



1130 Keeler Avenue, Suite 1  
Berkeley, CA 94708

info@timbrearch.com  
p 415.200.8106

September 23, 2021

Supervisor Shamann Walton, President  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689

RE: Conditional Use Authorization Appeal for 575 Vermont Street  
Board File No. 210709, Planning Case No. 2020-000886CUA

Dear President Walton and Supervisors,

The owner and project sponsor of 575 Vermont Street, Joel, is a long time resident and small business owner living and working in District 10. In the late 1990s Joel, already a resident of D10, started a small construction company that operates out of warehouse space in the Bayview. He works primarily on small residential constructions projects, but also puts his skills to use to give back to the community. For several decades he has led Rebuilding Together projects and in 2010 his construction company worked with environmental justice organization LEJ to build the Eco Center at Heron's Head Park.

Upon purchasing the property at 575 Vermont Street with his family in 2005 they had dreams of one day replacing the small 920sf home with a modestly sized two or three unit building. He started communicating with neighbors early, letting them know of his plans. In 2008 he started the approval process going to CEQA and Historical review. Once it was determined that the existing structure was not an historic resource, he proceeded with plans for a new two-unit building on the site, meeting with neighbors to share plans at a pre-application meeting.

Following the 2008-09 economic crash the project was put on hold until Joel felt the economic situation was more stable. In 2019 Joel hired me as the architect to revise the 2008 project and add an ADU to the 2 unit project. It is still similar in scope to what was proposed in 2008, two modest family-sized units - a 2-bedroom and a 3-bedroom, both under 1,500sf, and with the addition of an 435sf ADU. It is a fully code compliant building that meets all height and bulk limits, open space requirements and zoning guidelines.

We have continued to engage with the neighbors throughout the process, starting with a new neighborhood-outreach meeting in 2019. We met with neighbors and worked with the Planning

Department to make modifications to the design to mitigate impact including widening the open air entry way in order to reduce impact to the neighbor's entry at 587 Vermont and pulling the top floor farther back from the street.

On May 13, 2021 the project went before the Planning Commission. Several neighbors raised points of concern including two of the three appellants. The Commission listened to the neighbors' concerns and then unanimously approved the project incorporating two design modifications: 1. to improve the light well for the ADU, and 2. to work with the neighbors to the north to "refine the fenestration pattern of the top two floors to reduce conflicts between the proposed project and the current and future condition of the adjacent property" at 567 Vermont Street.

We were actively communicating with the owners of 567 Vermont to address the privacy concerns when we received notice of the appeal from them along with two other neighbors at 587-591 Vermont and 2136 18th Street. Nevertheless, we have continued to communicate with all three parties attempting to mitigate impacts and address their concerns. The following list of concessions have been offered to the neighbors since the Planning Commission Hearing and Approval:

1. For assurance of structural integrity and care not to undermine foundations of neighbors, we have offered to do video & photo document of existing foundation conditions on all properties, to share our structural engineering and shoring plans with adjacent neighbors for their review, and to remain in close communication during the excavation and foundation portion of the construction process scheduling site meetings for observation when engineers are present.
2. For appellants Louk and Victoria at 567 Vermont, (neighbors to the north who were noted in the Conditions of Approval, and with whom were already in dialog):
  - 2.1. Replace north-facing habitable deck on the 2nd floor with a rock garden, and glass doors with windows and fixed louvers to obscure view of the neighbor's future bedroom window
  - 2.2. Lowered parapets on the north side at the 2nd and 3rd floor to reduce shadows on the existing and future windows
  - 2.3. Reduced roof overhang on north side to eliminate shadows on future skylights
  - 2.4. Written letter of support for their future addition at 567 Vermont
3. For appellants Marion and Scott at 587 - 591 Vermont:
  - 3.1. Added fixed louvers at front south-facing windows to obscure view into living and bedroom windows of 587 Vermont.

Despite this good-faith effort to mitigate the impact to neighbors and address their concerns, we have been unable to obtain their support for the project. Louk and Victoria have given some indication that the proposed mitigation measures are acceptable to them. Marion and Scott have expressed

appreciation for what we have offered, but continue to assert the project is out of scale with the neighborhood despite the fact that their own 3-unit building at 587-591 Vermont Street is the same number of stories and over 1,200sf larger than the proposed project at 575 Vermont.

Only since this appeal was filed, has Ron asserted that the property line window at his home is in a bedroom. He had previously always referred to the room as a closet and never brought it up as a bedroom. Indeed, in the attached Meeting Minutes from September 26, 2019, Ron only noted that the view from his deck would likely be blocked and there is no mention of closing up the window, see attached Exhibit 1. It has been on record with the City as a walk-in closet since 2010, and the proposed design of 575 Vermont was based on that fact. Only this week, on September 23, 2021, Ron revised this 11-year old permit to revise the closet back to a bedroom designation.

1. In response to the Appellants' demands that the top floor be removed, which renders the project infeasible, and to the Appellant's recent revision to the permit at 2136 18th Street, we have offered the following two options:
  - 1.1. Option 1:
    - 1.1.1. Revise internal floor layouts and reduce square footage in order to provide a light well for egress from 2136 18th Street's property line window without increasing the overall building envelope.
  - 1.2. Option 2:
    - 1.2.1. Remove the roof deck in its entirety
    - 1.2.2. Reduce the size of the skylight, eliminating the need for a fire-rated parapet on the south side of the roof.
    - 1.2.3. Shift the top floor 2' to the west, increasing at a 45 degree angle to 7' at the southern property line, (no change to the western most roof overhang or wall).
    - 1.2.4. Replace the existing property-line window at 2136 18th Street with a new skylight to provide light, contingent on the Appellant returning the room designation to "closet" on record with DBI.

Joel is not a big developer, nor a wealthy individual proposing an enormous single family home. He plans to live in one unit, rent one unit and sell one unit to finance this project. He would like to have the full support of his neighbors, but removing the top floor as they wish would render the project financially infeasible and make the already reasonably sized area even smaller.

The proposed 3-unit building at 575 Vermont, which has full support of the Planning Department and Unanimous Approval by the Planning Commission is exactly the kind of small-scale, residential

development that the Commission has identified that we need more of in San Francisco. This project as proposed will provide for 3 affordable units to add to the housing supply.

We respectfully request the Board to uphold the decision of the Planning Commission and deny the appeal of the Conditional Use Permit for 575 Vermont Street.

Respectfully Submitted,



Bridgett Shank,

Timbre Architecture

List of Exhibits:

1. Pre-Application Meeting Sign-In Sheet, Summary of Discussion and Affidavit, dated September 26, 2019
2. Planning Commission Motion No. 20921, dated May 13, 2021

# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: Thursday 9/26/19  
 Meeting Time: 6:00pm  
 Meeting Address: SAN FRANCISCO PUBLIC LIBRARY POTrero BRANCH - POTrero MEETING ROOM 1010 20th  
 Project Address: St. San Francisco, CA 94107  
 Project Address: 575 Vermont  
 Property Owner Name: JOEL MICUCCI,  
 Project Sponsor/Representative: Bridgett Shank, Timbre Architecture

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

|     | NAME/ORGANIZATION | ADDRESS      | PHONE #      | EMAIL                   | SEND PLANS  |
|-----|-------------------|--------------|--------------|-------------------------|---|
| 1.  | RON ALCOONIAN     | 2136 16TH ST | 415 298-1488 |                         | <input checked="" type="checkbox"/> RADESIGN SF @ GMAIL L.COM |
| 2.  | Jessie Carr       | 587 Vermont  |              | jessie-s.carr@gmail.com | <input checked="" type="checkbox"/>                           |
| 3.  | Scott Carr        | 591 Vermont  |              | scott@parrcarr.com      | <input type="checkbox"/>                                      |
| 4.  | marion parr       | 591 Vermont  |              | maria@parrcarr.com      | <input checked="" type="checkbox"/>                           |
| 5.  | Dated Fibes       | 576 Vermont  |              | dated.fibes@comcast.net | <input type="checkbox"/>                                      |
| 6.  | JOHN TOBELER      | 509 VERMONT  |              | JOHNTOBELER@GMAIL.COM   | <input checked="" type="checkbox"/> (SEND)                    |
| 7.  |                   |              |              |                         | <input type="checkbox"/>                                      |
| 8.  |                   |              |              |                         | <input type="checkbox"/>                                      |
| 9.  |                   |              |              |                         | <input type="checkbox"/>                                      |
| 10. |                   |              |              |                         | <input type="checkbox"/>                                      |
| 11. |                   |              |              |                         | <input type="checkbox"/>                                      |
| 12. |                   |              |              |                         | <input type="checkbox"/>                                      |
| 13. |                   |              |              |                         | <input type="checkbox"/>                                      |
| 14. |                   |              |              |                         | <input type="checkbox"/>                                      |
| 15. |                   |              |              |                         | <input type="checkbox"/>                                      |
| 16. |                   |              |              |                         | <input type="checkbox"/>                                      |

# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: September 26, 2019  
Meeting Time: 6 pm  
Meeting Address: SF Public Library, Potrero Branch: 1616 20<sup>th</sup> Street, SF, CA 94107  
Project Address: 575 Vermont Street  
Property Owner Name: Joel Micucci LLC  
Project Sponsor/Representative: Bridgett Shank, Timbre Architecture

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Batel Libes @ 576 Vermont  
The proposed additional unit will increase demand on parking in the neighborhood, and the large street-facing windows will reduce privacy.

Project Sponsor Response: The design team will look into adding a second parking space, however none are required so the space proposed is already more than the Planning code requires.

Question/Concern #2: Jessie Carr @ 587 Vermont  
Concerned that the proposed structure will make the outdoor staircase/entry to her unit @ 587 Vermont dark. Small back deck will also have less light/view. Wants to ensure structural soundness for any foundation/underpinning work.

Project Sponsor Response: Established communication via email to schedule a time for project sponsor to see views and light impacts from 587 Vermont with a site visit by all parties, then will follow up to discuss design solutions to address concerns.

Question/Concern #3: Ron Altoonian @ 2136 18<sup>th</sup> St.  
Roof deck view blocked, proposed structure will have a big blank wall to look at from 2136 18<sup>th</sup> Street.

Project Sponsor Response: Same as above; setting up a site visit to 2136 18<sup>th</sup> Street and then project sponsor will propose design solution(s) to address concern.

Question/Concern #4: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Bridgett Shank, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at SF Public Library, Potrero Branch (location/address) on 26<sup>th</sup> (date) from 6 pm (time).  
1616 20<sup>th</sup> Street, SF, CA 94107
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, September 26, 20 19 IN SAN FRANCISCO.

Bridgett Shank  
Signature

Bridgett Shank, Timbre Architecture  
Name (type or print)

Agent, Architect  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

575 Vermont Street  
Project Address



# PLANNING COMMISSION MOTION NO. 20921

**HEARING DATE: MAY 13, 2021**

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

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

## PREAMBLE

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



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

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

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-000886CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-000886CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the demolition of an existing single-family home and construction of a four-story, 40-foot tall Residential building (measuring 3,318 gross square feet) containing two dwelling units, one Accessory Dwelling Unit, one off-street automobile parking space, and three off-street bicycle parking spaces.
- 3. Site Description and Present Use.** The Project is located on a 25' wide by 75' deep parcel fronting Vermont Street and is developed with a single-family home measuring 920 square feet with zero bedrooms which is set back approximately 28 feet front Vermont Street, breaking the typical development pattern of the block.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Showplace Square / Potrero Hill Area Plan. The immediate context is Residential in nature, with a mix of single-family homes and small multi-family buildings.
- 5. Public Outreach and Comments.** The Department has received 3 letters in opposition to the Project. The opposition to the Project generally cited concern with the overall scale of the Project and concern that the Project does not provide sufficient parking to meet demand. One neighbor also cited concern that the Project will receive comments from the Fire Department during permit review which may cause some changes to the design. The Department requested that specific information be provided to substantiate this claim, but none was provided.

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

- A. **Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

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

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

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

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

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

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

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

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

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

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

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

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

dwelling unit.

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

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

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

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

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

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

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

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

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

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

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

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

*No parking or loading is required for any use in San Francisco. A three-unit residential building*

*is extremely unlikely to cause any major traffic impact or substantially change the availability of on-street parking or loading.*

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

*As the Project is residential in nature, it is unlikely to have the potential to produce noxious or offensive emissions.*

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

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

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

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

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

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

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

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

*There are no active enforcement cases on the property.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*No existing affordable housing is removed by the Project.*

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

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

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

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

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

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

- M. Whether the project creates new supportive housing;

*The Project does not create new supportive housing.*

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

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

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

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

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

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

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

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

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

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

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

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1**

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

Policy 1.1

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

Policy 1.10

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

**OBJECTIVE 4**

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

**OBJECTIVE 11**

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

**OBJECTIVE 12**

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

Policy 12.2

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

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

Policy 1.7

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

**SHOWPLACE SQUARE / POTRERO HILL AREA PLAN**

Land Use

Objectives and Policies

**OBJECTIVE 2.3**

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

**POLICY 2.3.3**

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

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



*Showplace Square / Potrero Hill Area Plan, and this Project furthers that objective while removing zero family friendly housing units.*

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

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

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

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

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

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

*The Project does not currently possess any existing affordable housing. The Project removes one market rate single family home and replaces it with a three-unit building, which is more naturally affordable.*

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

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

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

*The Project does not include commercial office development.*

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

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

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

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

*The Project does not impact any nearby parks or public open spaces.*

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-000886CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 20, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 13, 2021.



Jonas P. Ionin  
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
NAYS: None  
ABSENT: None  
ADOPTED: May 13, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of an existing single-family home and construction of a four-story, 40-foot tall Residential building containing two dwelling units, one Accessory Dwelling Unit, one off-street automobile parking space, and three off-street bicycle parking spaces located at 575 Vermont Street, Block 4010 and Lot 006 pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated December 20, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-000886CUA and subject to conditions of approval reviewed and approved by the Commission on May 13, 2021 under Motion No. **20921**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 13, 2021 under Motion No. **20921**.

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20921** 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Project Revisions.** Prior to the approval of any building permit to implement the approved Project, the following modifications shall be made to the final design:
- a. A patio for the Accessory Dwelling Unit will be provided at the same level as the Accessory Dwelling Unit with a minimum horizontal dimension of ten feet;
  - b. The Project Sponsor shall work with Department staff and the owner of the adjacent property to the north

to refine the fenestration pattern of the top two floors to reduce conflicts between the proposed Project and the current and future condition of the adjacent property.

- c. These modifications shall be submitted to the Planning Commission in the form of an update memo.

## Parking and Traffic

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 12. 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](http://www.sfplanning.org)*

## Provisions

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7567, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 15. 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](http://www.sfplanning.org)*

- 16. 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](http://www.sfplanning.org)*

## Operation

- 17. 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](http://www.sfplanning.org)*



## ABBREVIATIONS

A.F.F. ABOVE FINISHED FLOOR  
 ALT. ALTERNATE  
 APPROX. APPROXIMATE  
 ARCH. ARCHITECTURAL

BD. BOARD  
 BLK'G. BLOCKING  
 BTWN. BETWEEN

CLG. CEILING  
 CLKG. CAULKING  
 CLR. CLEAR  
 COL. COLUMN  
 CONC. CONCRETE

DN. DOWN  
 (E) EXISTING  
 EL. ELEVATION  
 ELEV. ELEVATION  
 EXT. EXTERIOR

F.F. FINISH FLOOR  
 FLR. FLOOR  
 F.O.C. FACE OF CONCRETE

GALV. GALVANIZED  
 GYP. BD. GYPSUM BOARD

H.B. HOSE BIBB  
 HDWD. HARDWOOD  
 HDWE. HARDWARE  
 HVAC HEATING, VENTILATION AND AIR CONDITIONING

INT. INTERIOR

JST. JOIST

MAX. MECH. MAXIMUM MECHANICAL  
 MFR. MANUFACTURER  
 MISC. MISCELLANEOUS

(N) NEW  
 N.I.C. NOT IN CONTRACT

O.C. ON CENTER  
 OH. OVERHEAD

P.L. PROPERTY LINE  
 PLYWD. PLYWOOD

(R) REMODELED OR RELOCATED  
 REINF. REINFORCED  
 REQ'D. REQUIRED  
 R.O. ROUGH OPENING

SCHED. SCHEDULE  
 S.F. SQUARE FOOT  
 S.S. STAINLESS STEEL  
 STL. STEEL  
 STRUC. STRUCTURAL

T & G TONGUE & GROOVE  
 THK. THICK  
 TYP. TYPICAL

U.O.N. UNLESS OTHERWISE NOTED

VERT. VERTICAL

W/ WITH  
 W/O WITHOUT

NOTE: Clarify with Architect all abbreviations not listed.

