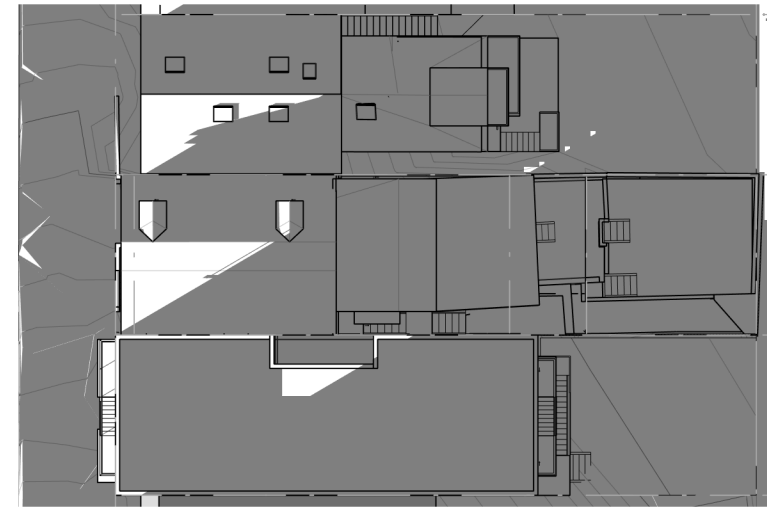
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EXISTING WINTER SOLSTICE 3:00 PM



EXISTING WINTER SOLSTICE 5:00 PM



PROPOSED WINTER SOLSTICE 9:00 AM



PROPOSED WINTER SOLSTICE 12:00 PM



PROPOSED WINTER SOLSTICE 3:00 PM



PROPOSED WINTER SOLSTICE 5:00 PM



Texas St. Residence

SOLAR STUDY - WINTER SOLSTICE

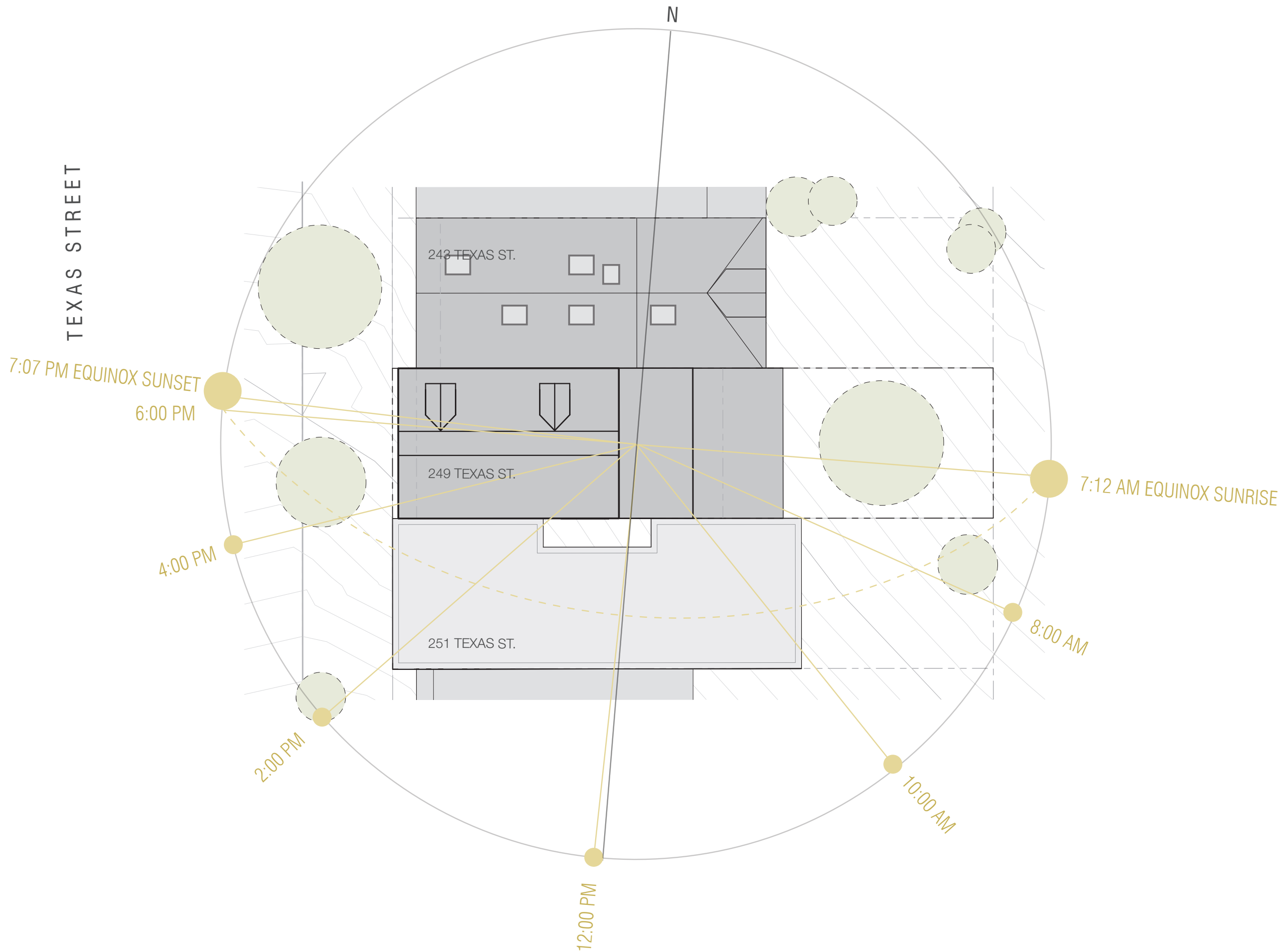
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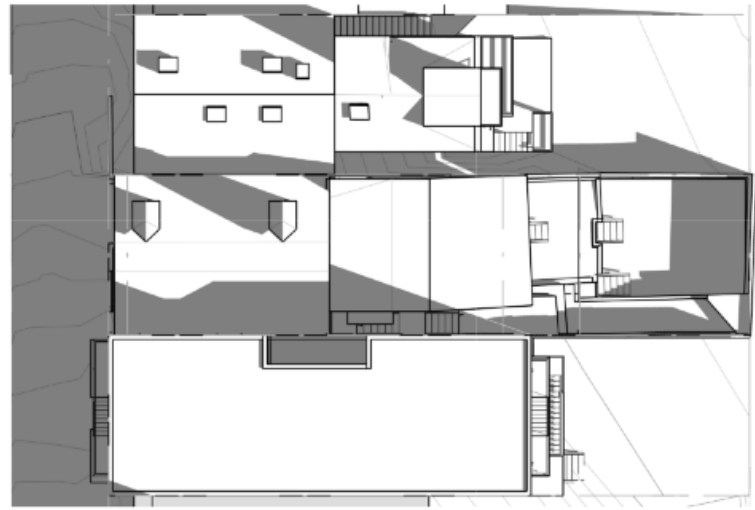
John Maniscalco
Architecture



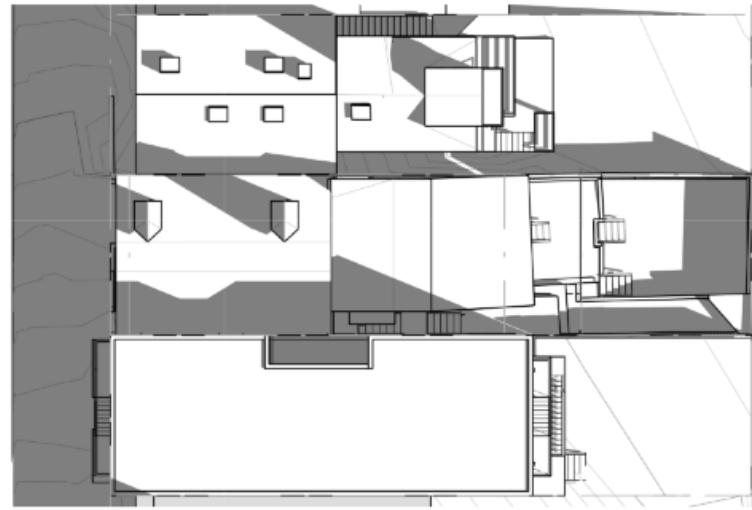
**Texas St/
Residence**
249 Texas St.
San Francisco, CA

