

File No. 200160

Committee Item No. _____

Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS

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Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 24, 2020

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- Hearing Notice and Clerical Documents
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Prepared by: Lisa Lew
Prepared by: _____

Date: March 20, 2020
Date: _____

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

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San Francisco, California 94104
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BOARD OF SUPERVISORS
2020 FEB -7 P 4: 15
RECEIVED BY - BF

February 7, 2020

VIA HAND DELIVERY

President Norman Yee
c/o Angela Calvillo, Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re: Appeal of CEQA Categorical Exemption Determination
Planning Case No. 2017-014666ENV
743 Vermont Street, San Francisco

Dear President Yee and Honorable Members of the Board of Supervisors:

This office represents the appellant Meg McKnight, the adjacent neighbor to the south of the proposed project at 743 Vermont Street, San Francisco (Planning Case No. Case No. 2017-0214666ENV, the "Project"). The Project involves a horizontal and vertical addition to the existing house at 743 Vermont Street (the "Subject Property"). The Appellant opposes the above-captioned Project, inter alia, on the grounds that the Planning Department's certification of a categorical exemption for the Project violates the California Environmental Quality Act ("CEQA"). The Appellant submitted written and oral comments about the Project to the Planning Commission during its public notification period.

On September 19, 2018, the Planning Department issued a categorical exemption for the Project (the "2018 CatEx," attached hereto as **Exhibit A**). The 2018 CatEx was approved by the Planning Commission on February 14, 2019. The Appellant filed a timely appeal of the 2018 CatEx, but this appeal was not held because the 2018 CatEx was rescinded on April 8, 2019, on the basis that "new information was presented requiring a revision to the plans and scope of work of the 201710272504 building permit for the proposed 743 Vermont Street project." (A copy of the Planning Department's memorandum rescinding the 2018 CatEx is attached hereto as **Exhibit B**.)

To wit, the Appellant provided evidence that there is an unauthorized dwelling unit ("UDU") on the ground floor of the Property, which is not disclosed in the Project plans or description. Approval of the Project would result in the unit's unauthorized merger and

President Norman Yee
February 7, 2020
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destruction. The Planning Department and DBI investigated this issue and determined a bathroom and three rooms had been constructed at the ground floor without a building permit or Planning Department approval. The Project sponsor filed a permit application to legalize these rooms (BPA No. 201904037052).

On September 5, 2019, the Planning Department issued a new categorical exemption for the Project (the "2019 CatEx," attached hereto as **Exhibit C**). The Planning Commission's CEQA approval action was taken at its January 9, 2020 hearing. (Administrative Code § 31.04(h)(1)(A).) A copy of the Planning Commission's approval action (Discretionary Review Action DRA-0676) is attached hereto as **Exhibit D**.

The central purpose of CEQA is to ensure that all potential environmental impacts of a project are disclosed and analyzed. For this to occur, a correct and complete description of a project, including the baseline conditions, is of utmost importance. An "accurate, stable and finite project description is the sine qua non of an informative and legally sufficient" CEQA document. (*County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 199.) By contrast, an "unstable project description draws a red herring across the path of public input." (*Id.* at pp. 197–198.)

If a project sponsor fails to disclose the full extent of a project, or if there is no stable project description, it is impossible for the public to assess its impacts. Here, the Project should not have received a categorical exemption because the Project description is unstable, incomplete, and inaccurate. According to the 2019 CatEx, the Project description is as follows:

The project entails the following: demolition of the rear portion of the dwelling beginning approximately 25 feet from the front of the building; demolition of the existing gable roof beginning approximately 16 feet from the front of the building; and construction of a new addition to extend to the rear footprint 4'-11" to the east and within 1'-0" to the north (the proposed addition would be the same for both the second and third floors). The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor. There would be a new deck off the master bedroom to the north. The existing interior winder stairway would be removed and replaced with a new stairway with landing. The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridgeline.

In addition, the project includes the legalization of existing bathroom and 3 storage rooms at the 1st level (garage) to comply with NOV #201928061.

(Emphasis added.)

This description is inconsistent with how the Project was subsequently described by City staff. The Planning Commission staff report (attached hereto as **Exhibit E**) noted:

The issue of the potential unauthorized dwelling unit was raised in the [February 14, 2019] hearing, and no change to it was being proposed. **The project sponsor is seeking to legalize the UDU.**

(Emphasis added.)

Similarly, prior to the Planning Commission hearing the Planning Department confirmed that the 2018 CatEx “was rescinded and a new one was reissued to include additional scope of work that included **legalization of an unauthorized dwelling.**” (Email attached hereto as **Exhibit F**; emphasis added.) At the Planning Commission hearing on January 9, 2020, the Planning Department representative announced that “the project sponsor is seeking to **legalize this unauthorized dwelling unit.**” (See hearing tape at www.sfgovtv.org; emphasis added.) That is, the Planning Department acknowledged that a UDU exists at the Property, and that the Project sponsor is legalizing it.

However, the Planning Commission’s approval decision makes *no reference* to the existence or legalization of a UDU at the Property. The Project description is therefore uncertain, unstable, and inaccurate.

In reality, according to the Planning Department’s own materials, there *is* a UDU at the Property that is not disclosed in the Project plans or description. Approval of the Project would result in this unit being illegally removed without Conditional Use authorization, as required by San Francisco Planning Code § 317. The “storage rooms” and full bathroom (including tub) on the ground floor are a UDU. (Planning Code § 317(b)(13).) This space was designed to be used as a separate and distinct living space, and it has been used for this purpose. The “storage rooms” are also independent from the other residential unit at the Property. The “storage rooms” include at least one, if not more, finished internal living spaces, with a standard size window at the front of the property that is finished with decorative trim and molding inside the living space. There is no internal access to this space from the upper levels of the Property.

The Project description is inaccurate because it does not disclose the existence of the unauthorized dwelling unit. To the contrary, the application describes the Property as a single family home. If the Project proceeds and a CFC is issued, this will result in the unit’s

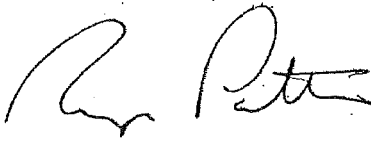
President Norman Yee
February 7, 2020
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unauthorized merger and destruction. This Project and the 2019 CatEx cannot be approved without a stable and accurate Project description.