## SYMBOLS

SECTION: SECTION NUMBER  
 SHEET NUMBER

ELEVATION: ELEVATION NUMBER  
 SHEET NUMBER

DETAIL: DETAIL NUMBER  
 SHEET NUMBER

DOOR TAG: DOOR NUMBER  
 DOOR TYPE

WINDOW TAG: WINDOW NUMBER  
 WINDOW TYPE

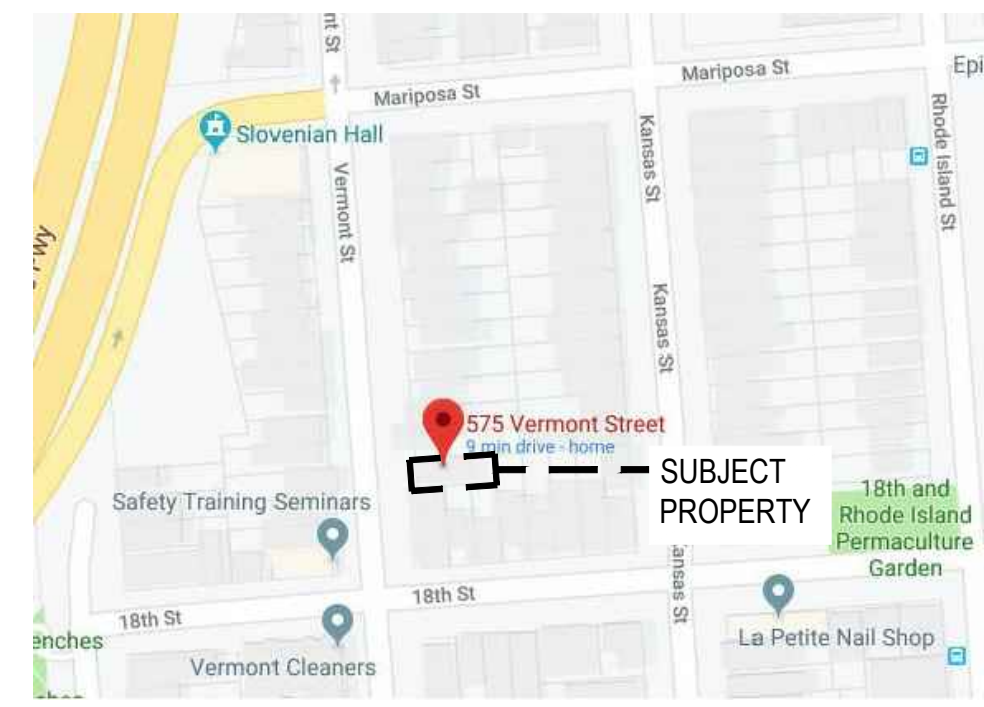
ELEVATION TAG

PROPERTY LINE

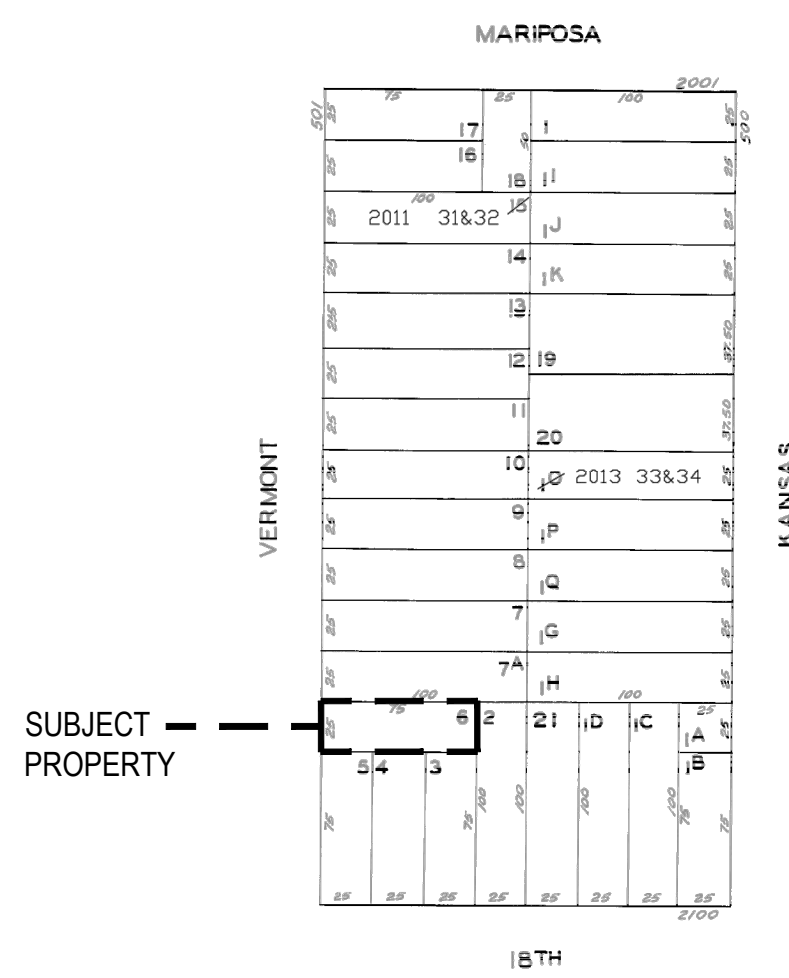
CENTER LINE

REVISION

## VICINITY MAP



## PARCEL MAP



## EXISTING PHOTOS



FRONT VIEW: FROM VERMONT ST.



FRONT VIEW: FROM FRONT YARD

## RENDERINGS OF PROPOSED PROJECT



FRONT VIEW: FROM VERMONT STREET



STREET VIEW: FROM SIDEWALK



STREET VIEW: FROM SIDEWALK



STREET VIEW: FROM SIDEWALK

## APPLICABLE CODES

### CODE REVIEW INFORMATION

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

THE MOST CURRENT OF THE FOLLOWING:

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

## SCOPE OF WORK

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

SOLAR PANEL SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT.

## PROJECT DIRECTORY

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

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

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

## DRAWING INDEX

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

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

## PROJECT INFORMATION

**ADDRESS:** 575 VERMONT ST.  
 SAN FRANCISCO, CA 94107

**BLOCK/LOT:** 4010 / 006  
**OCCUPANCY:** R-2  
**ZONING DISTRICT:** RH-2 RESIDENTIAL, TWO-FAMILY  
**CONSTRUCTION TYPE:** V-B

**EXISTING USE:** SINGLE-FAMILY RESIDENCE  
**PERMITTED USE:** TWO-FAMILY RESIDENTIAL  
**PROPOSED USE:** TWO-FAMILY RESIDENTIAL CONDO w/ADU

**LOT AREA:** 1,875 sq ft  
**LOT DIMENSIONS:** 25' x 75'  
**FAR:** 1.8x = 1,875 x 1.8 = 3,375 sf MAX.

| SETBACKS:  | MINIMUM            | EXISTING | PROPOSED  |
|------------|--------------------|----------|-----------|
| FRONT:     | NONE               | 0'-0"    | NO CHANGE |
| REAR:      | 18'-9"             | 19'-11"  | 25'-0"    |
|            | (25% OF LOT DEPTH) |          |           |
| SIDE YARD: | NONE               | 0'-0"    | NO CHANGE |

| HEIGHT & BULK DISTRICT: | 40-X    | HEIGHT | # STORIES |
|-------------------------|---------|--------|-----------|
| EXISTING:               | ±26'-3" | ONE    |           |
| PROPOSED:               | 40'-0"  | THREE  |           |
| PERMITTED:              | 40'-0"  | THREE  |           |

**EXISTING BUILDING AREA:** 620 sf  
 DETACHED GARAGE: 259 sf

| PROPOSED BUILDING AREA: | ADU           | UNIT 1          | UNIT 2          | TOTAL           |
|-------------------------|---------------|-----------------|-----------------|-----------------|
| BASEMENT:               | 435 sf        | -               | -               | 435 sf          |
| FIRST FLOOR:            | -             | 1,113 sf        | -               | 1,113 sf        |
| SECOND FLOOR:           | -             | 294 sf          | 719 sf          | 1,013 sf        |
| THIRD FLOOR:            | -             | -               | 757 sf          | 757 sf          |
| <b>TOTAL:</b>           | <b>435 sf</b> | <b>1,407 sf</b> | <b>1,476 sf</b> | <b>3,318 sf</b> |
| GARAGE & MECH.:         | 412 sf        |                 |                 |                 |

| PARKING SPACES: | EXISTING | PROPOSED | PERMITTED |
|-----------------|----------|----------|-----------|
|                 | 1        | 1        | 1         |

**timbre** ARCHITECTURE  
 1130 Keeler Avenue, Suite 1  
 Berkeley, CA 94708  
 info@timbrearch.com  
 P 415.200.8106



PROJECT  
**575 Vermont St.**

ADDRESS  
 575 Vermont St.  
 San Francisco, CA 94107

OWNER  
 Joel Micucci

CURRENT RELEASE DATE  
 October 20, 2020

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

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

SHEET TITLE

PROJECT  
 INFORMATION

SCALE NTS  
 JOB NUMBER 19-04  
 DRAWN BY BS

**GO.0**

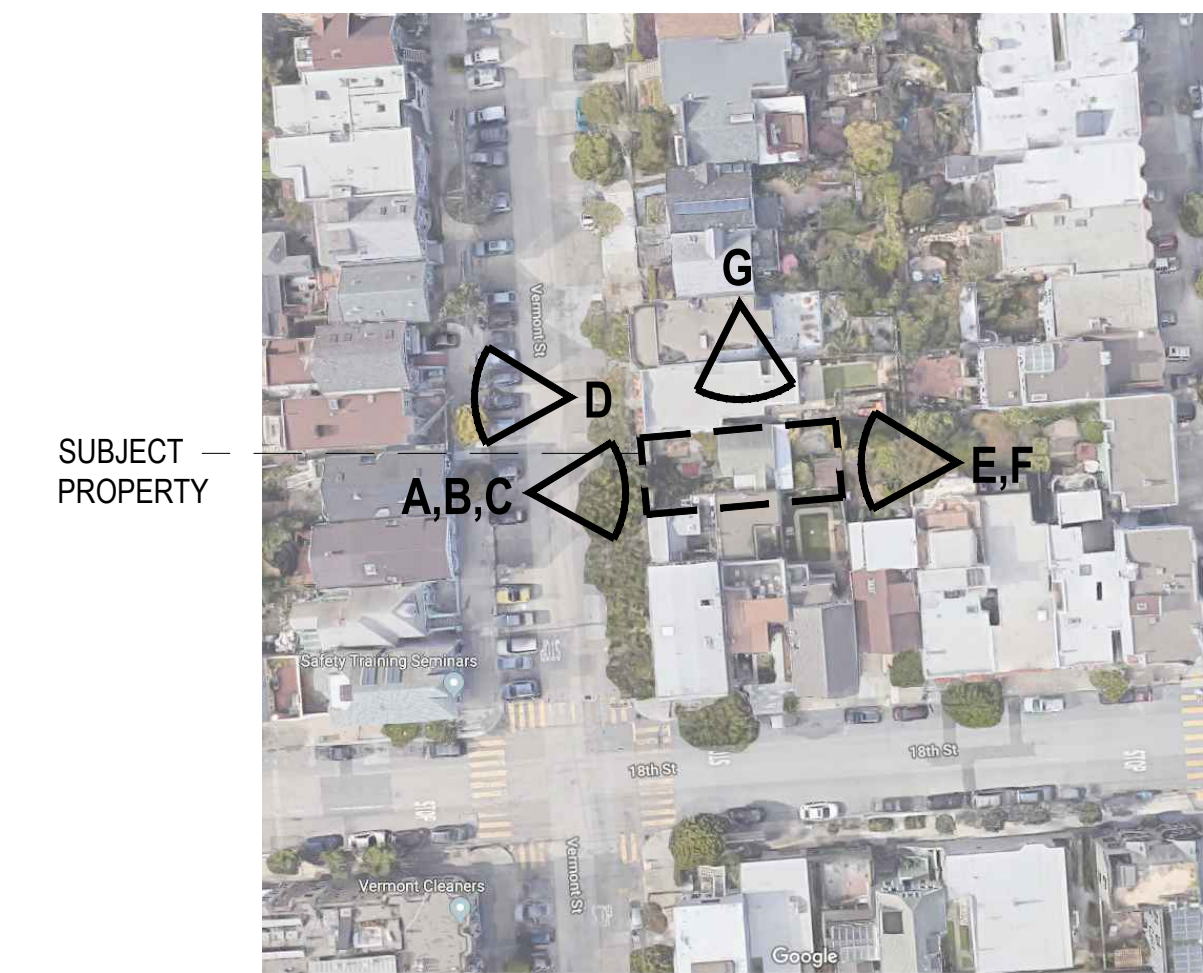


PHOTO 'A' - FRONT VIEW AT STREET: SUBJECT PROPERTY DETACHED GARAGE



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

PHOTO KEY MAP:



SUBJECT PROPERTY

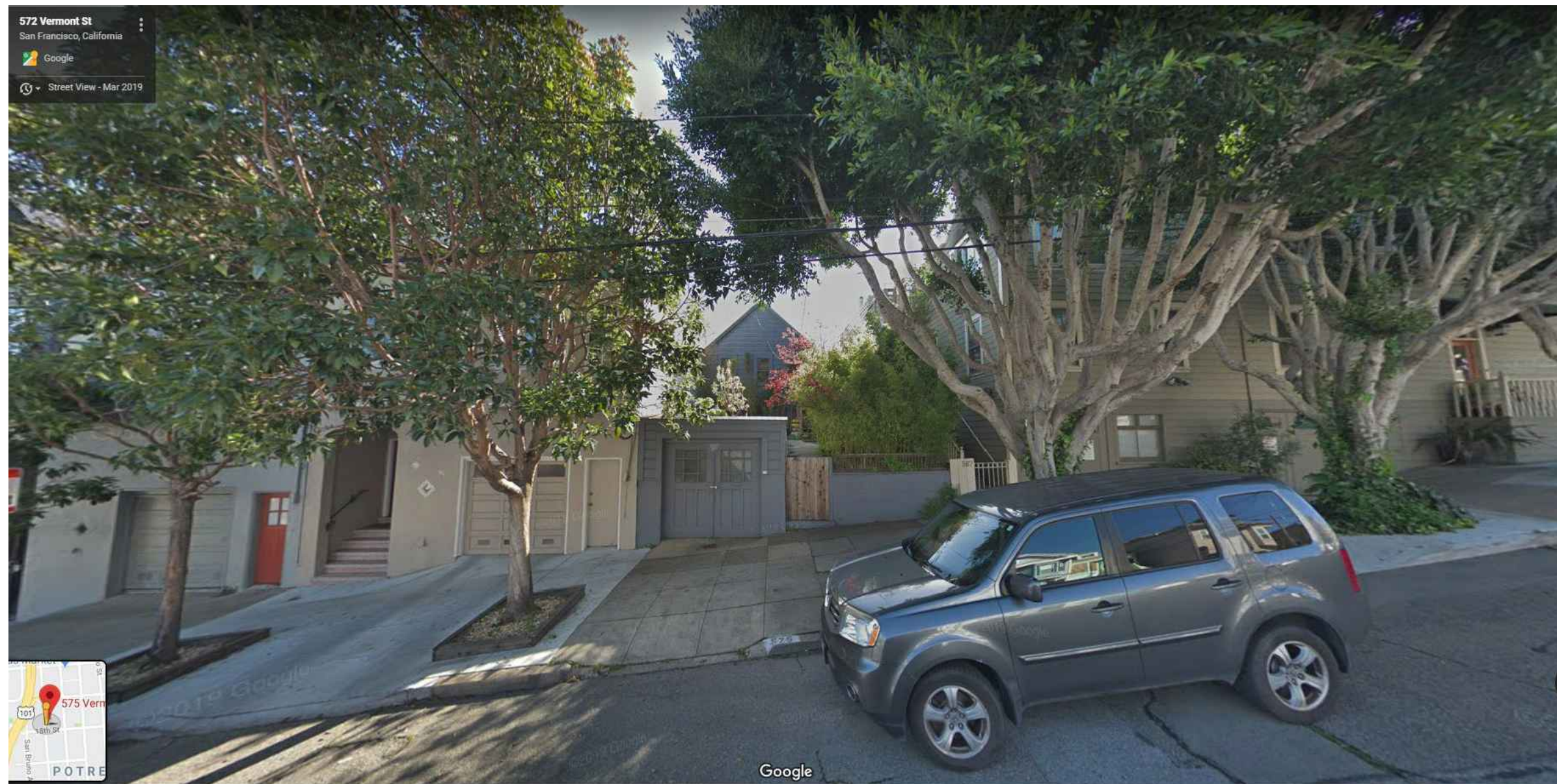


PHOTO 'C' - FRONT VIEW: SUBJECT PROPERTY & ADJACENT BUILDINGS

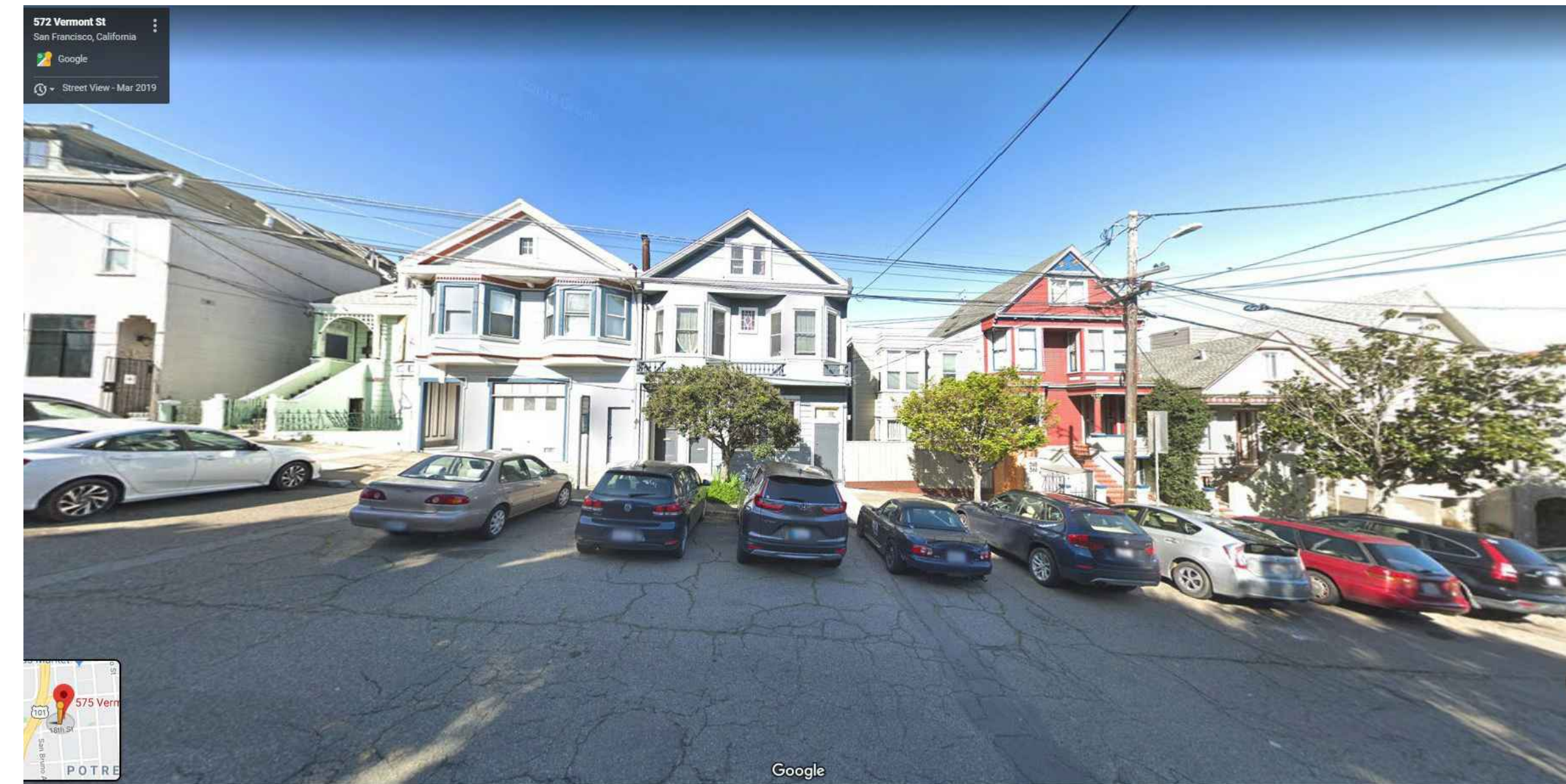


PHOTO 'D' - FRONT VIEW: FACING BUILDINGS



PHOTO 'E' - VIEW OF REAR FACADE



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

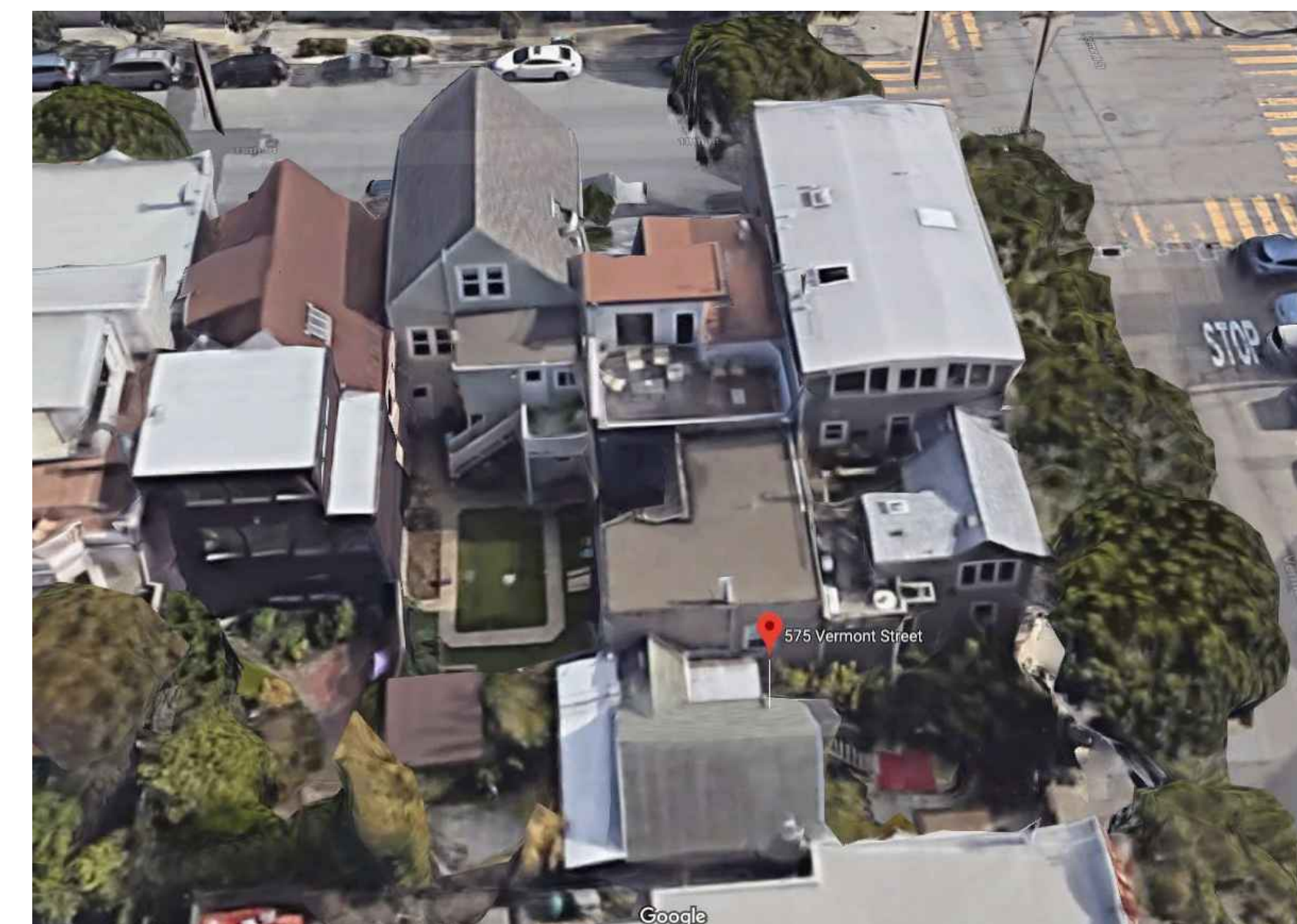
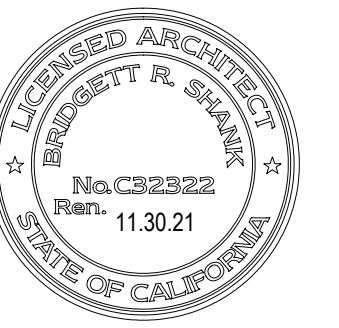


PHOTO 'G' - AERIAL VIEW OF ADJACENT PROPERTIES SOUTH OF SUBJECT PROPERTY



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

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

PREVIOUS RELEASE

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

SHEET TITLE  
**CONTEXT  
PHOTOGRAPHS**

SCALE NTS  
JOB NUMBER 19-04  
DRAWN BY BS

**G0.1**

# GS1: San Francisco Green Building Site Permit Submittal Form

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

| INSTRUCTIONS:   |  |   | NEW CONSTRUCTION   |  |  |  | ALTERATIONS + ADDITIONS  |   |  |   |  | PROJECT INFO  |  |   |  |                                 |
|---|--|---|--|--|--|--|--|---|--|---|--|---|--|---|--|---------------------------------|
| 1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.<br>2. Provide the Project Information in the box at the right.<br>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.<br>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".<br>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. |  |   | <b>CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT</b> →   |  |  |  | <input checked="" type="checkbox"/> <b>LOW-RISE RESIDENTIAL</b><br>R<br>1-3 Floors | <input type="checkbox"/> <b>HIGH-RISE RESIDENTIAL</b><br>R<br>4+ Floors | <input type="checkbox"/> <b>LARGE NON-RESIDENTIAL</b><br>A,B,E,I,M<br>25,000 sq.ft. or greater | <input type="checkbox"/> <b>OTHER NON-RESIDENTIAL</b><br>F,H,L,S,U<br>or<br>A,B,E,I,M less than 25,000 sq.ft. | <input type="checkbox"/> <b>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</b><br>R<br>25,000 sq.ft. or greater | <input type="checkbox"/> <b>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</b><br>R<br>adds any amount of conditioned area | <input type="checkbox"/> <b>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</b><br>B,M<br>25,000 sq.ft. or greater | <input type="checkbox"/> <b>FIRST-TIME NON-RESIDENTIAL INTERIORS</b><br>A,B,I,M<br>25,000 sq.ft. or greater | <input type="checkbox"/> <b>OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</b><br>A,B,E,F,H,L,I,M,S,U<br>more than 1,000 sq.ft. or \$200,000 | PROJECT NAME<br>575 Vermont St. |
| LEED/GPR  | TITLE  | SOURCE OF REQUIREMENT   | DESCRIPTION OF REQUIREMENT   |  |  |  |  |   |  |   |  |   |  |   |  | BLOCK/LOT<br>4010 / 006         |
|   | Required LEED or GPR Certification Level   | SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1                         | Project is required to achieve sustainability certification listed at right.   |  |  |  | LEED SILVER (50+) or GPR (75+) CERTIFIED   | LEED SILVER (50+) or GPR (75+) CERTIFIED                                | LEED GOLD (60+) CERTIFIED  | n/r   | LEED GOLD (60+) or GPR (75+) CERTIFIED   | n/r   | LEED GOLD (60+) CERTIFIED  | LEED GOLD (60+) CERTIFIED   | n/r  | ADDRESS<br>575 Vermont St.      |
|   | 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.  |  |  |  |  |   |  | n/r   |  |   |  |   | n/r  | PRIMARY OCCUPANCY<br>R-3        |
| MATERIALS   | LOW-EMITTING MATERIALS   | CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.2.2, 5.103.1.3, 5.103.2.2 & 5.103.4.2           | Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).   |  |  |  | 4.504.2.1-5  | 4.504.2.1-5   | LEED EQc2  | 5.504.4.1-6   | LEED EQc2 or GPR K2, K3 & L2   | 4.504.2.1-5   | LEED EQc2  | LEED EQc2   | 5.504.4.1-6  | GROSS BUILDING AREA<br>3,361 SF |
| 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/9gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).   |  |  |  |  |   | LEED WEC2 (2 pts)  |   |  |   |  |   |  |                                 |
|   | NON-POTABLE WATER REUSE  | Health Code art.12C   | New buildings > 40,000 sq.ft. must calculate a water budget. New buildings >250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.   |  |  |  | n/r  |   |  | n/r   | n/r  | n/r   | n/r  | n/r   | n/r  |                                 |
|   | WATER-EFFICIENT IRRIGATION   | Administrative Code ch.63   | New construction projects with aggregated landscape area >=500 sq.ft., or existing projects with modified landscape area >=1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with >=2,500 sq.ft. of landscape area. See www.sfwater.org for details.  |  |  |  |  |   |  |   |  |   |  |   |  |                                 |
|   | WATER METERING   | CALGreen 5.303.1  | Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).  |  |  |  | n/r  | n/r   |  |   | n/r  | n/r   |  |   |  |                                 |
| ENERGY  | ENERGY EFFICIENCY  | CA Energy Code  | Comply with all provisions of the CA Title 24 Part 6 Energy Standards.   |  |  |  |  |   |  |   |  |   |  |   |  |                                 |
|   | BETTER ROOFS   | SFGBC 4.201.1 & 5.201.1.2   | New non-residential buildings >2,000 sq.ft. and <=10 occupied floors, and new residential buildings of any size and <=10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.   |  |  |  |  | <=10 floors   |  |   | n/r  | n/r   | n/r  | n/r   | n/r  |                                 |
|   | 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).   |  |  |  | n/r  | n/r   |  |   | n/r  | n/r   | n/r  | n/r   | n/r  |                                 |
|   | COMMISSIONING (Cx)   | CALGreen 5.410.2 - 5.410.4.5.1  | For projects >=10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.  |  |  |  | n/r  | n/r   | LEED EAc1 opt. 1   |   | n/r  | n/r   |  |   |  |                                 |
| PARKING   | BICYCLE PARKING  | CALGreen 5.106.4, Planning Code 155.1-2   | Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.  |  |  |  | SF Planning Code sec.155.1-2   | SF Planning Code sec.155.1-2  |  |   | if applicable SF Planning Code sec.155.1-2   | if applicable SF Planning Code sec.155.1-2  |  |   | if >10 stalls added  |                                 |
|   | DESIGNATED PARKING   | CALGreen 5.106.5.2  | Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.   |  |  |  | n/r  | n/r   |  |   | n/r  | n/r   |  |   | if >10 stalls added  |                                 |
|   | WIRING FOR EV CHARGERS   | 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. |  |  |  |  |   |  |   | applicable for permit application January 2018 or after  | n/r   | applicable for permit application January 2018 or after  | n/r   | n/r  |                                 |
| WASTE DIVERSION   | RECYCLING BY OCCUPANTS   | SF Building Code AB-088   | Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.   |  |  |  |  |   |  |   |  |   |  |   |  |                                 |
|   | 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.  |  |  |  |  | 75% diversion   | 75% diversion  |   |  |   |  | 75% diversion   |  |                                 |
| HVAC  | HVAC INSTALLER QUALS   | CALGreen 4.702.1  | Installers must be trained and certified in best practices.  |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |
|   | HVAC DESIGN  | CALGreen 4.507.2  | HVAC shall be designed to ACCA Manual J, D, and S.   |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |
|   | REFRIGERANT MANAGEMENT   | CALGreen 5.508.1  | Use no halons or CFCs in HVAC.   |  |  |  | n/r  | n/r   |  |   | n/r  | n/r   |  |   |  |                                 |
| GOOD NEIGHBOR   | LIGHT POLLUTION REDUCTION  | CA Energy Code, CALGreen 5.106.8  | Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.  |  |  |  | n/r  | n/r   |  |   | n/r  | n/r   |  |   |  |                                 |
|   | BIRD-SAFE BUILDINGS  | Planning Code sec.139   | Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.  |  |  |  |  |   |  |   |  |   |  |   |  |                                 |
|   | TOBACCO SMOKE CONTROL  | CALGreen 5.504.7, Health Code art.19F   | For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.  |  |  |  |  |   |  |   |  |   |  |   |  |                                 |
| POLLUTION PREVENTION  | STORMWATER CONTROL PLAN  | Public Works Code art.4.2 sec.147   | Projects disturbing >=5,000 sq.ft. in combined or separate sewer areas, or replacing >=2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.   |  |  |  |  |   |  |   | if project extends outside envelope  | if project extends outside envelope   | if project extends outside envelope  | if project extends outside envelope   | if project extends outside envelope  |                                 |
|   | CONSTRUCTION SITE RUNOFF CONTROLS  | Public Works Code art.4.2 sec.146   | Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.   |  |  |  | if disturbing >=5,000 sq.ft.   |   | if disturbing >=5,000 sq.ft.   | if disturbing >=5,000 sq.ft.  | if project extends outside envelope  | if project extends outside envelope   | if project extends outside envelope  | if project extends outside envelope   | if project extends outside envelope  |                                 |
| INDOOR ENVIRONMENTAL QUALITY  | ACOUSTICAL CONTROL   | CALGreen 5.507.4.1-3, SF Building Code sec.1207   | Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.   |  |  |  |  |   |  |   | n/r  | n/r   |  |   |  |                                 |
|   | AIR FILTRATION (CONSTRUCTION)  | CALGreen 4.504.1-3 & 5.504.1-3  | Seal permanent HVAC ducts/equipment stored onsite before installation.   |  |  |  |  |   |  |   |  |   |  |   |  |                                 |
|   | AIR FILTRATION (OPERATIONS)  | CALGreen 5.504.5.3, SF Health Code art.38   | Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.   |  |  |  | if applicable  | if applicable   |  |   | if applicable  | n/r   |  |   |  |                                 |
|   | CONSTRUCTION IAQ MANAGEMENT PLAN   | SFGBC 5.103.1.8   | During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.   |  |  |  | n/r  | n/r   | LEED EQc3  | n/r   | n/r  | n/r   | n/r  | n/r   | n/r  |                                 |
| RESIDENTIAL   | GRADING & PAVING   | CALGreen 4.106.3  | Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.   |  |  |  |  |   | n/r  | n/r   | if applicable  | if applicable   | n/r  | n/r   | n/r  |                                 |
|   | RODENT PROOFING  | CALGreen 4.406.1  | Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.  |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |
|   | FIREPLACES & WOODSTOVES  | CALGreen 4.503.1  | Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.  |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |
|   | CAPILLARY BREAK, SLAB ON GRADE   | CALGreen 4.505.2  | Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.   |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |
|   | MOISTURE CONTENT   | CALGreen 4.505.3  | Wall and floor wood framing must have <19% moisture content before enclosure.  |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |
|   | BATHROOM EXHAUST   | CALGreen 4.506.1  | Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).  |  |  |  |  |   | n/r  | n/r   |  |   | n/r  | n/r   | n/r  |                                 |



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

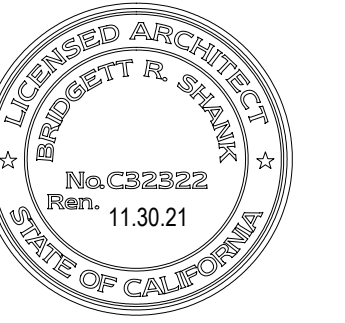
CURRENT RELEASE SET  
**PLANNING PLAN**   
**CHECK RESPONSE #1**

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

SHEET TITLE  
**GS1: GREEN BUILDING SITE PERMIT SUBMITTAL**

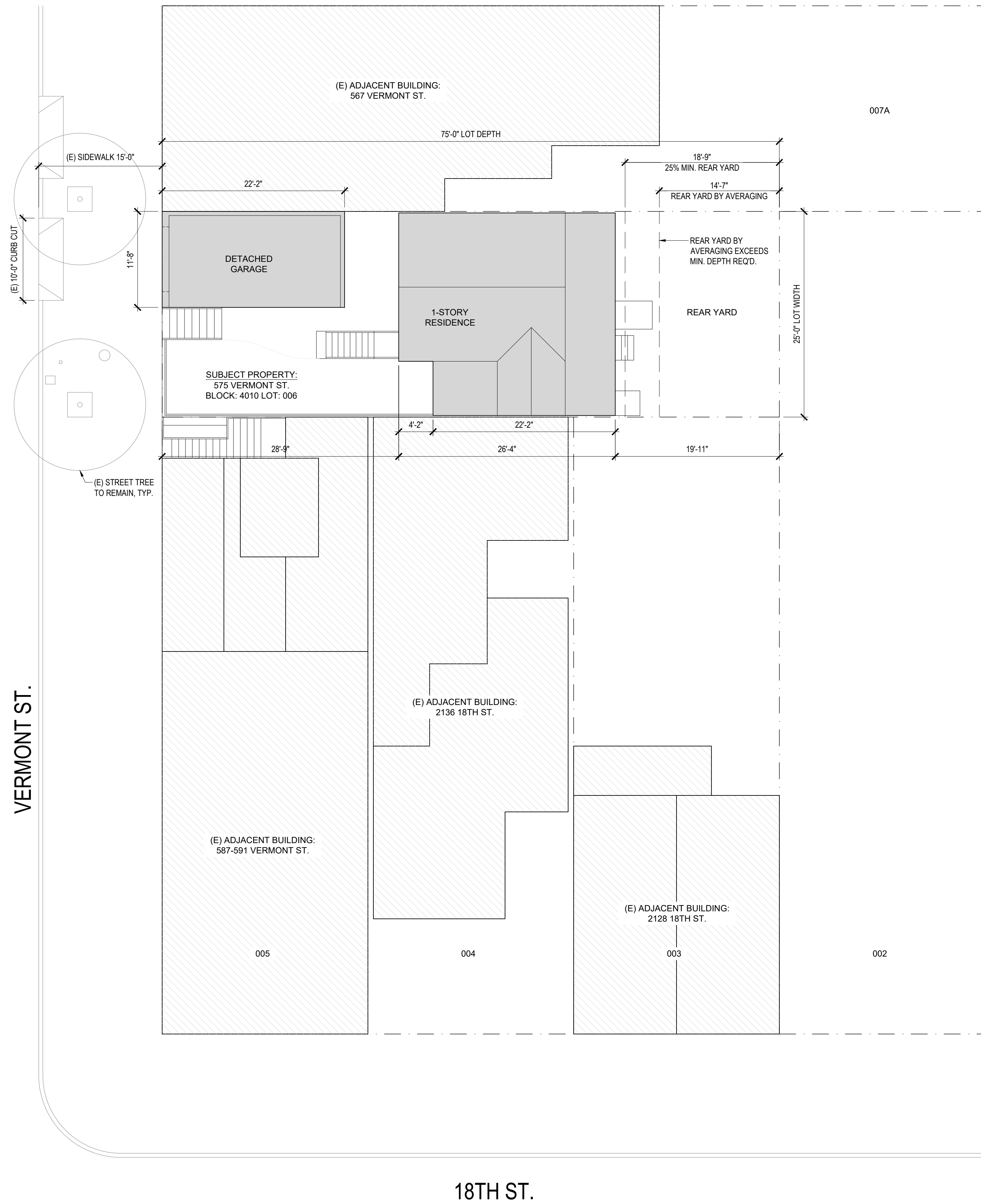
SCALE NTS  
JOB NUMBER 19-04  
DRAWN BY BS

