

From: [Starr, Aaron \(CPC\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Planning Department's Appeal response for 249 Texas
Date: Monday, July 19, 2021 11:40:07 AM
Attachments: [249 Texas CUA appeal response\[1\].pdf](#)

Please see attached.

Aaron Starr, Manager of Legislative Affairs

Legislative Affairs

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:

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[San Francisco Property Information Map](#)

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).



Conditional Use Authorization Appeal

249 Texas Street

DATE: July 19, 2021
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Rich Hillis, Planning Director – Planning Department (628) 652-7600
Alex Westhoff, Case Planner – Planning Department (628) 652-7314
RE: Board File No. 210791, Planning Case No. 2020-003223CUA
Appeal of Conditional Use Authorization for 249 Texas Street
HEARING DATE: July 27, 2021
PROJECT SPONSOR: John Maniscalco, John Maniscalco Architecture, 442 Grove Street, San Francisco
CA 94102
APPELLANTS: Kathleen Roberts-Block, Sasha Gala

INTRODUCTION

This memorandum and the attached documents are a response to the letters of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Department Case Number 2020-003223CUA (hereinafter “Application”) pursuant to Planning Code Sections:

- 303 (Conditional Use Authorization); and
- 317 (Loss of Residential and Unauthorized Units Through Demolition, Merger, and Conversion).

This memorandum addresses the appeal to the Board, filed on July 6, 2021, by adjacent neighbors Kathleen Roberts-Block and Sasha Gala.

The decision before the Board is whether to uphold, overturn, or amend the Planning Commission’s approval of an application for Conditional Use Authorization to allow the proposed Project at the subject property.

PROJECT DESCRIPTION

The Project proposes the demolition of an existing three-story, single-family residence with an unauthorized dwelling unit (containing approximately 3,098 sq ft) and the construction of a three-story, 30-ft tall, residential building (containing approximately 4,864 sq ft) with two dwelling units, two below-grade off street parking spaces, and two Class 1 bicycle parking spaces (“Project”) located at 249 Texas Street, lot 017A in Assessor’s Block 4001 (hereinafter “Project Site”).

SITE DESCRIPTION & PRESENT USE

The Project is located on a rectangular lot measuring 2,500 sq ft with 25-ft of frontage along Texas Street. The project site contains an existing three-story-over-basement, single family residence with an unauthorized dwelling unit on the ground floor level.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the RH-2 (Residential-House Two Family) Zoning District and a 40-X Height and Bulk 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).

BACKGROUND

- On February 19, 2020, the Project Sponsor filed the Application with the Planning Department (hereinafter "Department").
- On February 4, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Application. At this hearing, the Commission continued the Project to the public hearings on March 4, 2021. The hearing was subsequently continued to the April 1, 2021, April 15, 2021, May 13, 2021, and June 3, 2021 hearings.
- After reviewing the revised project, and taking public comment, the Planning Commission voted five to two to approve the project with conditions. In addition to the standard Conditions of Approval proposed by Planning Department staff, an additional condition to the approval was included which reads as follows:

Rent Stabilization and Arbitration Ordinance. As required by California SB 330, the Project shall be subject to the City's Rent Ordinance, Administrative Code Chapter 37, and the Project Sponsor shall record a restriction on the property records that both units shall be subject to the City's Rent Ordinance and shall comply with all applicable provisions of Chapter 37 and California SB 330.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property,

improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. 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;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
 4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

ISSUE 1: The Planning Commission mistakenly found the demolition of this type of housing as being “necessary and desirable” for the community, contrary to the public good in the middle of an affordability crisis.

RESPONSE 1: The project provides two code compliant rent-controlled dwelling units with more habitable space and bedrooms, while preserving neighborhood character.

The size of the proposed three-story two-unit property is in keeping with other residential properties in the neighborhood and at 30 feet is within the allowable height range of the 40-X height and bulk district. The property is compliant with the San Francisco Planning Code and Residential Design Guidelines. While the building is modern in appearance the subject block has a mixed visual character. 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.

The existing lower-story Unauthorized Dwelling Unit is not code compliant, and contains no code compliant bedrooms. The current ceiling height is substandard, and the unit’s foundation does not comply with existing codes. The project will thus increase the amount of habitable space, and code compliant bedrooms, while meeting the Planning Code’s open space and setback requirements. Historical review concluded that the existing structure is not considered a historic resource under CEQA and thus its demolition will not cause the loss of a historic property.

A condition of approval was included, which subjects the development to the rent stabilization and arbitration ordinance. Thus, the project will not result in any loss of rent controlled dwelling units.

ISSUE 2: The project sponsor and staff falsely claimed that the new development is a SB 330 project, and as such that the replacement units would be rent controlled dwellings.

RESPONSE 2: The conditional use authorization includes a condition of approval requiring the project to comply with the City's rent ordinance, as required by SB330. Furthermore, the project increases the net number of code-compliant bedrooms.

Under SB 330, if existing units to be demolished are subject to the City's Rent Ordinance and the income of the last occupant is above 80% of AMI, as is the case here, the Project Sponsor must provide replacement units that are subject to the Rent Ordinance. Here, the Project Sponsor has provided information showing that the current occupants' incomes are above 80% of AMI. Accordingly, the Project Sponsor and the City agree that the units resulting from the Project shall be subject to the Rent Ordinance. A condition of approval has been included to reflect the rent-control status of the Project.

Under SB 330, the replacement units are required to provide the same number of bedrooms. In the case of this project, more code-compliant bedrooms are being provided. The existing authorized unit contains two bedrooms and the unauthorized unit contains three rooms, which may have been used as bedrooms. These three rooms however, do not meet building code requirements for bedrooms as none of them have code-compliant ceiling heights. The project includes one four-bedroom unit and one studio unit. Thus, the project is net increasing the number of code compliant bedrooms from two to four.

SUMMARY RESPONSE

The appellants contend that the Planning Commission's approval of the Project was made mistakenly, and that the project is not compliant with the requirements of SB330; however, the project is fully code compliant, and meets the required conditional use findings pursuant to Planning Code Section 303 as being both necessary and desirable for the City. The project will replace an existing substandard non-code compliant property, with a two-unit code-compliant property with more habitable bedrooms. Furthermore, the project's conditions of approval require the replacement units to be subject to the rent control ordinance, per the requirements of SB330.

CONCLUSION

For the reasons stated in this document, in the attached Motion, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use Authorization for the Project.



PLANNING COMMISSION MOTION NO. 20930

HEARING DATE: JUNE 3, 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 Street
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

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 WITH AN UNAUTHORIZED DWELLING UNIT AND CONSTRUCT A NEW THREE-STORY 4,864 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 4,864 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 hearings on March 4, 2021, April 1, 2021, April 15, 2021, and May 13, 2021. The Project was further continued to the public hearing on June 3, 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 with an unauthorized dwelling unit and the construction of a new three-story, 30-ft tall residential building (approximately 4,864 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 on the lower level, a four-bedroom unit on the upper levels, 713 square feet (sf) of private useable open space for the lower unit via the rear yard, and 688 sf of private useable open space via the level 1 rear deck and roof deck.
- 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 with an unauthorized dwelling unit on the ground floor level.
- 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 six neighbors on the Project, plus representatives from three community groups (Alison Heath from Potrero Boosters, Ozzie Rohm from SF Land Use Coalition, and Jennifer Feiber from

San Francisco Tenants Union). Concerns expressed included the building's character; massing, and design; light, air circulation, noise, and privacy impacts; impacts to neighbors (light and privacy) from light well skylight and light well windows; 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); existence of Unauthorized Dwelling Unit (UDU); 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 an 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 with an unauthorized dwelling unit 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 permeable 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 unit has access to the 713 square feet of basement level private open space in the rear yard, while the upper unit has exclusive access to the 688 square feet of private open space amongst the level 1 roof deck and upper roof deck.

- 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 4,864 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 4,864 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. Under SB 330, if existing units to be demolished were subject to the City's Rent Ordinance and the income of the last occupant is above 80% of AMI, as is the case here, the Project Sponsor must provide replacement units that are subject to the Rent Ordinance. Here, the Project Sponsor has provided information showing that the occupants' incomes were above 80% of AMI. Accordingly, the Project Sponsor and the City agree that the Project shall be subject to the Rent Ordinance. Conditions of Approval have been included to reflect the rent-control status of the Project. Rent-controlled units are a benefit to the City and assist in providing for housing security for future

tenants.

- 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. The Project provides a new vehicular garage 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 purposed 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. Residential Demolition 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 pursuant to Section 317(g)(6):

- 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 shows that in 2002, a complaint was filed against the property alleging the conversion of the garage into an illegal unit. While records show this complaint was "abated" and that permits were applied for to "remove" the illegal unit, it appears the unauthorized second unit was never removed. The current owners purchased the property in 2019.

- 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 Code violations, although the ceiling heights in the unauthorized lower unit are substandard and the unit's foundation does not comply with existing codes.

- 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 existing building is not a historical resource and its removal will not have any substantial adverse impacts under CEQA.

- e) Whether the Project converts rental housing to other forms of tenure or occupancy;

It appears that the existing building was owner-occupied for well over 60 years. An Historic Resource Evaluation submitted by the Project Sponsor shows no evidence of tenant occupancy since the building was moved to its current location in 1951. At the prior hearing on this matter, Ernesto Valencia testified that house had been in his family for three generations. Court records show that Ernesto and Richard Boyd acquired the property from other members of the Valencia family in 2006 and occupied the property as tenants in common, with the Valencia's occupying the unauthorized lower unit and Mr. Boyd occupying the upper unit. 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.

Since the Project Sponsors acquired the property in March 2019, they have twice rented the upper, authorized unit. The first tenants occupied the unit from March 1, 2020 to October 31, 2020. The second tenants have occupied the upper unit since November 1, 2020 pursuant to a one-year lease that expires on October 31, 2021. The Project Sponsors have presented a letter from the current tenants in which the

tenants acknowledge that they rented the property for only one year and intend to relocate on or before October 31, 2021.

- 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 with an unauthorized dwelling unit is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. However, pursuant to SB 330, the Project Sponsors are willing to offer to impose a restriction on the Project such that the two new units will be subject to the Rent Stabilization and Arbitration Ordinance.

Under SB 330, if existing units to be demolished were subject to the City's Rent Ordinance and the income of the last occupant is above 80% of AMI, as is the case here, the Project Sponsor must provide replacement units that are subject to the Rent Ordinance. Here, the Project Sponsor has provided information showing that the occupants' incomes were above 80% of AMI. Accordingly, the Project Sponsor and the City agree that the proposed Project shall be subject to the Rent Ordinance.

- g) Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes the demolition of an existing dwelling and an unauthorized dwelling unit, the new construction will result in two code-compliant 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 two dwelling units (one of which is unauthorized), which is generally considered more affordable than more recently constructed units. The Project results in two units with greater habitable floor area and more code-compliant 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. The Project does not include construction of affordable housing, as defined in Planning Code Section 415.

- k) Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Project represents the redevelopment on a 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 opportunities for family-sized housing on-site by constructing two dwelling units. The property currently contains one authorized and one unauthorized dwelling units.

- 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 building is 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 replace one authorized and one unauthorized dwelling unit with two authorized dwelling units. So, there is not a net increase in the number of units on the project site.

- p) Whether the Project increases the number of on-site bedrooms.

The existing dwelling contains two bedrooms in the authorized unit and three rooms in the unauthorized unit that may have been used as bedrooms but do not meet building code requirements for bedrooms. None of the rooms have code-compliant ceiling heights and one is only accessible from the rear yard. The Project includes one four-bedroom unit and one studio 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 authorized 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 the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. However, pursuant to SB 330, the Project Sponsors are willing to offer to impose a restriction on the Project such that the two new units will be subject to the Rent Stabilization and Arbitration Ordinance.

9. Removal of Unauthorized Dwelling Units. Pursuant to Planning Code Section 317(g)(7), the Planning Commission shall consider the following criteria in the review of applications for removal of Unauthorized Units:

- a. Whether the costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code;

The cost to legalize the unauthorized unit has been estimated to be \$416,000, whereas the average cost of legalization per unit is approximately \$66,000. The cost to legalize the unauthorized unit, at over six times the average, is not reasonable. The increased cost of legalization at the subject property is due primarily to required seismic/foundation upgrades and excavation since the existing floor to ceiling heights at the ground floor (6'-9" for 50% of the space) are not compliant with the requirements of the Building Code.

- b. Whether it is financially feasible to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

The legalization of the Unauthorized Unit is deemed not financially feasible. The Project Sponsor submitted a property appraisal report, conducted and approved by a California licensed property appraiser, that states the value of the property is currently \$1,455,000 (as-is), and would be \$1,565,000 with a legalized unit on the ground floor. With a construction cost of \$416,000 and a gain in property value of \$110,000, legalization is deemed not financially feasible.

- c. If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.

To date, the Planning Department has not found the existence of any City funding sources or programs to assist the property owner with the cost of legalization. The cost to improve the property and legalize the Unauthorized Unit would unduly burden the property owner and constitute a financial hardship beyond the financial feasibility of the property value gained.

10. 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 two-bedroom single family dwelling with an Unauthorized Dwelling Unit. The new building will contain two dwelling units which meet Planning and Building Code requirements. 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; albeit contemporary in style. 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.

11. 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 with UDU is proposed to be demolished, the Project will provide two dwelling units which meet Planning and Building Code requirements. 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.

- 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 constructed to conform to the structural and seismic safety requirements of the Building Code.

- 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.