The Appellant reserves the right to submit additional written and oral comments, bases, and evidence in support of this appeal to the City up to and including the final hearing on this appeal and any and all subsequent permitting proceedings or approvals for the Project. Appellant requests that this letter and exhibits be placed in and incorporated into the administrative record for Case No. 2017-0214666ENV. A copy of this letter of appeal will be concurrently submitted to the Environmental Review Officer

The Appellant respectfully requests that the Board of Supervisors revoke the categorical exemption and require further environmental review pursuant to CEQA.

Very truly yours,
ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson
Attorney for Meg McKnight

cc: Lisa Gibson, Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
lisa.gibson@sfgov.org

Encl.

EXHIBIT A



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
743 VERMONT ST		4074021
Case No.		Permit No.
2017-014666ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Demolition of the rear portion of the dwelling beginning approx. 25 feet from the front face of the building. Demolition of the existing gable roof beginning approx. 16 feet from the front face of the building. Construction of a new addition which will extend to the rear footprint 4'-11" to the east and to within 1'-0" to the north. This will be the same for both the second and third floors. The addition and remodel will include a remodeled kitchen, and bedroom on the second floor and new master bedroom and remodeled bath on the third floor. There will be a new deck off the master bedroom to the north. The existing interior winder stairway will be removed and replaced with a new stairway with landing. The extent of the addition/remodel will have a flat roof approx 6 inches above the existing ridge line.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify): Per PTR form signed on 9/19/2018
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/20/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	9/18/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018).</p> <p>Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.</p>	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art. 10/Art. 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2018.09.19 18:53:16 -0700</small>	

EXHIBIT B



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 08, 2019
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Devyani Jain, Deputy Environmental Review Officer
RE: CEQA Exemption Rescinded – 743 Vermont Street, Planning Department Case No. 2017-014666ENV

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Information:
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On March 15, 2019, Ryan Patterson of Zacks, Freedman & Patterson on behalf of Meg McKnight filed an appeal with the Office of the Clerk of the Board of Supervisors of the categorical exemption determination for 743 Vermont Street project.

CEQA Exemption Rescinded: New information was presented requiring a revision to the plans and scope of work of the 201710272504 building permit for the proposed 743 Vermont Street project. The Planning Department is rescinding its original CEQA determination of Categorical Exemption clearance for the 743 Vermont Street project (2017-014666ENV). Therefore, the CEQA appeal for the categorical exemption determination for the 743 Vermont Street project is nullified.

EXHIBIT C



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

BOARD OF SUPERVISORS
FEB -7 P 4:15

RECEIVED BY - TJA

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
743 VERMONT ST		4074021
Case No.		Permit No.
2017-014666ENV		201710272504
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project entails the following: demolition of the rear portion of the dwelling beginning approximately 25 feet from the front of the building; demolition of the existing gable roof beginning approximately 16 feet from the front of the building; and construction of a new addition to extend to the rear footprint 4'-11" to the east and within 1'-0" to the north (the proposed addition would be the same for both the second and third floors). The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor. There would be a new deck off the master bedroom to the north. The existing interior winder stairway would be removed and replaced with a new stairway with landing. The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridgeline.</p> <p>In addition, the project includes the legalization of existing bathroom and 3 storage rooms at the 1st level (garage) to comply with NOV #201928061.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.</p> <p>The project site is underlain by serpentine bedrock. The measures required in compliance with the Construction Dust Control Ordinance would protect the workers and public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to naturally occurring chrysotile asbestos (NOA) would not occur.</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Per PTR form signed on 9/19/2018 <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/05/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ	201710272504	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning:
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	9/18/2018
---------------------------------	--	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018). Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderlice <small>Digitally signed by Allison K. Vanderlice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderlice, email=Allison.Vanderlice@sfgov.org Date: 2018.09.19 18:53:16 -0700</small>	

EXHIBIT D



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0676

HEARING DATE: JANUARY 9, 2020

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2017-014666DRP
Project Address: 743 Vermont Street
Building Permit: 2017.1027.2504
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 4074/021
Project Sponsor: Simon Yip
The Pollard Group
12 Gough Street
San Francisco, CA 94102

DR Requestor: Meg McKnight, c/o Ryan Patterson,
753 Vermont Street
San Francisco, CA 94110

Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2017-014666DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2017.1027.2504 PROPOSING CONSTRUCTION OF A TWO-STORY HORIZONTAL ADDITION TO AN EXISTING 3-STORY, AND BUILDING PERMIT APPLICATION NO 2019.0403.7052 TO LEGALIZE THE UNAUTHORIZED DWELLING UNIT AT A ONE-FAMILY RESIDENCE AT 743 VERMONT STREET WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 27, 2017, William Walters filed for Building Permit Application No. 2017.1027.2504 proposing construction of a two-story horizontal addition to an existing 3-story, one-family residence at 144 Peralta Avenue within the RH-2 (residential, house, two-family) zoning district and a 40-X height and bulk district.

On November 15, 2018 Meg McKnight (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2017-014666DRP) of Building Permit Application No. 2017.1027.2504 and 2019.0403.7052.

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

DRA-0676
January 9, 2020

Record No. 2017-014666DRP
743 Vermont Street

On January 9, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2017-014666DRP.

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.

ACTION

The Commission hereby does not take Discretionary Review requested in Record No. 2017-014666DRP and approves Building Permit Applications 2017.1027.2504 and 2019.0403.7052.

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms with the Residential Design Guidelines.
2. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the Project per plans, dated July 10, 2019, on file with the Planning Department.

DRA-0676
January 9, 2020

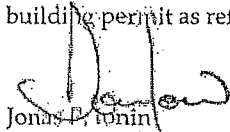
Record No. 2017-014666DRP
743 Vermont Street

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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 did not take Discretionary Review and approved the building permit as referenced in this action memo on January 9, 2020.



Jonas P. Tonin
Commission Secretary

AYES: Diamond, Fong, Johnson, Koppel, Moore

NAYS: None

ABSENT: Melgar, Richards

ADOPTED: January 9, 2020

EXHIBIT E



**SAN FRANCISCO
PLANNING DEPARTMENT**

**Discretionary Review
Abbreviated Analysis
HEARING DATE: JANUARY 9, 2020**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 20, 2019
Case No.: 2017-014666DRP
Project Address: 743 Vermont Street
Permit Application: 2017.1027.2504
Zoning: RH-2 [Residential House, Two-Family]
 40-X Height and Bulk District
Block/Lot: 4074/021
Project Sponsor: Simon Yip
 The Pollard Group
 12 Gough Street
 San Francisco, CA 94102
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: Do not take DR and Approve

PROJECT DESCRIPTION

The project consists of a 2- story horizontal addition to the rear and side to an existing 3-story single-family house that adds a total of 331 square feet.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 100' up sloping lot with an existing 3-story, 2,366 s.f. one-family house built in 1907.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Vermont has a consistent building scale at the front of 3-story wood and stucco clad houses - some set back from the street to accommodate raised stair entries. The mid-block open space likewise has a fairly consistent alignment of buildings at the rear yard that use side setbacks to mitigate the "boxing in" of neighboring buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 16, 2018 – November 15, 2018	11.15. 2018	2.14.2019	93 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 25, 2019	January 25, 2019	20 days
Mailed Notice	20 days	January 25, 2019	January 25, 2019	20 days
Online Notice	20 days	January 25, 2019	January 25, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Meg McKnight, c/o Ryan Patterson, of 753 Vermont St, the adjacent neighbor to the South of the proposed project.