**G0.2**

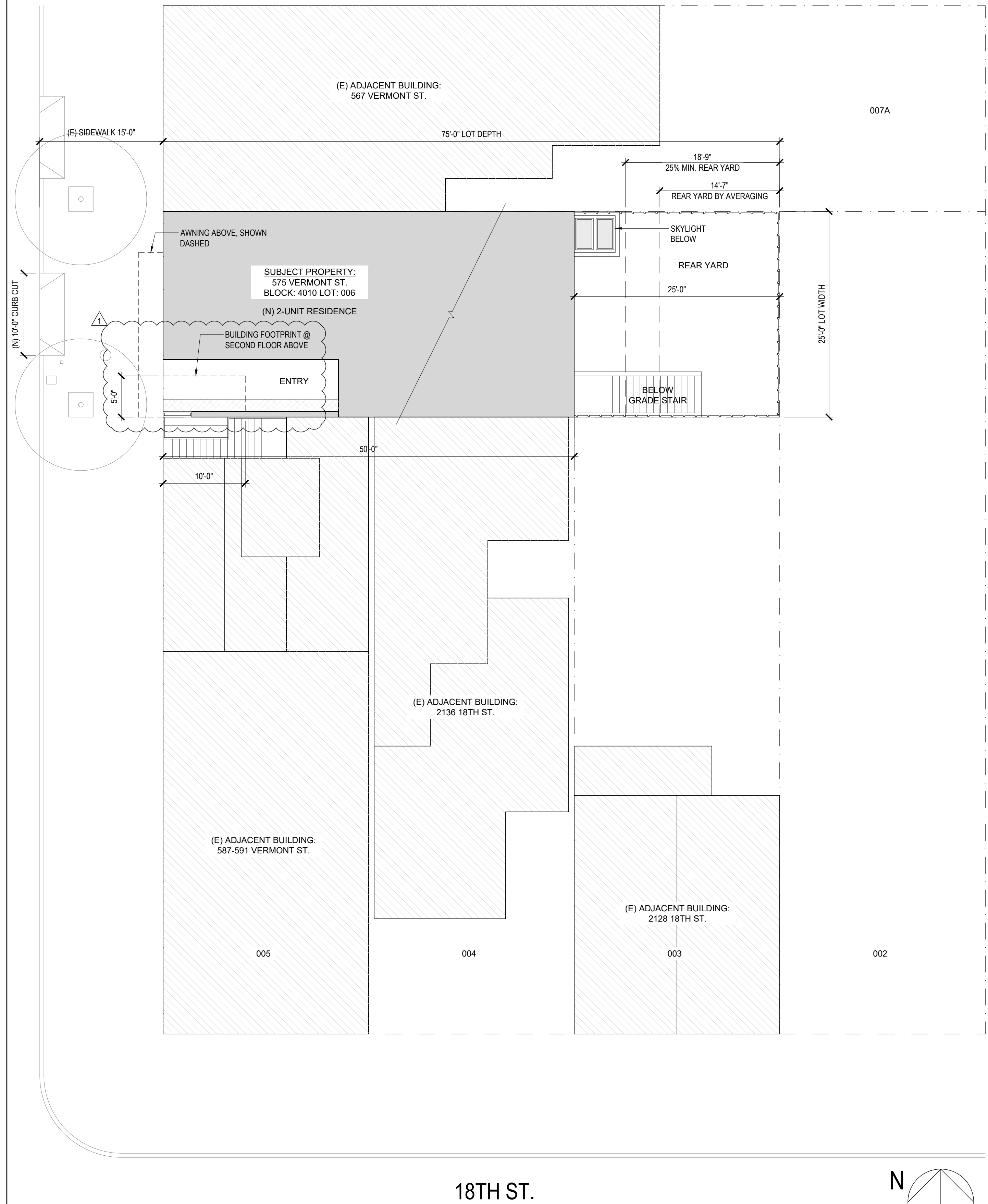


**SYMBOL LEGEND**

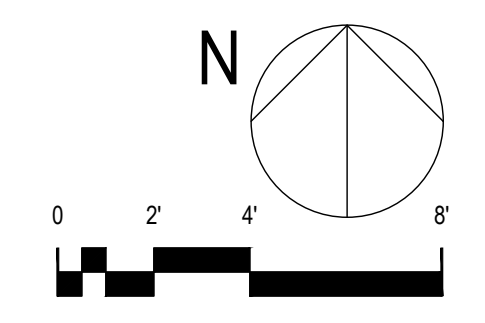
- PROPERTY LINE
- SETBACK
- FENCE



1 EXISTING / DEMO SITE PLAN



2 PROPOSED SITE PLAN



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

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

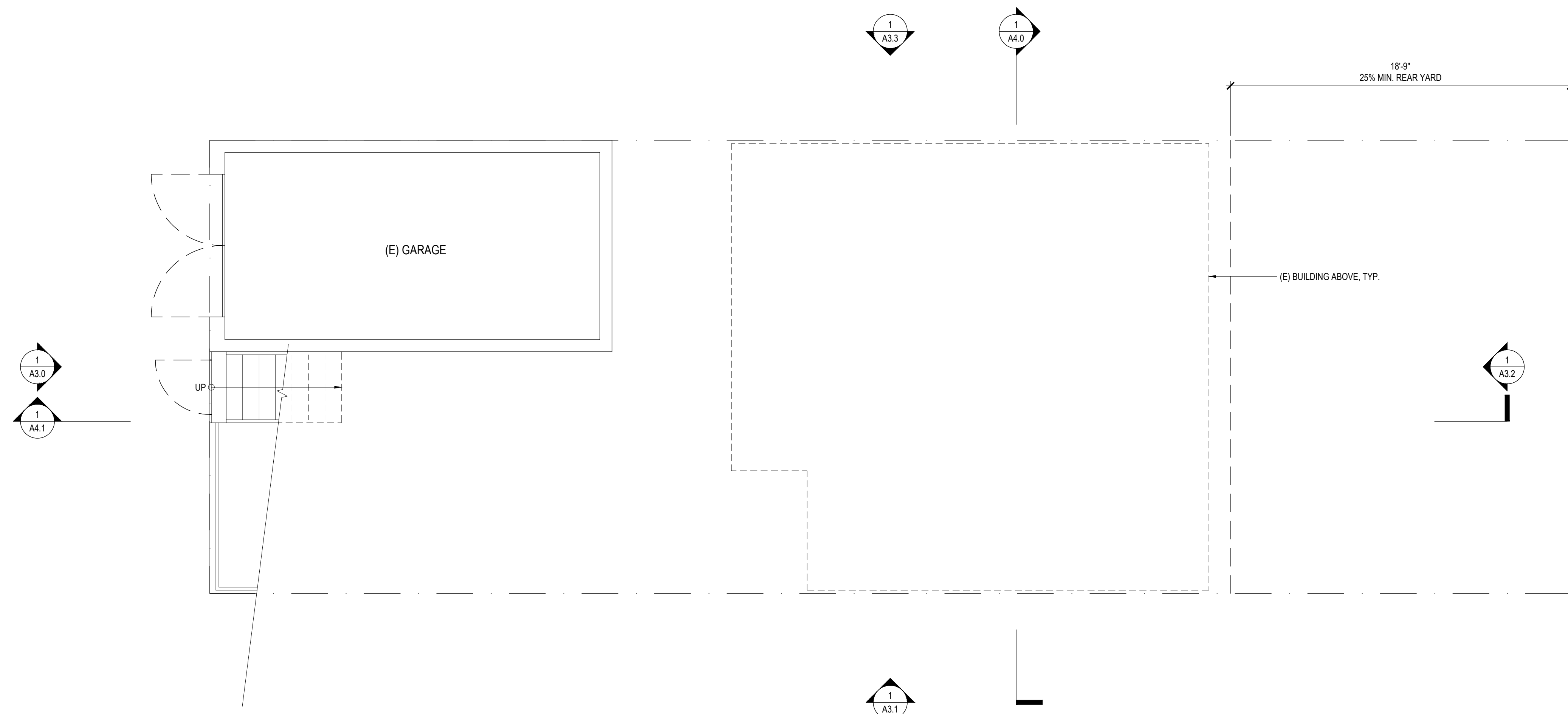
PREVIOUS RELEASE

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

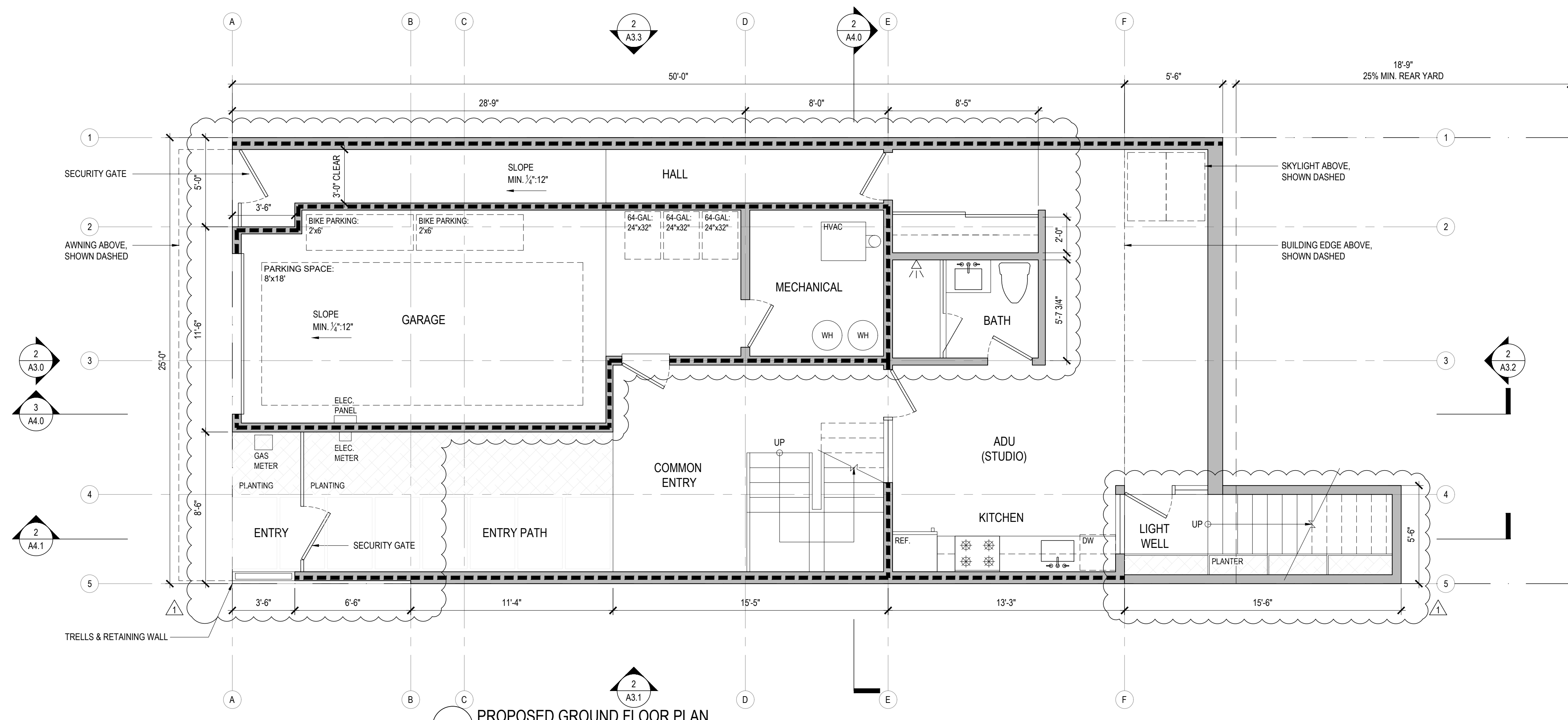
SHEET TITLE  
**SITE PLANS**

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

**A1.0**



1 EXISTING / DEMO GROUND FLOOR PLAN



2 PROPOSED GROUND FLOOR PLAN

LEGEND

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



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

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

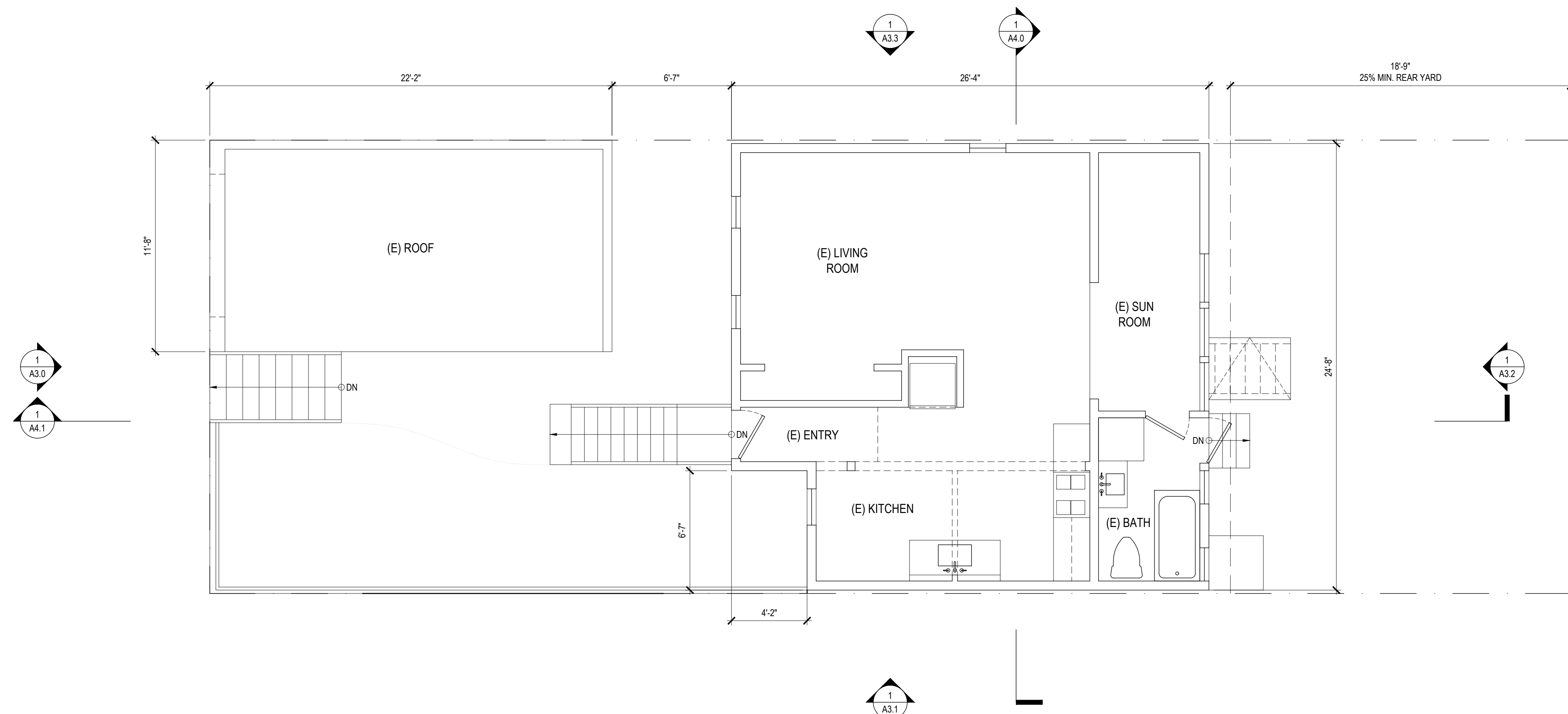
PREVIOUS RELEASE

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

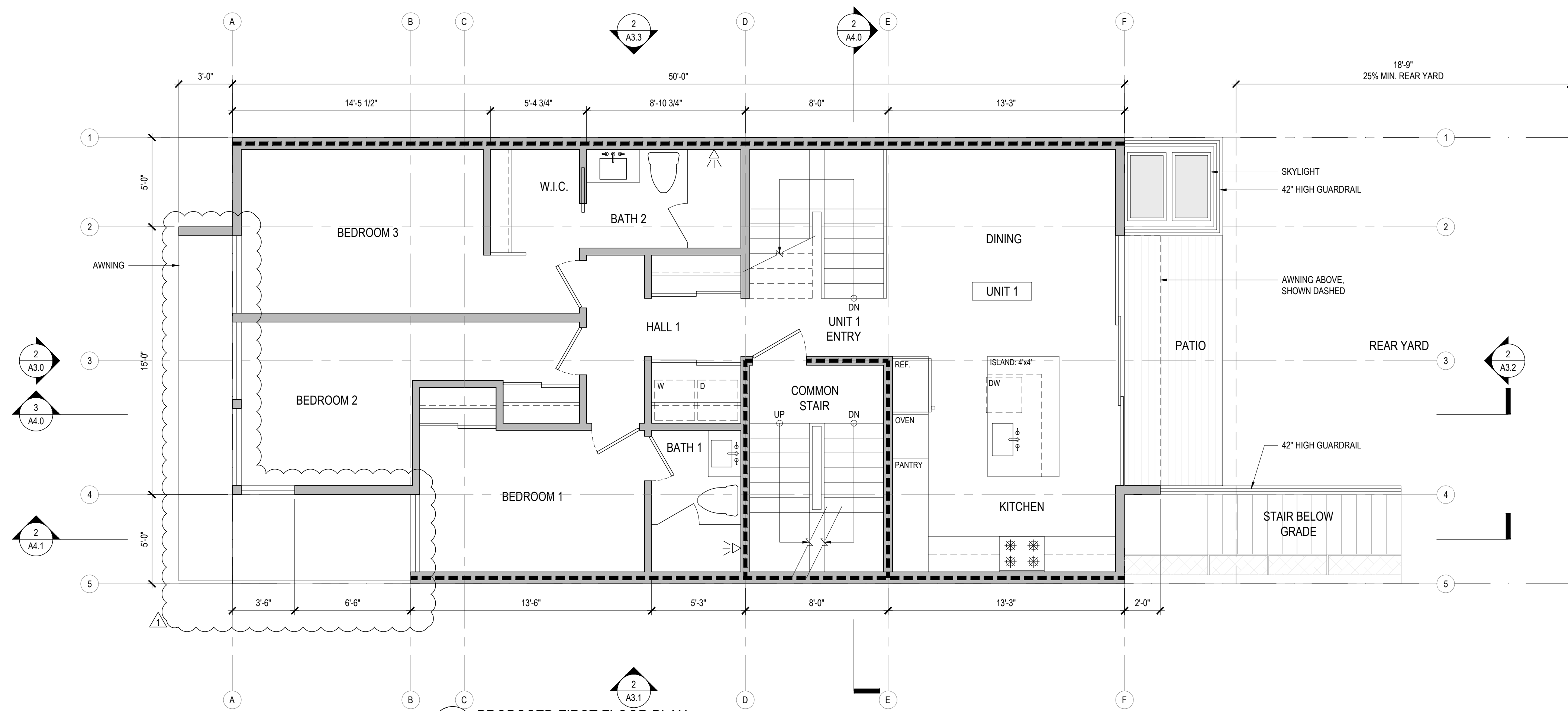
SHEET TITLE  
**FLOOR PLANS**

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

**A2.0**

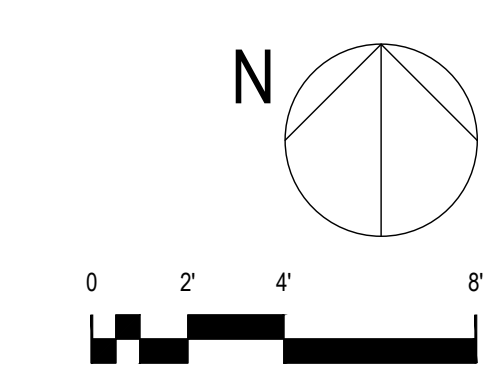


1 EXISTING / DEMO FIRST FLOOR PLAN



2 PROPOSED FIRST FLOOR PLAN

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



*finlore* ARCHITECTURE  
 1130 Keeler Avenue, Suite 1  
 Berkeley, CA 94708  
 info@finlorearch.com  
 P 415.208.1106