Solar Study
Spring / Fall Equinox
02.19.2021

← SUNRISE @ 6:17 AM



EQUINOX - 8:15 AM



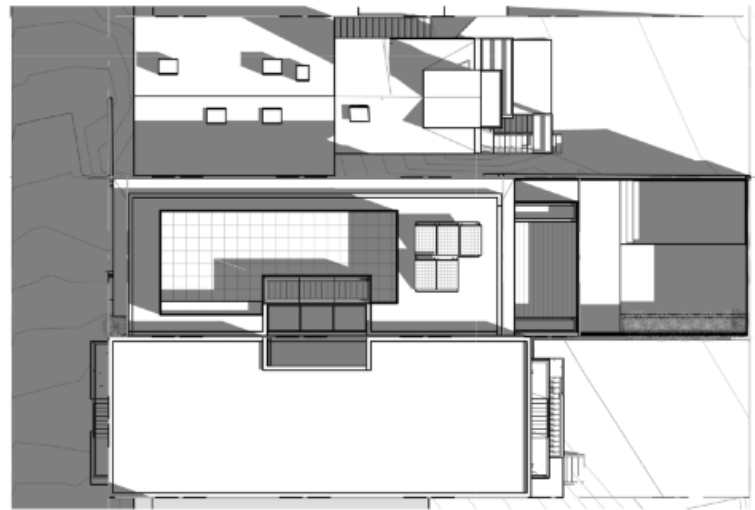
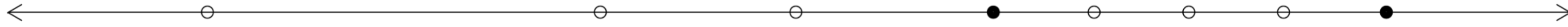
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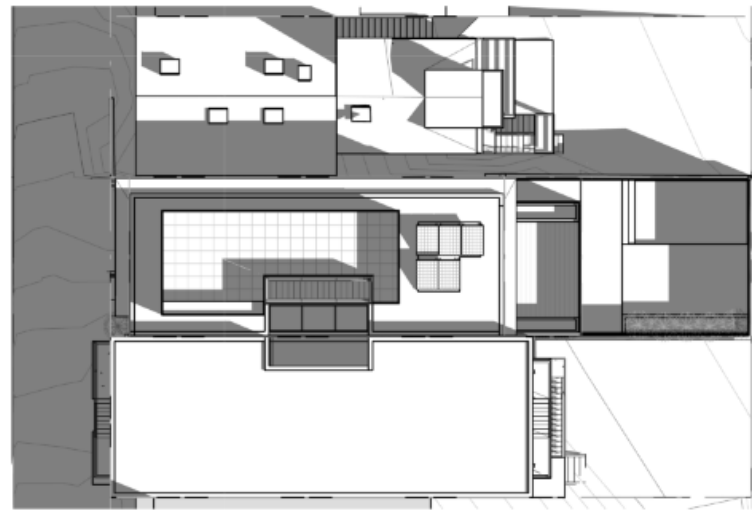
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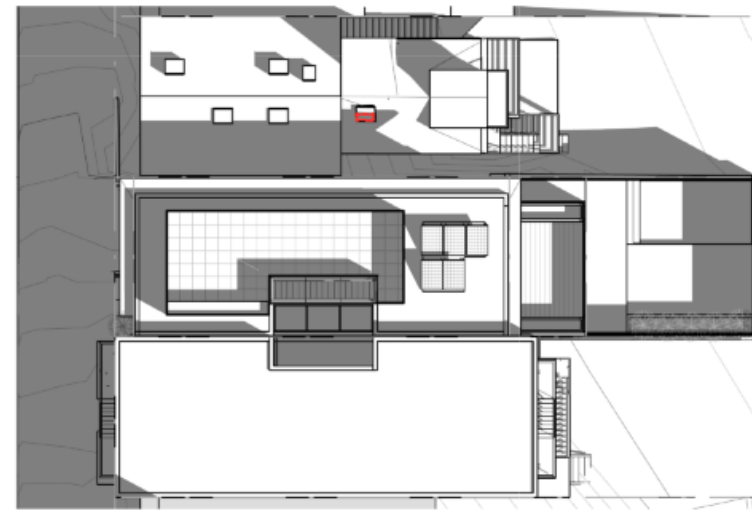
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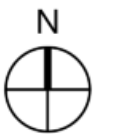
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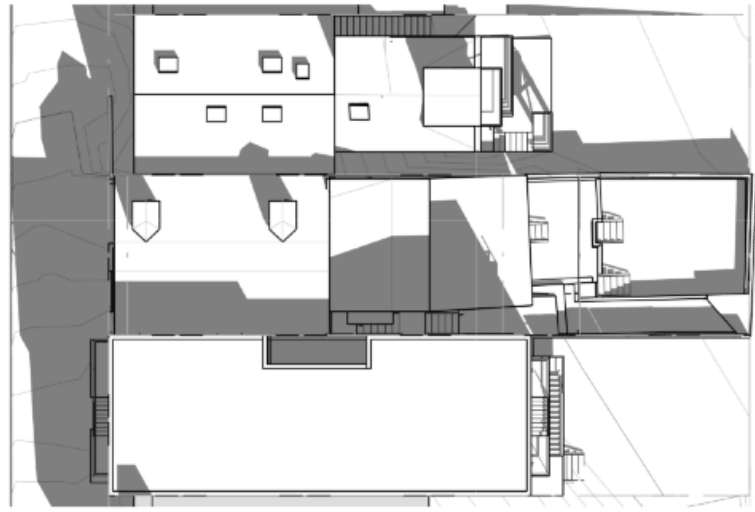
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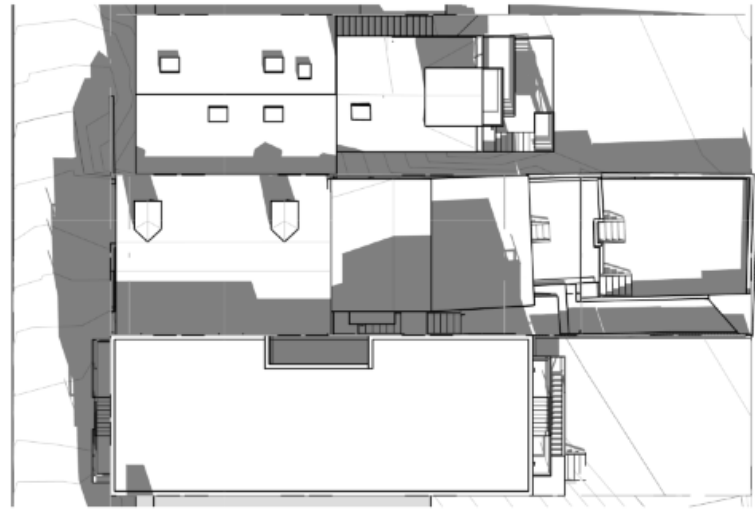
Texas St. Residence
SHADOW STUDY AT EQUINOX
02/18/21

A1-04
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jma
John Maniscalco
Architecture



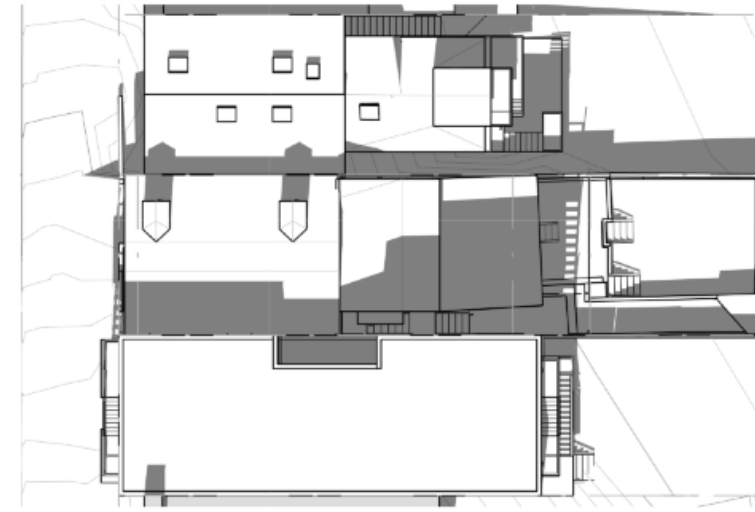
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EQUINOX - 12:00 PM



EQUINOX - 12:30 PM



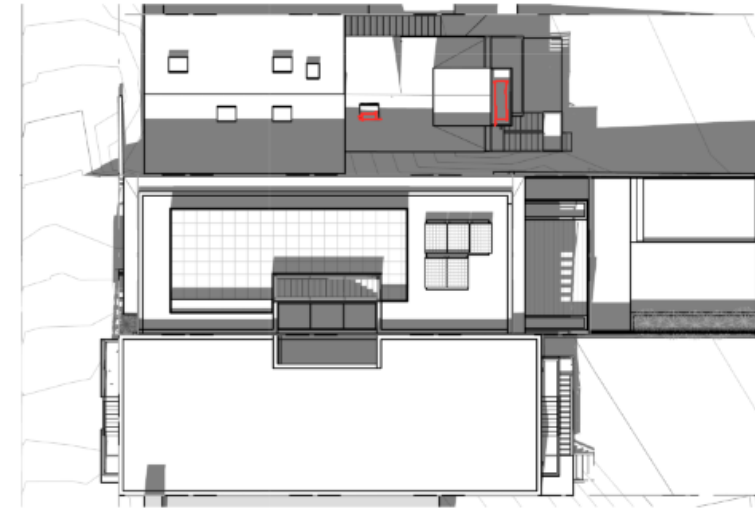
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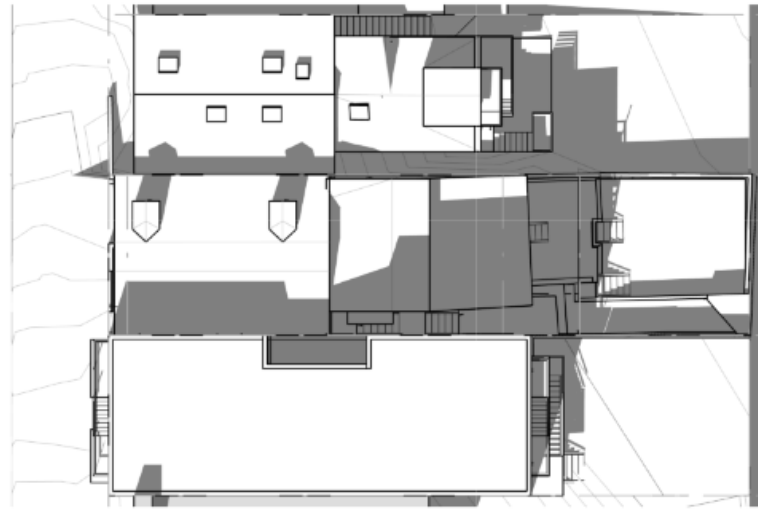
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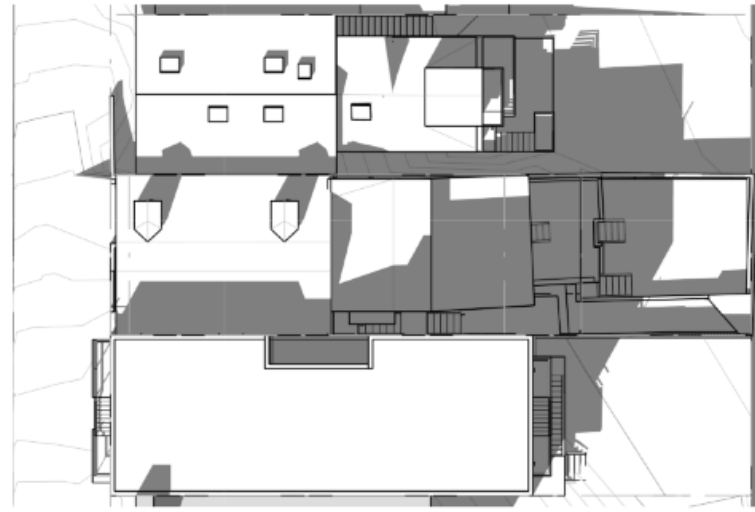
Texas St. Residence
SHADOW STUDY AT EQUINOX
02/18/21

A1-05
Scale 1" = 30'-0"





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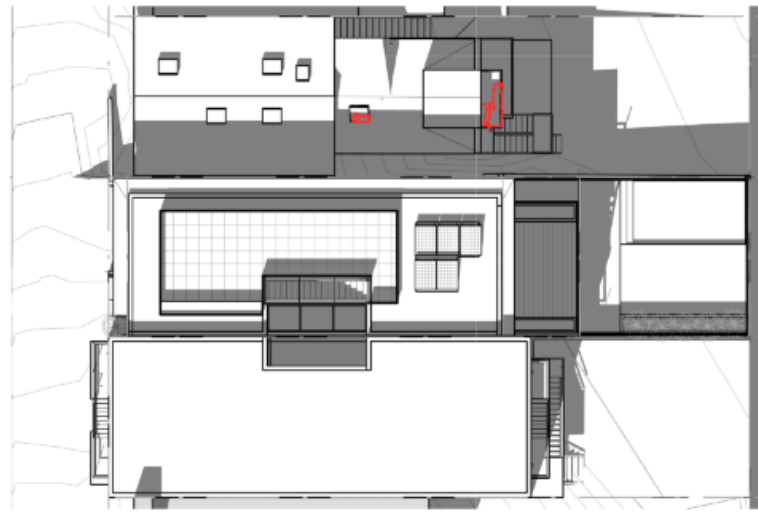
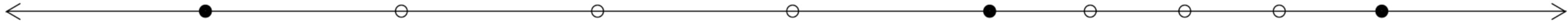
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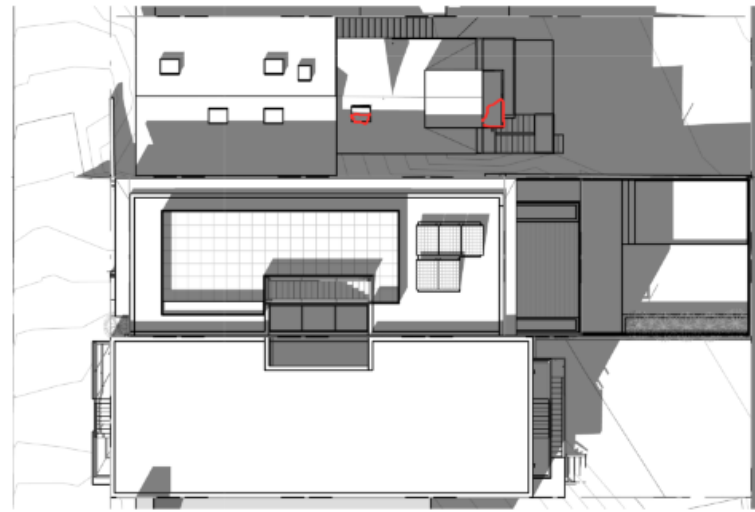
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EQUINOX - 1:00 PM