DR REQUESTOR CONCERNS AND PROPOSED ALTERNATIVES

1. Inappropriate building scale at the mid-block open space.
2. Loss of Light and Privacy.

Proposed alternative: Deny the permit.

See attached *Discretionary Review Applications*, dated November 15, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) guidelines enumerated below, in relation to building massing at the rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review*, dated December 6, 2018.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

1. The proposed 2-story horizontal addition into the existing side yard to the North is against the neighboring building's side wall and is sculpted to reduce the mass at the upper level.
2. The proposed 2-story horizontal addition to the rear extends 5'-6" further to the rear and is set back 5' from both side lot lines to preserve light, privacy, and visual access to the mid-block open space.
3. The location and size of the small deck at the North side lot was not seen to pose a privacy impact.

This project was heard by the Commission on February 14, 2019 as a Discretionary Review and approved by a vote of 6-0. There only material changes to the project have been the removal of the side deck off the master bedroom. The issue of the potential unauthorized dwelling unit was raised in the hearing, and no change to it was being proposed. The project sponsor is seeking to legalize the UDU.

RECOMMENDATION: Do not take DR and approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination (revised and reissued)
DR Application
Response to DR Application dated December 6, 2018
Reduced Plans

EXHIBIT F

Ryan Patterson

From: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Tuesday, December 03, 2019 5:44 PM
To: Ryan Patterson
Subject: 743 Vermont - 2017-014666DRP Planning Commission hearing date

Dear DR Applicant,

The original CatEx for this project was rescinded and a new one was reissued to include additional scope of work that included legalization of an unauthorized dwelling. Therefore, the Discretionary Review for the Building Permit Application #2017.1027.2504 will be re-heard. The date for the **Planning Commission** hearing has been set for **1.9.2020**. Public notification will be sent 20 days prior to the hearing date.
Thank you.

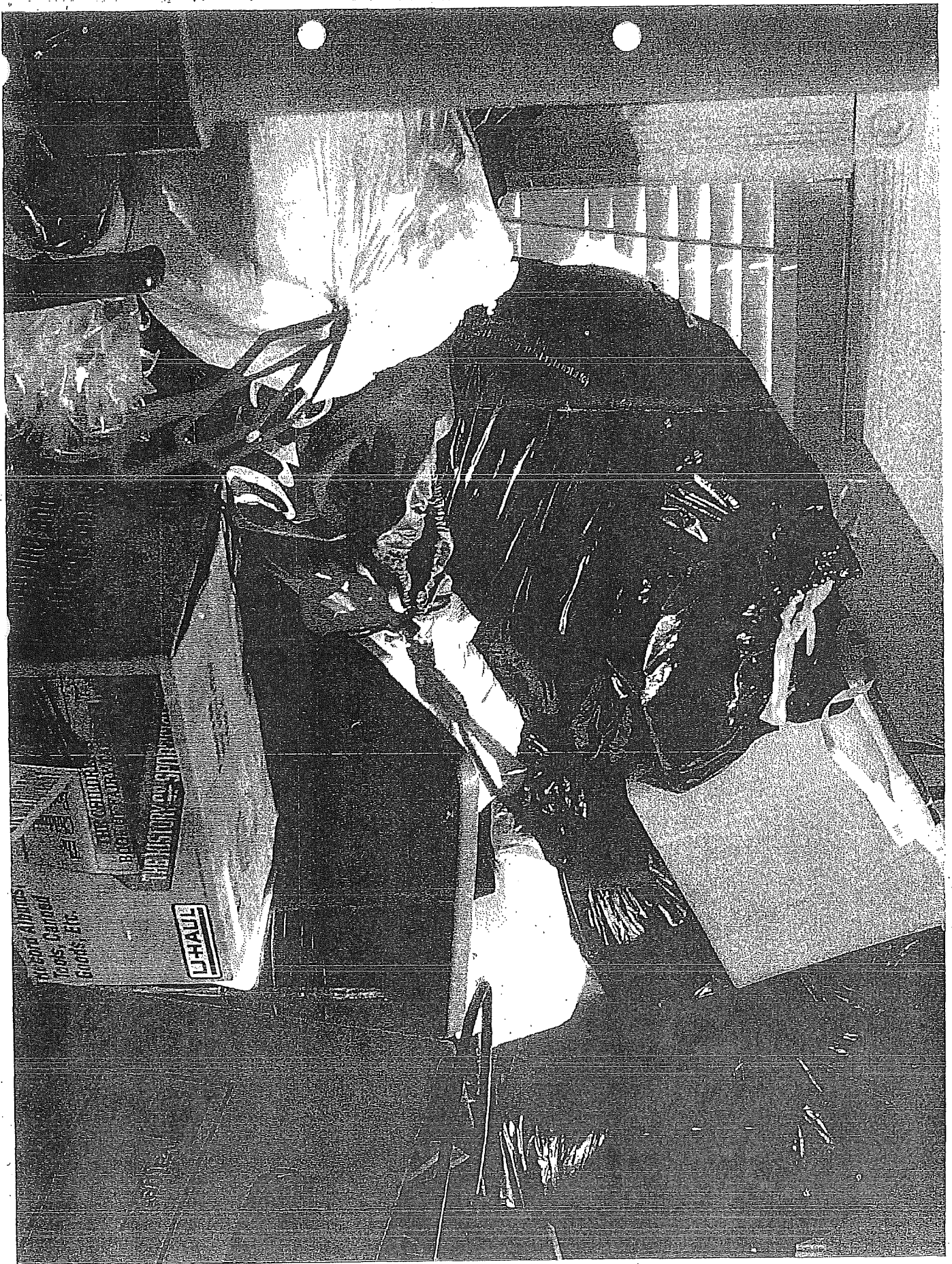
David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

February 5, 2020

I hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a CEQA appeal in relation to the Categorical Exemption issued for BPA No. 201904037052 Case No. 2017-014666ENR (743 Vermont Street) on my behalf.