- 12.** 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.
- 13.** 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 April 5, 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 June 3, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Koppel
NAYS: Imperial, Moore
ABSENT: None
ADOPTED: June 3, 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 new construction of a 4,864 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 April 5, 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 June 3, 2021 under Motion No. **20930**. 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 June 3, 2021 under Motion No. **20930**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20930** 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.sfpublicworks.org

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

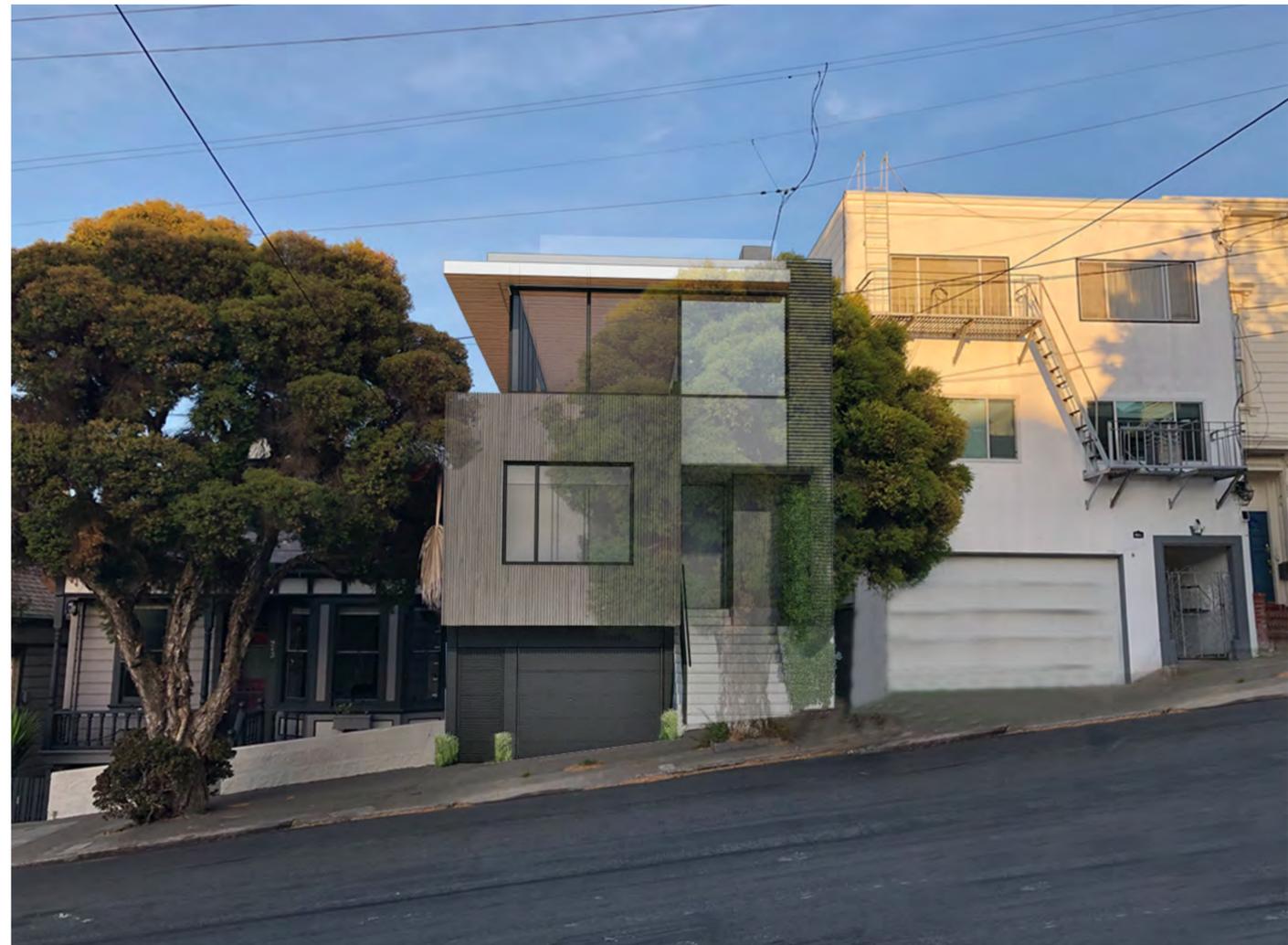
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 17. 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

- 18. Rent Stabilization and Arbitration Ordinance.** As required by California SB 330, the Project shall be subject to the City's Rent Ordinance, Administrative Code Chapter 37, and the Project Sponsor shall record a restriction on the property records that both units shall be subject to the City's Rent Ordinance and shall comply with all applicable provisions of Chapter 37 and California SB 330.

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



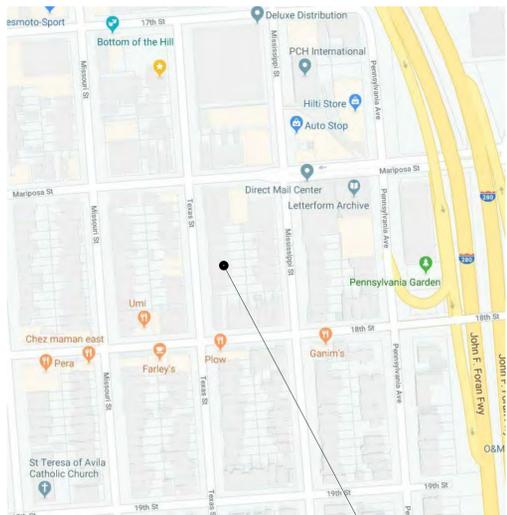
Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

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	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:	DELTA
	UNIT 1	UNIT 2		
(N) BASEMENT	248 SF	1,080 SF	-	+ 1,328 SF (UNIT 1 & 2), - 401 SF UNCONDITIONED
(N) FIRST LEVEL	640 SF	-	486 SF GARAGE (@ UNIT 1)	- 736 SF (+ 486 SF GARAGE)
(N) SECOND LEVEL	1,271 SF	-	-	+ 184 SF
(N) THIRD LEVEL	1,139 SF	-	-	+ 504 SF
TOTAL:	3,298 SF	1,080 SF	486 SF GARAGE	+ 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

Issuance
SITE PERMIT REV 5

Date
04/05/2021

Revision History		Date
No.	Issuance	
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
8	SITE PERMIT REV 5	04/05/2021

PROJECT DATA

A0.00

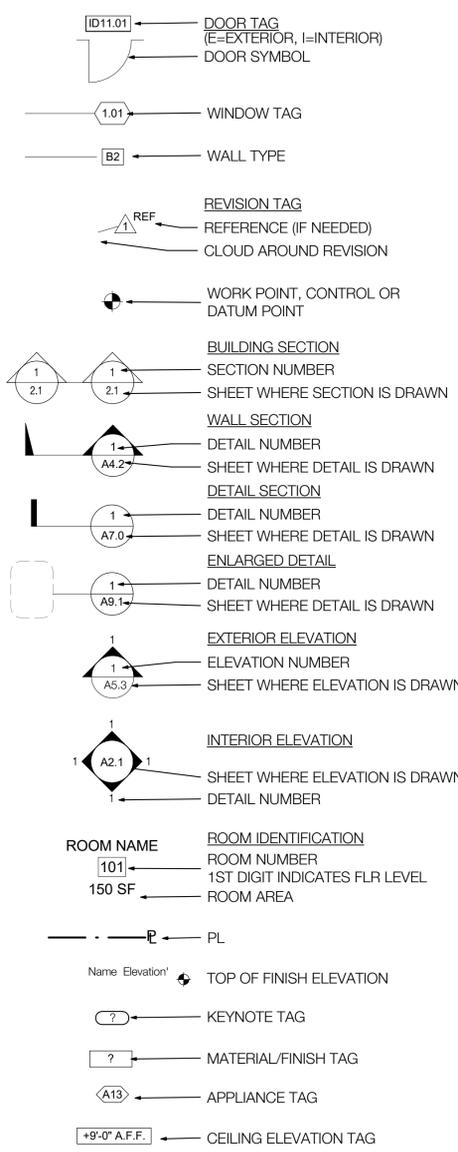
GENERAL NOTES

- 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 KEYS 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 h1
- 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
A0.00	PROJECT DATA
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

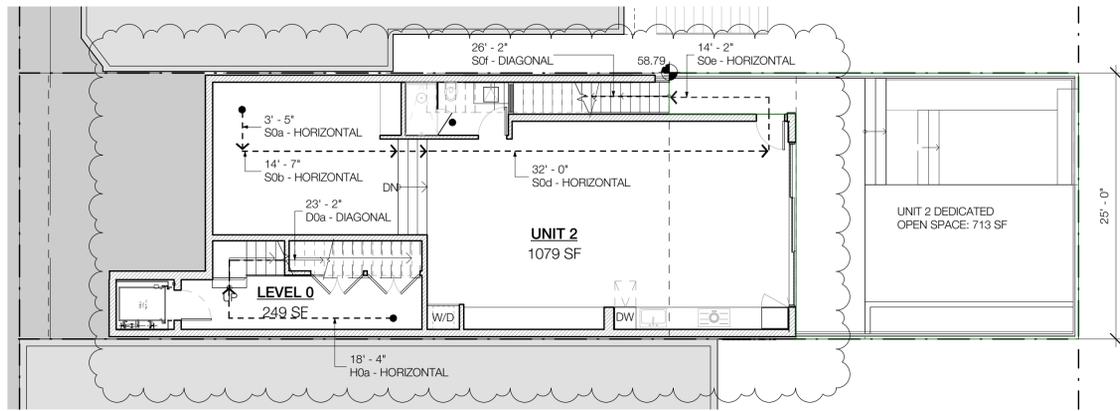
Issuance
SITE PERMIT REV 5

Date
04/05/2021

Revision History		
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1	PRE-APPLICATION SET	11/04/2019
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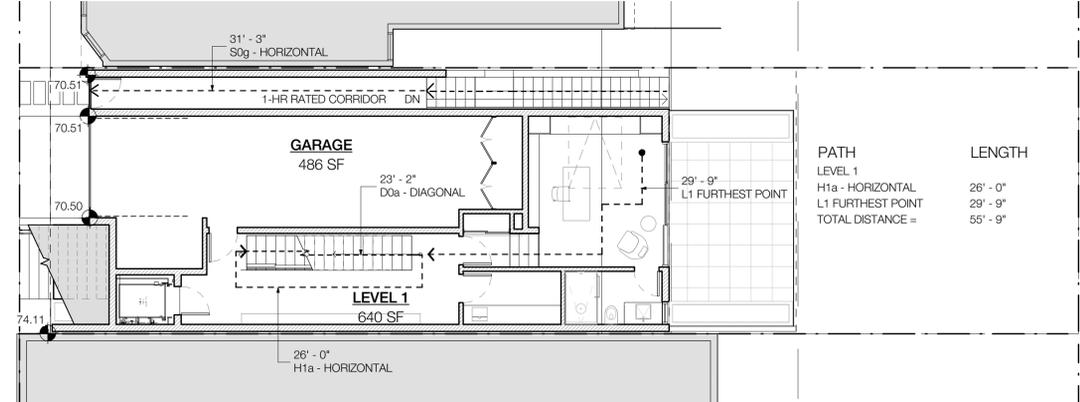
GENERAL NOTES, DRAWING INDEX

A0.01



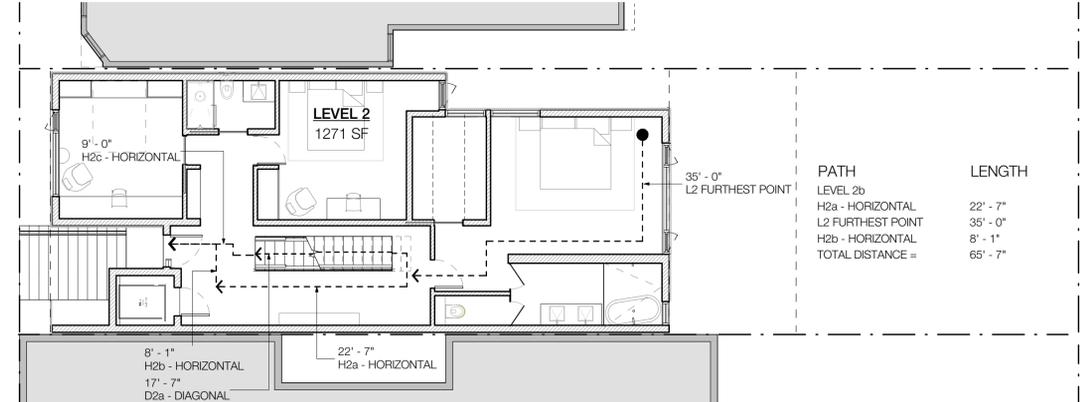
1 PROPOSED BASEMENT EXITING DIAGRAM

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



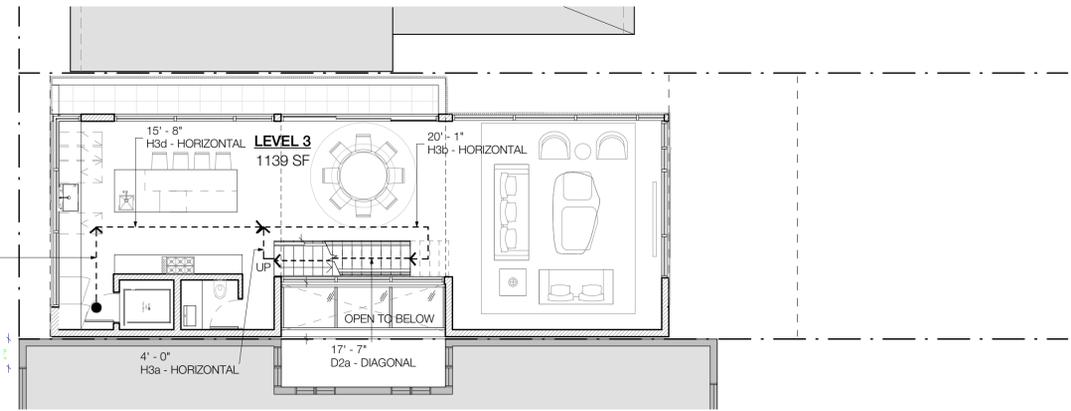
2 PROPOSED FIRST LEVEL EXITING DIAGRAM

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



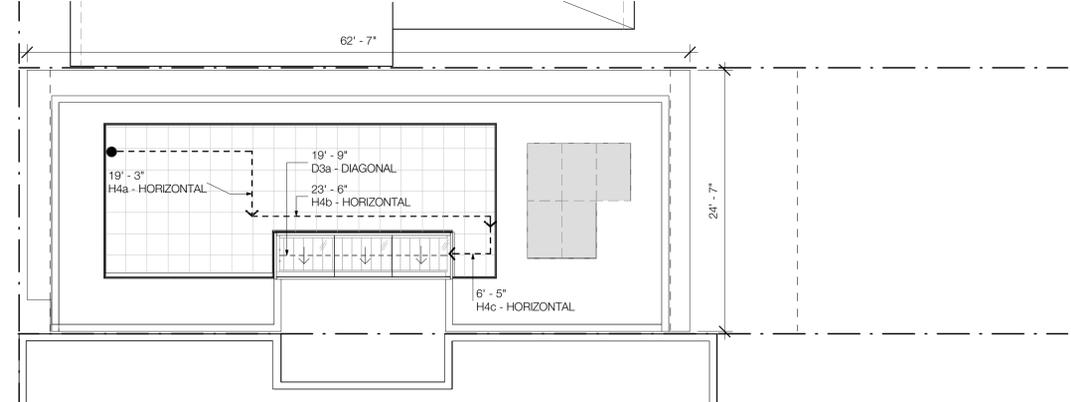
3 PROPOSED SECOND LEVEL EXITING DIAGRAM

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



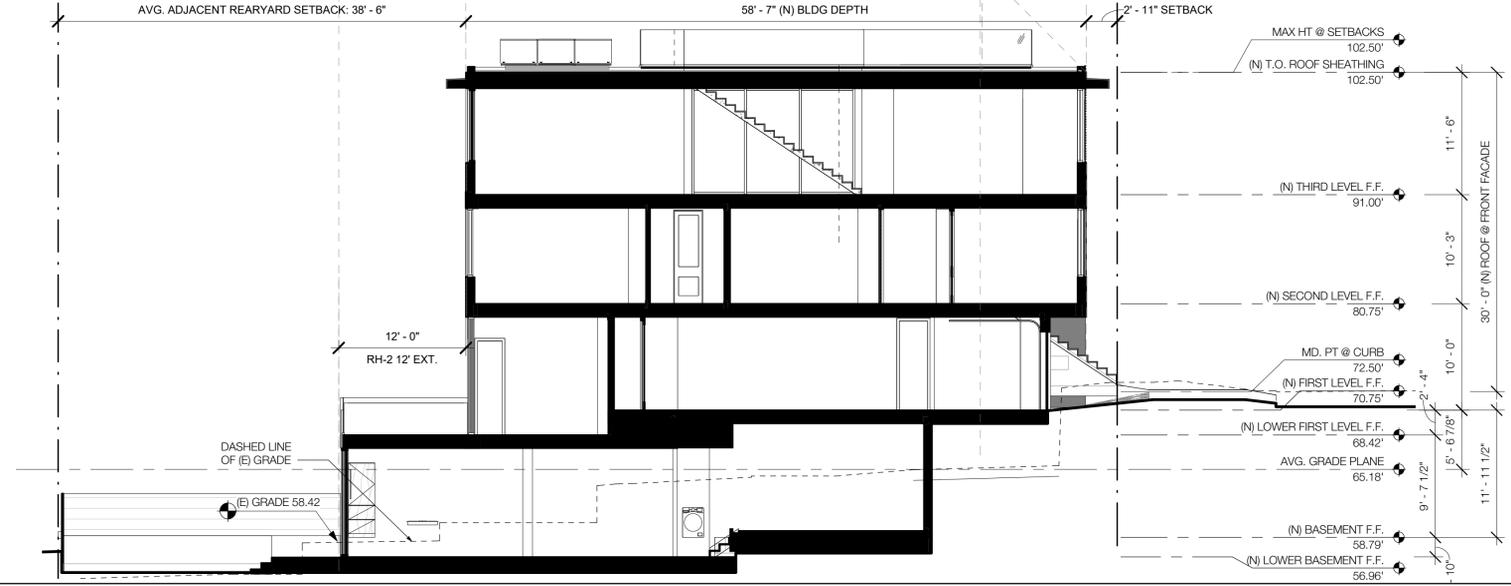
4 PROPOSED THIRD LEVEL EXITING DIAGRAM

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



5 PROPOSED ROOF LEVEL EXITING DIAGRAM

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



GRADE PLANE CALCULATION

PER CBC 2022, 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 PLANE; 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	AVERAGE GRADE PLANE = 521.51 / 8 = 65.18'
58.71	
58.75	PROPOSED FIRST LEVEL IS @ 70.50, LESS THAN 6'-0" ABOVE HORIZONTAL GRADE PLANE, AND IS LESS THAN 12'-0" ABOVE ADJACENT GRADE.
71.51	
70.51	THEFORE, THE BASEMENT IS NOT CONSIDERED A STORY ABOVE GRADE PLANE AND IS DEFINED AS A BASEMENT.
70.50	
74.11	
521.51	