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EQUINOX - 2:00 PM



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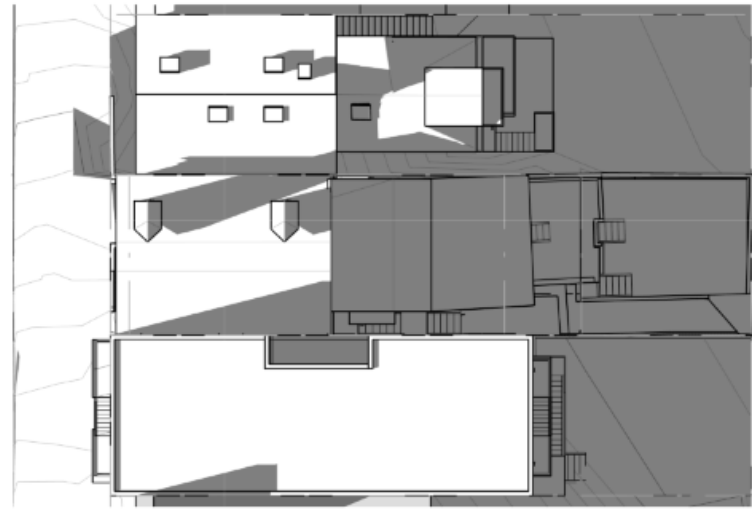
Texas St. Residence
SHADOW STUDY AT EQUINOX
02/18/21

A1-06
Scale 1" = 30'-0"

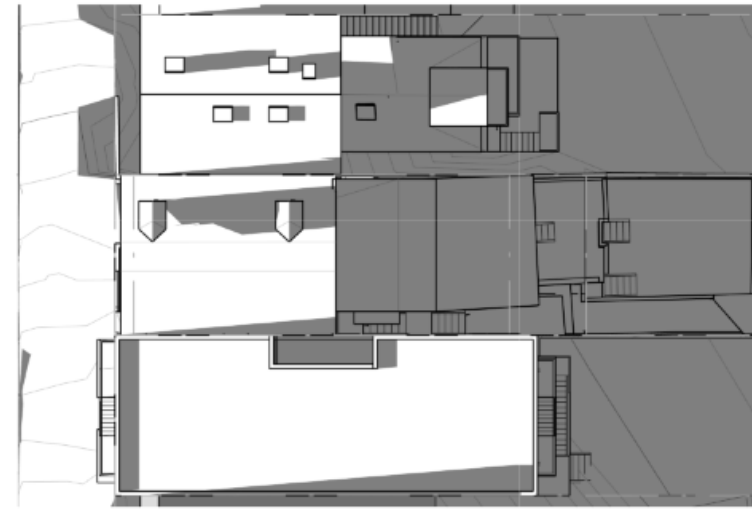
jma
John Maniscalco
Architecture



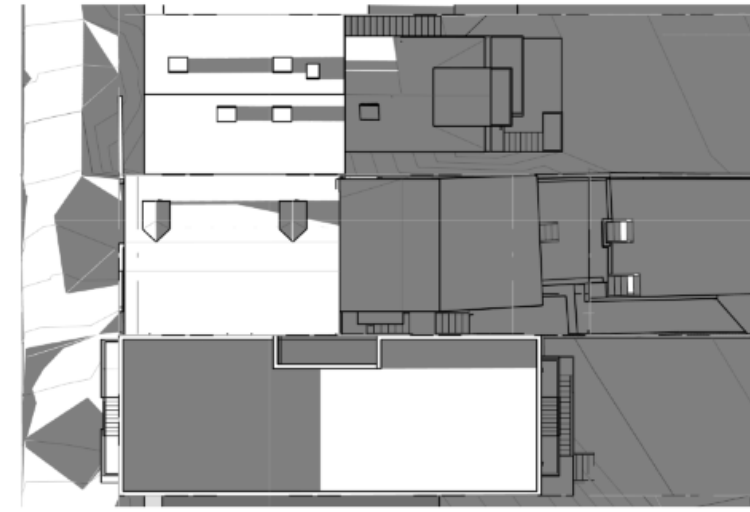
EQUINOX - 3:45 PM



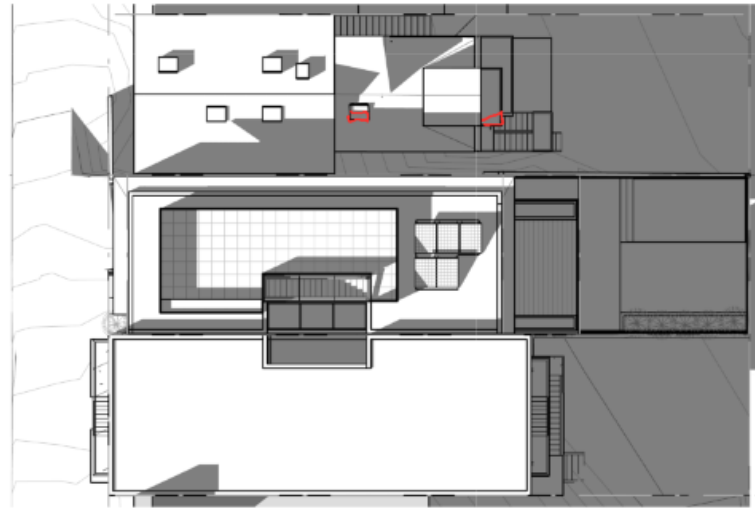
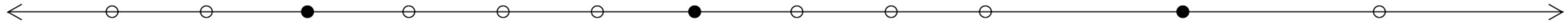
EQUINOX - 4:45 PM