PROJECT  
**575 Vermont St.**

ADDRESS  
 575 Vermont St.  
 San Francisco, CA 94107

OWNER  
 Joel Micucci

CURRENT RELEASE DATE  
 October 20, 2020

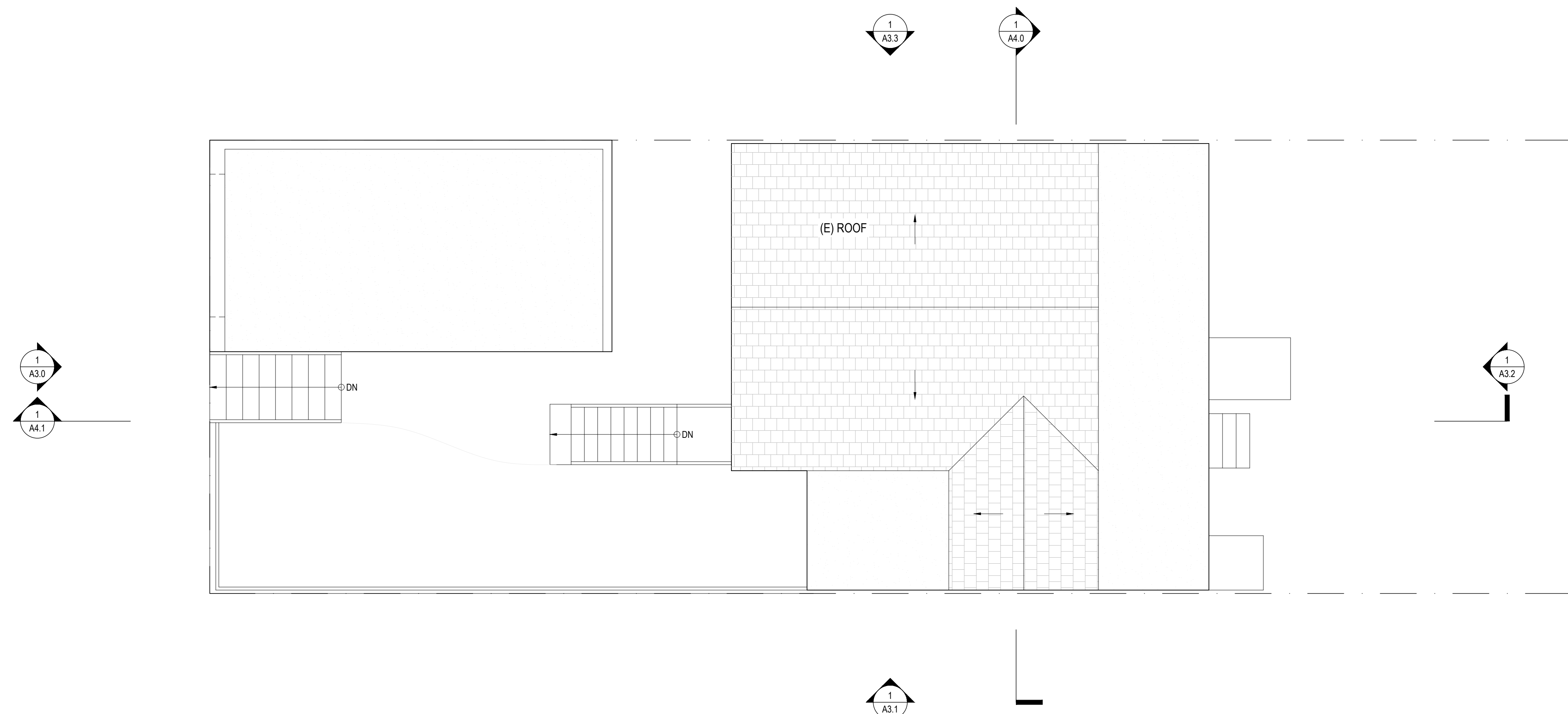
CURRENT RELEASE SET  
**PLANNING PLAN**   
**CHECK RESPONSE #1**

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

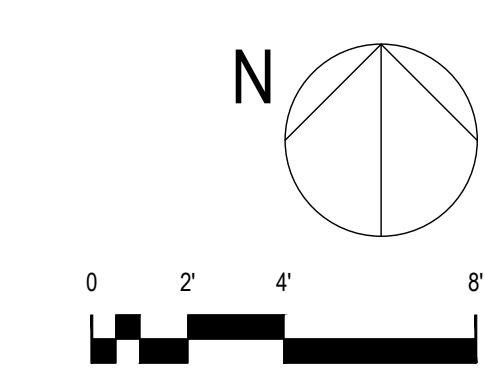
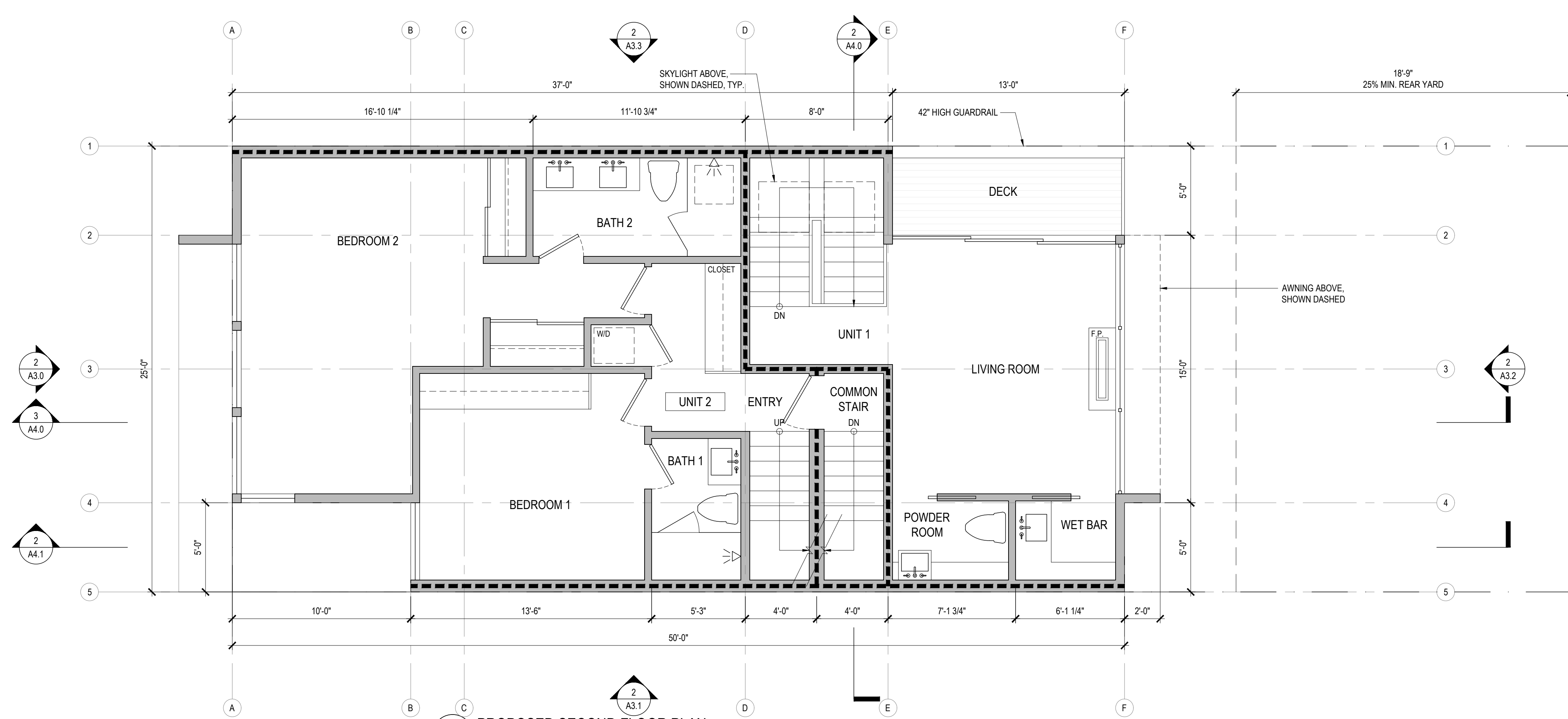
SHEET TITLE  
**FLOOR PLANS**

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

**A2.1**



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



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

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

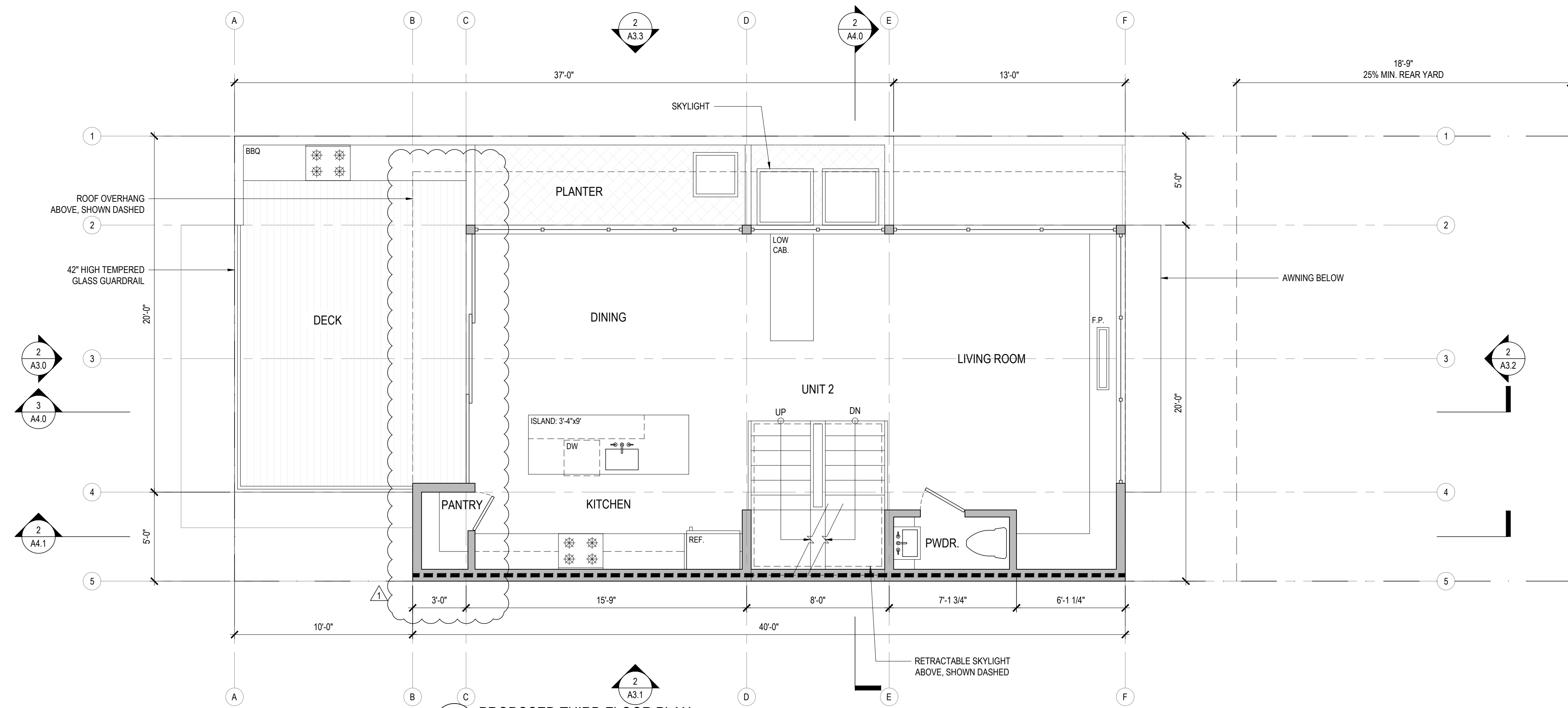
PREVIOUS RELEASE

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

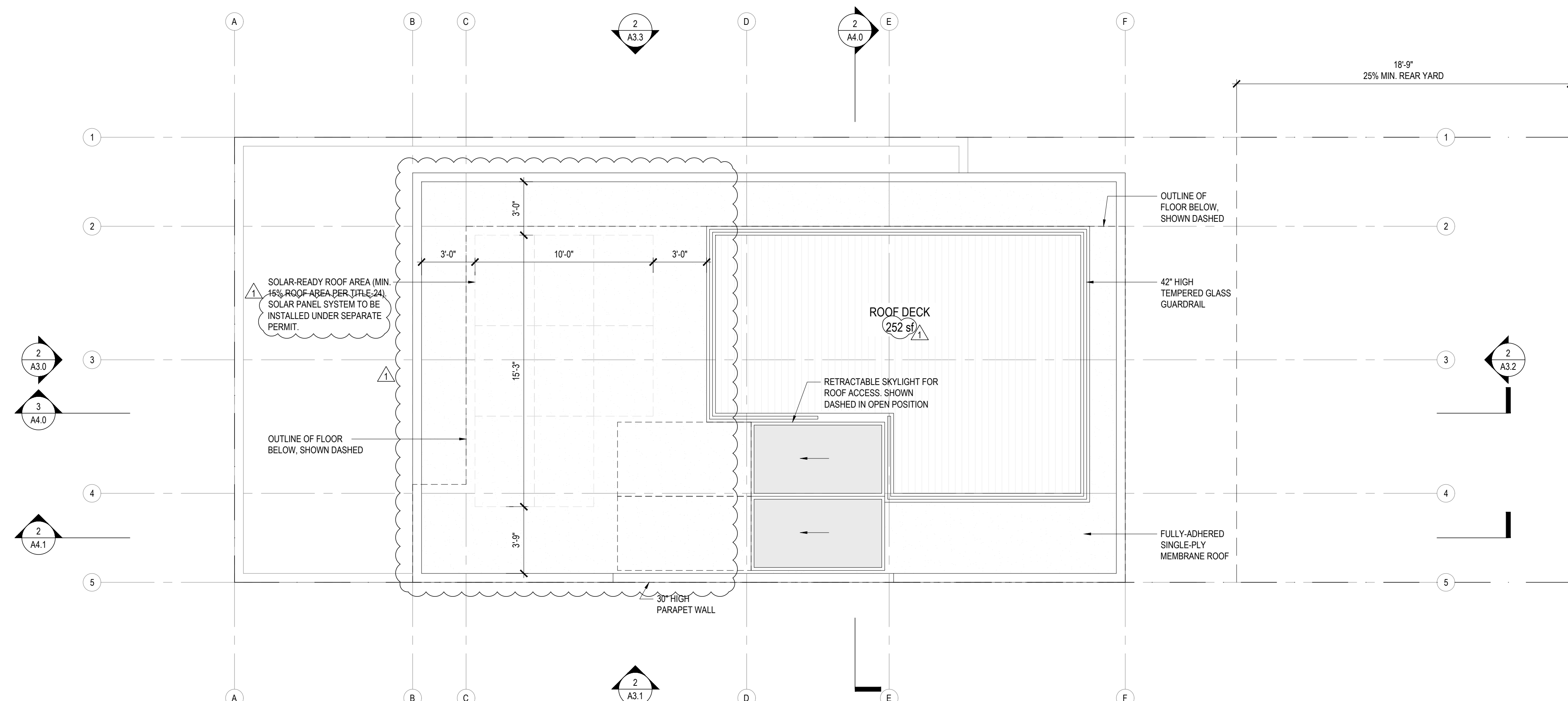
SHEET TITLE  
**FLOOR / ROOF PLANS**

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

**A2.2**



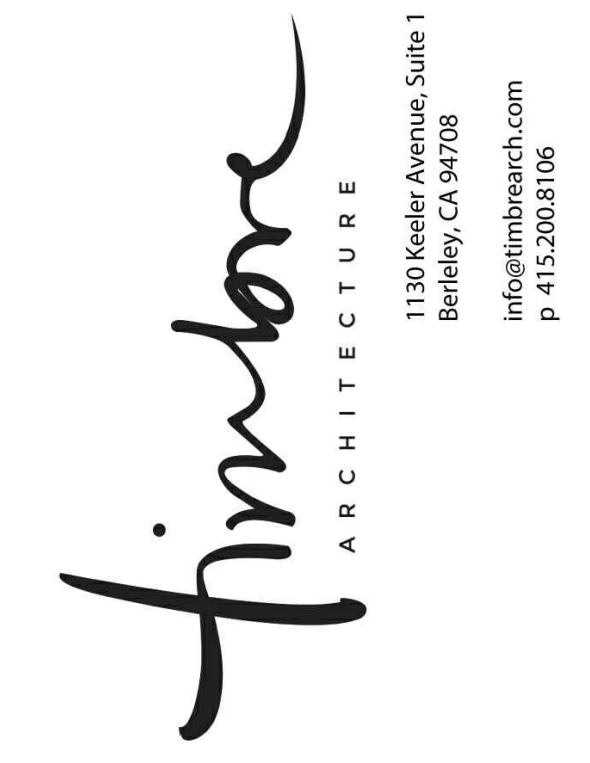
1 PROPOSED THIRD FLOOR PLAN



2 PROPOSED ROOF PLAN

LEGEND

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



PROJECT  
575 Vermont St.