DESIGN OCCUPANT LOADS

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

UNIT	AREA	OCC. LOAD	EXIT REQ'D	EXITS PROVIDED
UNIT 1:				
LEVEL 0:	249 SF	1	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	3,298 SF	16	1	1
UNIT 2:				
LEVEL 0 - UNIT 2:	1,080 SF	5	1	1

PER CBC 1006.2.1 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

PATH	LENGTH
LEVEL 4	
H4a - HORIZONTAL	19' - 3"
H4b - HORIZONTAL	23' - 6"
H4c - HORIZONTAL	6' - 5"
	49' - 2"
LEVEL 3	
H3a - HORIZONTAL	4' - 0"
H3b - HORIZONTAL	20' - 1"
D3a - DIAGONAL	19' - 9"
	43' - 10"
LEVEL 2	
H2c - HORIZONTAL	9' - 0"
D2a - DIAGONAL	17' - 7"
	26' - 6"
TOTAL DISTANCE =	119' - 7"

TOTAL TRAVEL DISTANCE FROM BASEMENT (UNIT 1)

PATH	LENGTH
LEVEL 0	
H0a - HORIZONTAL	18' - 4"
D0a - DIAGONAL	23' - 2"
	41' - 6"
LEVEL 1	
H1a - HORIZONTAL	26' - 0"
D1a - DIAGONAL	16' - 8"
	42' - 8"
LEVEL 2b	
H2a - HORIZONTAL	22' - 7"
H2b - HORIZONTAL	8' - 1"
	30' - 8"
TOTAL DISTANCE =	114' - 9"

TOTAL TRAVEL DISTANCE FROM STUDIO (UNIT 2)

PATH	LENGTH
LEVEL 0	
S0a - HORIZONTAL	3' - 5"
S0b - HORIZONTAL	14' - 7"
S0c - DIAGONAL	2' - 6"
S0d - HORIZONTAL	32' - 0"
S0e - HORIZONTAL	14' - 2"
S0f - DIAGONAL	26' - 2"
	92' - 10"
LEVEL 1	
S0g - HORIZONTAL	31' - 3"
	31' - 3"
TOTAL DISTANCE =	124' - 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.



TOTAL TRAVEL DISTANCE: 119'-7" ALLOWABLE COMMON PATH: 125'-0" (TABLE 1006.2.1)
 PROVIDING (2) EXITS FROM BUILDING: (1) AT LEVEL 1, (1) AT LEVEL 2. PER CBC 1017, 1 EXIT IS REQ'D.

TOTAL TRAVEL DISTANCE: 114'-9" ALLOWABLE COMMON PATH: 125'-0" (TABLE 1006.2.1)
 TOTAL TRAVEL DISTANCE: 124'-1" ALLOWABLE COMMON PATH: 125'-0" (TABLE 1006.2.1)

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CODE COMPLIANCE - GRADE PLAN & EXITING DIAGRAMS

A0.31



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

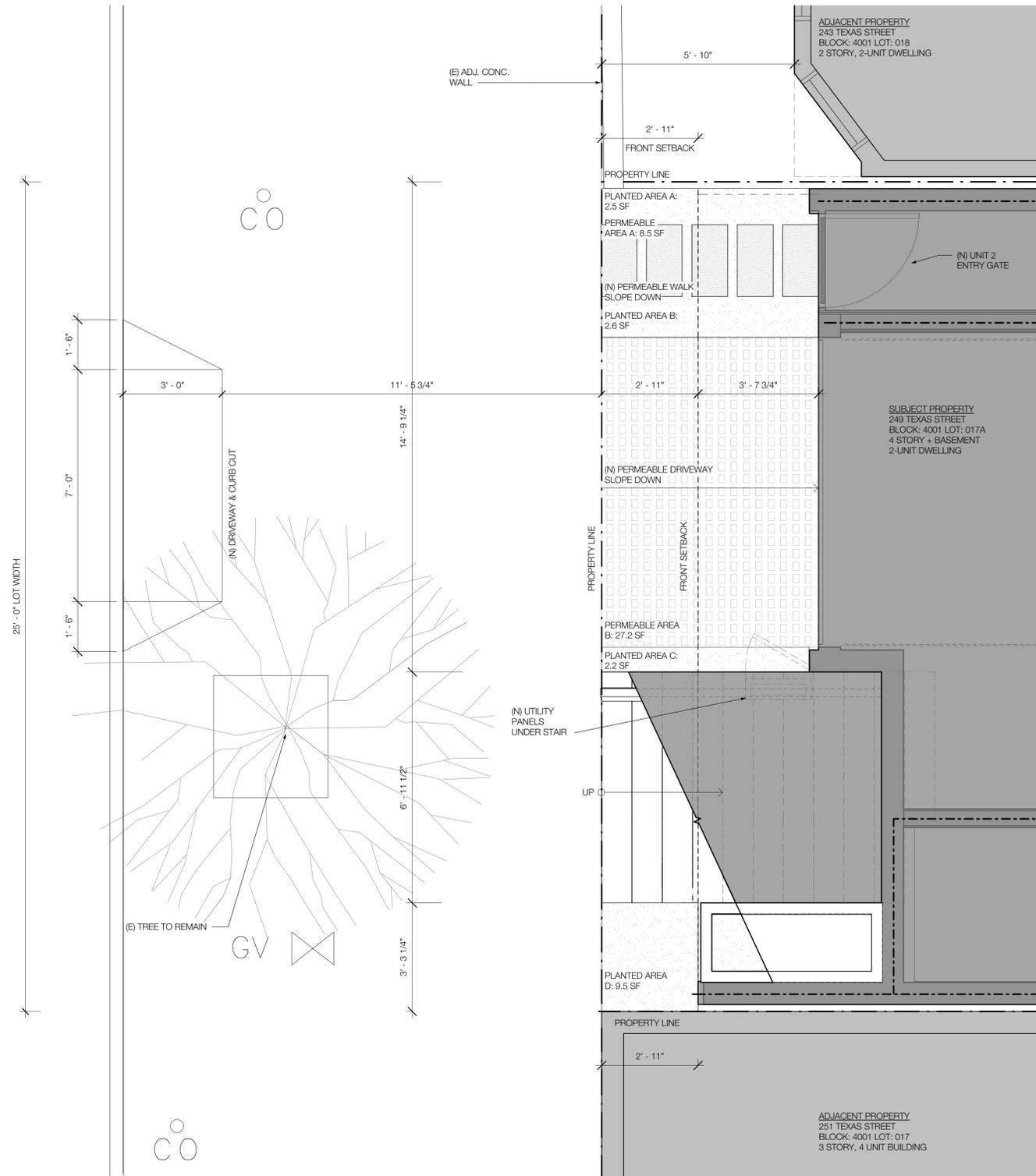
FRONT SETBACK TOTAL AREA: 53 SF (73 SF TOTAL W/ 20.2 SF STAIR)
REQ'D LANDSCAPE (20%): 10.6 SF

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: 53 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"

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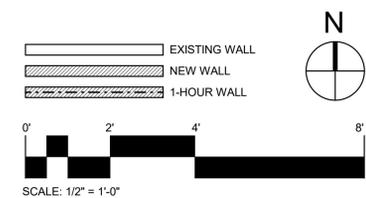
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LEGEND



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"



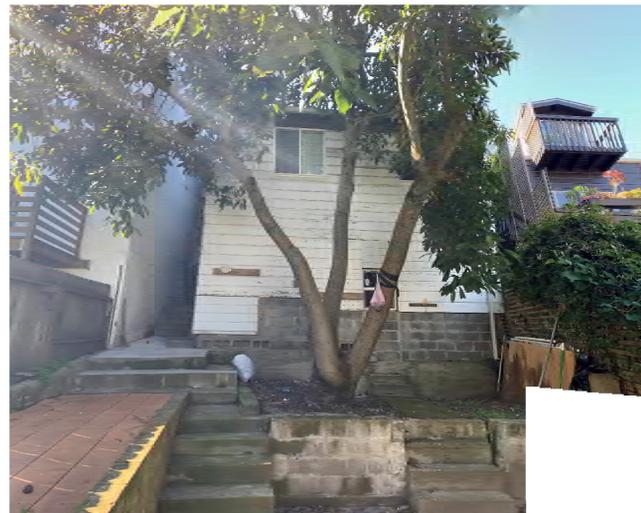
1a FRONT FACADE OF ADJ. BLDG, 251 TEXAS

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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EXISTING SITE
CONTEXT
PHOTOGRAPHS

A0.50



2 EXISTING & PROPOSED FRONT PERSPECTIVES

SCALE:



1 REAR PERSPECTIVES

SCALE:

PLOT DATE:
4/5/2021 3:35:27 PM



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PROPOSED DESIGN RENDERINGS

A0.51



GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
<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 GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</p>			<p>CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →</p>				<input checked="" type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	TEXAS ST. RESIDENCE PROJECT NAME 4001/ 017A BLOCK/LOT 249 TEXAS ST. ADDRESS R-3 PRIMARY OCCUPANCY UNIT 1: 3,298 + 486 SF GAR. UNIT 2: 1,980 SF GROSS BUILDING AREA 08.14.2020 DESIGN PROFESSIONAL OR PERMIT APPLICANT (sign & date)
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000					
LEED/GPR	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/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, 5.103.1.9, 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 (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).													
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec. 12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec. 12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).													
	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.63	New construction projects with aggregated landscape area >500 sq. ft., or existing projects with modified landscape area >1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with >2,500 sq. ft. of landscape area. See www.sfwater.org for details.													
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).													
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.													
	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.													
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 ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See 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.													
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-068	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 ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.													
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 5.508.1	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/Upflight/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 ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.													
	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.													
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 stored onsite before installation.													
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.													
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.													
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.													
	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).													

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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.

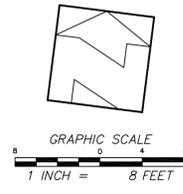
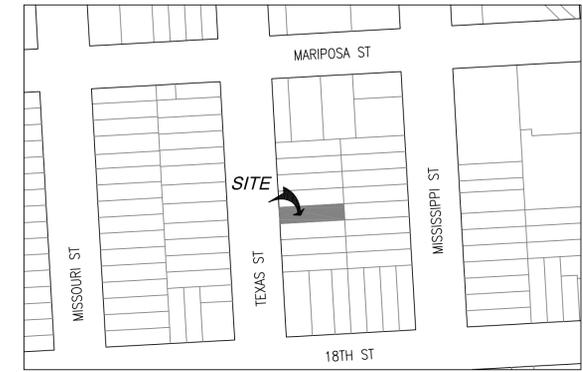
BASIS OF ELEVATION

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.

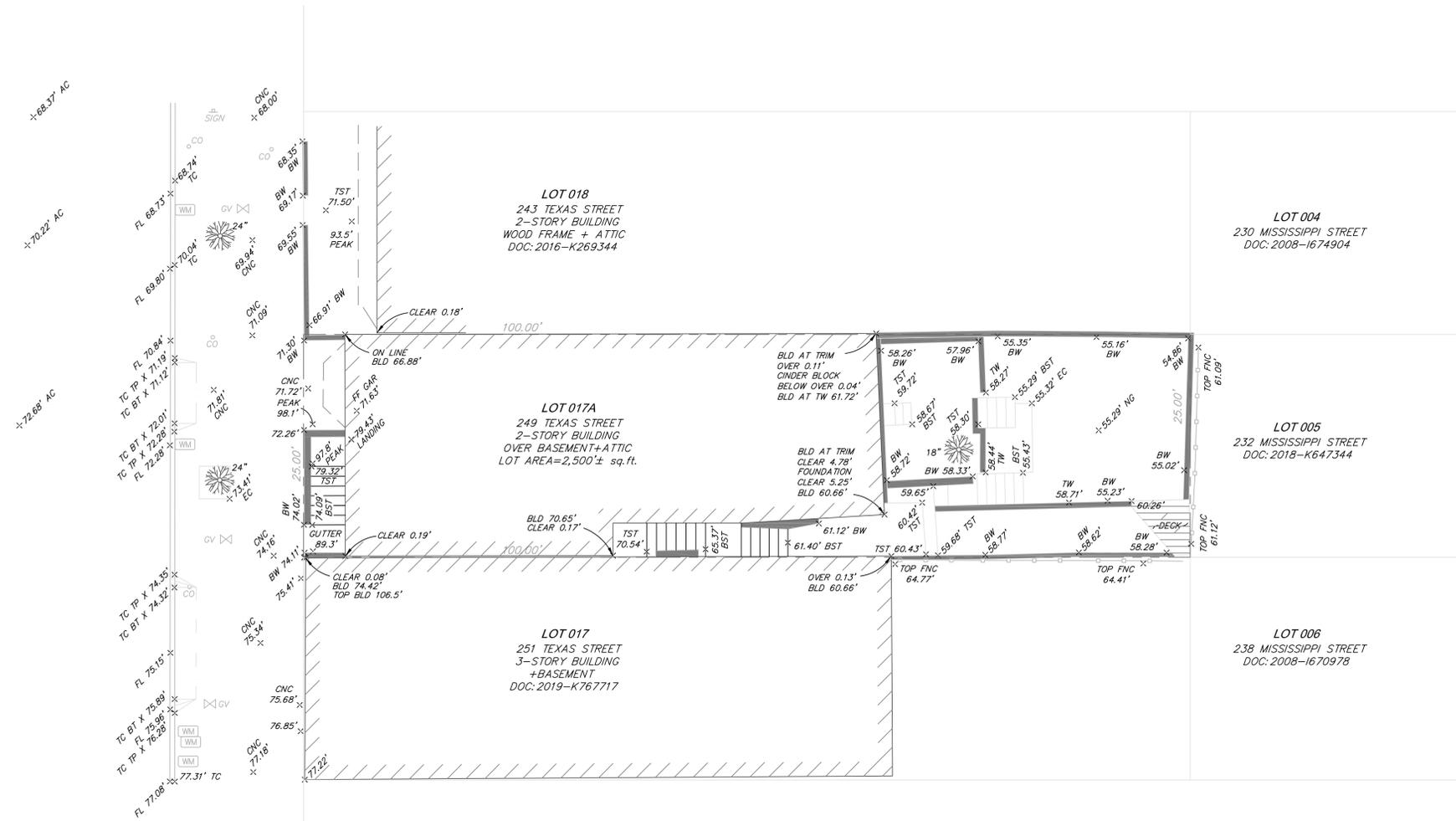
VICINITY MAP (N.T.S.)