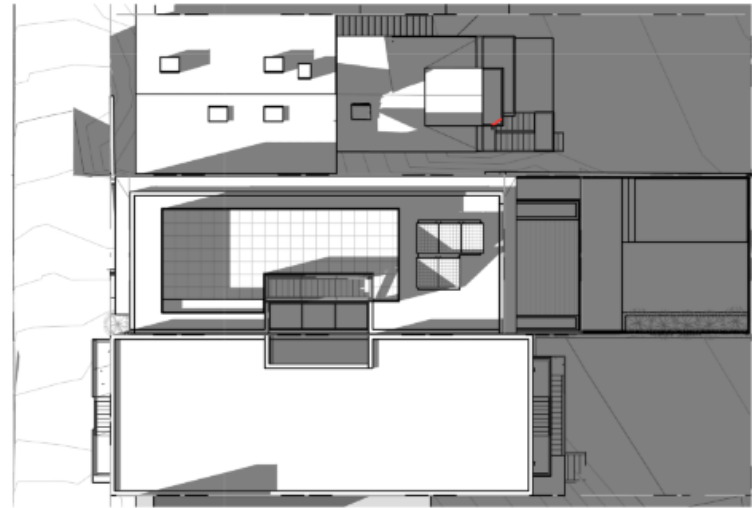
EQUINOX - 5:45 PM



EQUINOX - 6:15 PM SUNSET



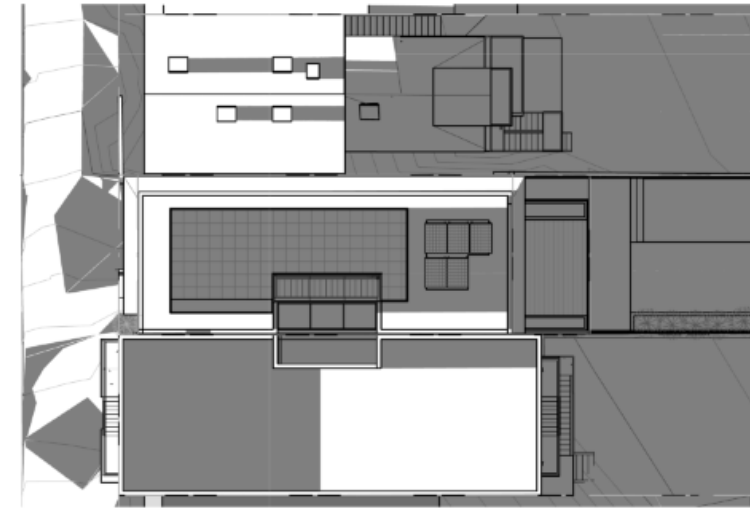
EQUINOX - 3:45 PM



EQUINOX - 4:45 PM



EQUINOX - 5:45 PM



EQUINOX - 6:15 PM SUNSET

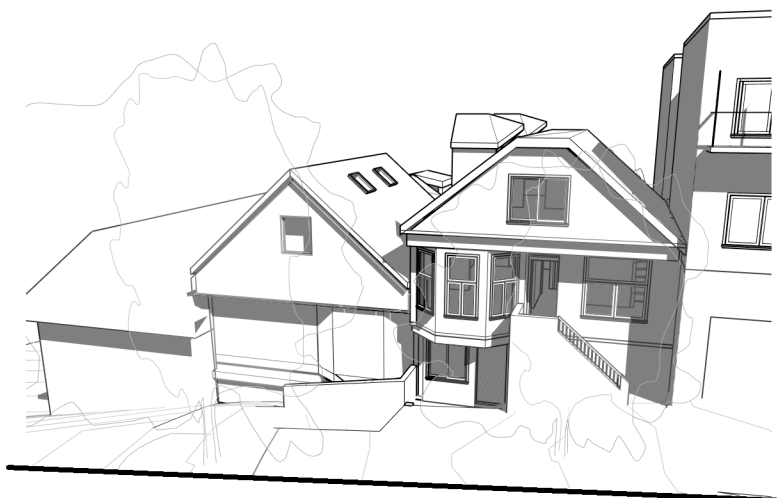
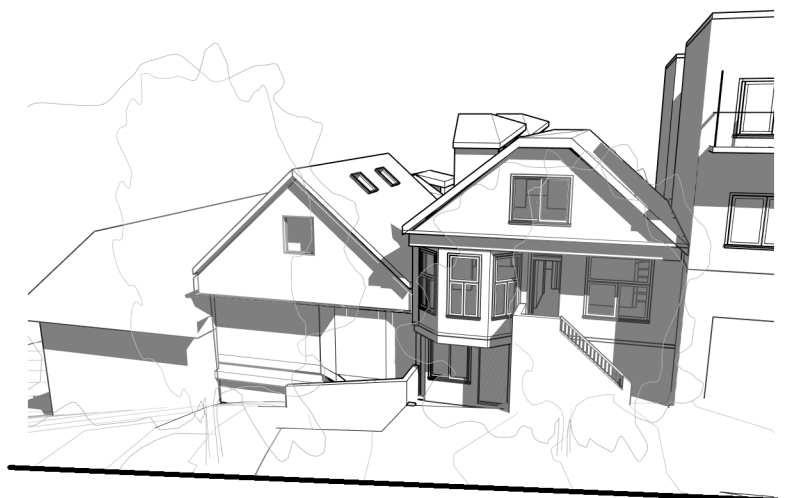
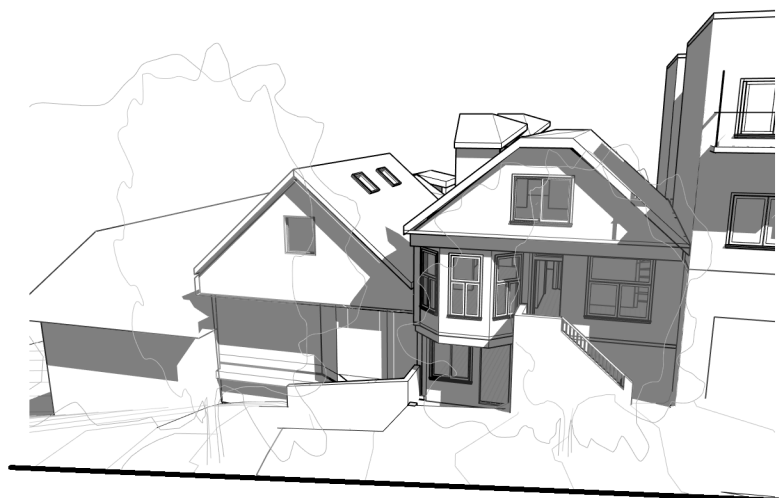
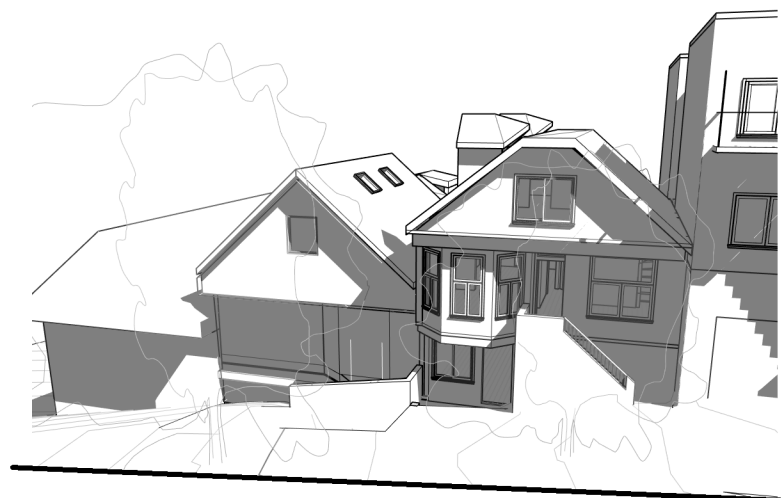


Texas St. Residence
SHADOW STUDY AT EQUINOX
02/18/21

A1-07
Scale 1" = 30'-0"



← SUNRISE @ 6:17 AM

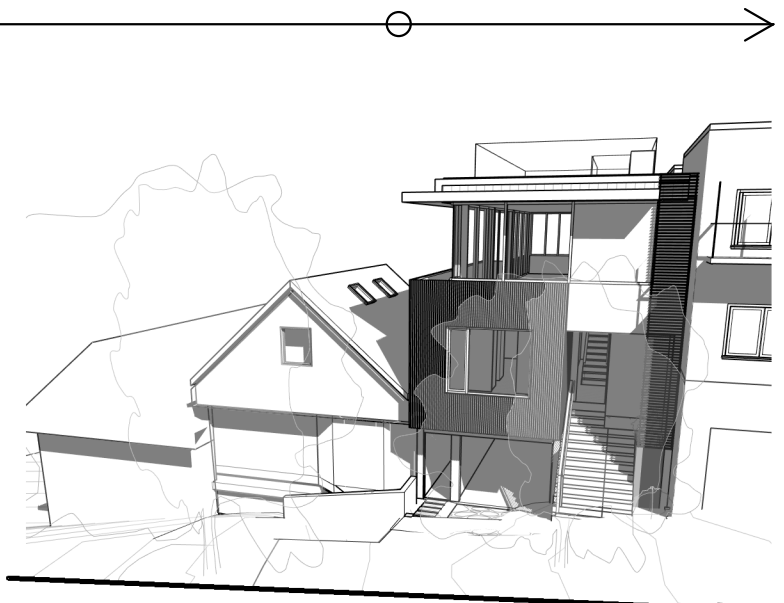
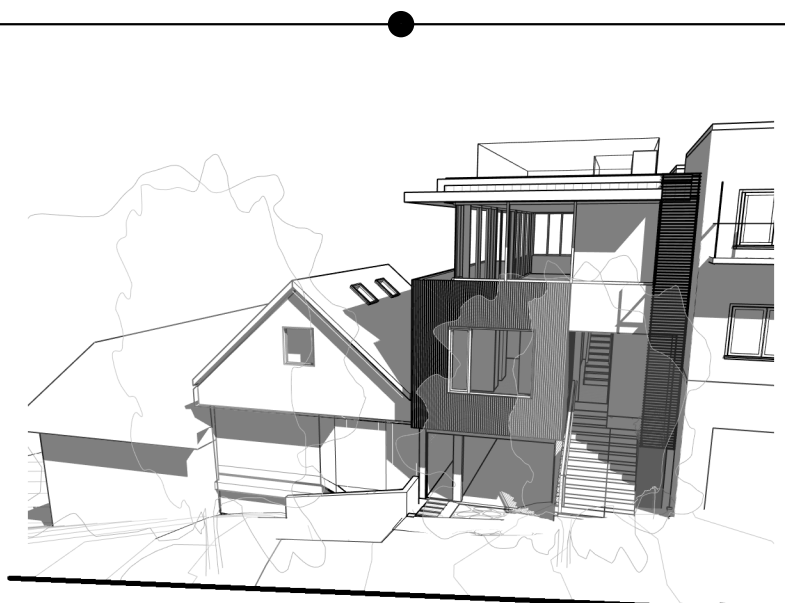
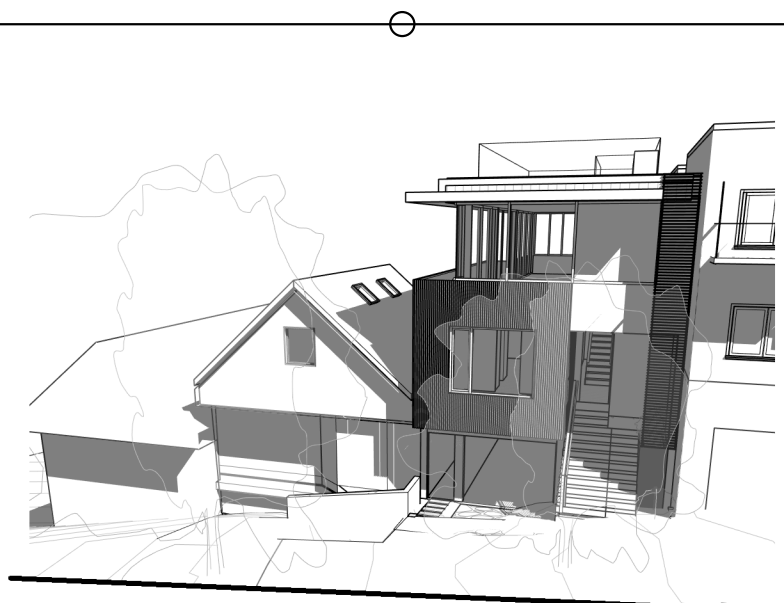
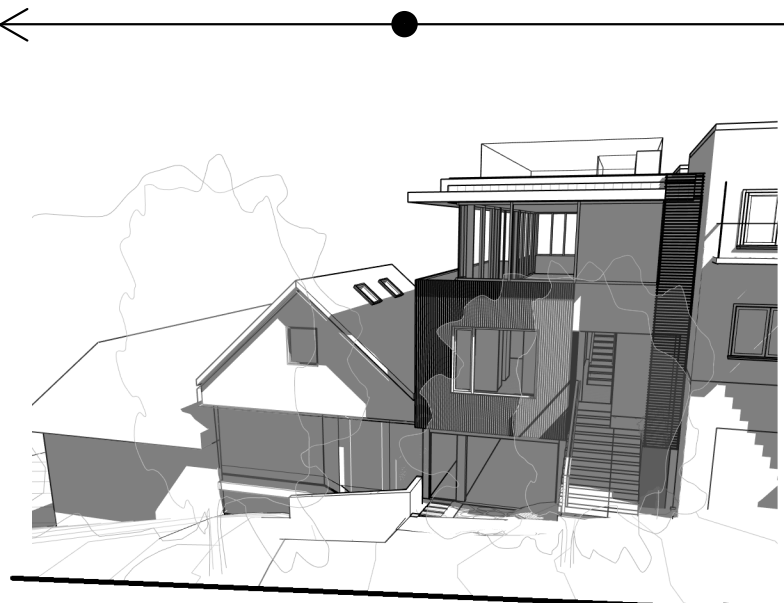


