



**Potrero Hill
Residence**
249 Texas St.
San Francisco, CA

CUA Hearing

02.04.2021

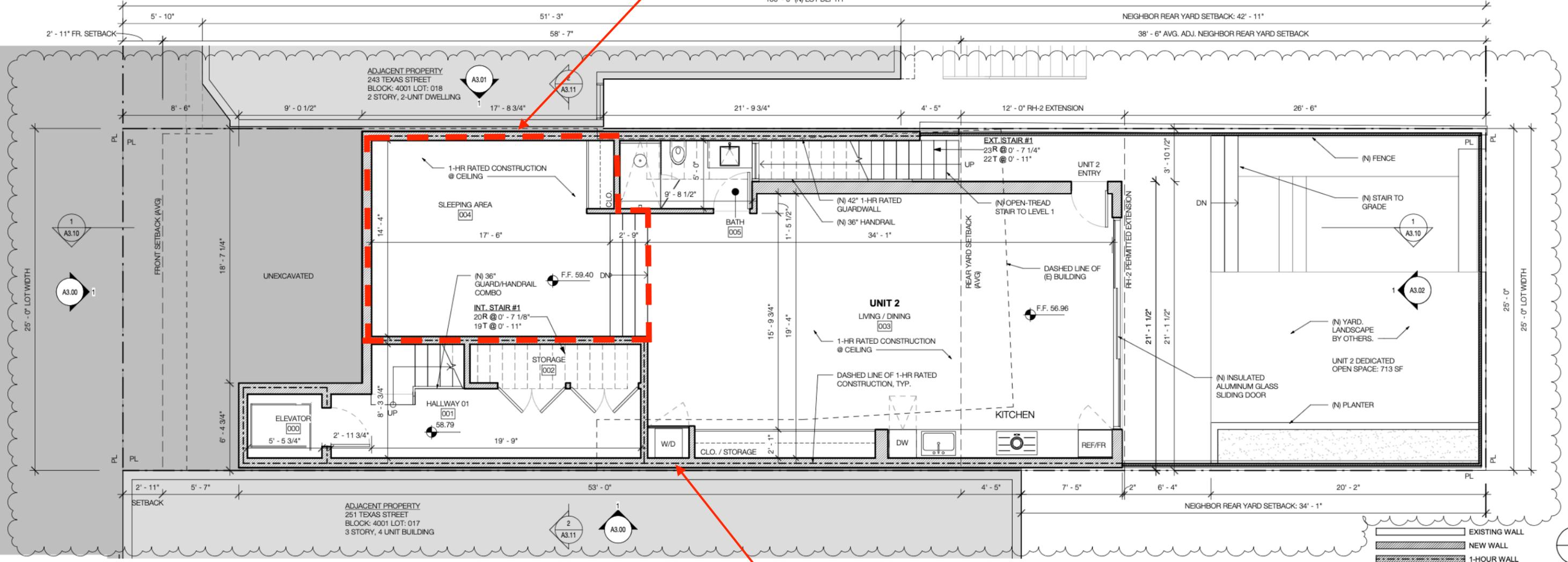
Existing & Proposed
Views

RESPONSES TO COMMISSION'S CONCERNS

1. INCREASED THE SIZE OF THE LOWER UNIT FROM 766 SF TO 1080 SF, AN INCREASE OF 29 PERCENT OF 314 SQUARE FEET
2. ADDED A DEDICATED WASHER/DRYER TO THE LOWER UNIT AND RECONFIGURED ITS BATHROOM
3. REDUCED THE ROOF DECK SO THAT ALL RAILING ARE AT LEAST 5 FEET FROM THE PROPERTY LINE
4. ADDED TRANSLUCENT FILM TO WINDOWS AT THE LIGHTWELL TO REDUCE LIGHT TRANSMISSION AND ENHANCE PRIVACY

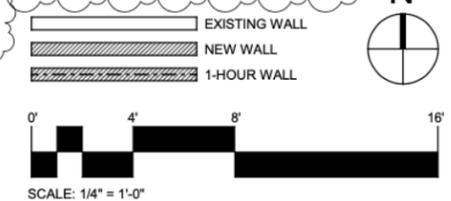
ADDED 314 SF

100' - 0" (N) LOT DEPTH



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

ADDED DEDICATED LAUNDRY



UNIT COUNT

THE WAY IT IS NOW:

- ONE AUTHORIZED UPPER UNIT
- ONE UNAUTHORIZED LOWER UNIT WITH INADEQUATE/NON-COMPLIANT CEILING HEIGHTS AND A SUBSTANDARD FOUNDATION

THE WAY IT WILL BE:

- TWO AUTHORIZED FULLY CODE-COMPLIANT UNITS

NO LOSS OF RENT-CONTROLLED UNITS