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
 - CONTOUR (1' INTERVAL)
 - CO SANITARY SEWER CLEANOUT
 - PAC PAC BOX
 - PGE PGE BOX
 - SIG SIGNAL BOX
 - TV CABLE TELEVISION BOX
 - SL STREET LIGHT
 - x,x,x x SPOT ELEVATION
 - TREE (DIAMETER IN INCHES)
 - WM WATER METER

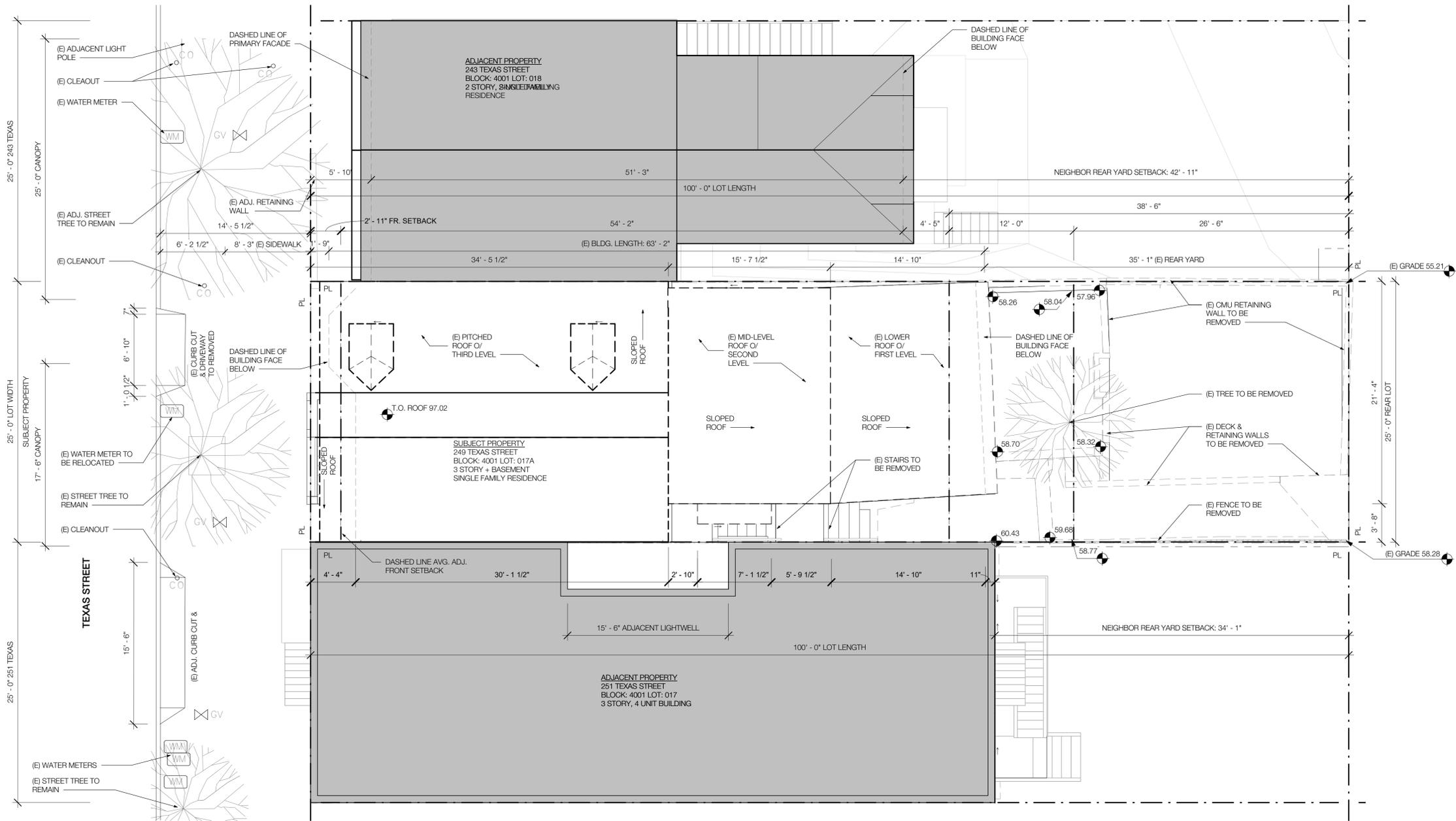
TEXAS STREET (80' WIDE)



DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM
DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM
DATE: 8/20/2019
SCALE: 1"=8'
DRAWN: JHM
CHECKED: JHM

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

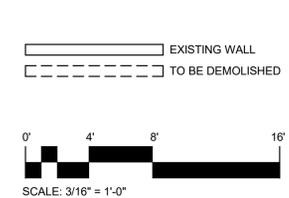
Issuance
SITE PERMIT REV 5

Date
04/05/2021

Revision History

No.	Issuance	Date
1	PRE-APPLICATION SET	11/04/2019
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8	SITE PERMIT REV 5	04/05/2021

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



EXISTING SITE PLAN

A1.10



Project Name
Texas St. Residence

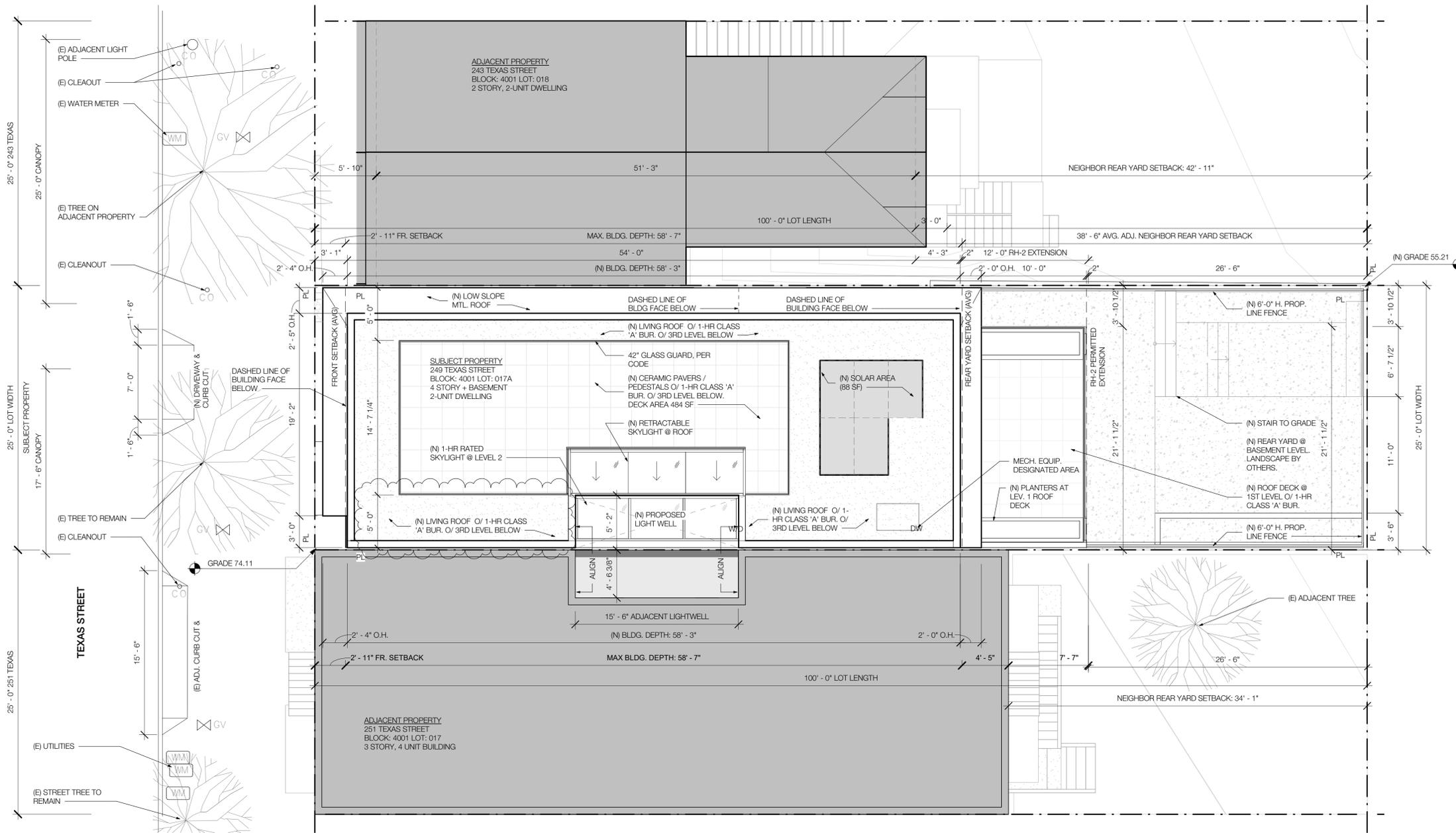
Project Address
249 Texas St. San Francisco, CA 94107

Issuance
SITE PERMIT REV 5

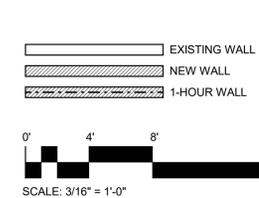
Date
04/05/2021

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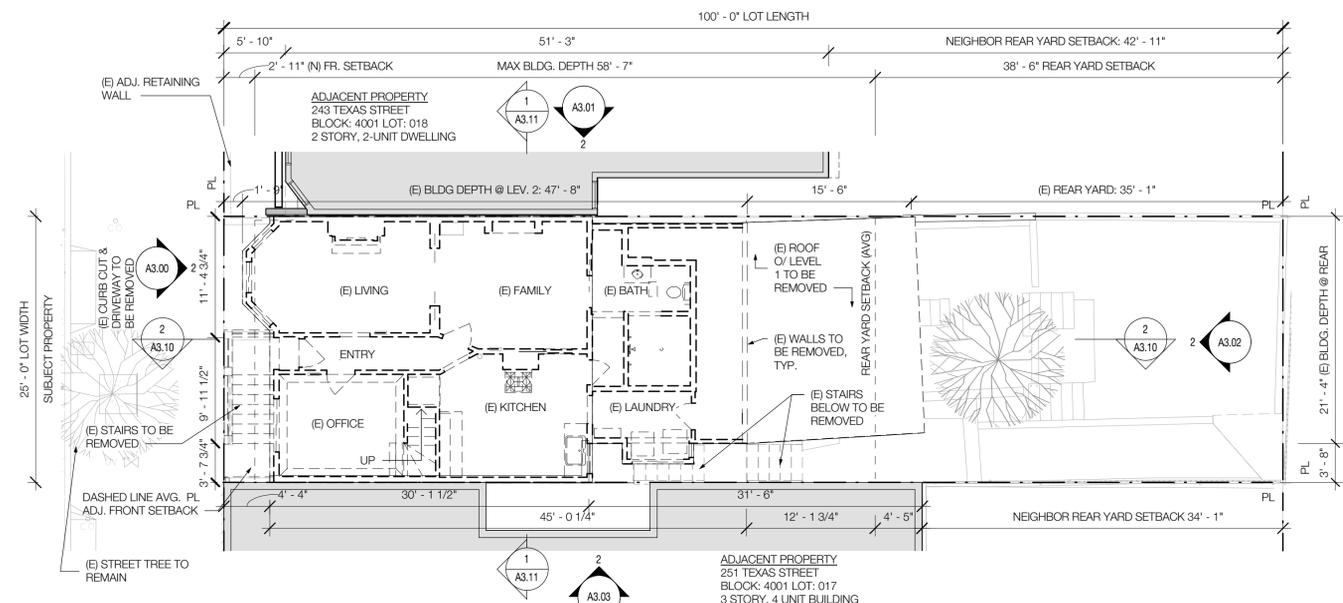