EQUINOX - 1:00 PM

EQUINOX - 1:30 PM

EQUINOX - 2:00 PM

EQUINOX - 2:30 PM

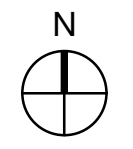


EQUINOX - 1:00 PM

EQUINOX - 1:30 PM

EQUINOX - 2:00 PM

EQUINOX - 2:30 PM



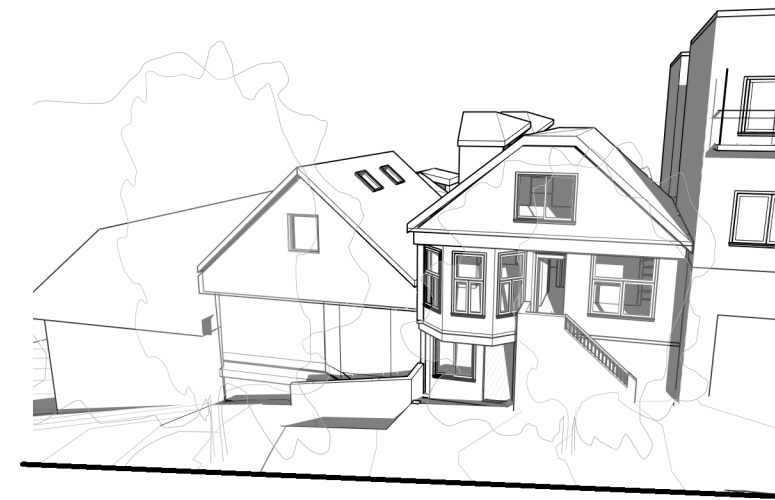
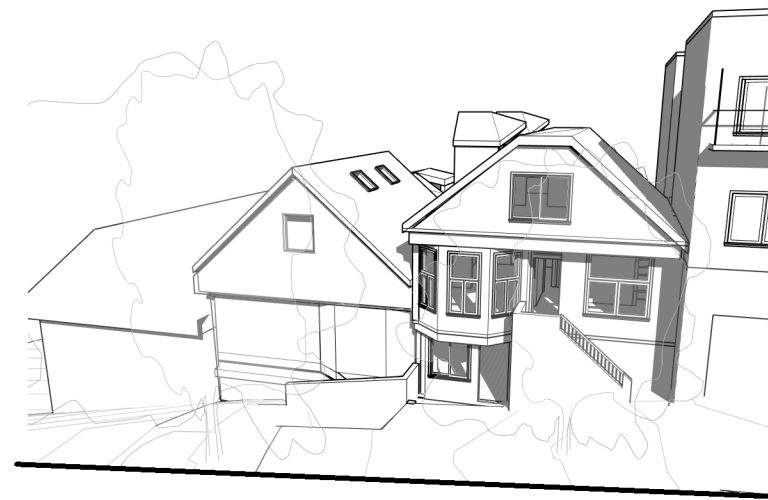
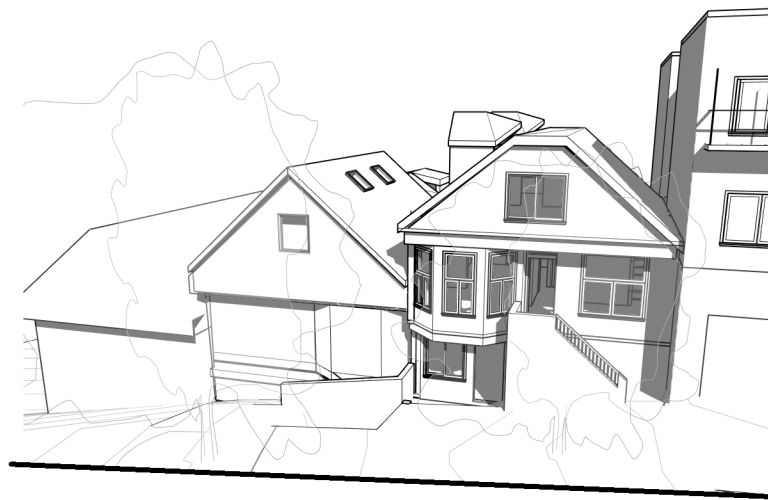
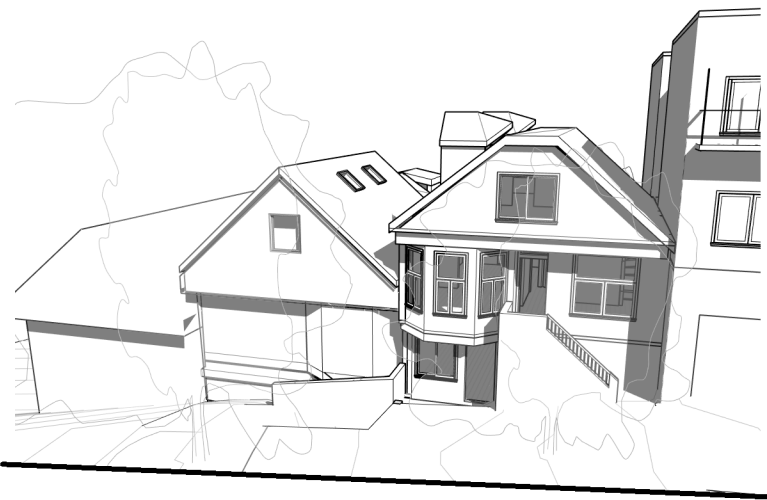
Texas St. Residence
SHADOW STUDY @ FRONT FACADE
02/18/21

A1-08
Scale 12" = 1'-0"

jma
John Maniscalco
Architecture

← SUNRISE @ 6:17 AM

SUNSET @ 6:17 PM →

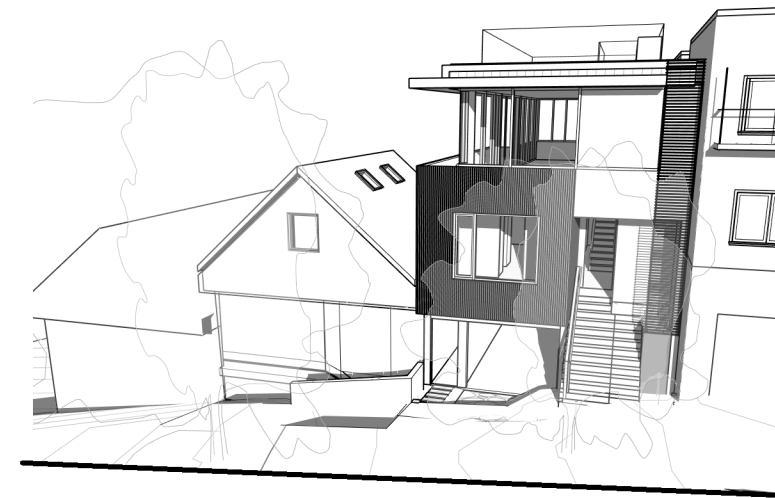
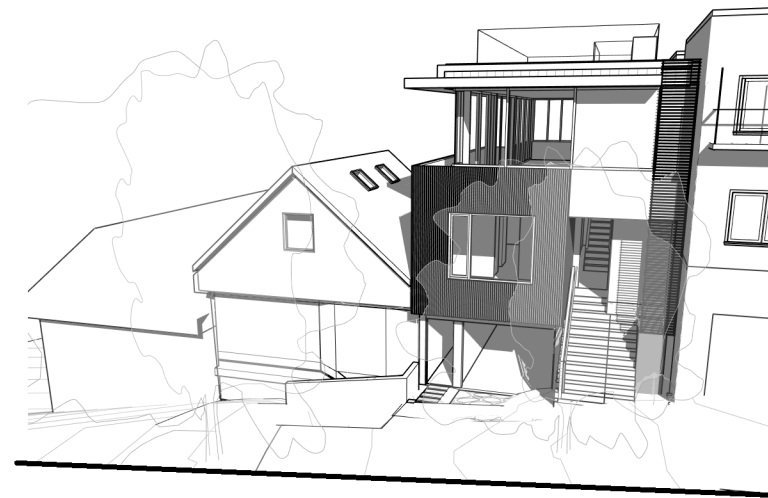
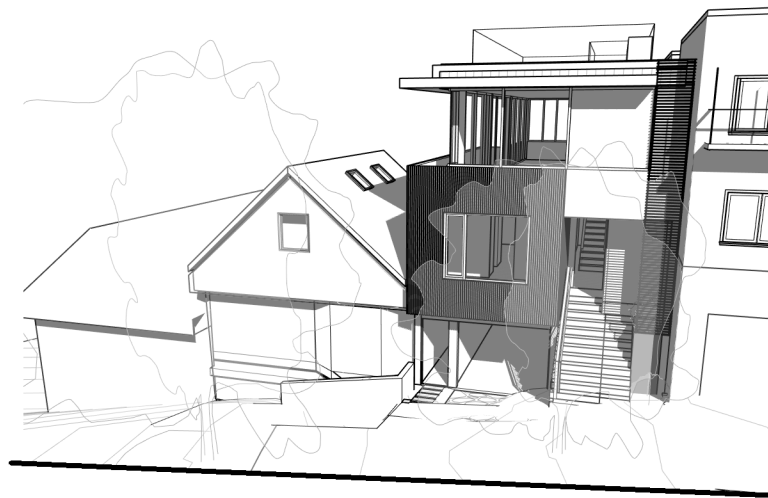
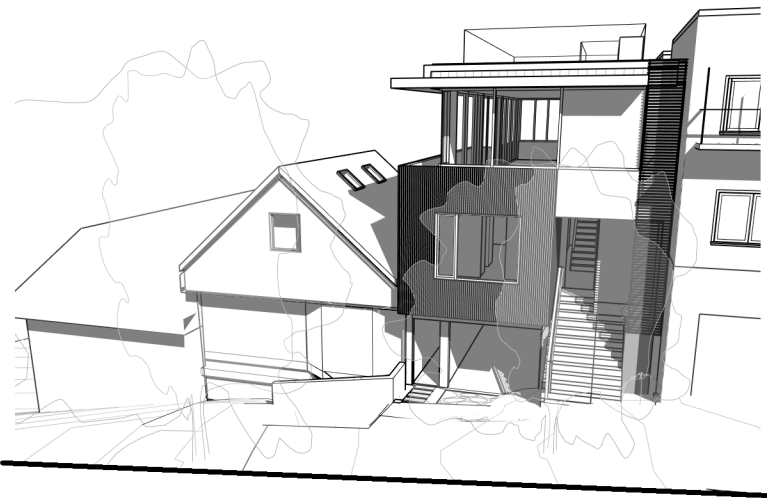
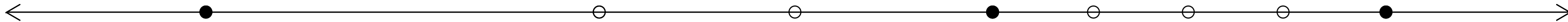