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

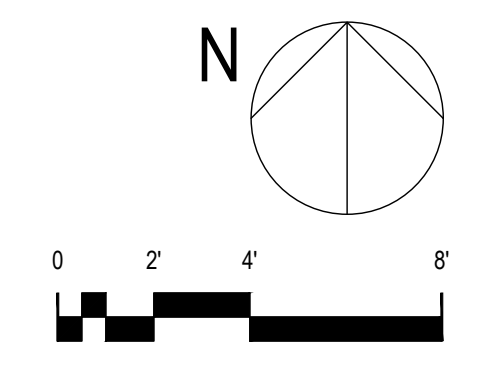
CURRENT RELEASE DATE  
October 20, 2020

CURRENT RELEASE SET  
PLANNING PLAN 1  
CHECK RESPONSE #1

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

SHEET TITLE  
FLOOR / ROOF PLANS

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

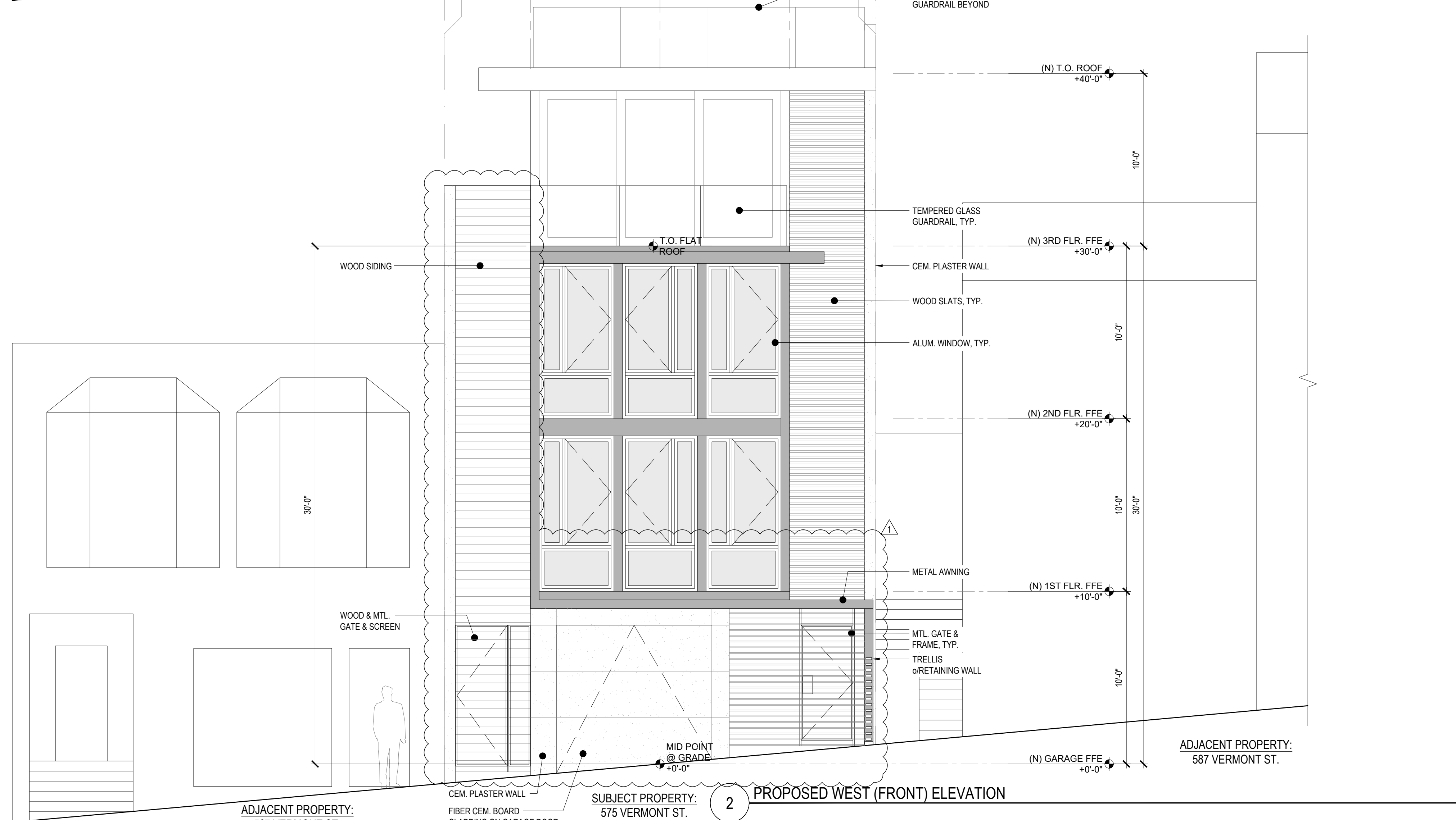


A2.3

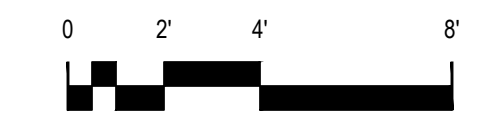




1 EXISTING WEST (FRONT) ELEVATION



2 PROPOSED WEST (FRONT) ELEVATION



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

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

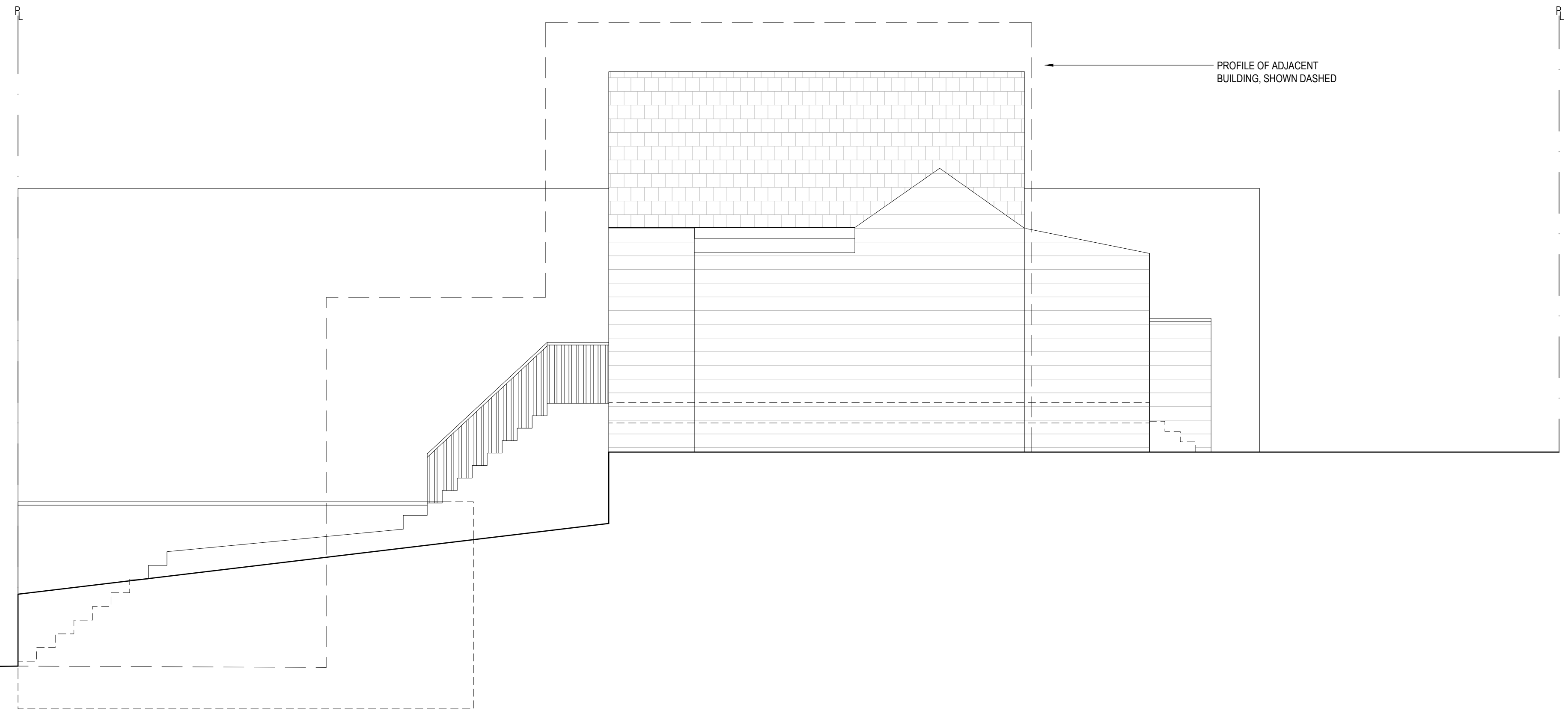
PREVIOUS RELEASE

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

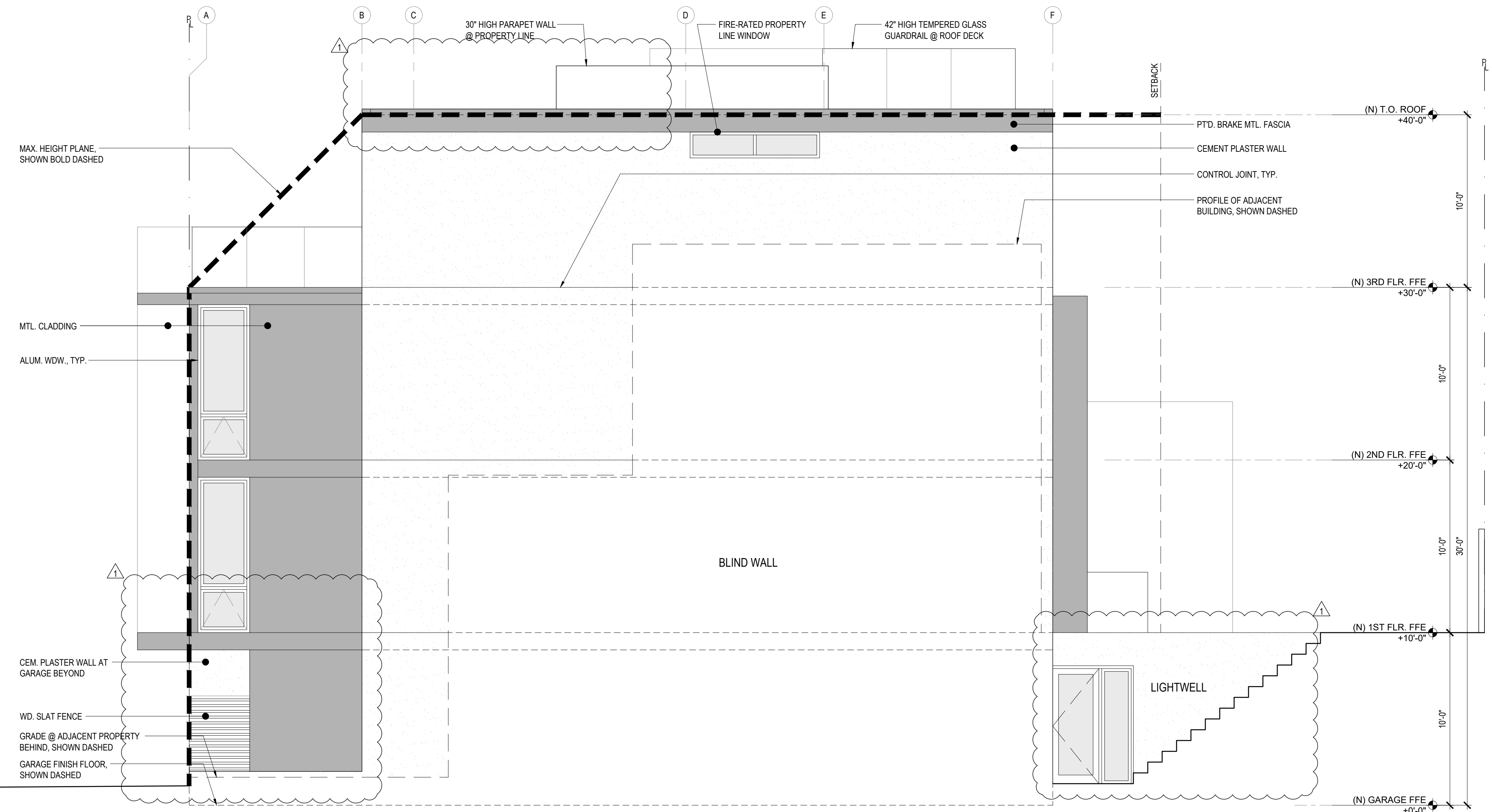
SHEET TITLE  
**EXTERIOR ELEVATIONS**

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

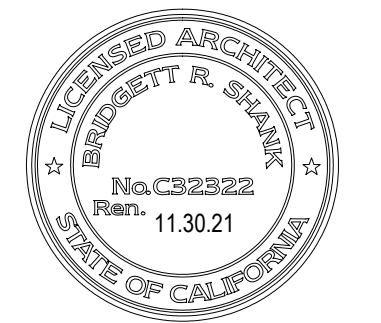
**A3.0**



1 EXISTING SOUTH ELEVATION



2 PROPOSED SOUTH ELEVATION



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

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

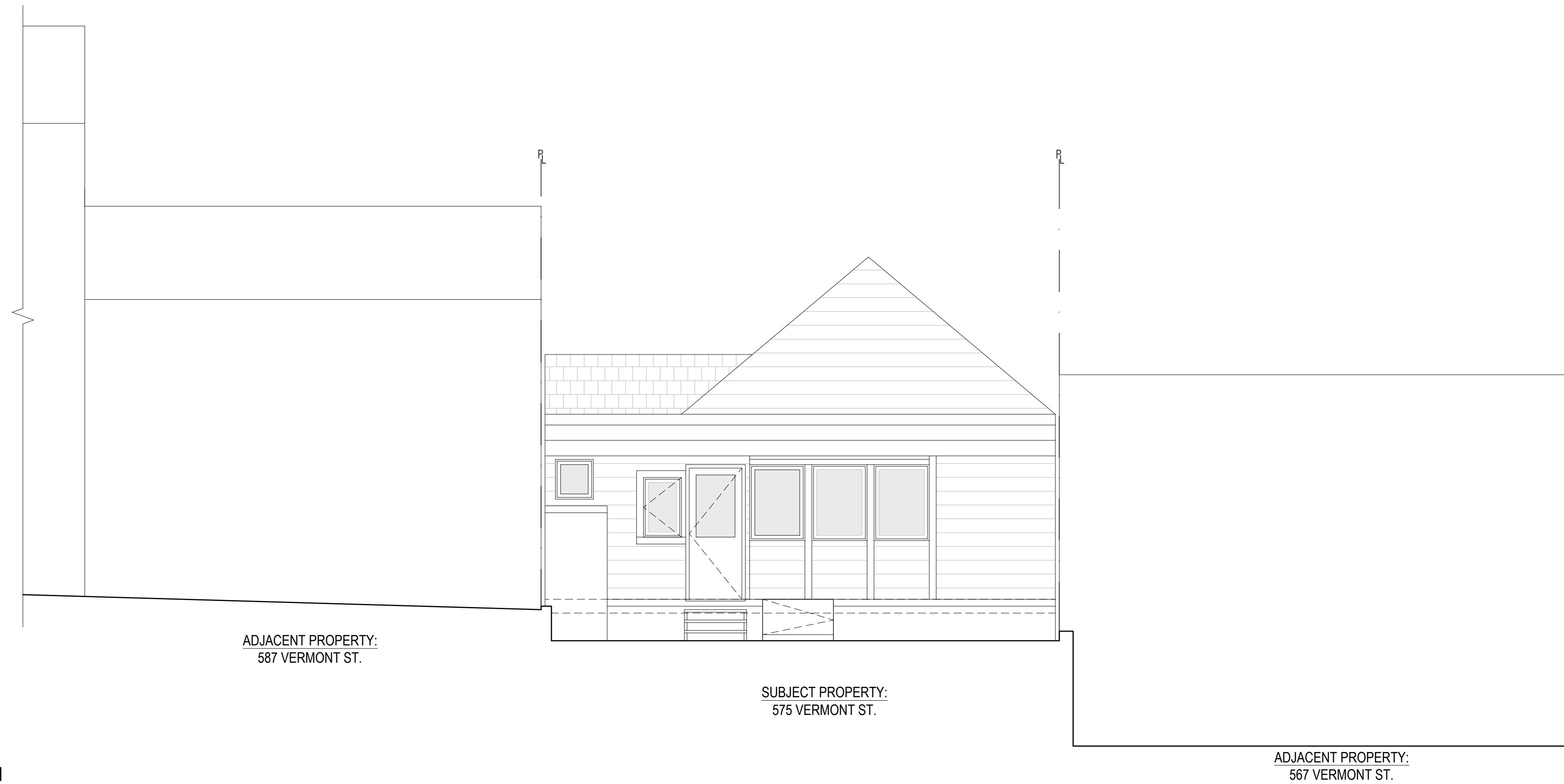
PREVIOUS RELEASE  
Title Date  
Pre-Application Meeting Set 9.12.2019  
Site Permit Set 12.20.2019

SHEET TITLE  
**EXTERIOR ELEVATIONS**

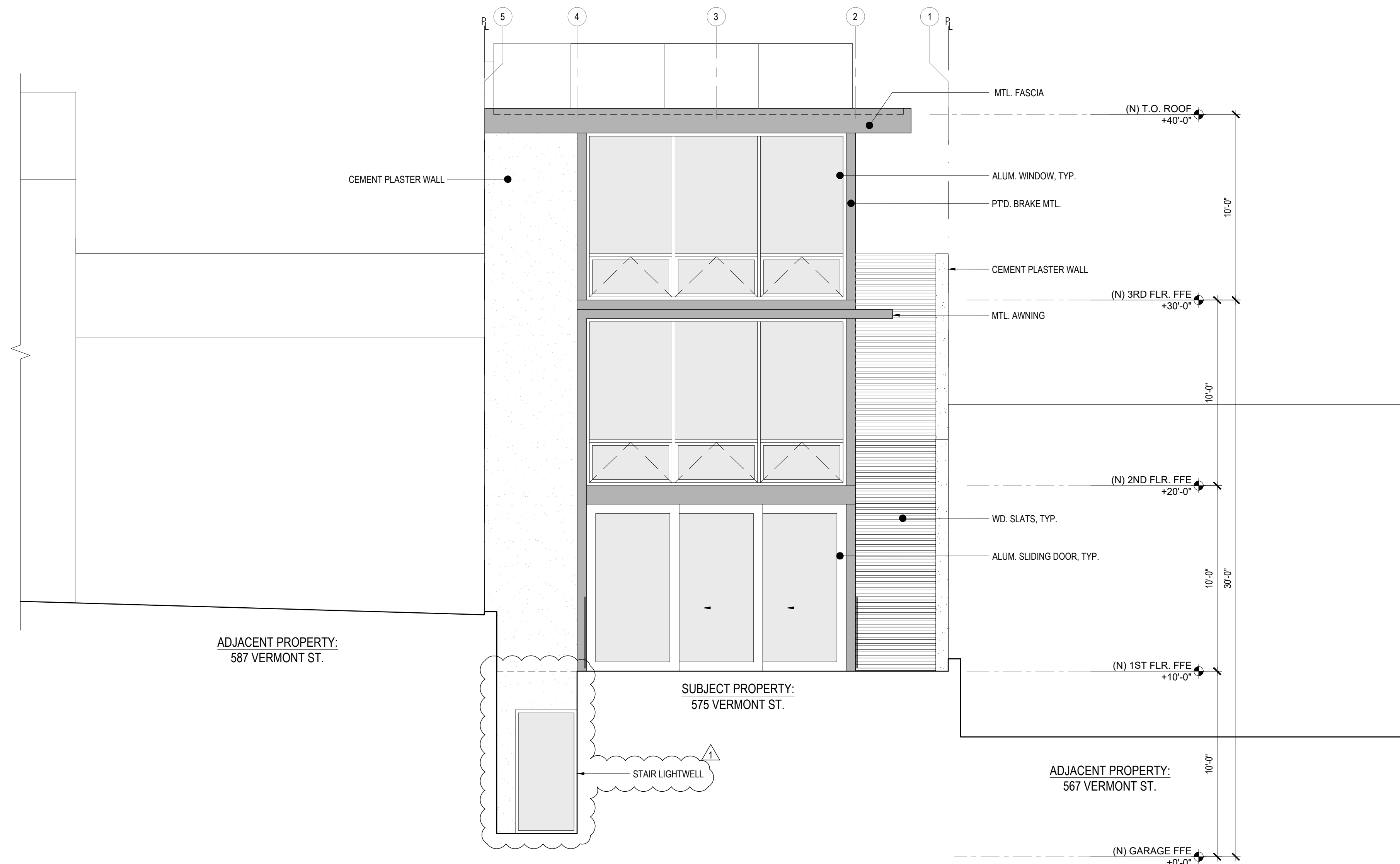
SCALE 1/4"=1'-0"  
JOB NUMBER 19-04  
DRAWN BY BS