1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

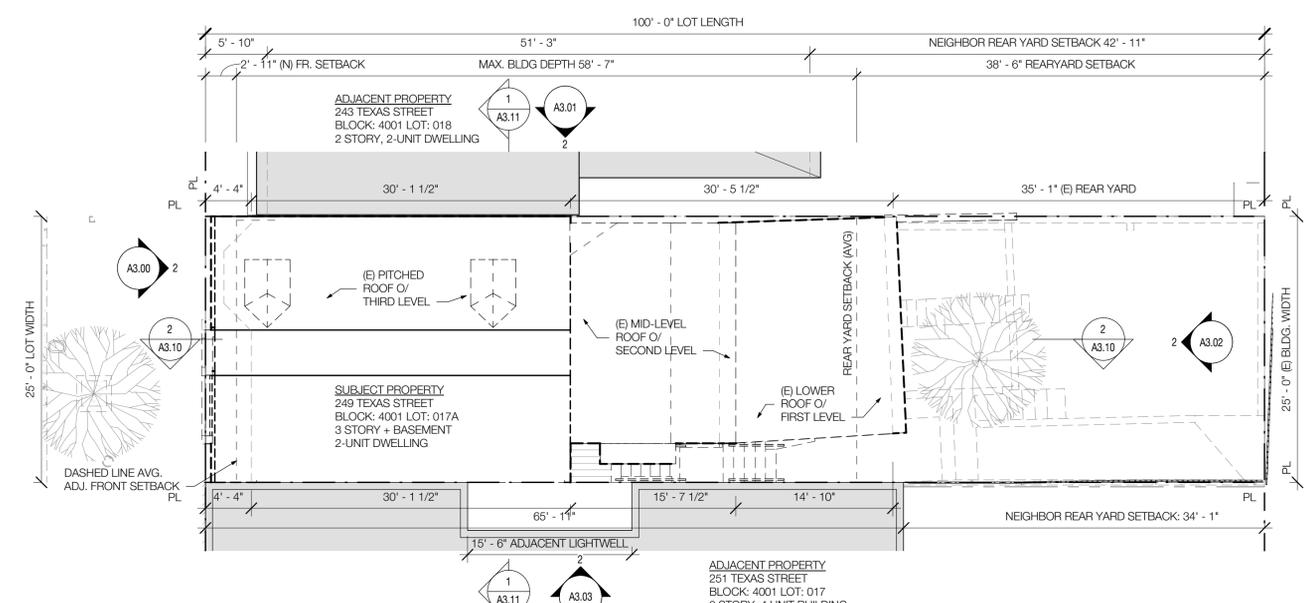


PROPOSED SITE PLAN

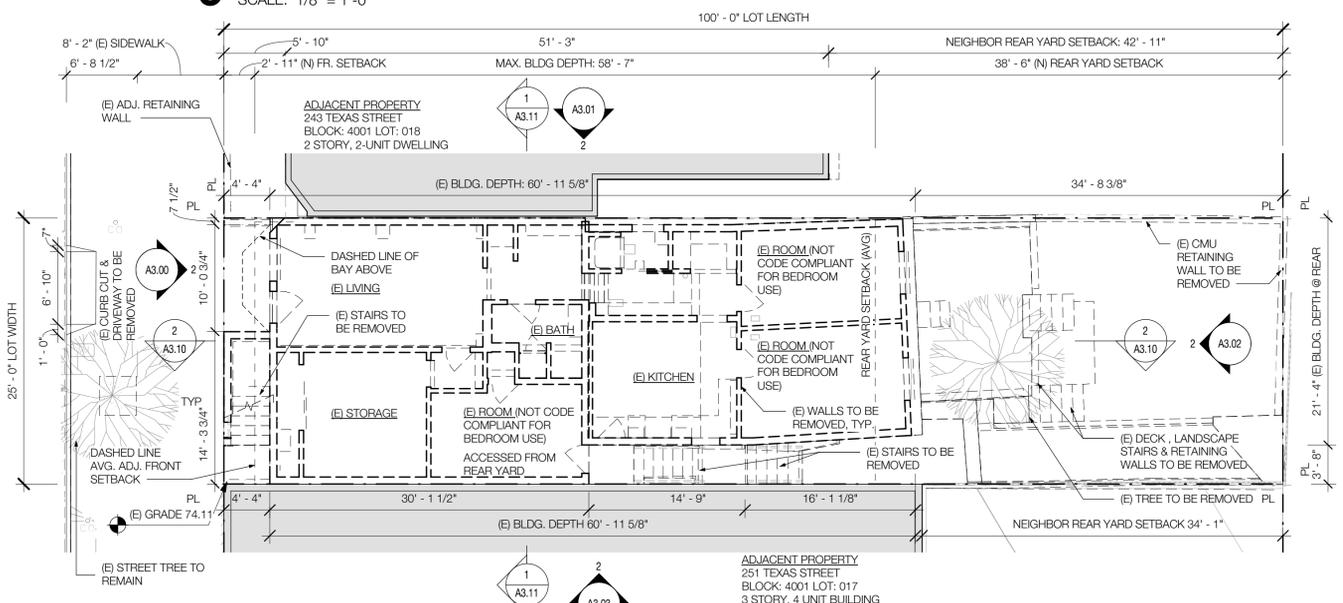
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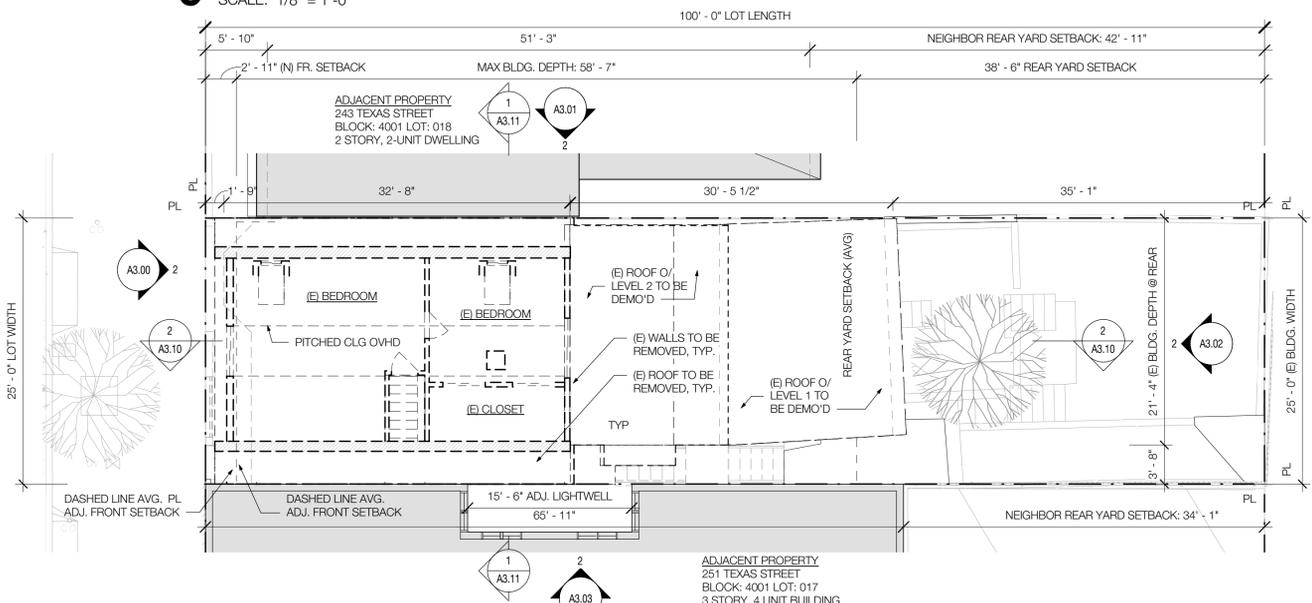
3 EXISTING SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"



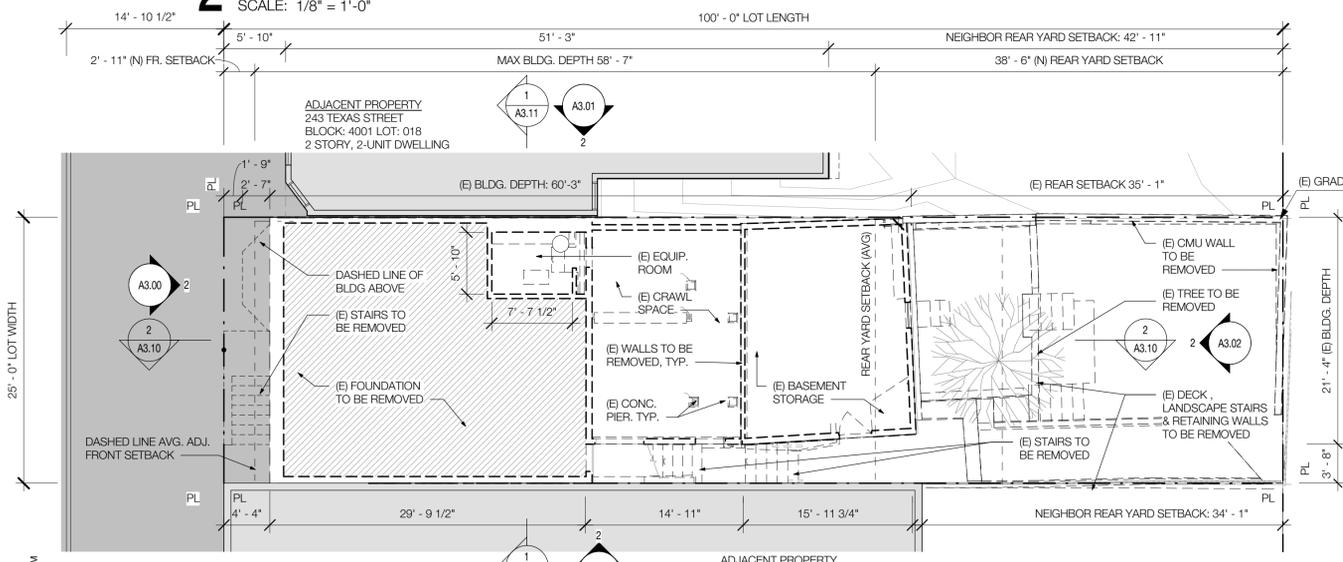
5 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



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"

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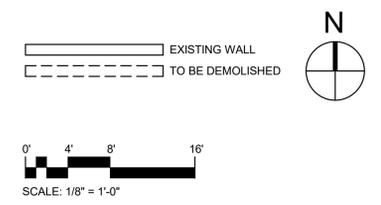
Permit Number

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EXISTING FLOOR PLANS

A2.00



Project Name
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249 Texas St. San Francisco, CA 94107

Issuance
SITE PERMIT REV 5

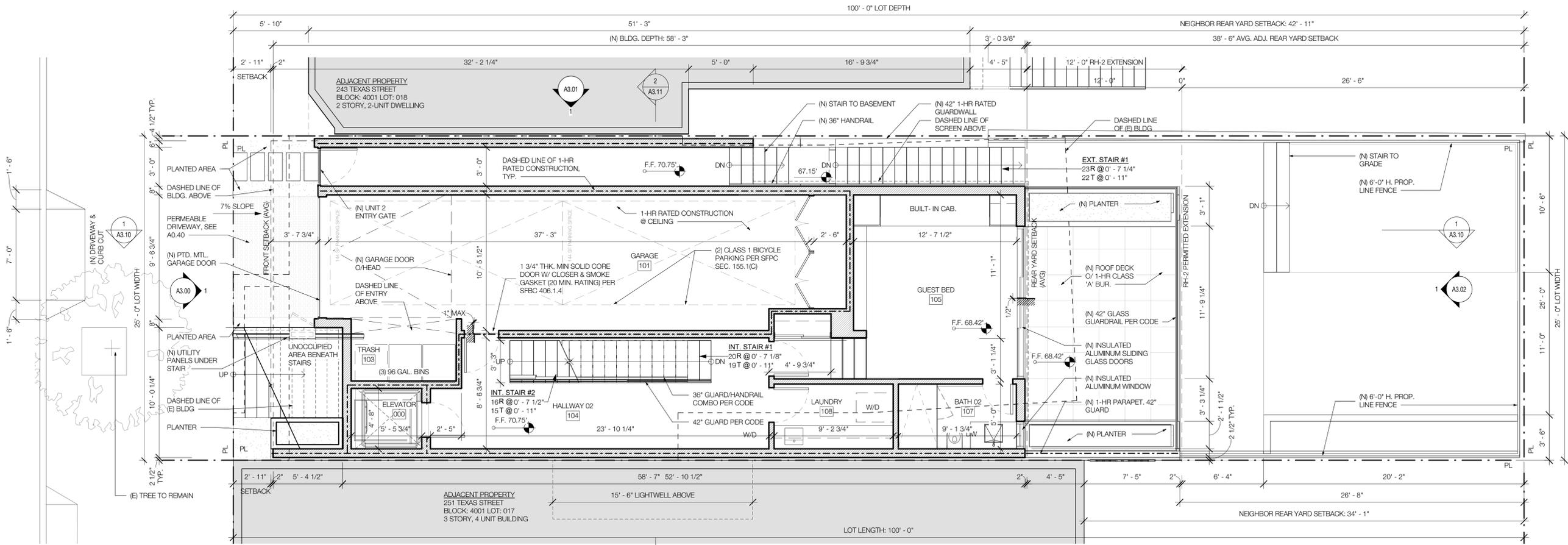
Date
04/05/2021

Revision History

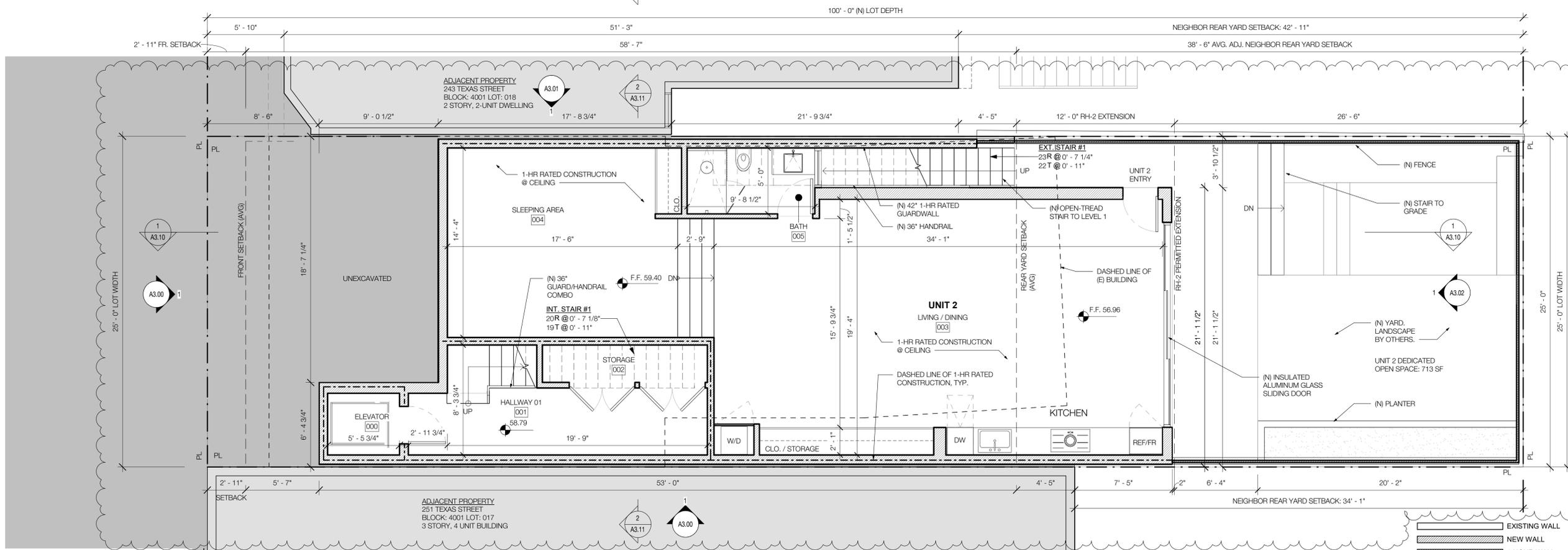
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PROPOSED BASEMENT & LEVEL 1 FLOOR PLANS

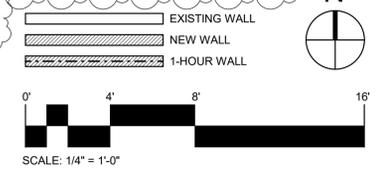
A2.10



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



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



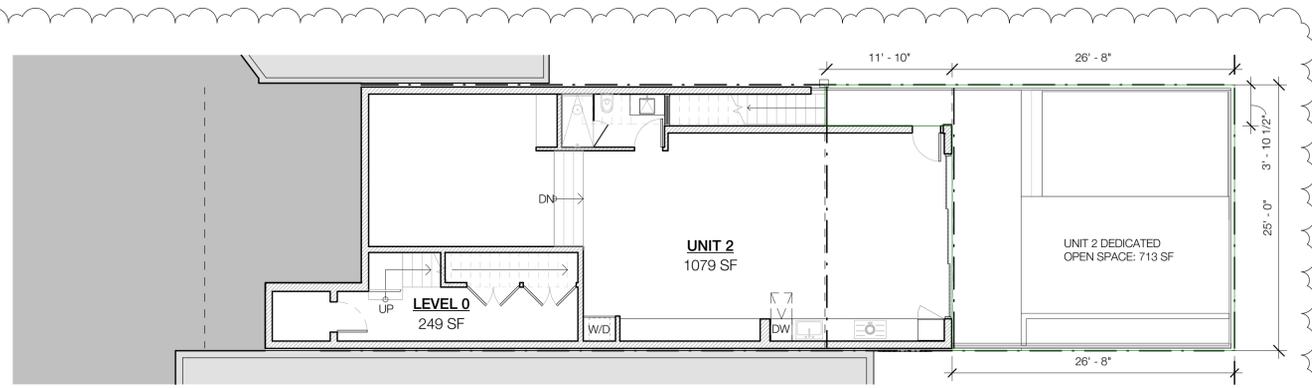


Roof Schedule		PROPOSED USABLE OPEN SPACE		
Mark	Area	PER SFPC, TABLE 135A, MIN. 125 SF OF USABLE OPEN SPACE REQ'D FOR EACH DWELLING UNIT		
LEVEL 1 ROOF	238 SF	UNIT 1	LEVEL 1 ROOF DECK	238 SF
LEVEL 3 ROOF	127 SF		LEVEL 1 ROOF DECK	450 SF
TOTAL UPPER ROOF	1386 SF	UNIT 2	REAR YARD	713 SF
LIVING ROOF	486 SF	LOT TOTAL:		1,401 SF
ROOF - SOLAR AREA	88 SF			
	88 SF			