EQUINOX - 3:00 PM

EQUINOX - 3:30 PM

EQUINOX - 4:00 PM

EQUINOX - 5:00 PM

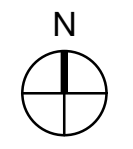


EQUINOX - 3:00 PM

EQUINOX - 3:30 PM

EQUINOX - 4:00 PM

EQUINOX - 5:00 PM

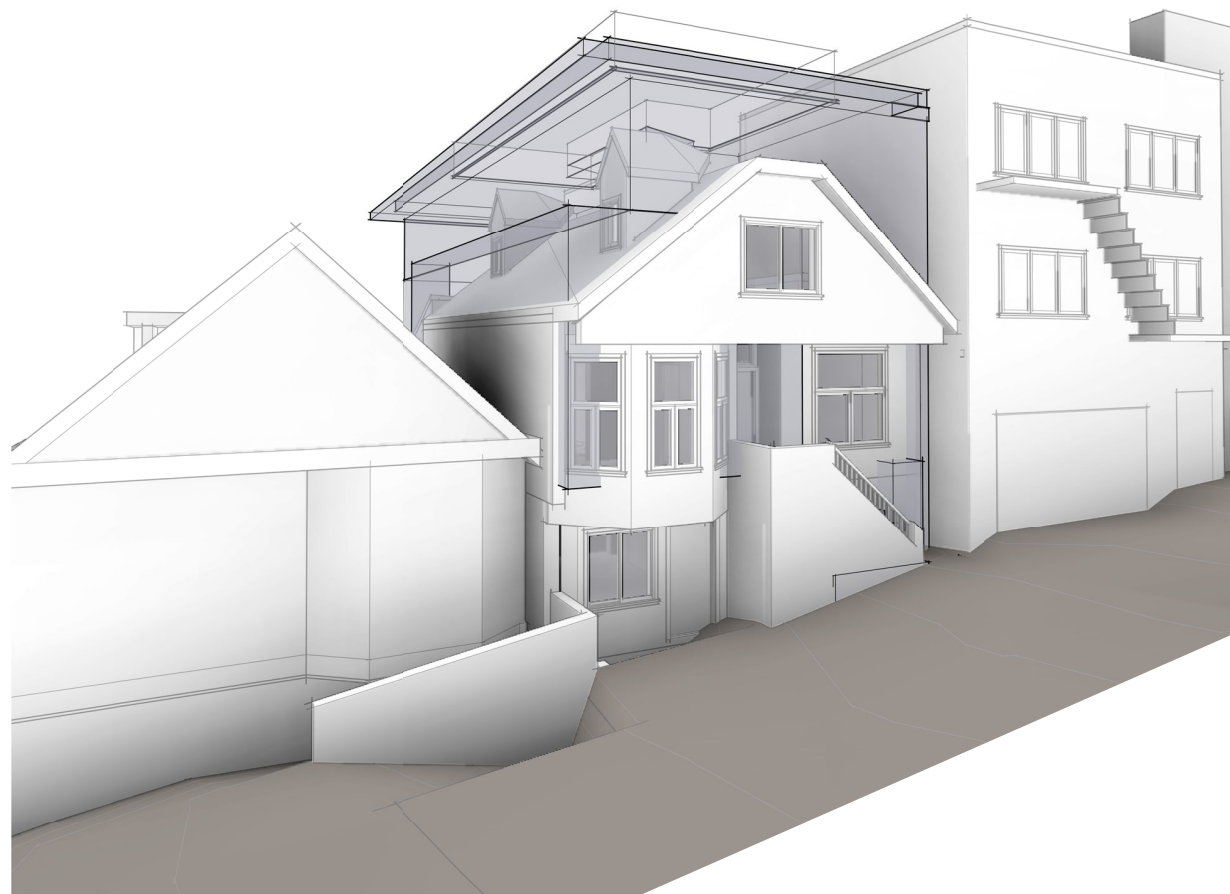


Texas St. Residence
SHADOW STUDY @ FRONT FACADE
02/18/21

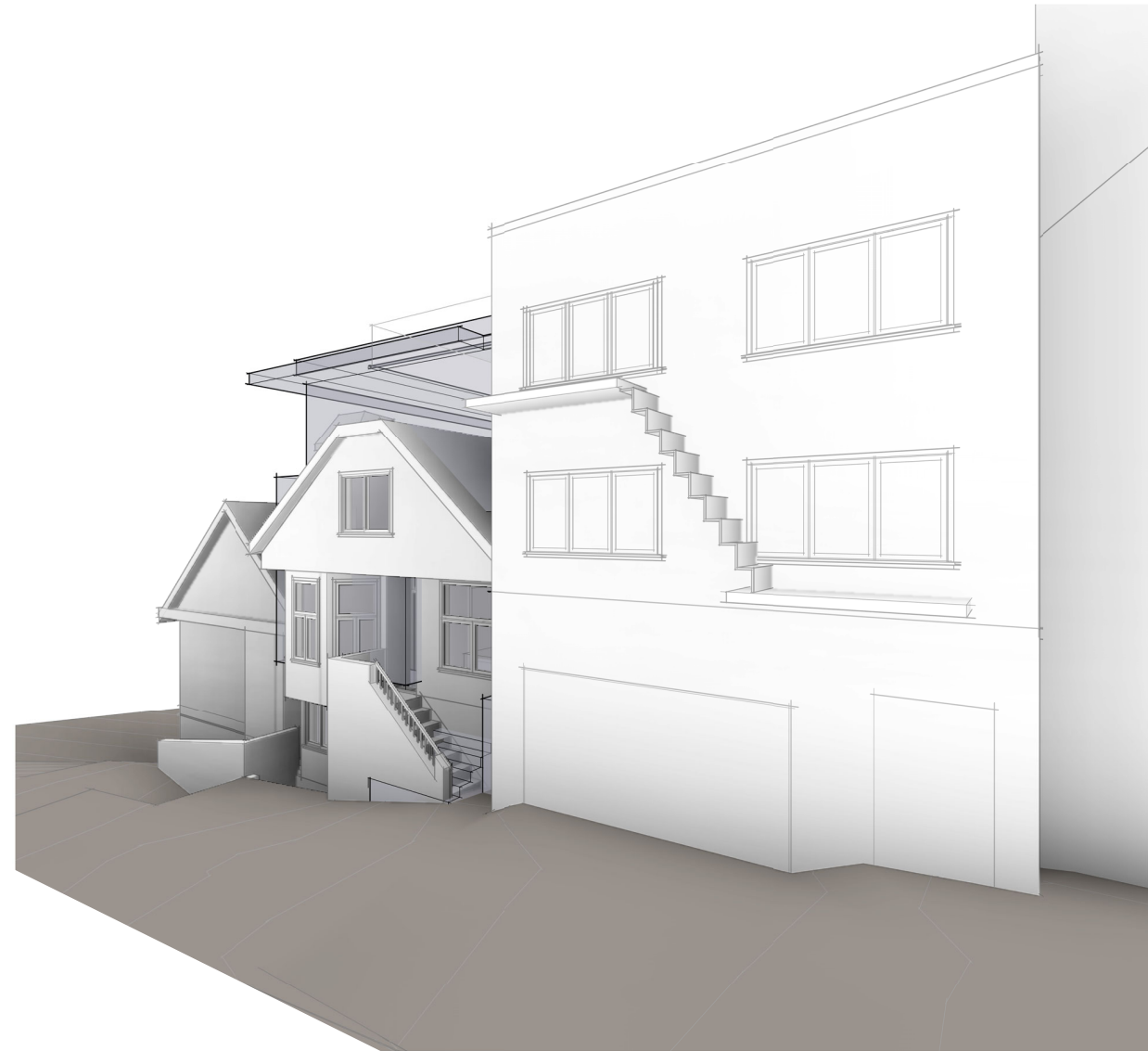
A1-09
Scale 12" = 1'-0"



249 Texas Street : COMPARATIVE MASSING DIAGRAMS



1 FRONT PERSPECTIVE LOOKING S/E
SCALE:



2 FRONT PERSPECTIVE LOOKING N/E
SCALE:

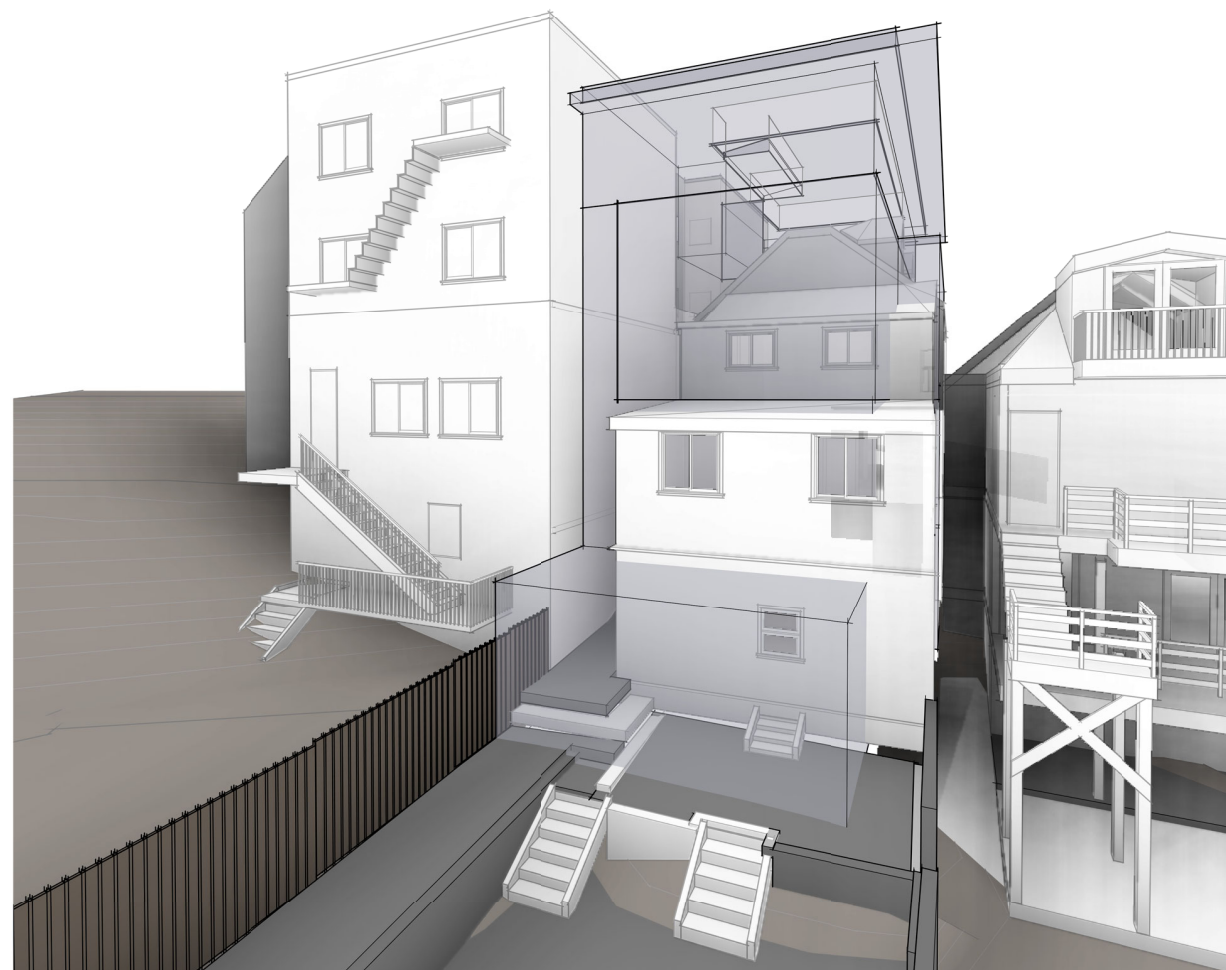
Texas St. Residence
249 Texas St. San
Francisco, CA
94107
FRONT
PERSPECTIVES

02/11/21

Scale 1/8" = 1'-0"