**A3.1**

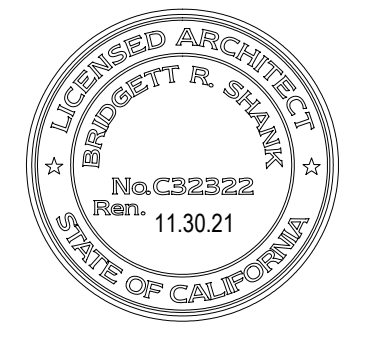
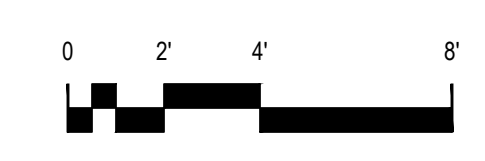




1 EXISTING EAST (REAR) ELEVATION



2 PROPOSED EAST (REAR) ELEVATION



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

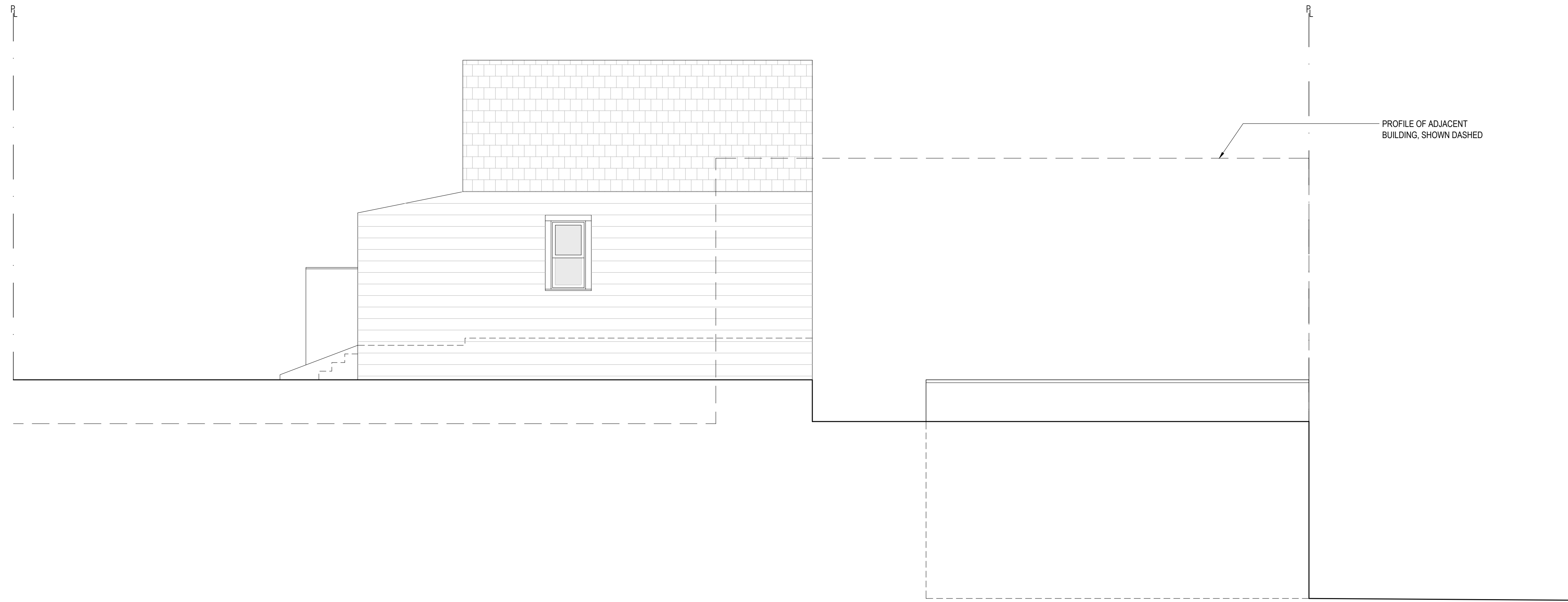
CURRENT RELEASE SET  
**PLANNING PLAN**   
**CHECK RESPONSE #1**

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

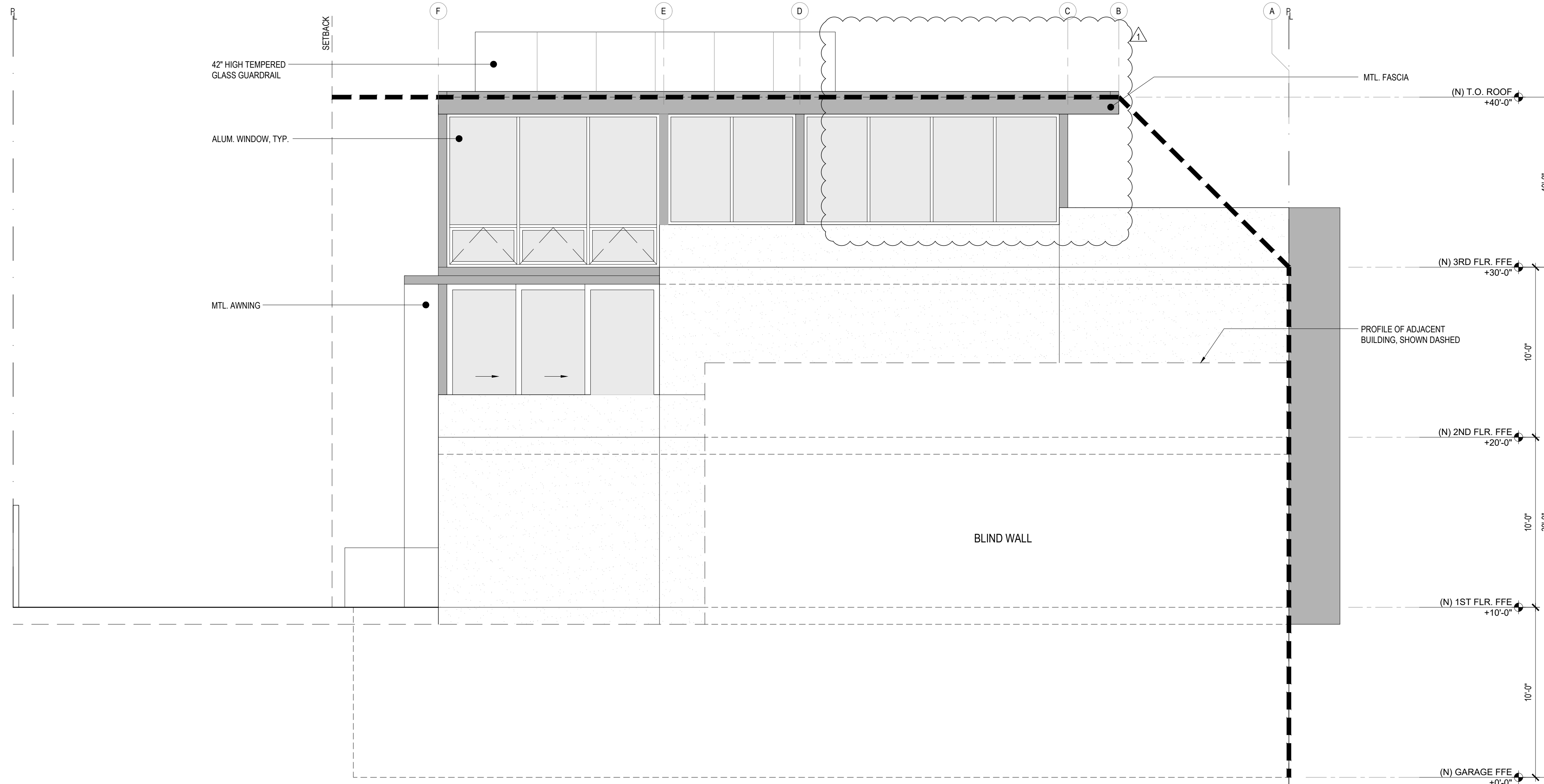
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

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

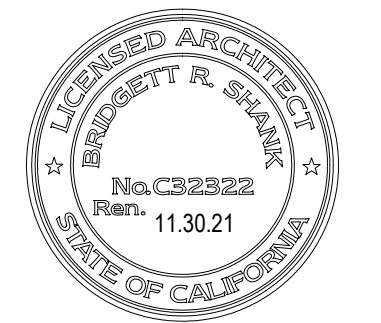
**A3.2**



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION



PROJECT  
**575 Vermont St.**

ADDRESS  
575 Vermont St.  
San Francisco, CA 94107

OWNER  
Joel Micucci

CURRENT RELEASE DATE  
October 20, 2020

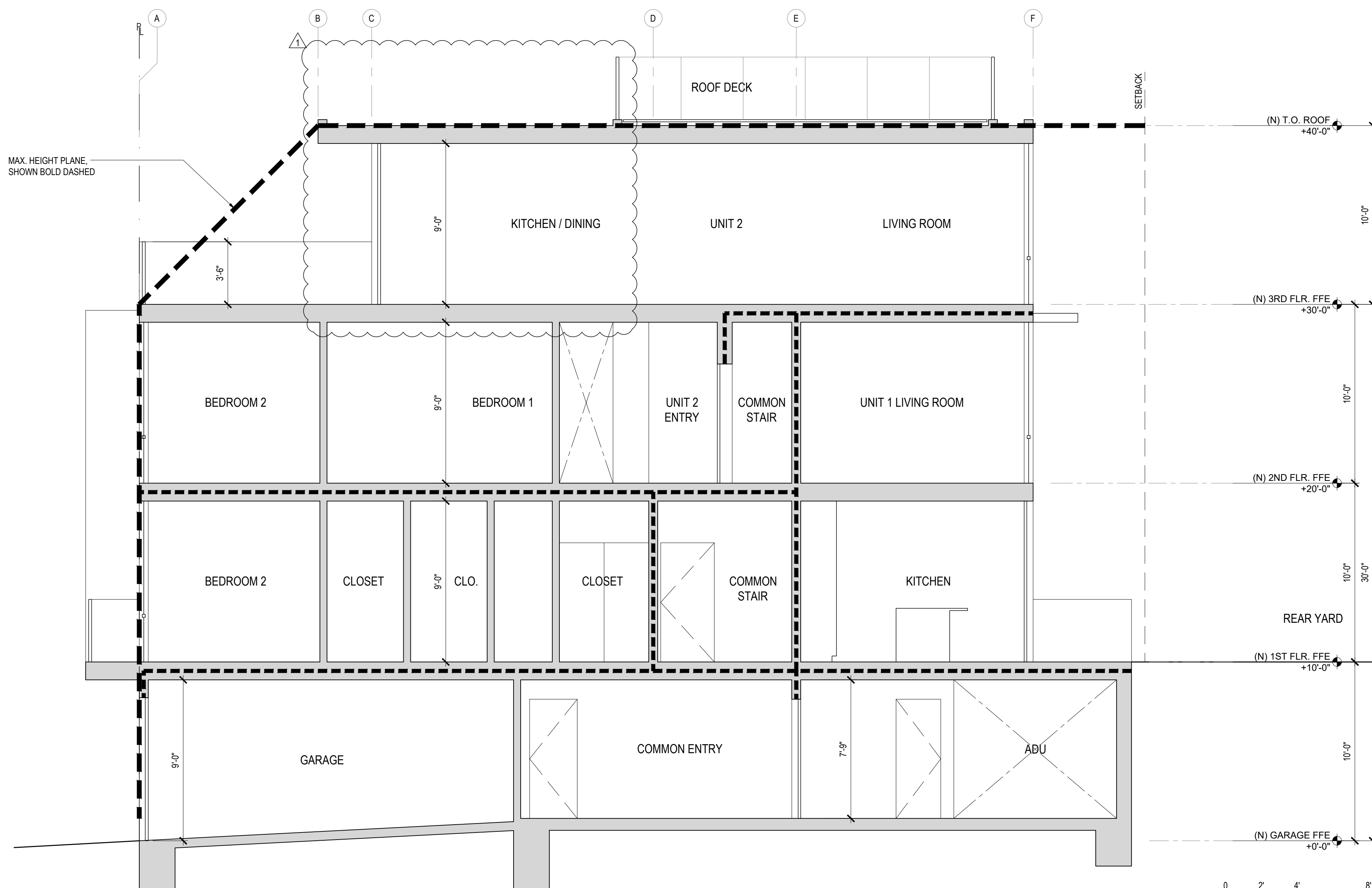
CURRENT RELEASE SET  
**PLANNING PLAN**   
**CHECK RESPONSE #1**

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

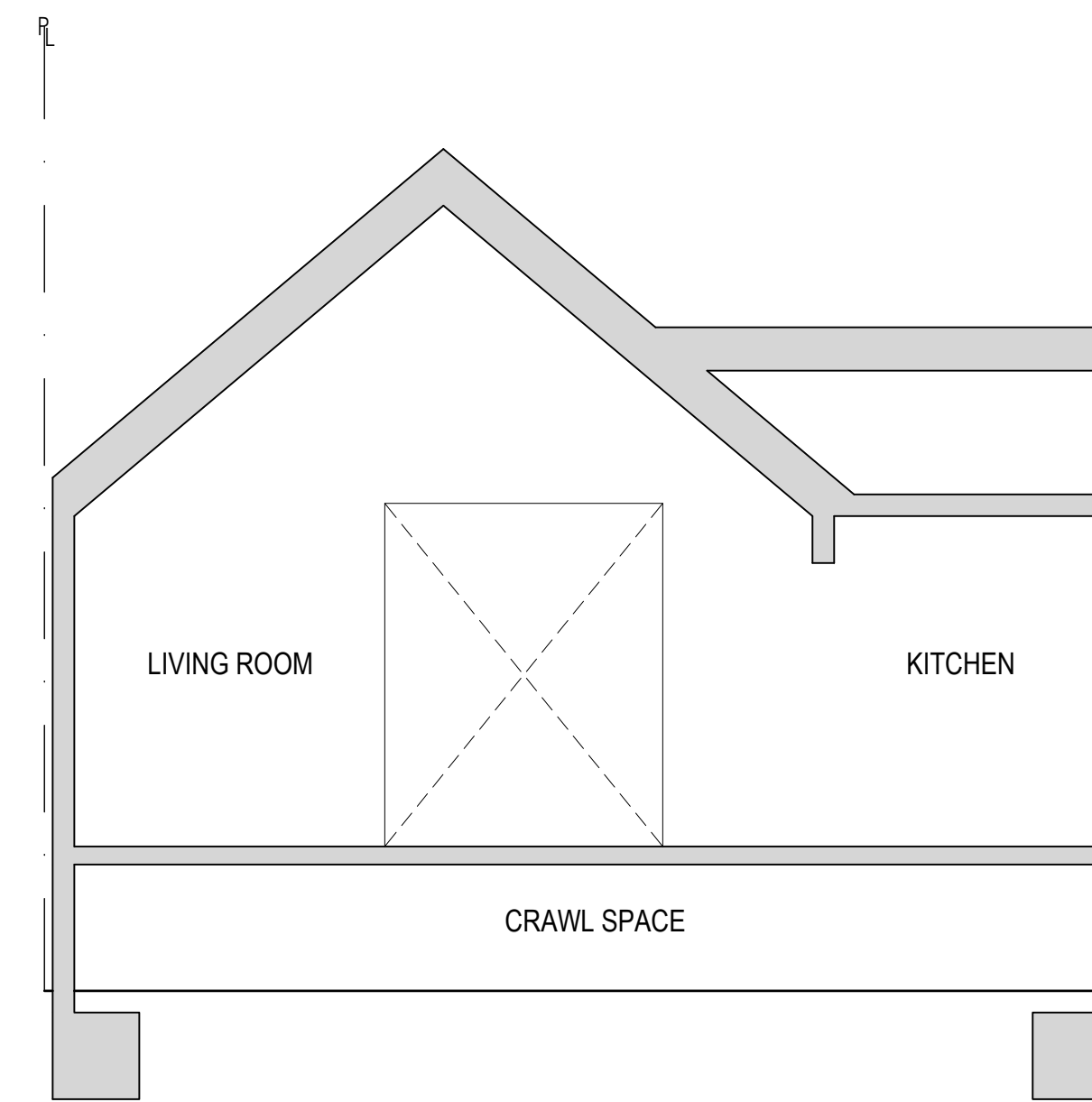
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