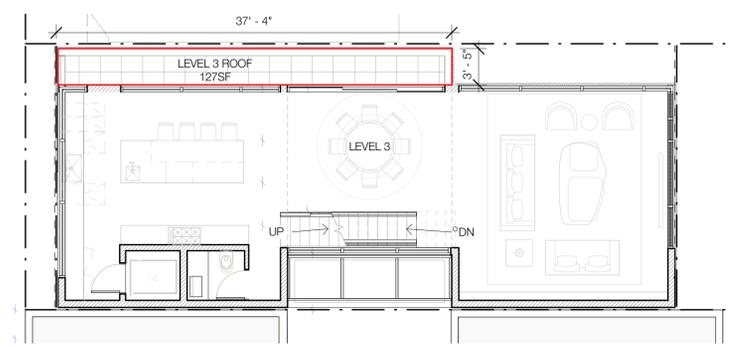
NOTE:
SFPC ZA BULLETIN NO. 11 - BETTER ROOFS ORDINANCE:

TOTAL PROPOSED ROOFTOP AREA = 1,752 SF
TOTAL REQ'D SOLAR AREA (15%) = 263 SF

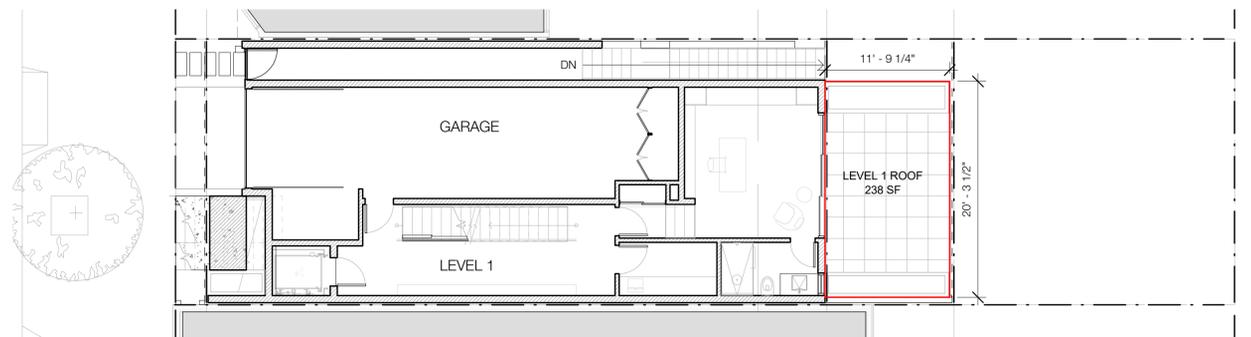
PROPOSED SOLAR AREA = 88 SF
PROPOSED LIVING ROOF AREA = 486 SF x .5 = 243 SF
TOTAL SOLAR / LIVING ROOF AREA = 331 SF (19%)



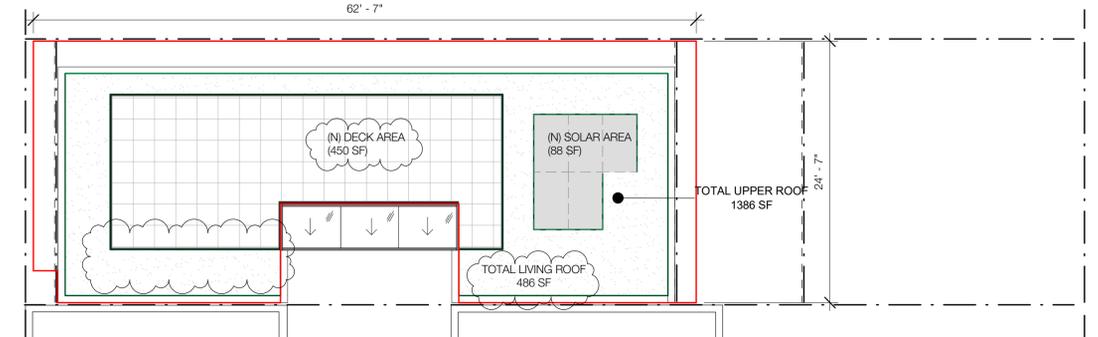
2 PROPOSED BASEMENT OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"



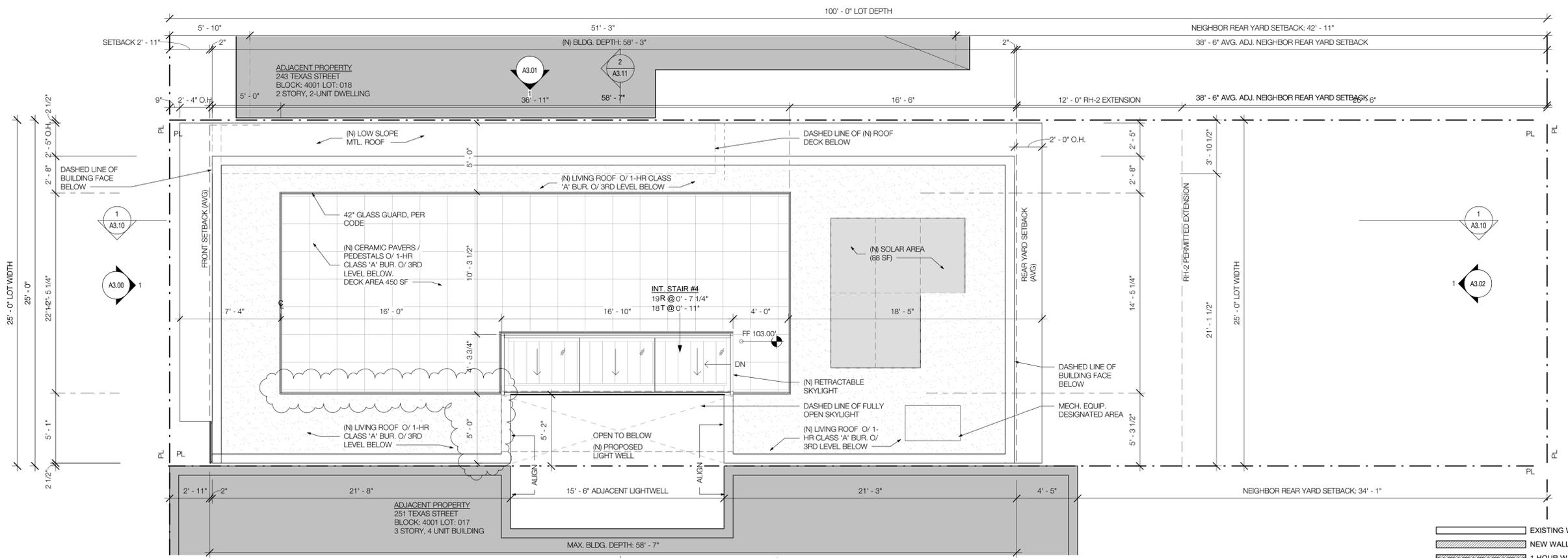
4 PROPOSED THIRD LEVEL ROOF DIAGRAM
SCALE: 1/8" = 1'-0"



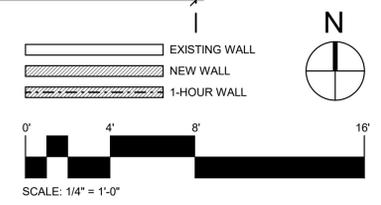
3 PROPOSED FIRST LEVEL ROOF/OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"



5 PROPOSED ROOF/OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"



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



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8	SITE PERMIT REV 5	04/05/2021

PROPOSED ROOF PLAN

A2.30



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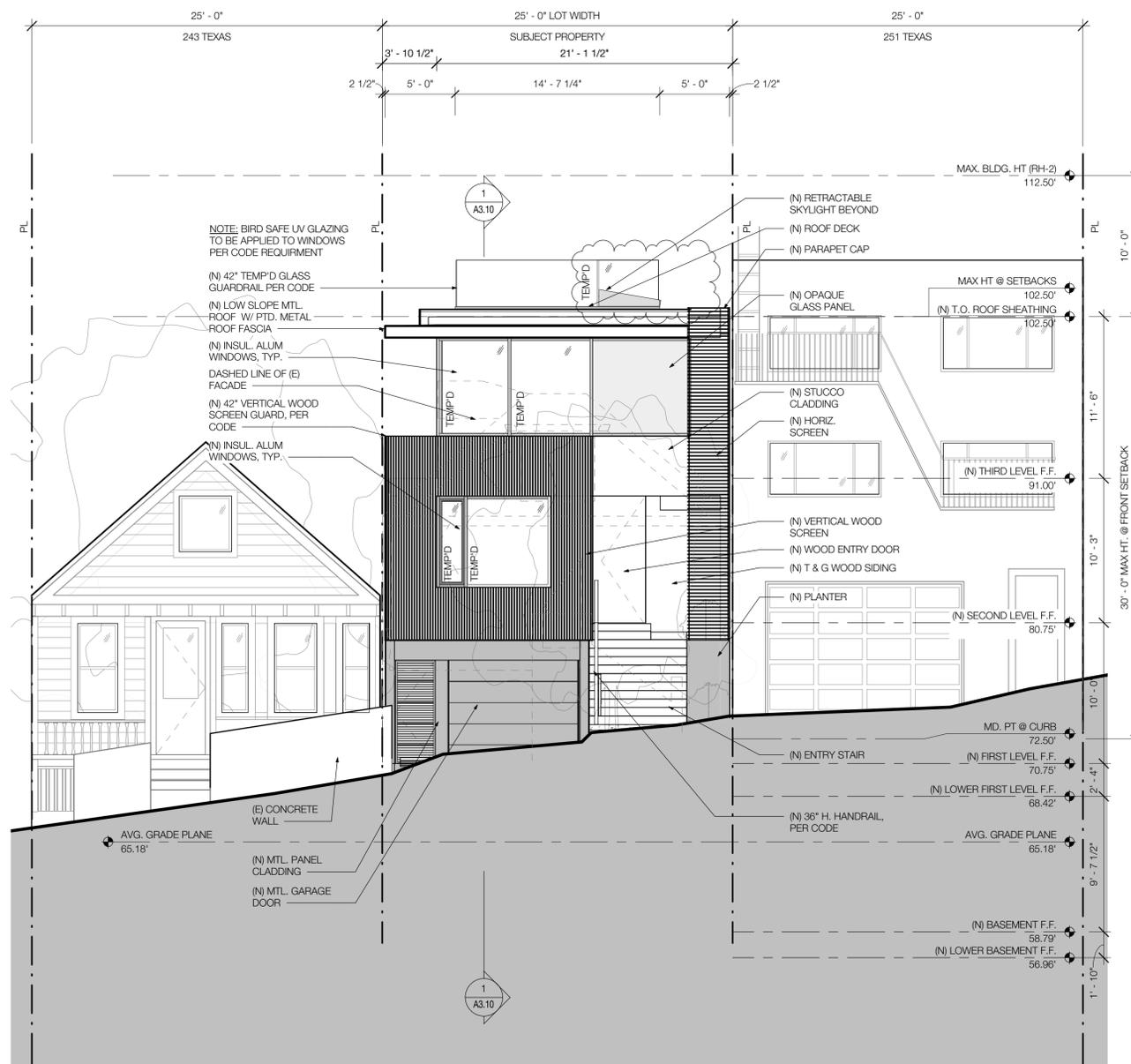
Revision History	No.	Issuance	Date
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8	SITE PERMIT REV 5		04/05/2021

EXISTING & PROPOSED WEST ELEVATION

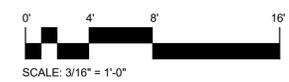
A3.00



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



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





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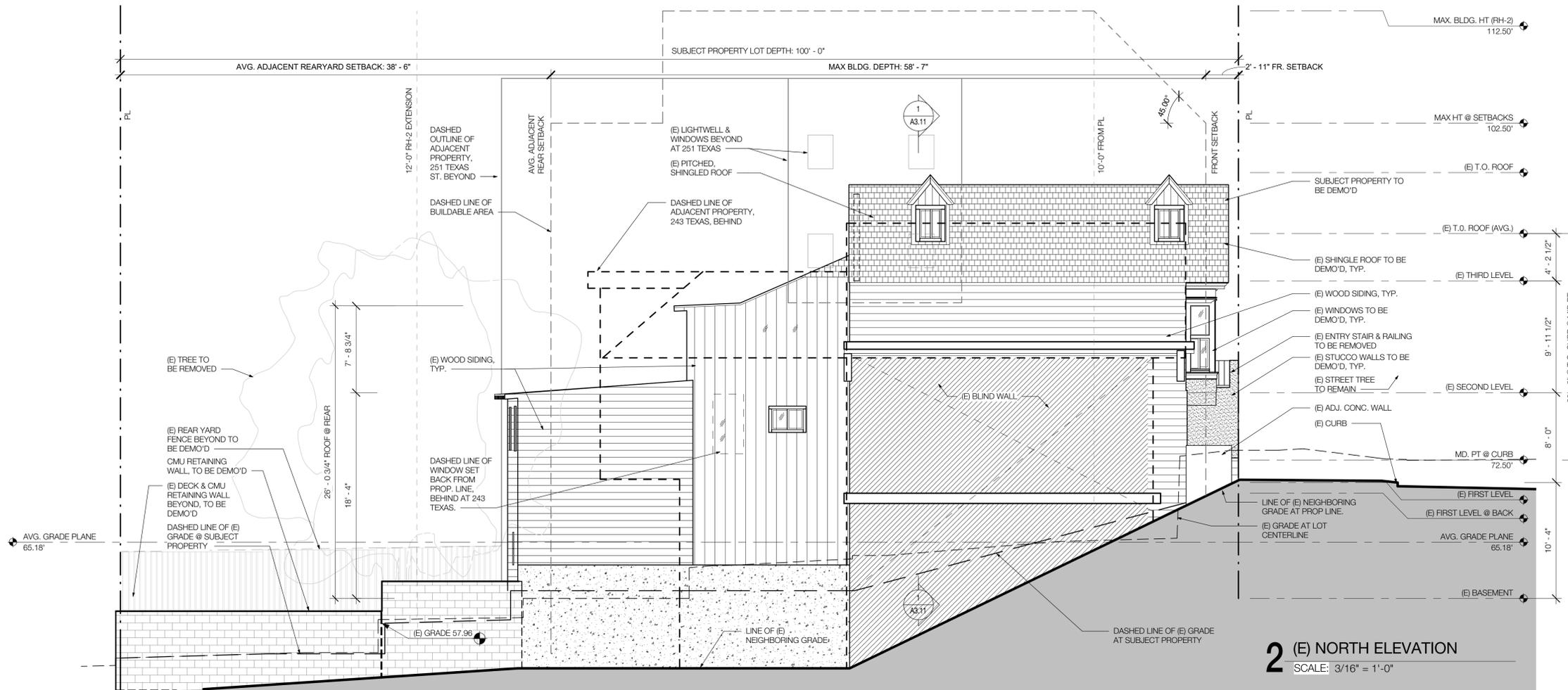
Issuance
SITE PERMIT REV 5