1 REAR PERSPECTIVE LOOKING N/W
SCALE:

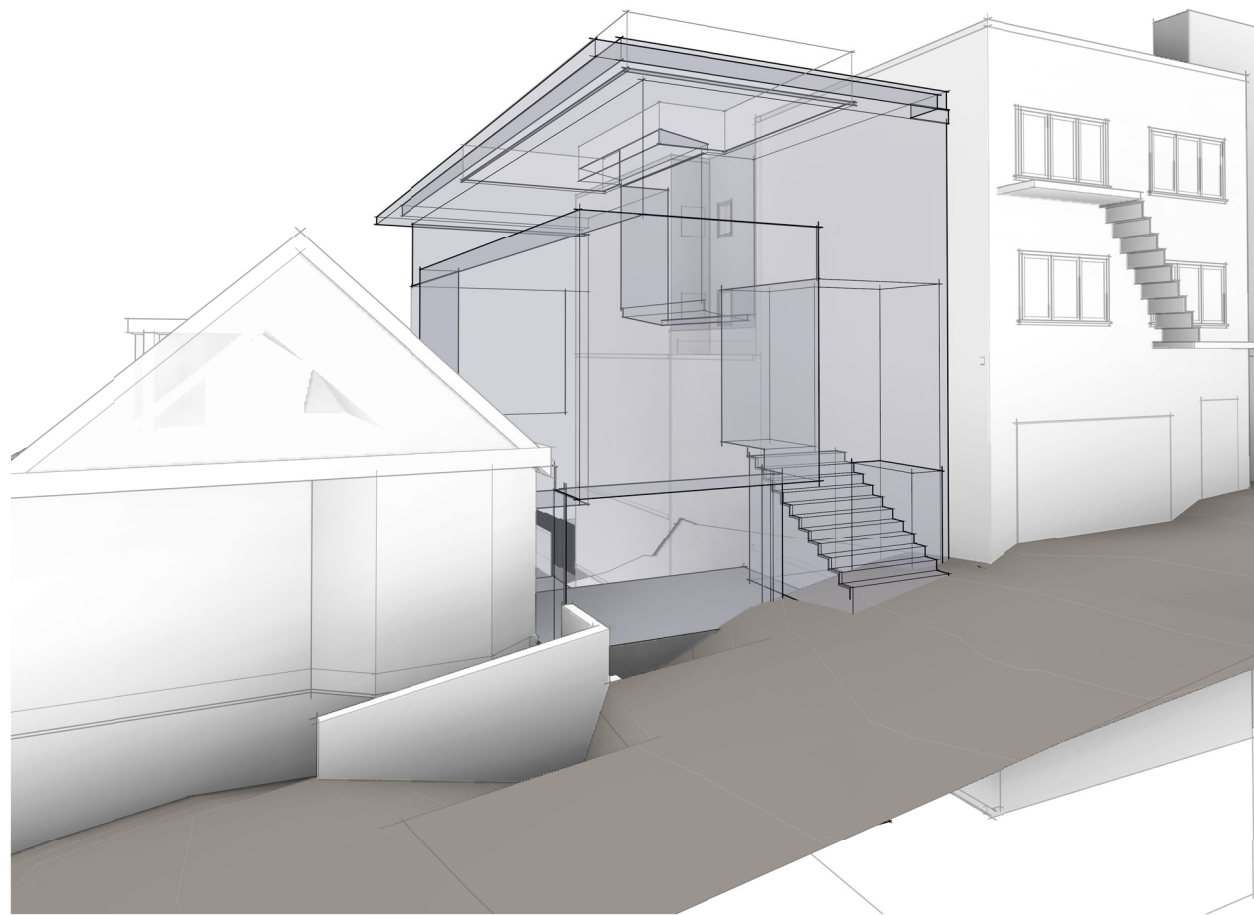


2 REAR PERSPECTIVE LOOKING S/W
SCALE:

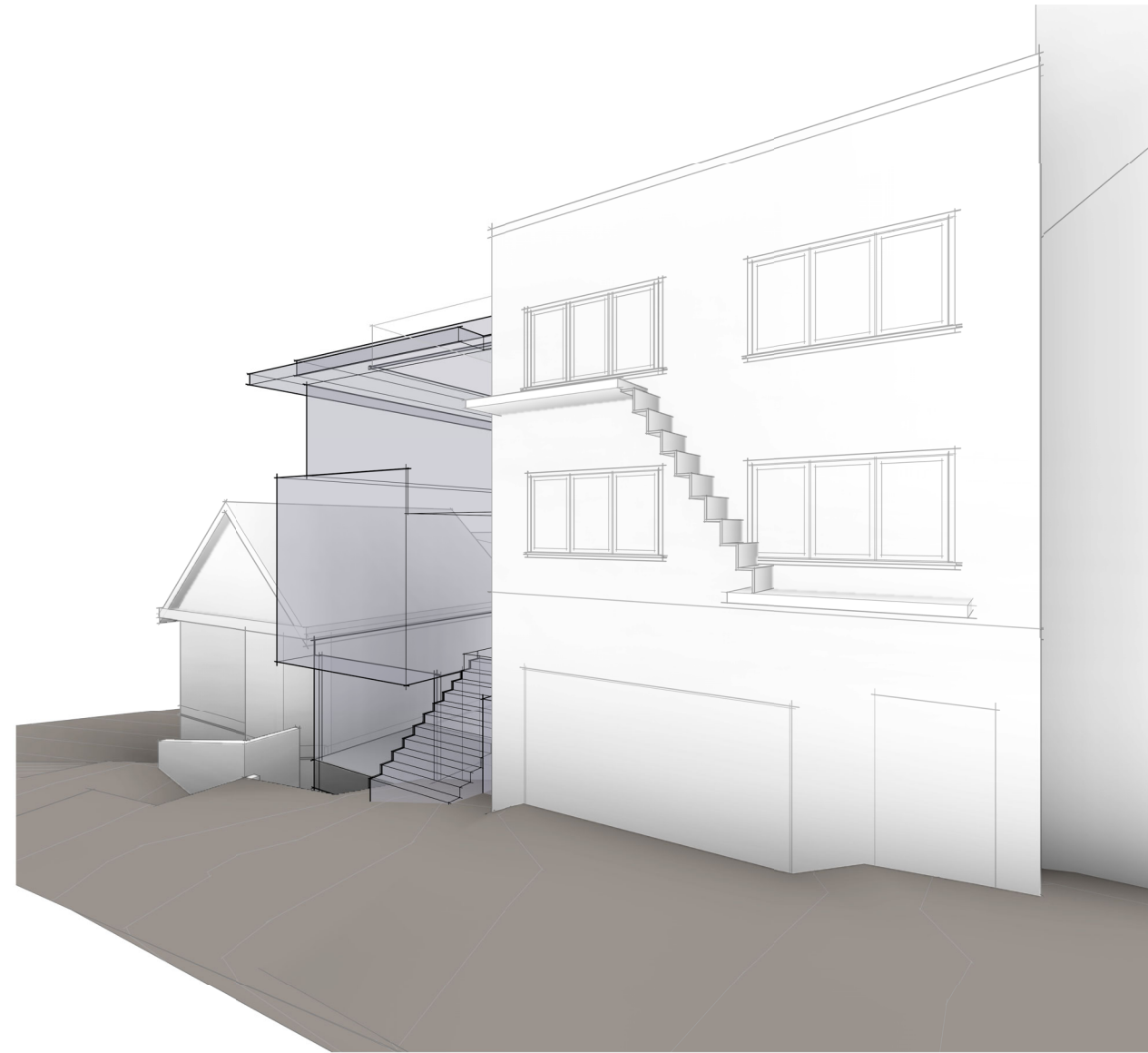
Texas St. Residence
249 Texas St. San
Francisco, CA
94107
REAR
PERSPECTIVES

02/11/21

Scale 1/8" = 1'-0"