Meg McKnight
753 Vermont Street

EXHIBIT G





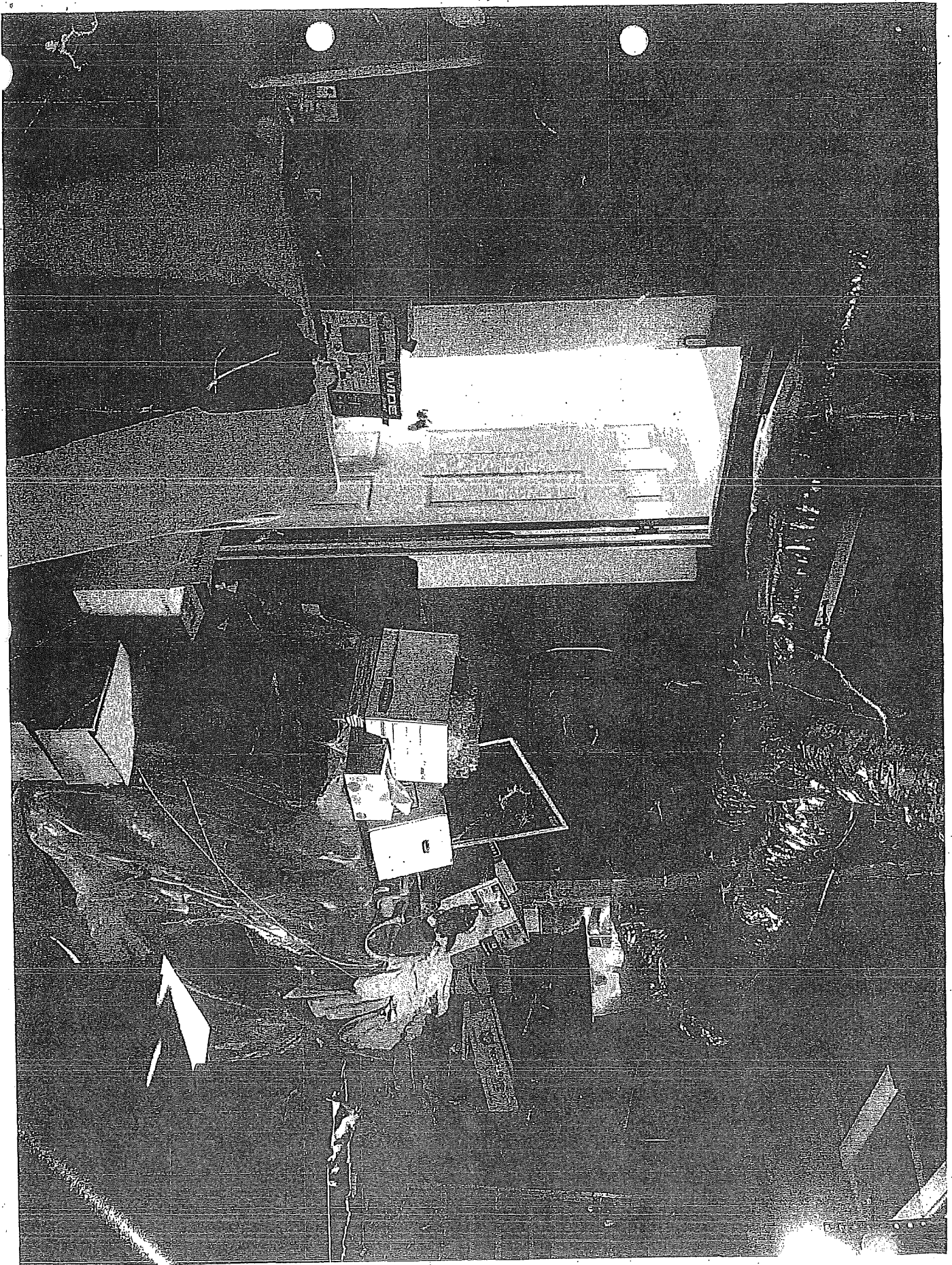


EXHIBIT H

ZACKS, FREEDMAN & PATTERSON, PC
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94104

1 I, Meg McKnight, declare as follows:
2 1. I have requested discretionary review of the proposed project at 743 Vermont
3 Street in Potrero Hill (the "Property"). Unless otherwise stated, I have personal knowledge of
4 the facts stated herein and, if called as a witness, could and would testify competently thereto.

5 2. I own and live at the adjacent property to the south of the Property, at 753
6 Vermont Street. I have lived there for over 12 years.

7 3. The Property has three floors. The ground floor is accessed from the street
8 through the garage door. There is a staircase at the front of the Property that leads to the second
9 floor.

10 4. For some time during the first couple years I lived at 753 Vermont (in 2006 or
11 2007), a woman who was likely in her late 30s or 40s (brown hair, Caucasian) appeared to be
12 living in the ground floor room of 743 Vermont.

13 5. I traveled significantly for my work during the first several years I lived here, but
14 did see her from time to time enter and exit the Property through the garage. I never saw her go
15 up the front stairs to the upper levels of the Property.

16 6. I recall my neighbor and the owner of the Property, Terri Pickering, telling me
17 one day in front of our homes about the woman that was there. I remember being surprised
18 because my house does not have a living space or bathroom on the garage/first level, even
19 though the front of our 1904 sister Victorian homes and structures appear very similar. Ms.
20 Pickering mentioned that there was a room and bathroom in her garage. Neighbor families who
21 have been in the neighborhood for decades have also mentioned that there have been previous
22 renters in various parts of the building in the past.

23 I declare under penalty of perjury under the laws of the State of California that the
24 foregoing is true and correct, and that this was executed on February 6, 2019.

25
26
27
28

DocuSigned by:
Meg McKnight
4DEB365FAE02401

Meg McKnight

February 5, 2020

I hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a CEQA appeal in relation to the Categorical Exemption issued for BPA No. 201904037052 Case No. 2017-014666ENV (743 Vermont Street) on my behalf.