Date
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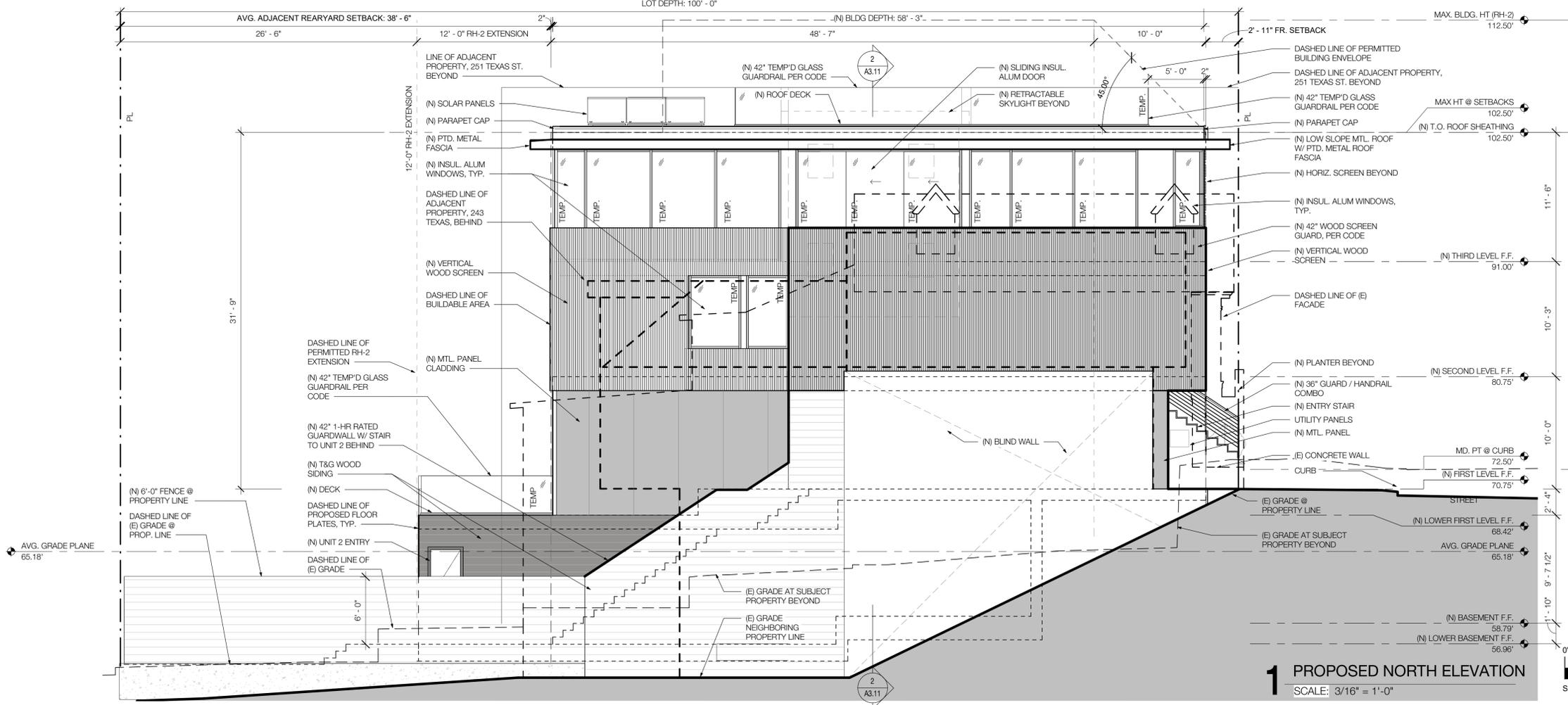
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EXISTING & PROPOSED NORTH ELEVATION

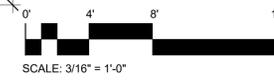
A3.01



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



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





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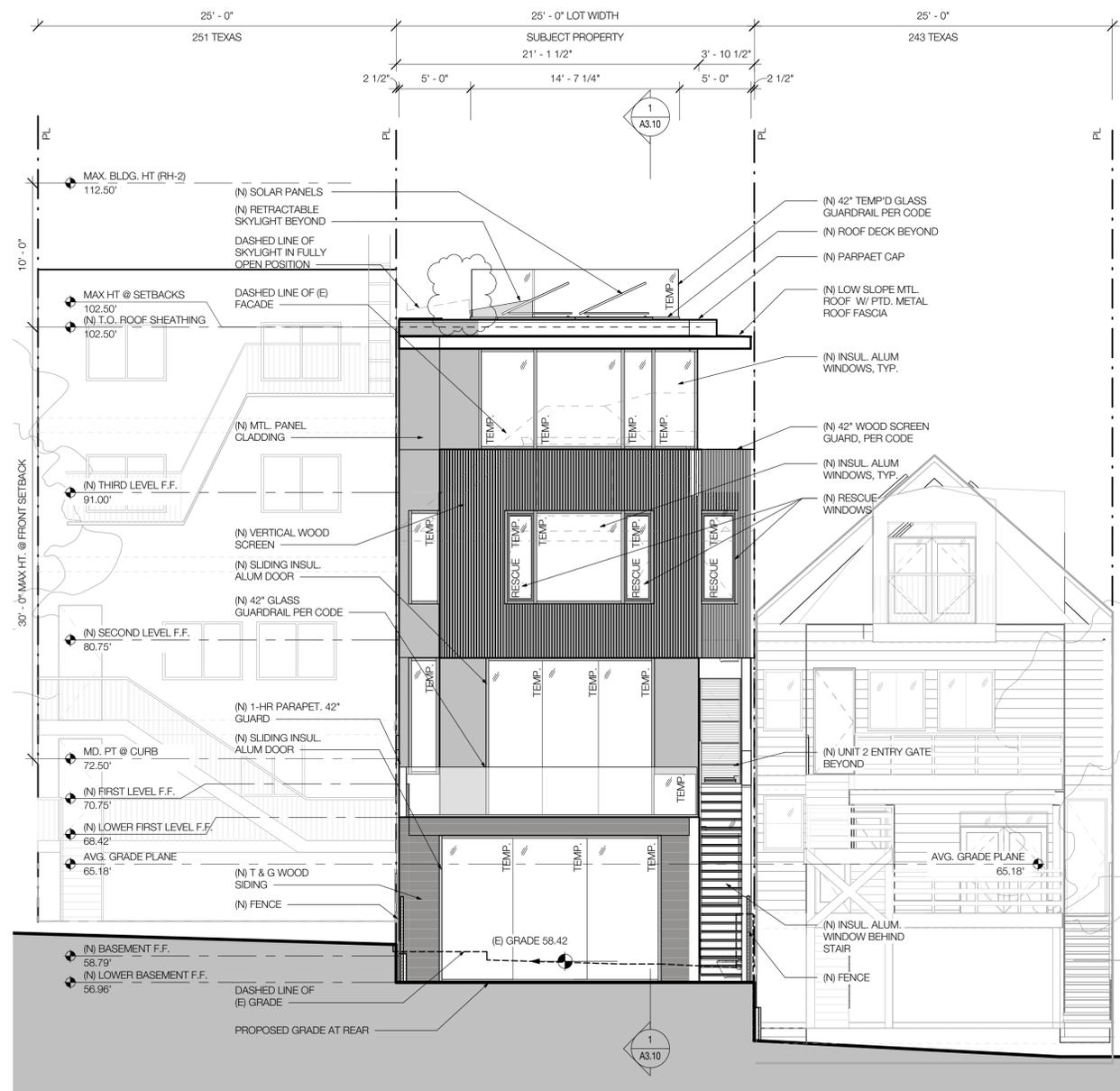
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EXISTING & PROPOSED EAST ELEVATION

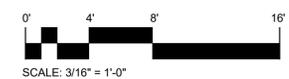
A3.02



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



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





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Texas St. Residence

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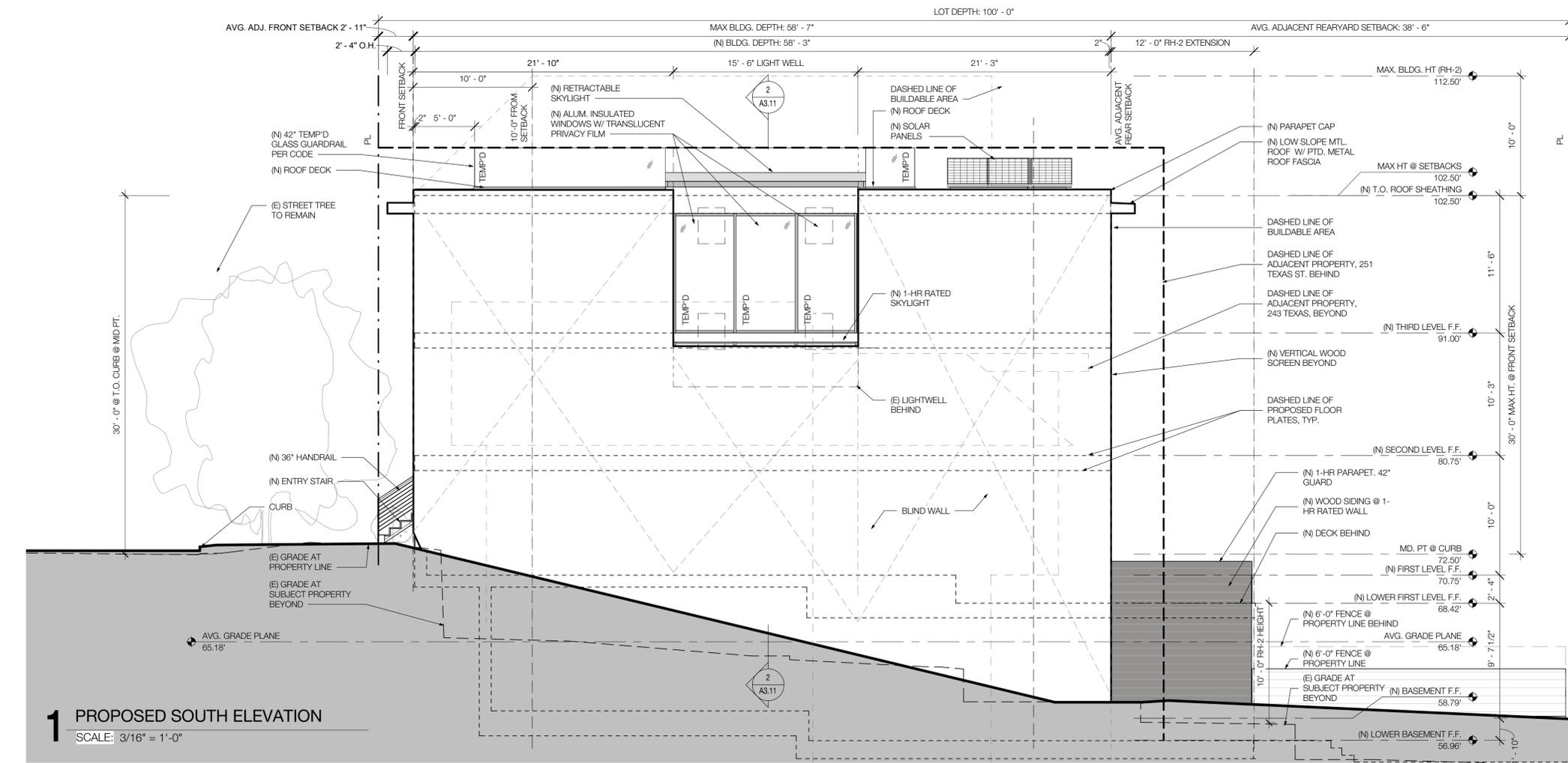
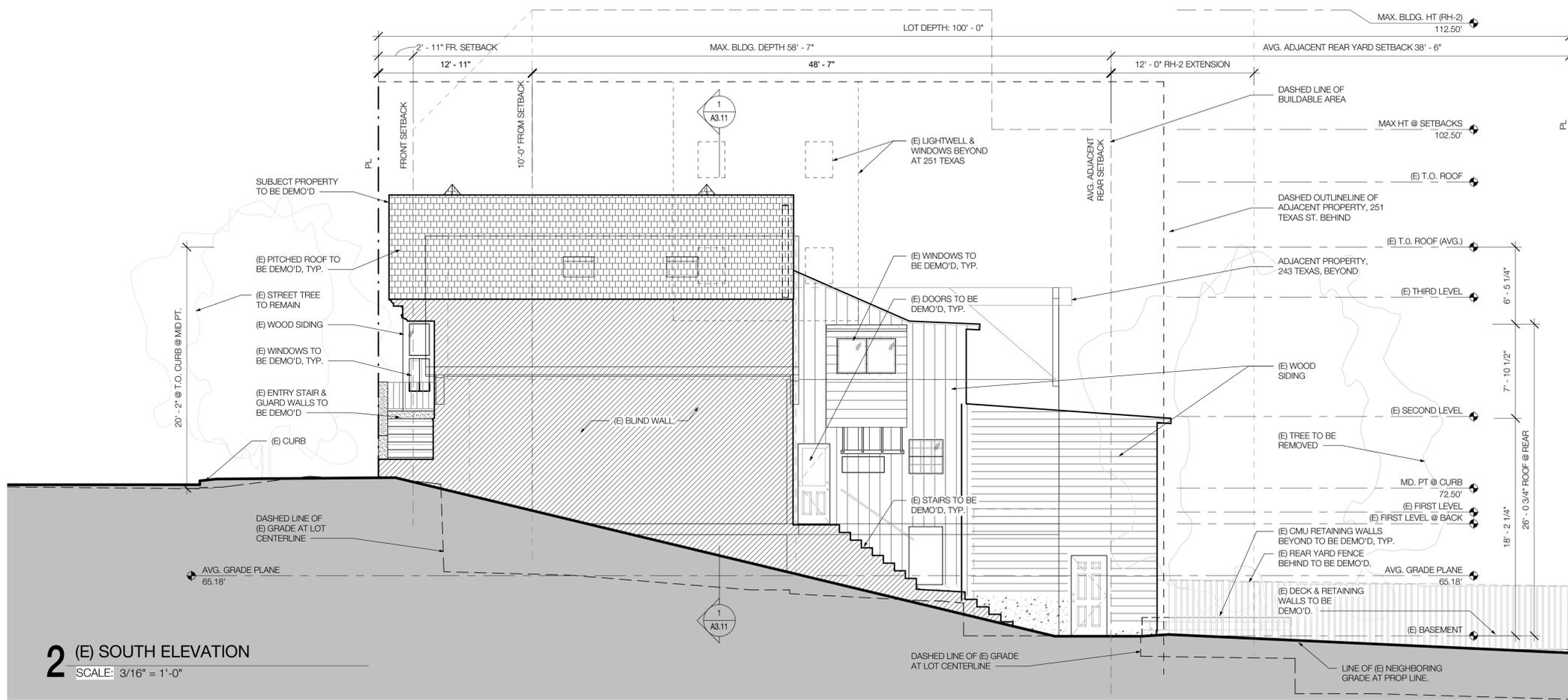
Date
04/05/2021