1 FRONT PERSPECTIVE LOOKING S/E
SCALE:

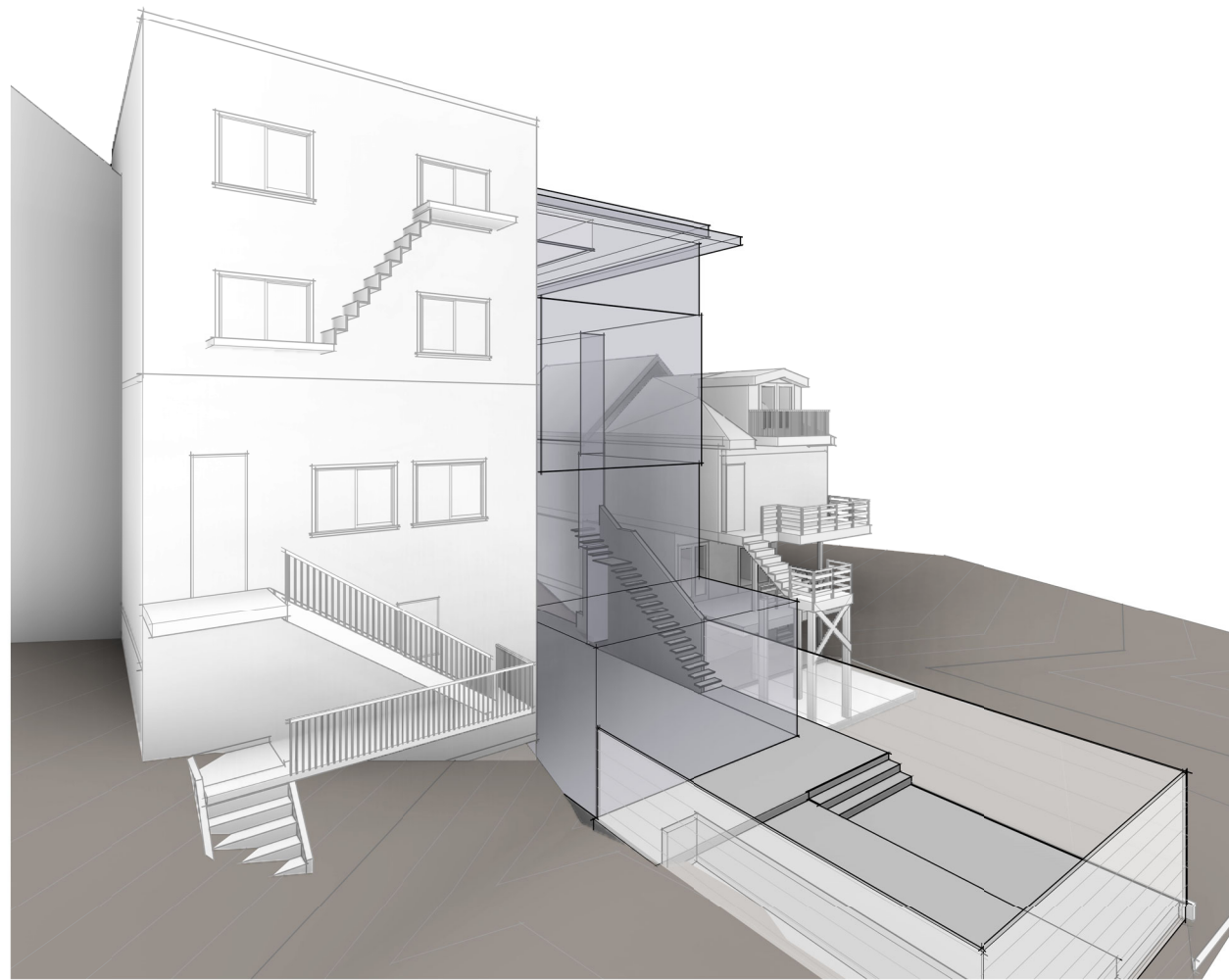


2 FRONT PERSPECTIVE LOOKING N/E
SCALE:

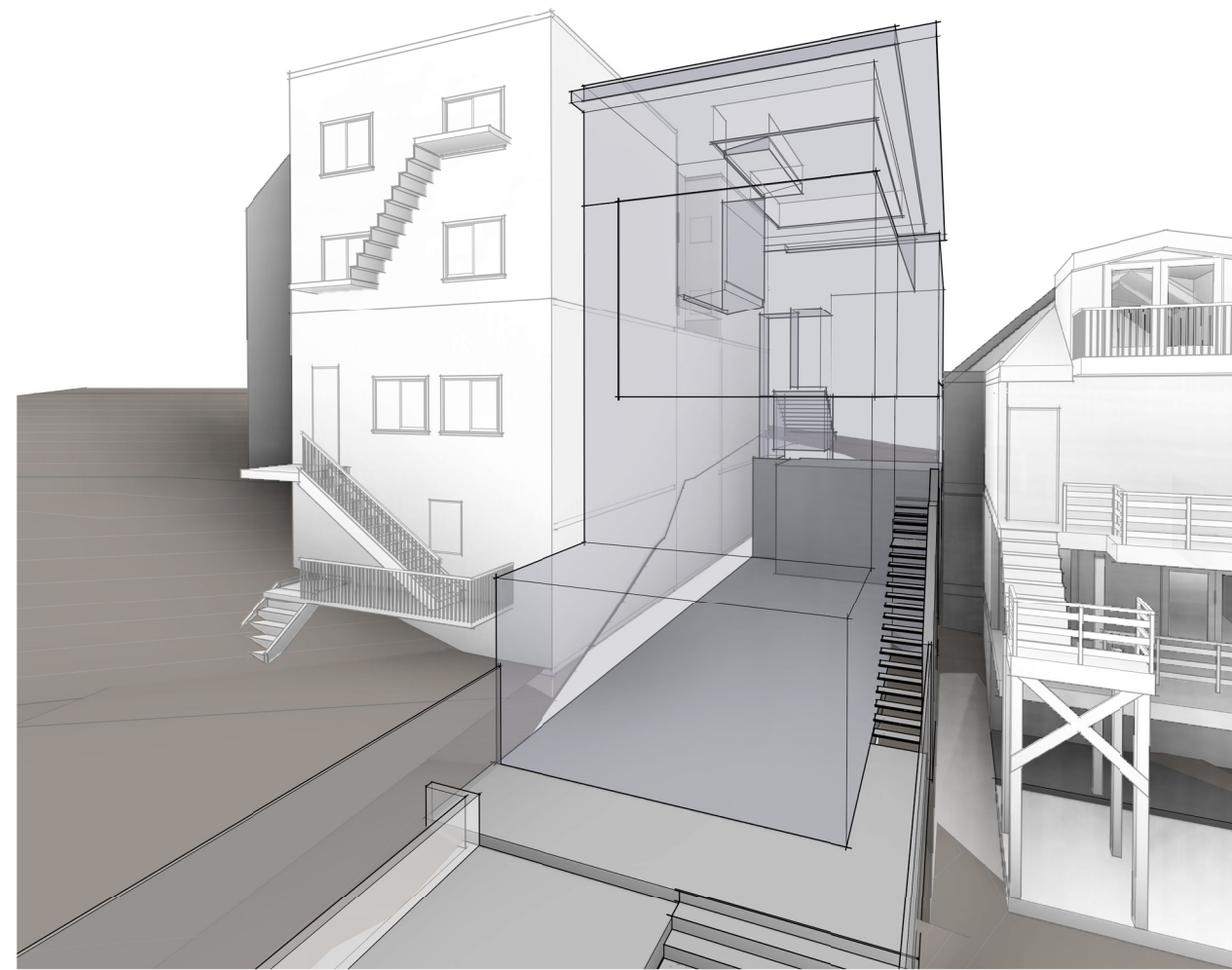
Texas St. Residence
249 Texas St. San
Francisco, CA
94107
FRONT
PERSPECTIVES

02/16/21

Scale 1/8" = 1'-0"



1 REAR PERSPECTIVE LOOKING N/W
SCALE:



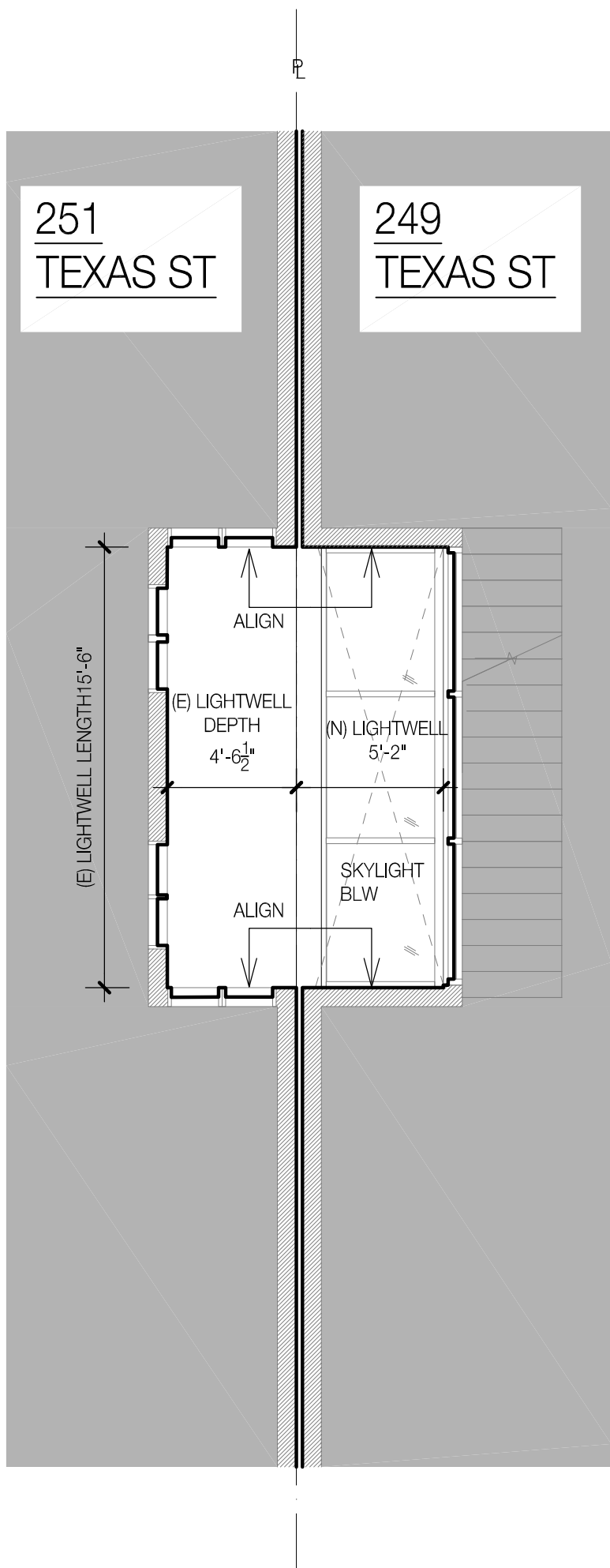
2 REAR PERSPECTIVE LOOKING S/W
SCALE:

Texas St. Residence
249 Texas St. San
Francisco, CA
94107
REAR
PERSPECTIVES

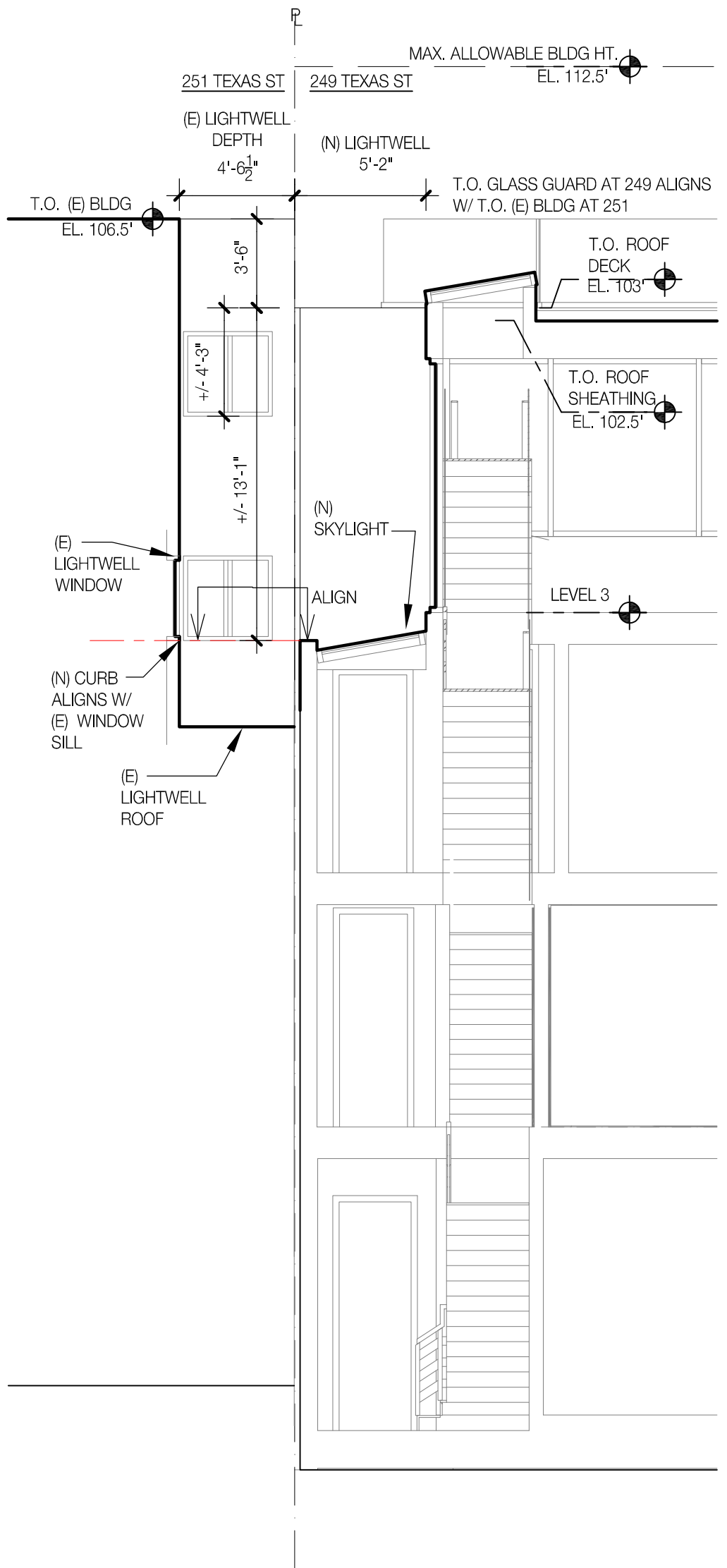
02/16/21

Scale 1/8" = 1'-0"

249 Texas Street : LIGHTWELL DIAGRAMS



LIGHTWELL PLAN
Scale: 3/16" = 1'-0"



LIGHTWELL SECTION
Scale: 3/16" = 1'-0"

249 Texas Street : EXCAVATION DIAGRAMS