Meg McKnight
743 Vermont Street

1256

BOARD OF SUPERVISORS
2020 FEB 4 11:15 AM
RECEIVED BY [Signature]

VOID

ZACKS, FREEDMAN & PATTERSON
A PROFESSIONAL CORPORATION
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CA 94104
(415) 956-8100

FIRST REPUBLIC BANK
SAN FRANCISCO, CA 94111
11-8166/3210

VOID

22995

VOID

DATE
02/07/2020

VOID

AMOUNT
***\$640.00

PAY

*** SIX HUNDRED FORTY & 00/100 DOLLARS

VOID

TO THE ORDER OF: San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

VOID

VOID

MEMO: CEQA Appeal fee

[Signature]

AUTHORIZED SIGNATURE

Security features included: Details on back.

Lew, Lisa (BOS)

From: BOS Legislation, (BOS)
Sent: Monday, March 16, 2020 1:29 PM
To: ryan@zfpplaw.com; william@waltersarchitects.net; Ta, Jeffrey V.
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of CEQA Exemption Determination - Proposed 743 Vermont Street Project - Appeal Hearing on March 24, 2020

Good afternoon,

Please find linked below an appeal response from the Planning Department, received by the Office of the Clerk of the Board regarding the appeal of CEQA Exemption Determination, for the proposed project at 743 Vermont Street.

Planning Dept.
Project Sponsor Response - March 16, 2020

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on March 24, 2020. NOTE: A motion may be entertained to continue this Hearing to the Board of Supervisors' meeting of April 21, 2020.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

Board of Supervisors File No. 200160

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



Categorical Exemption Appeal

743 VERMONT ST

DATE: March 16, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
 Rachel Schuett, rachel.schuett@sfgov.org - (415) 575-9030
RE: Planning Record No. 2017-014666APL-02
 Appeal of Categorical Exemption for 743 VERMONT ST
HEARING DATE: March 24, 2020
ATTACHMENT(S): Department of Building Inspection Notice of Violation #201928061
 Unauthorized Unit Affidavit

PROJECT SPONSOR: Mr. William Walters, (415) 602-1959
APPELLANT(S): Mr. Ryan J. Patterson, Zacks, Freedman & Patterson (on behalf of Meg McKnight)

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the board of supervisors (the board) regarding the planning department's (the department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA determination) for the proposed project at 743 Vermont Street (project).

The department, pursuant to Article 19 of the CEQA Guidelines, issued a categorical exemption for the project on September 5, 2019 finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption.

The decision before the board is whether to uphold the department's decision to issue a categorical exemption and deny the appeal, or to overturn the department's decision to issue a categorical exemption and return the project to the department staff for additional environmental review.

SITE DESCRIPTION AND EXISTING USE

The project site is located on the east side of Vermont Street between 19th and 20th streets, Block 4074, Lot 021 in the Potrero Hill neighborhood. The 2,500 square foot, upward sloping lot is within the RH-2 (Residential, House-Two Family) zoning district and 40-X Height and Bulk District. The site is occupied by a 3-story, approximately 2,366 square foot single-family house, built in 1904. Planning Department staff determined that the building is not a historic resource.

PROJECT DESCRIPTION

The proposed project includes demolition of the rear portion of the dwelling beginning approximately 25 feet from the front of the building; demolition of the existing gable roof beginning approximately 16 feet from the front of the building; and construction of a new addition to extend the rear footprint 4'-11" to the east and within 1'-0" to the north. The proposed addition would be the same for both the second and third floors. The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor. There would be a new deck off the master bedroom to the north. The existing interior winder stairway would be removed and replaced with a new stairway with landing. The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridgeline. In addition, the project would include the legalization of an existing bathroom and 3 storage rooms at the ground floor level (garage) to comply with Notice of Violation #201928061.

BACKGROUND

On March 30, 2018, William Walters (hereinafter project sponsor) filed an application with the department for a CEQA determination. The project description at this time did not include legalization of four ground floor rooms but was otherwise as described above.

On September 20, 2018 the department determined that the project was categorically exempt under CEQA Class 1 – Existing Facilities, and that no further environmental review was required.

On April 8, 2019 the department rescinded the September 20, 2018 categorical exemption due to a potential change in the project's physical scope of work associated with the legalization of four ground floor rooms, including a full bathroom which was constructed without the benefit of permits.

On July 10, 2019, the project sponsor submitted a revised plan set showing that no additional work would be required to legalize the ground floor rooms.

On September 5, 2019 the department determined that the July 10, 2019 revised project was categorically exempt under CEQA Class 1 – Existing Facilities, and that no further environmental review was required.

On January 9, 2020, the Planning Commission passed a resolution to not take discretionary review, and to approve the building permit (#2017.1027.2504) as proposed, per the July 10, 2019 plan set, and as described in the September 5, 2019 categorical exemption.

On February 7, 2020, Mr. Ryan J. Patterson, Zacks, Freedman & Patterson (on behalf of Meg McKnight) filed an appeal of the September 5, 2019 categorical exemption determination.

CEQA GUIDELINES

Categorical Exemptions

In accordance with CEQA section 21084, CEQA Guidelines sections 15301 through 15333 list classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

CEQA Guidelines section 15301 (Existing Facilities, or Class 1) consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the existing or former use. This includes additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, where all public services and facilities are available, as in this case, the maximum addition is 10,000 square feet. The proposed project would add 331 square feet to the 2,366 square foot house.

In determining the significance of environmental effects caused by a project, CEQA Guidelines section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines section 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

PLANNING DEPARTMENT RESPONSES

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The project description in the September 5, 2019 categorical exemption accurately describes the proposed project for the purposes of CEQA and for the Planning Commission approval of the building permit for the proposed project on January 9, 2020.

The ground floor rooms are currently used as storage. Legalization of an accessory dwelling unit at the ground (garage) level was never proposed in the project application or the environmental evaluation application, which was submitted March 30, 2018. As such, the initial September 2018 categorical exemption, which is moot because it was rescinded, did not mention the legalization of the ground floor rooms.

A complaint regarding the ground floor rooms was filed anonymously with the Department of Building Inspection on February 12, 2019. The complaint cites the fact that the plans associated with building permit #2017.1027.2504 show a storage room with a full bathroom on the ground floor (garage) level. These rooms have no direct connection to the house above, and there is no permit on file for installation of a full bathroom. The Notice of Violation (#201928061) was issued and posted on March 6, 2019. The building permit application (#2019.0403.7052) for legalization of the ground floor rooms was routed to the department by the Department of Building Inspection on April 5, 2019. The department rescinded the September 20, 2018 categorical exemption on April 8, 2019 because it was not clear whether the physical scope of work for the project would change due to the Project's legalization of the ground floor rooms.