Revision History

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EXISTING & PROPOSED SOUTH ELEVATION

A3.03





Project Name
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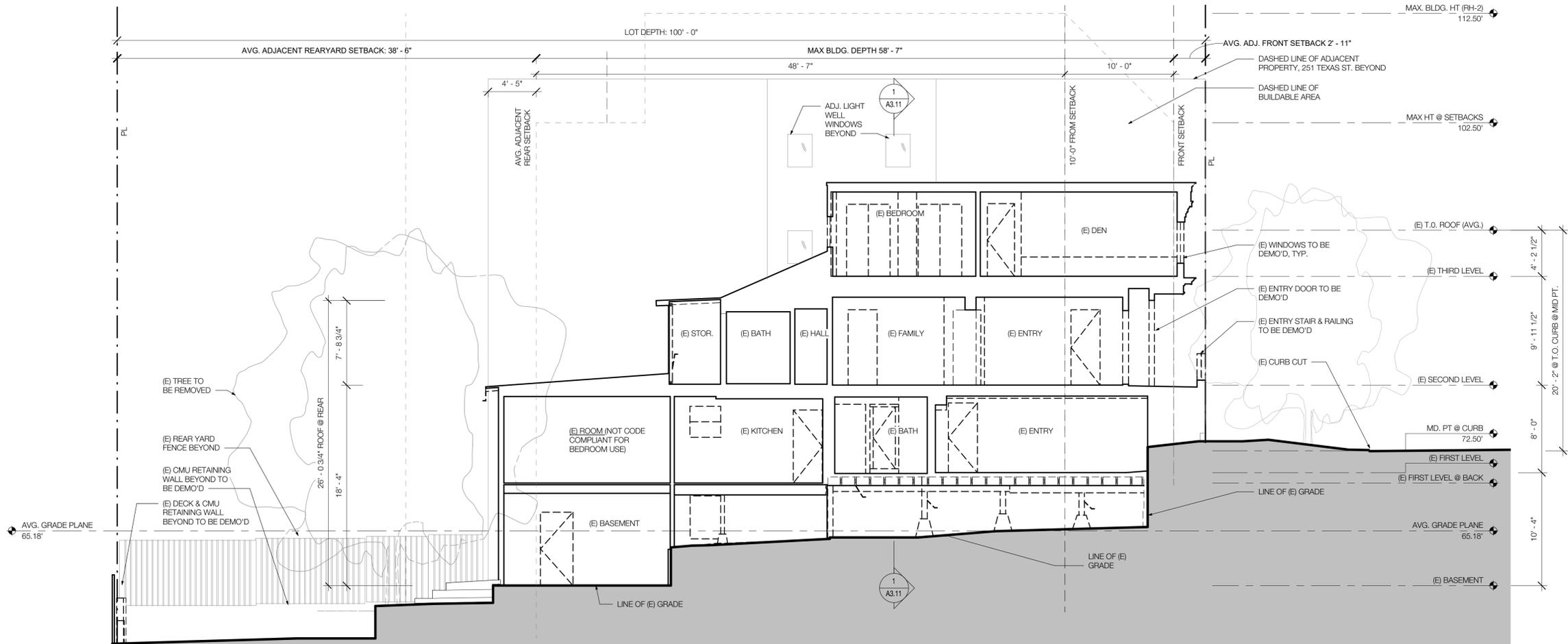
Issuance
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Date
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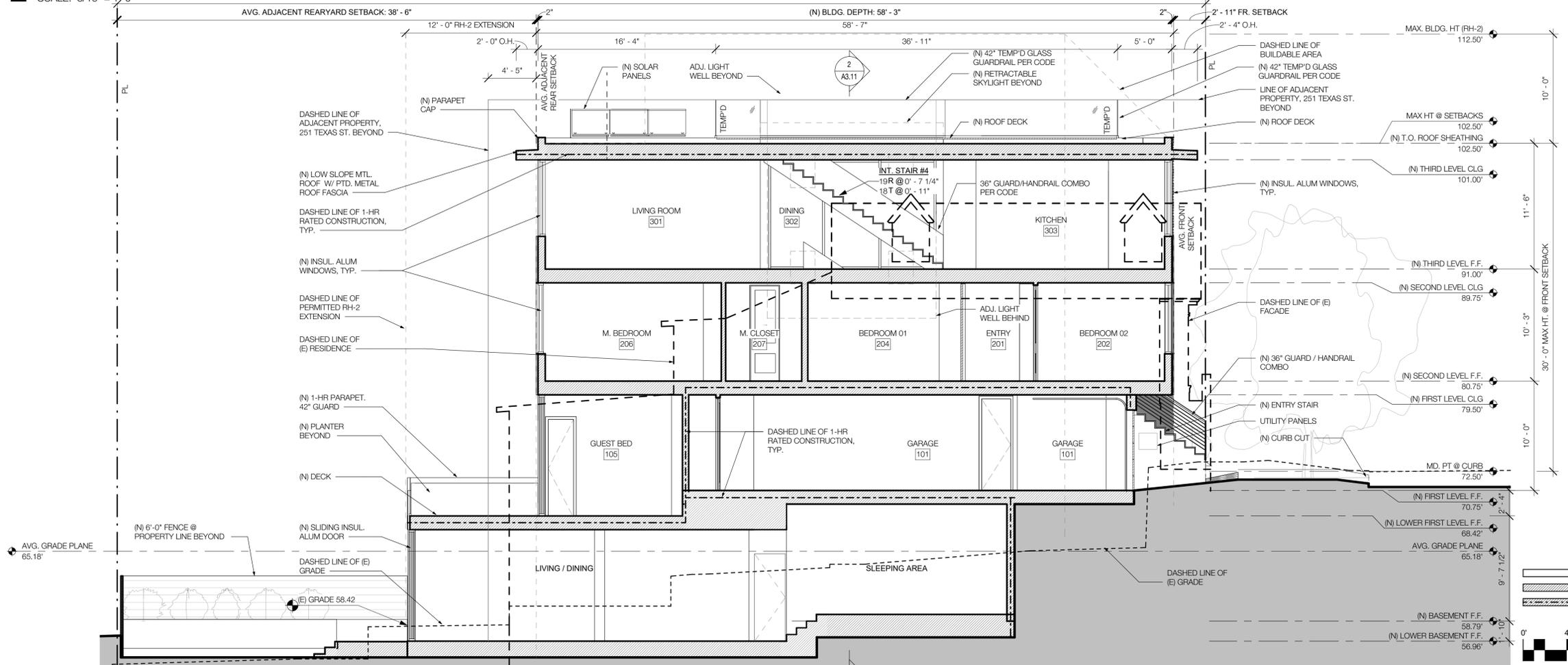
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EXISTING & PROPOSED BUILDING SECTION

A3.10



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



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

PLOT DATE:
5/26/2021 3:56:43 PM



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Texas St. Residence

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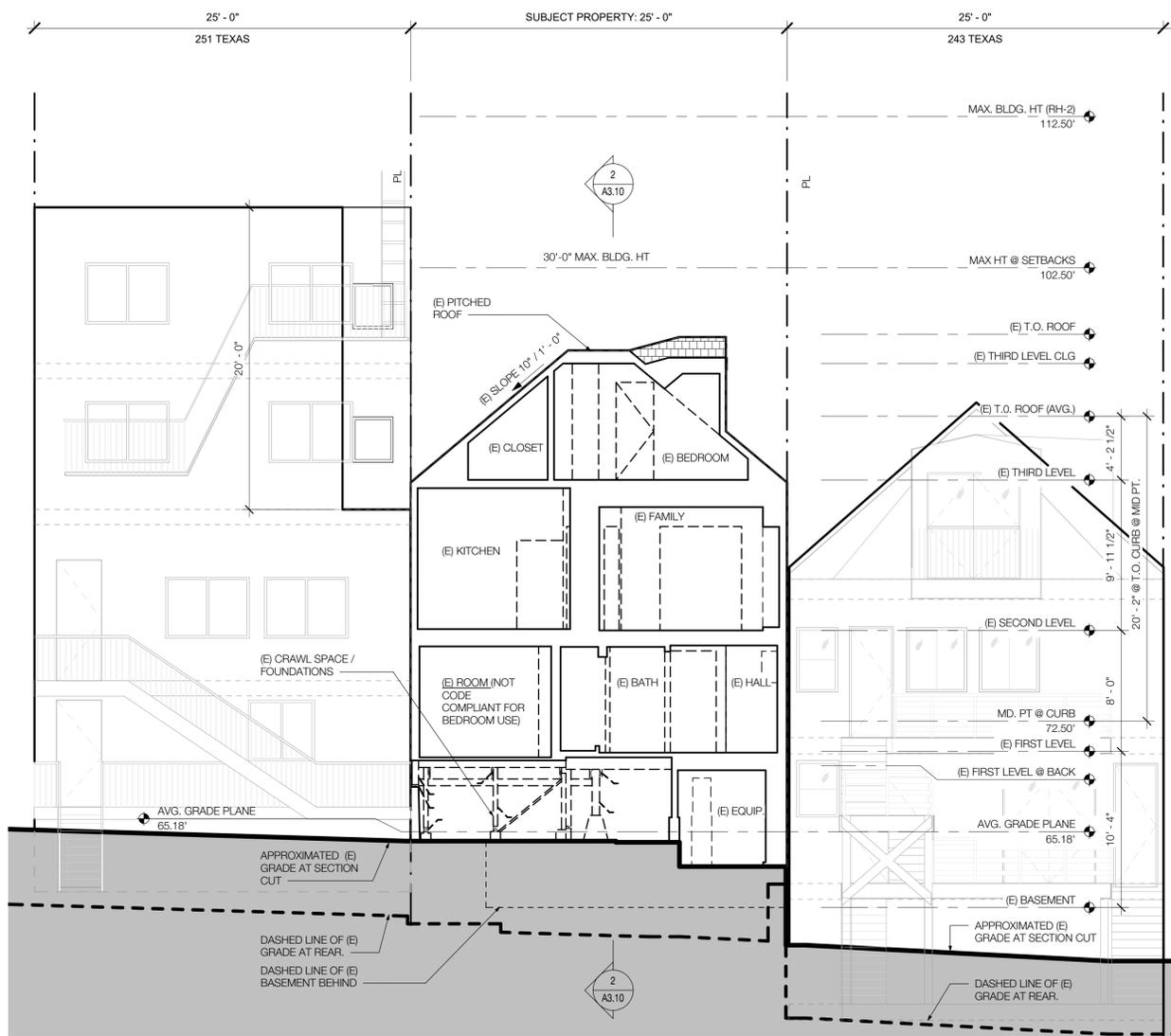
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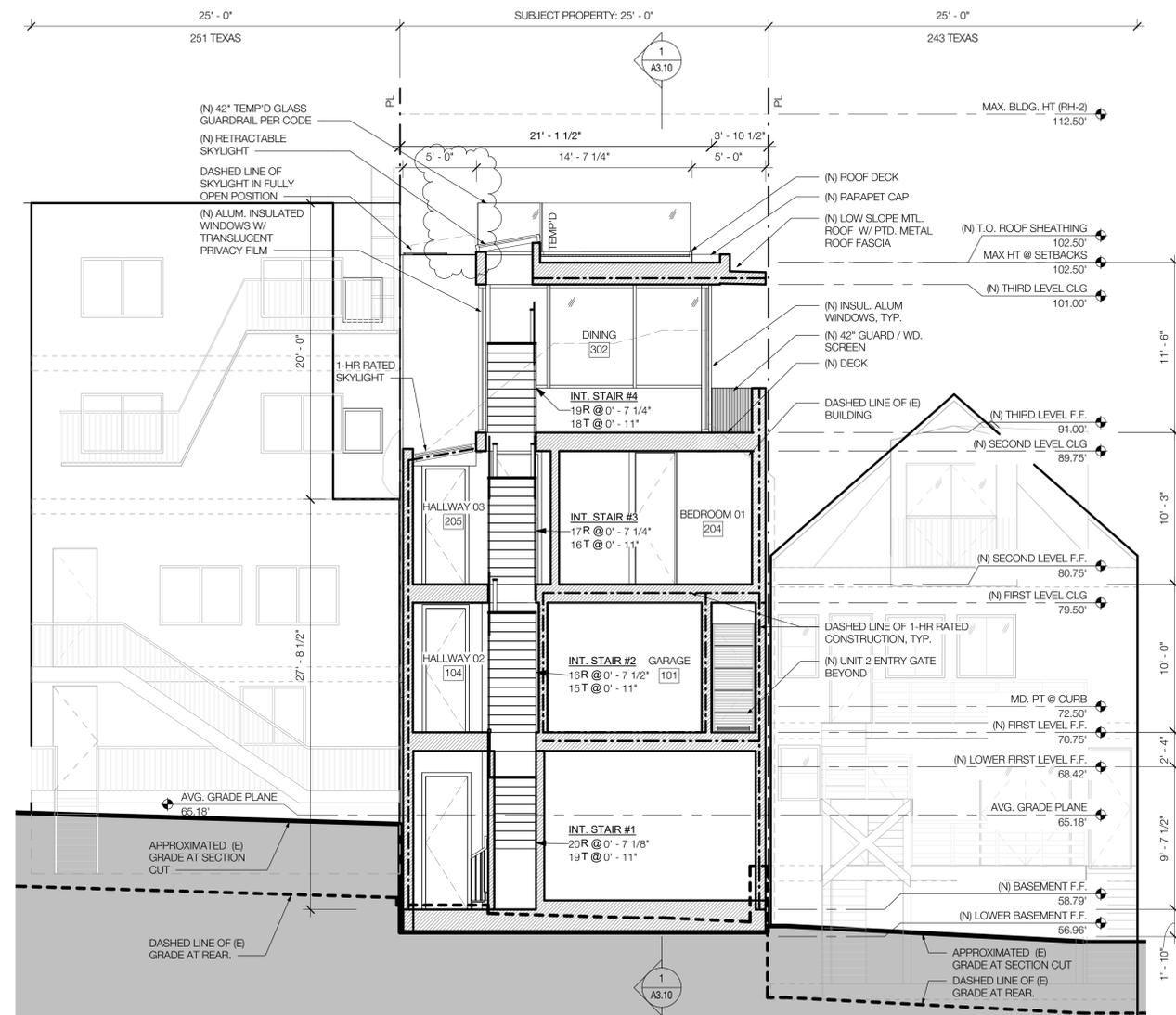
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8	SITE PERMIT REV 5		04/05/2021

EXISTING & PROPOSED CROSS SECTION

A3.11



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



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