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

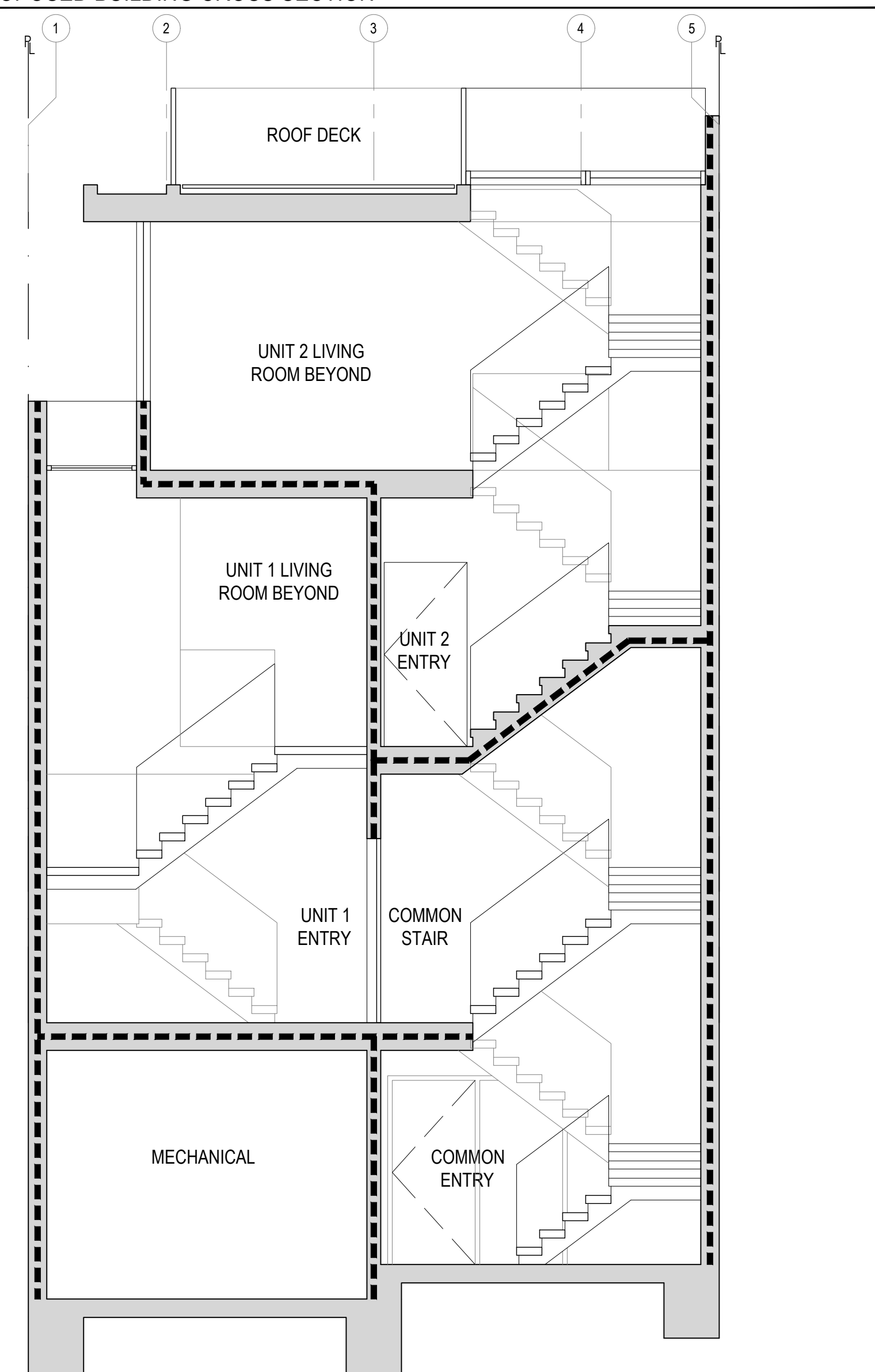
**A3.3**



3 PROPOSED BUILDING LONGITUDINAL SECTION



2 PROPOSED BUILDING CROSS SECTION



1 PROPOSED BUILDING CROSS SECTION

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

*finlore*  
 ARCHITECTURE  
 1130 Keeler Avenue, Suite 1  
 Berkeley, CA 94708  
 info@finlorearch.com  
 P 415.200.8106



PROJECT  
**575 Vermont St.**

ADDRESS  
 575 Vermont St.  
 San Francisco, CA 94107

OWNER  
 Joel Micucci

CURRENT RELEASE DATE  
 October 20, 2020

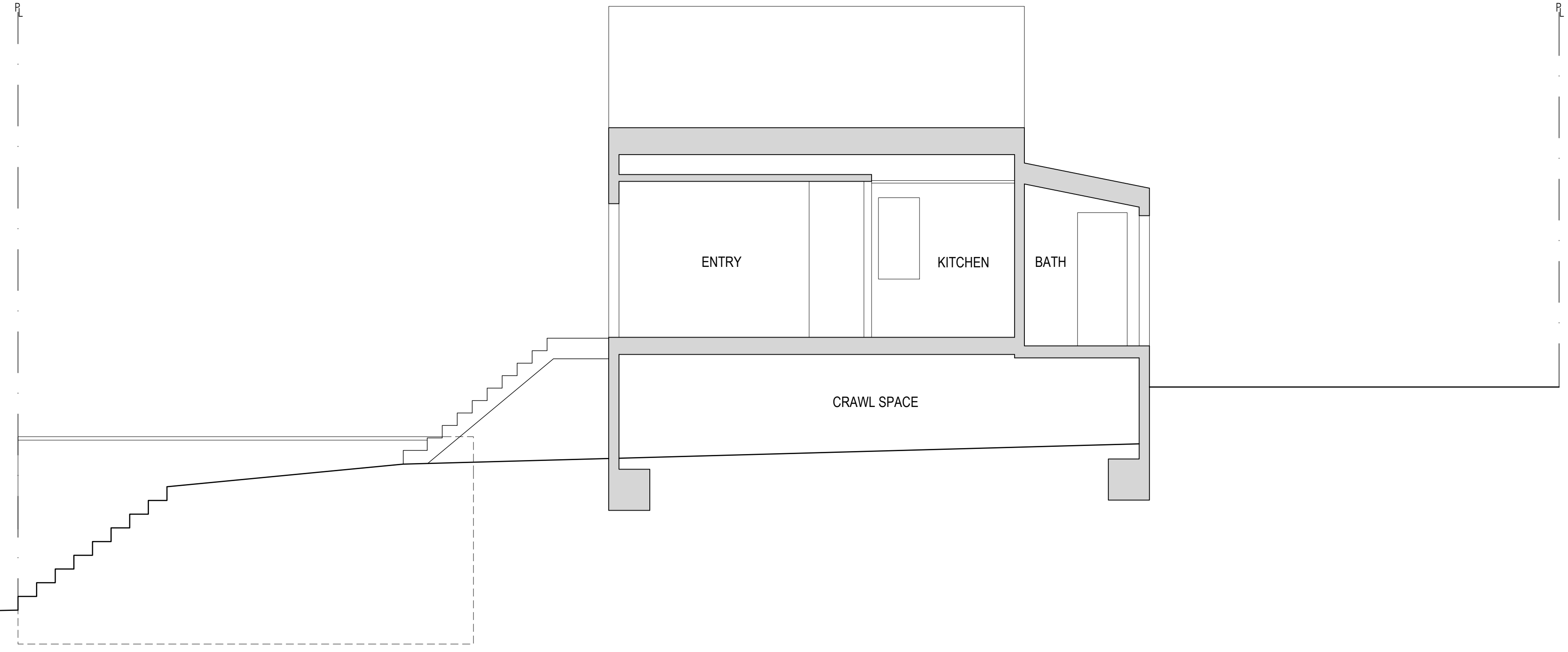
CURRENT RELEASE SET  
**PLANNING PLAN**   
**CHECK RESPONSE #1**

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

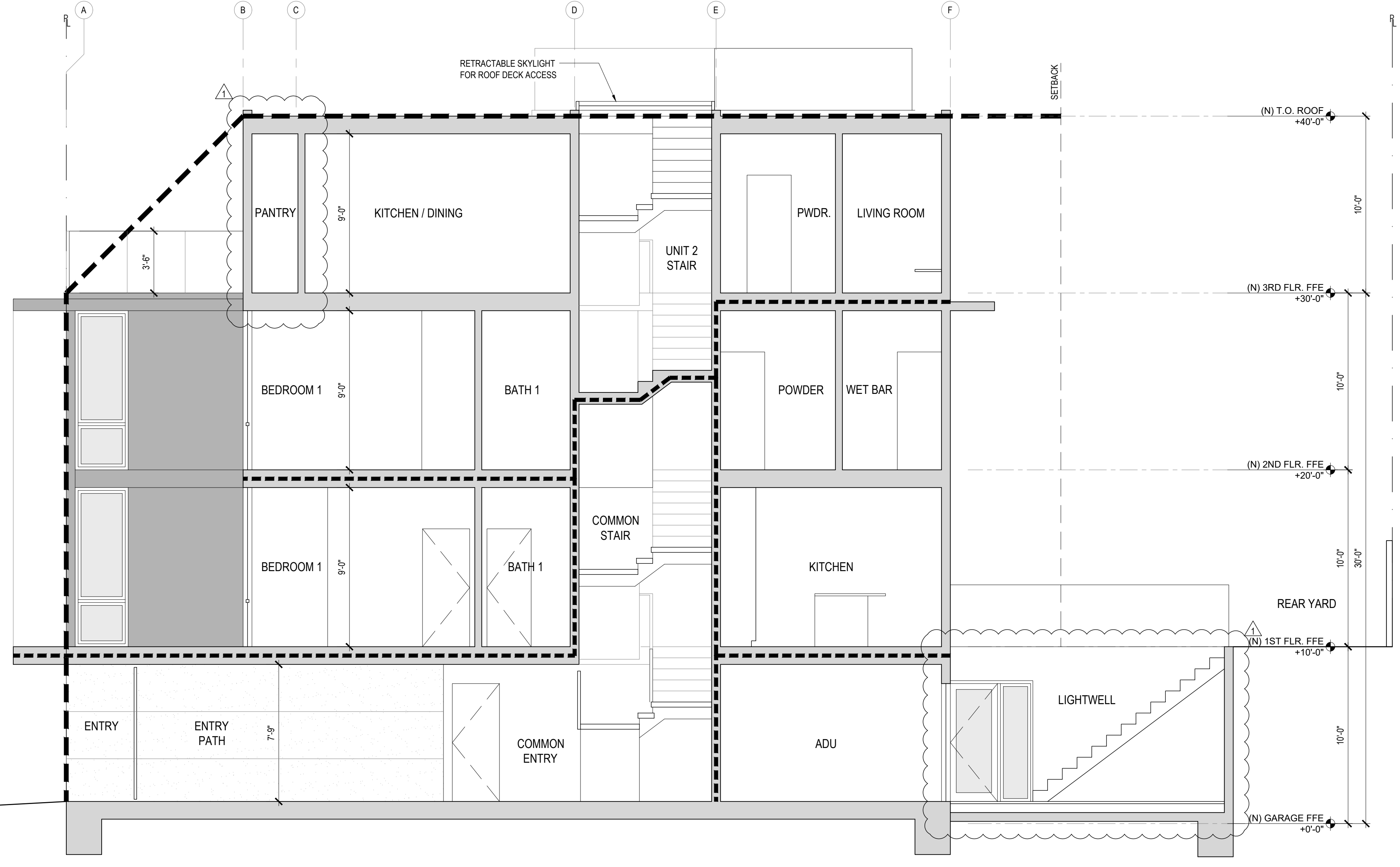
SHEET TITLE  
**BUILDING SECTIONS**

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

**A4.0**



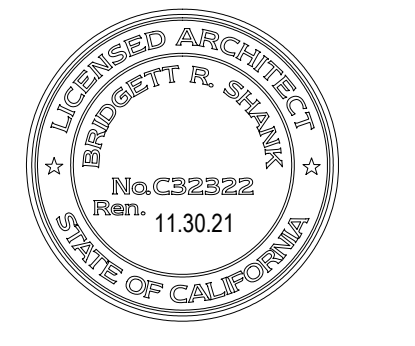
1 EXISTING BUILDING SECTION



2 PROPOSED BUILDING SECTION

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

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



PROJECT  
**575 Vermont St.**

ADDRESS  
 575 Vermont St.  
 San Francisco, CA 94107

OWNER  
 Joel Micucci

CURRENT RELEASE DATE  
 October 20, 2020

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

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

SHEET TITLE  
**BUILDING SECTIONS**

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



**A4.1**



PROJECT  
**575 Vermont St.**

ADDRESS  
**575 Vermont St.  
San Francisco, CA 94107**

OWNER  
**Joel Micucci**

CURRENT RELEASE DATE  
**October 20, 2020**


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

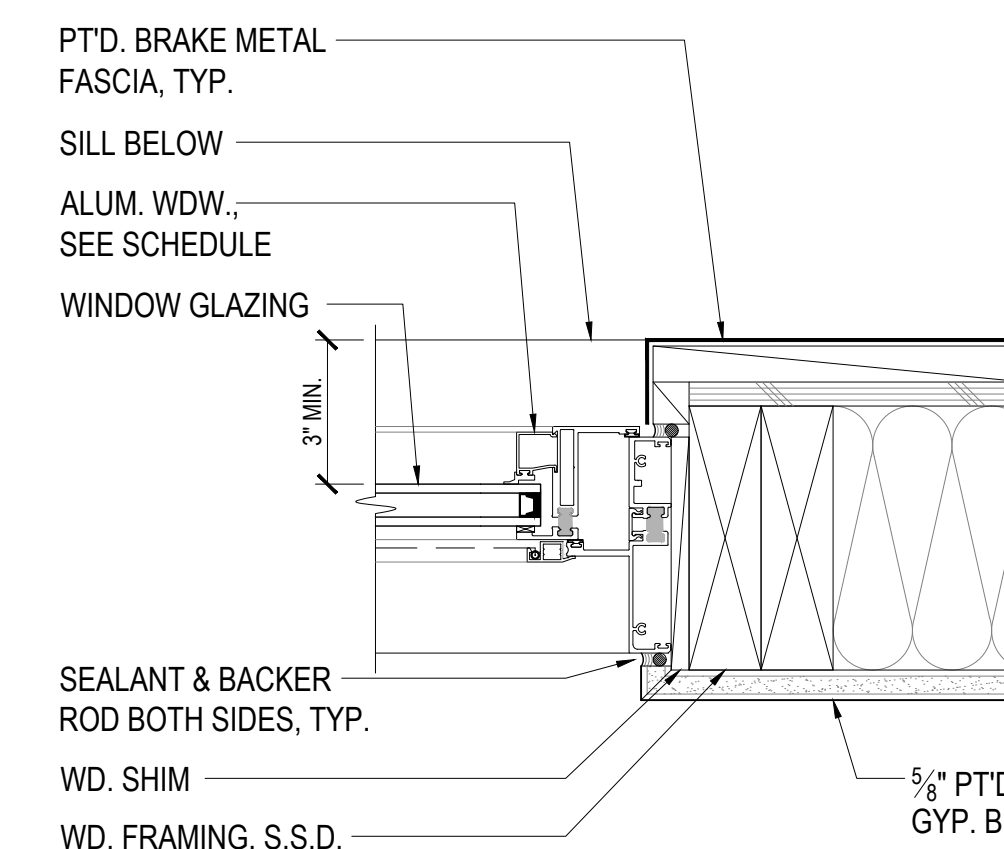
PREVIOUS RELEASE

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

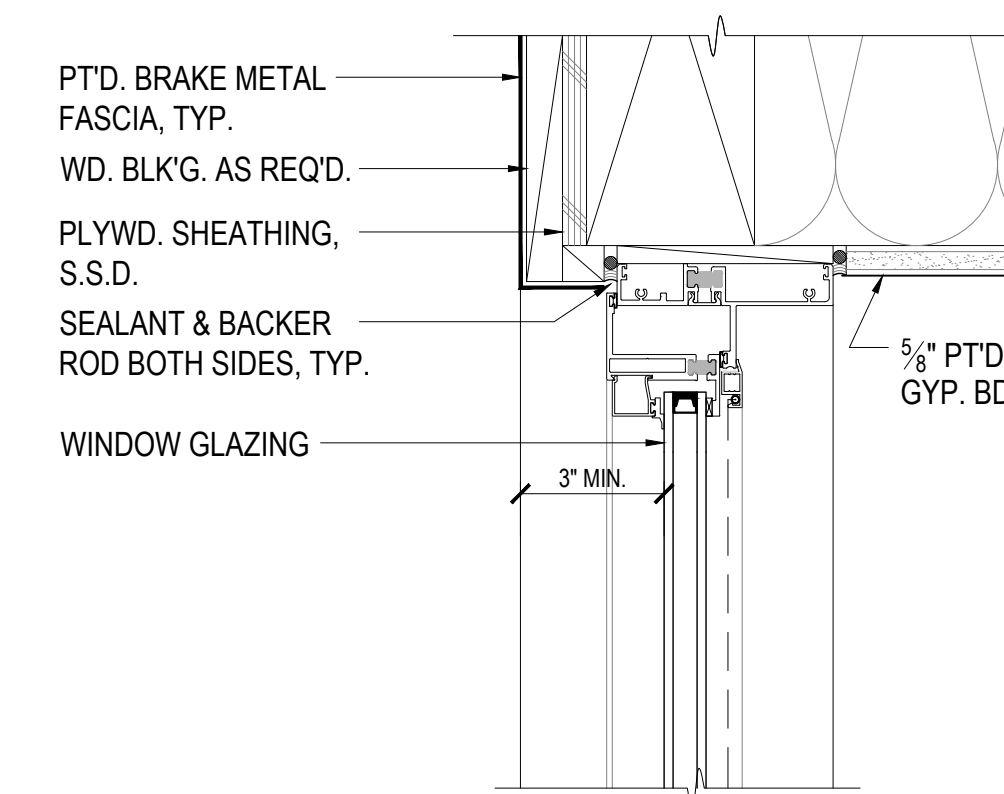
SHEET TITLE  
**EXTERIOR DETAILS**

SCALE VARIES  
JOB NUMBER 19-04  
DRAWN BY BS

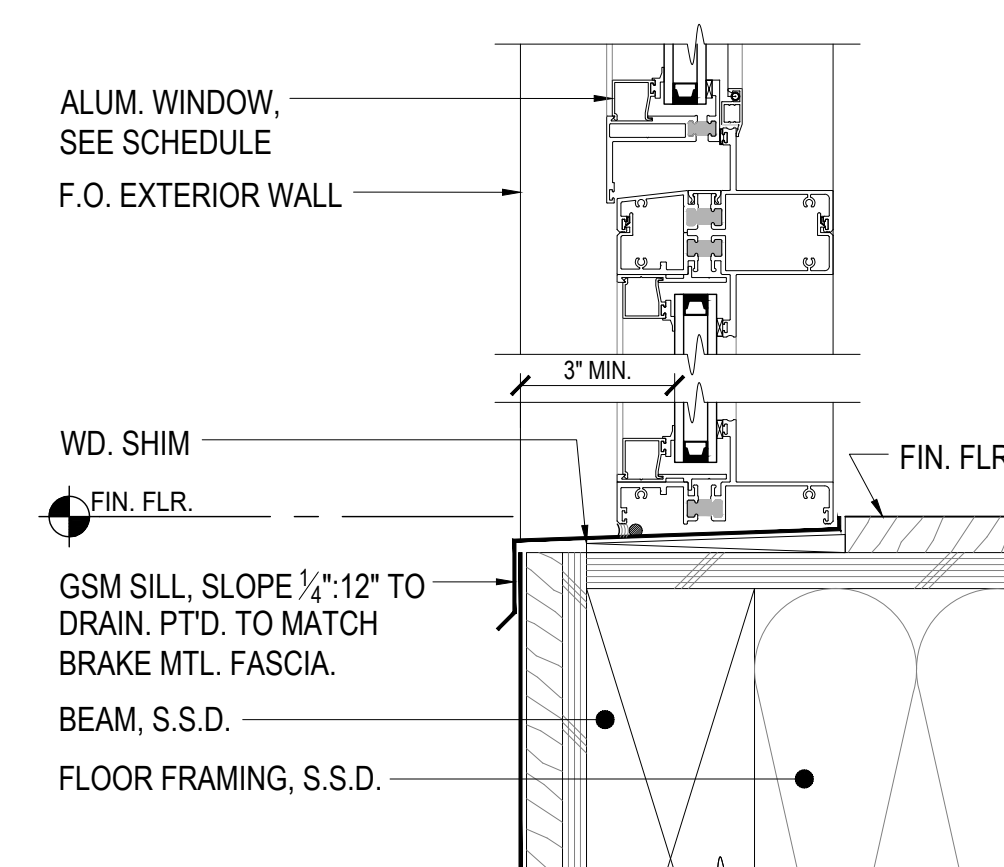
**A8.0** 



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



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



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