Subsequently, the project sponsor submitted a revised plan set (July 10, 2019) which showed that no additional work would be required to legalize those rooms. The department issued a second categorical exemption on September 5, 2019, which included the following language in the project description: "the project would include the legalization of existing bathroom and 3 storage rooms at the 1st level (garage) to comply with Notice of Violation #201928061." This describes what is shown on the plan set.

Planning Department staff, both at the January 9, 2020 Planning Commission hearing, and in the staff report for that hearing, mischaracterized the legalization of the ground floor rooms in response to NOV #201928061, as legalization of a potential unauthorized dwelling unit or UDU. The rooms are being used for storage, at the present time; this is confirmed by the Building Inspector's notes on Complaint Number 201928061. In addition, the project sponsor submitted a signed affidavit on February 7, 2019 asserting that the ground floor rooms do not comprise a dwelling unit, which was confirmed by a records search for eviction records by the Rent Board. The project sponsor has not indicated a desire to add an accessory dwelling unit on the property. The building permit filed to legalize the ground floor rooms seeks to remedy the fact that no building permit was issued for work completed on that floor to comply with NOV #201928061. The Planning Commission resolution did not mention the existence or legalization of a potential unauthorized dwelling unit, since no legalization of a dwelling unit was proposed. Legalization of a potential unauthorized dwelling would take place through a separate process with the Planning Department and the Department of Building Inspection, and may not require environmental review.

Moreover, in this case, the legalization of the ground floor rooms to comply with NOV #201928061 would not result in any physical changes to the building and; therefore, the legalization would not be considered a "project" under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment. Activities that are not considered a project do not require evaluation under the California Environmental Quality Act. Therefore, the inclusion of language regarding the legalization of the ground floor rooms does not affect the adequacy of this categorical exemption. It is merely a portion of the whole project. That said, both the July 10, 2019 plans and the September 5, 2019 categorical exemption correctly reference the proposed legalization of the ground floor rooms.

Response 2: The proposed project described in the September 5, 2019 categorical exemption accurately describes the existing residence as a single-family home, given that this is its present, legalized use.

If the ground floor rooms were proposed to become legalized as an accessory dwelling unit, the house would become a two-unit building. A house with an unauthorized accessory dwelling unit is still considered a single-family home. This is not the case here as the project does not include adding an accessory unit, legal or otherwise. In addition, neither the planning department nor the department of building inspection has identified the presence of an unauthorized dwelling unit on the project site, rendering the appellant's argument moot.

Response 3: The project does not include any changes to the ground floor rooms. Should the project sponsor decide to pursue creation of an accessory dwelling unit within the existing single-family home, an application would need to be filed with the department. The legalization of such a unit would not require a hearing before the planning commission, unless an application for discretionary review is filed. Planning

code section 317 only applies when the removal of a dwelling unit is proposed (including removal of an unauthorized dwelling unit).

CONCLUSION

The department has determined that the proposed project is categorically exempt from environmental review under CEQA on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of Resources has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the project. The appellant has not demonstrated that the department's determination is not supported by substantial evidence in the record.

For the reasons stated above and in the September 5, 2019 CEQA categorical exemption determination, the CEQA determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review pursuant to the cited exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

COMPLAINT DATA SHEET

Complaint Number: 201928061

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name:

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:

Location: 743 VERMONT ST

Block: 4074

Lot: 021

Site:

Rating:

Occupancy Code:

Received By: Mauricio Hernandez

Division: BID

Complainant's

Phone:

Complaint Source: TELEPHONE

Assigned to Division: BID

Description:

At the garage/ ground floor Pa 201710272504. Show a storage room w/full bath. No direct connection of garage to house above. no permit on file to build a full bathroom at garage.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	KEANE	6288		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
02/12/19	CASE OPENED	BID	Gonzalez	CASE RECEIVED	
02/12/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw
02/14/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	No entry. Left contact info. tdk.
02/20/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Spoke with architect who is going to schedule an inspection with owner. tdk.
02/27/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Gained entry. Reinspection required , unable to inspect interior of storage room as it was full of storage boxes. tdk.
03/01/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Returned call to owner . Left message. tdk.
03/06/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	FIRST NOV SENT	Issued and posted 1st NOV. tdk.
03/07/19	OTHER BLDG/HOUSING VIOLATION	INS	Keane	CASE UPDATE	1st NOV mailed per D. Keane /tt
05/20/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Pa. 201904037052 has been filed and routed to planning on 4/5/19. tdk.
09/20/19	OTHER BLDG/HOUSING VIOLATION	BID	Keane	CASE UPDATE	Routing shows still in DCP. tdk.

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID): 03/06/19

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

AFFIDAVIT

COMPLIANCE WITH ORDINANCE 208-15



San Francisco Planning
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103
TEL: 415.575.9121

UNAUTHORIZED UNIT AFFIDAVIT

Project Address: 743 VERMONT ST. SAN FRANCISCO, CA, 94107

Block/Lot (APN): 4074/021

"Unauthorized Unit" shall mean one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property.

"Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

I, Terri-Diann Pickering, do hereby declare as follows:

To the best of my knowledge:

- There is an Unauthorized Unit, as defined above, located on the subject property.
- There is not an Unauthorized Unit, as defined above, located on the subject property.

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

EXECUTED ON THIS DAY, February 7, 2019, IN San Francisco, CA.

[Signature]
Signature

TERRI-DIANN PICKERING
Name (Printed)

Applicant/Owner (415) 602-1959
Relationship to Project (i.e. Owner, Architect, etc.) Phone

JohnC1957@AOL.com
Email

Submit completed Affidavit upon request by Planning Staff or in conjunction with a UDU Screening Request form.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

(Date) 2/6/2019

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 743 Vermont st
Assessor's Block/Lot: 4074/021
BPA # / Case #: 201710272504/2017-01466

Project Type

- Merger – Planning Code Section 317
- Enlargement / Alteration / Reconstruction – Planning Code Section 181
- Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,
Planner Cathleen
Campbell

Digitally signed by Cathleen Campbell
DN: cn=Cathleen Campbell, ou=Planning
Department, ou=City of San Francisco,
o=US
Date: 2019.02.06 17:02:24 -0807

cc: Jennifer Rakowski- Rent Board Supervisor

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: _____

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - See attached documents.

There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - See attached documents.

Signed: _____

Dated: _____

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

Lew, Lisa (BOS)

From: BOS Legislation, (BOS)
Sent: Friday, March 13, 2020 2:54 PM
To: ryan@zfplaw.com; william@waltersarchitects.net; Ta, Jeffrey V.
Subject: PROJECT SPONSOR RESPONSE: Appeal of CEQA Exemption Determination - Proposed 743 Vermont Street Project - Appeal Hearing on March 24, 2020

Categories: 200160

Good afternoon,

Please find linked below an appeal response from Jeffrey V. Ta, of Ropers Majeski Kohn Bently, on behalf of the project sponsors, received by the Office of the Clerk of the Board regarding the CEQA Exemption Determination, for the proposed project at 743 Vermont Street.

[Project Sponsor Response - March 13, 2020](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on March 24, 2020. NOTE: A motion may be entertained to continue this Hearing to the Board of Supervisors' meeting of April 21, 2020.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200160](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



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The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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SAN FRANCISCO | 150 Spear Street
Boston | Suite 850
Las Vegas | San Francisco, CA 94105
Los Angeles | Telephone (415) 543-4800
Miami | Facsimile (415) 972-6301
New York | www.rmkb.com
Paris
Redwood City | Jeffrey V. Ta
San Jose | (415) 972-6387
Seattle



jeffrey.ta@ropers.com

March 13, 2020

Via Electronic Mail & Hand Delivery
bos.legislation@sfgov.org

Angela Calvillo
Clerk of the Board
City Hall
1 Dr. Carlton B. Goodlett Place
Room 224
San Francisco, California 94102

Re: File No. 200160
Appeal of the CEQA Categorical Exemption Determination
743 Vermont Street, Assessor's Parcel Block No. 4074, Lot No. 021

Dear President Yee and Honorable Members of the Board of Supervisors:

Our firm represents John Cassingham and Terri Pickering, the project sponsor, regarding a long-delayed project at 743 Vermont Street. The endless appeals filed on this simple construction project, similar to the one completed by appellant in 2012, need to end and this Board needs to ensure that it does once and for all. This is the response to the letter of appeal to the Board of Supervisors (the board) regarding the issuance of a categorical exception under the California Environmental Quality Act (CEQA determination) for the proposed project at 743 Vermont Street.

The department pursuant to Title 14 of the CEQA Guidelines, issued a categorical exemption for the project on September 5, 2019, finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) a Class 1 (Existing Facilities) categorical exemption. The decision before the board is whether to uphold the department's determination to issue a categorical exemption and deny the appeal, or to overturn the department's determination to issue a categorical exemption and return the project to the department staff for additional environmental review. We urge the board to uphold the CEQA Categorical Exemption Determination.

Site Description and Existing Use

743 Vermont Street is a single family residence owned and occupied by John Cassingham & Terri Pickering.

Project Description

The project proposes the following:

- Demolition of the rear portion of the dwelling beginning approximately 25 feet from the front face of building.
- Demolition of the existing gable roof beginning approximately 16 feet from the face of the building.
- Construction of a new addition which will extend to the rear footprint 4'-11" to the east and within 1'-0" to the north (the proposed addition would be the same for both the second and third floors).
- The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor.
- The existing interior stairway would be removed and replaced with a new stair way with landing.
- The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridgeline.
- In addition, the project includes the legalization of the existing bathroom and 3 storage rooms at the 1st level (garage) to comply with NOV #201928061.

Contrary to Appellant's claim, no changes are proposed to the first level of the residence. The project does not expand the footprint of the residence to the south, i.e. closer to Appellant's residence.

Background

As a preliminary matter, it should be noted that appellant Meg McKnight, who resides at 753 Vermont Street, completed a similar if not identical project to her property. (See Building Permits attached as Exhibit A and Photographs of appellant's addition attached as Exhibit B.)

On September 19, 2018, the Planning Department issued the first CEQA Categorical Exemption Determination. (Exhibit C) Subsequently, the appellant filed her first Discretionary Review (DR) of the project which was set for hearing on February 14, 2019. Just prior to the DR hearing, appellant filed a complaint with the Department Building Inspection (DBI) due to an existing, albeit unpermitted bathroom and three storage rooms built 50 years ago in the project sponsor's garage level. At the DR hearing, plaintiff argued unsuccessfully that discretionary review should be taken because the project sponsor was removing an unauthorized dwelling unit ("UDU"). The project description and plans indicated at that time that no alterations and/or additions were proposed to the garage level. The Board unanimously decided in favor of the project sponsor and did not take discretionary review.

As a result of appellant's complaint to DBI, on March 6, 2019, DBI issued a Notice of Violation for the unpermitted bathroom and three storage rooms in the garage level of the residence. The project sponsor applied for a permit to legalize the bathroom and storage rooms but were informed that they were required to resubmit the plans for the renovation together with a permit application for the storage rooms and bathroom in a single package. Pursuant to the department's request, the project sponsor revised their plans to include legalization of the existing bathroom and 3 storage rooms on the first floor of the property.

Subsequently, on March 15, 2019 appellant filed her first Appeal of CEQA Categorical Exemption Determination. On April 8, 2019, the department rescinded the September 19, 2018 CEQA determination because new information (legalization of the first floor bathroom and storage plans) was presented requiring a revision of the plans and scope of work for the proposed project. (Exhibit D) This nullified the appellant's March 15, 2019 CEQA appeal.

On September 5, 2019, the department issued its second categorical exemption for the project, finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) a Class 1 (Existing Facilities) categorical exemption. (Exhibit E.) Like clockwork, Appellant filed her 2nd discretionary review of the project. The same arguments were made from the first DR review hearing (Appellant again claimed that the project was removing a UDU.) The Board again unanimously denied DR review and approved the project. Now, Appellant appeals the CEQA Exemption.

Project Sponsor's Response

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review. The State Secretary of Resources determined that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review. CEQA Guidelines section 15301 provides

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. **The key consideration is whether the project involves negligible or no expansion of use.**

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety, and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) **Additions to existing structures provided that the addition will not result in an increase of more than:**
 - (1) **50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or**
 - (2) **10,000 square feet if:**
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.

Here, the project proposes an addition to the existing structure that will not result in an increase of more than 10,000 square feet, and, the project in an area where all public services and facilities are available, and the project location is not environmentally sensitive.

Further, the project does not fall into an exceptions for categorical exemption. Section 15300.2 provides for the following exceptions to the class exemptions:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

March 13, 2020

Page 5

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

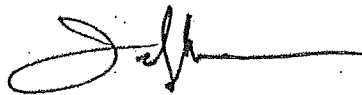
(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

None of the exceptions apply to this project.

Appellant makes no argument on why the project is not categorically exempt, or why any exceptions apply to the class 1 exemption. Instead, Appellant again argues that the project should be delayed because it removes a UDU. As shown on the plans, the project proposes no changes, removal or otherwise to the garage level of the residence. (Exhibit E, compare A-3 Existing Floor Plan, and A-4 Proposed Floor Plan.) Appellant's reliance on *County of Inyo v. City of Los Angeles*, (1977) 71 Cal. App. 3d 185 is misplaced. This case involved an environmental impact report covering extraction of subsurface water. The court only held that the report did not provide an accurate, stable and finite project description in accordance with the court's prior decision. Here, there is no environmental impact report involved, nor is one required, as the project is categorically exempt. Moreover, there has been no court order requiring an environmental impact report. The project description required by the County of Inyo case is unique to that project, and does not apply to CEQA Exemption determinations.

The Board should deny the appeal for all the reasons set forth above.

Very truly yours,



Jeffrey V. Ta

Enclosures

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the Internal Revenue Service, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

EXHIBIT A

Permit Details Report

Report Date: 3/9/2020 3:50:29 PM

Application Number: 201012176901
Form Number: 3
Address(es): 4074 / 020 / 0753 VERMONT ST

Description: REAR ADDITION WITH ONE AND TWO STORY PORTIONS AND REPLACEMENT BATH. INTERIOR REMODELING AT EXISTING SECOND FLOOR REAR BEDROOM, FIVE NEW SKYLIGHTS AT EXISTING ROOF. TOTAL INCREASE IN HABITABLE SPACE = 324 SQFT. EXCAVATION AND NEW PATIO AND RETAINING WALLS AT REAR YARD.

Cost: \$115,400.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/17/2010	TRIAGE	
12/17/2010	FILING	
12/17/2010	FILED	
7/1/2011	PLANCHHECK	
7/1/2011	APPROVED	
7/1/2011	ISSUED	
3/26/2012	COMPLETE	CFC Issued

Contact Details:

Contractor Details:

License Number: 799639
Name: BILL DOHRMANN
Company Name: DOHRMANN CONSTRUCTION INC.
Address: 2694 39TH AV * SAN FRANCISCO CA 94116-0000
Phone: 9865266

Addenda Details:

Description: SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	12/17/10	12/17/10			12/17/10	SHEK KATHY	
2	BLDG	6/28/11	6/28/11			6/28/11	DANG DENNIS	
2	BLDG	12/23/10	12/28/10	6/28/11		6/28/11	GUNNELL MICHAEL	6/24/11: Re-Assign from Michael Gunnell to Dennis Dang.
2	DPW-BSM	12/23/10	1/12/11			6/27/11	TANG ELEANOR	6/27/11 Subj to all cond of 11MSE-0040; BSM sign off on Job Card required. BSM IS READY TO SIGN OFF SITE PLAN Waiting for final set of plans and original application for the approval process 753 Vermont St (11MSE-0040) DPW/BSM shall not release construction addenda until complete application and plans for Minor Sidewalk Encroachment (MSE) are submitted and approved. MSE is for step(s) Please submit application with all (MSE) requirements at 875 Stevenson Street, RM. 460, and Tel. No. (415)-554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off
2	DFCU	12/23/10	6/30/11			6/30/11	BLACKSHEAR JOHN	
2	CP-ZOC	12/23/10	3/2/11	3/2/11	6/6/11	6/6/11	FU BEN	RDT review 3/9/11, comments ready 3/23, phone call to architect and sent Notice of Requirements 3/31/11.
2	SFPUC	12/23/10	1/20/11			1/20/11	TOM BILL	NOT APPLICABLE - Legalizing rooms. Ready for FINAL STAMP OUT. Return DFU site submittal to PPC 1/20/11.
3	PPC	12/23/10	12/23/10			6/30/11	FUNG SERENA	6-30-11: Route to CPB. sjf 6-29-11: PUC n/a. Hold pending DFCU to log out. sjf 6-24-11: to BSM for sign off 6/7/11: Planning sets to BLDG. 1-21-11: rec'd SFPUC set, placed in PPC HOLD BIN 1/12/11: BSM set in HOLD BIN. 12/23/10: REC'D 6 SETS OF PLANS FROM CPB. ROUTE 2 SETS TO DCP, 1 SET EACH TO BLDG, BSM, PUC AND DFCU. RZ
4	CP-NP	4/28/11	4/28/11			5/28/11	FU BEN	Section 311 Mailed 4/28/11; Expired 5/28/11 (Nora)
5	CPB	6/30/11	7/1/11			7/1/11	YAN BRENDA	7/1/11: APPROV BY BYAN.

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Department of Building Inspection

1/9/2012	Steve Hajnal	ROUGH FRAME	ROUGH FRAME
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1	12/27/2011	ATLAU	4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel only(J drive)
1	12/27/2011	ATLAU	20	HOLDOWNS	
1	12/27/2011	ATLAU	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1	12/27/2011	ATLAU	18A	BOLTS INSTALLED IN EXISTING CONCRETE	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

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Permit Details Report

Report Date: 3/9/2020 3:50:56 PM

Application Number: 201110267634

Form Number: 8

Address(es): 4074 / 020 / 0753 VERMONT ST

Description: REVISION TO APP#201012176901 FOR THE FOLLOWING CHANGES: 1) INTERIOR REMODELING AT 2ND FLOOR TO EXPAND BATH 1 AND RECONFIGURE THE ADJACENT BEDROOM 1 WALKIN CLOSET, 2) REMOVAL OF THE FIREPLACE/HEATER FROM BEDROOM 1 AND TO CHANGE DOOR #6 TO THE ROOM,3) CHANGE THE DOOR AND WINDOW CONFIGURATION AT THE

Cost: \$1.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/26/2011	TRIAGE	
10/26/2011	FILING	
10/26/2011	FILED	
11/9/2011	APPROVED	
11/9/2011	ISSUED	
3/26/2012	COMPLETE	Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: 799639
Name: BILL DOHRMANN
Company Name: DOHRMANN CONSTRUCTION INC.
Address: 2694 39TH AV * SAN FRANCISCO CA 94116-0000
Phone: 9865266

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	10/26/11	10/26/11			10/26/11	SHAWL HAREGGEWAIN	
2	BLDG	10/26/11	10/26/11			10/26/11	CHEN MIN	
3	MECH	10/26/11	10/26/11			10/26/11	LIANG TONY	APPROVED; OTC.
4	CPB	11/9/11	11/9/11			11/9/11	GALIZA DELIA	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

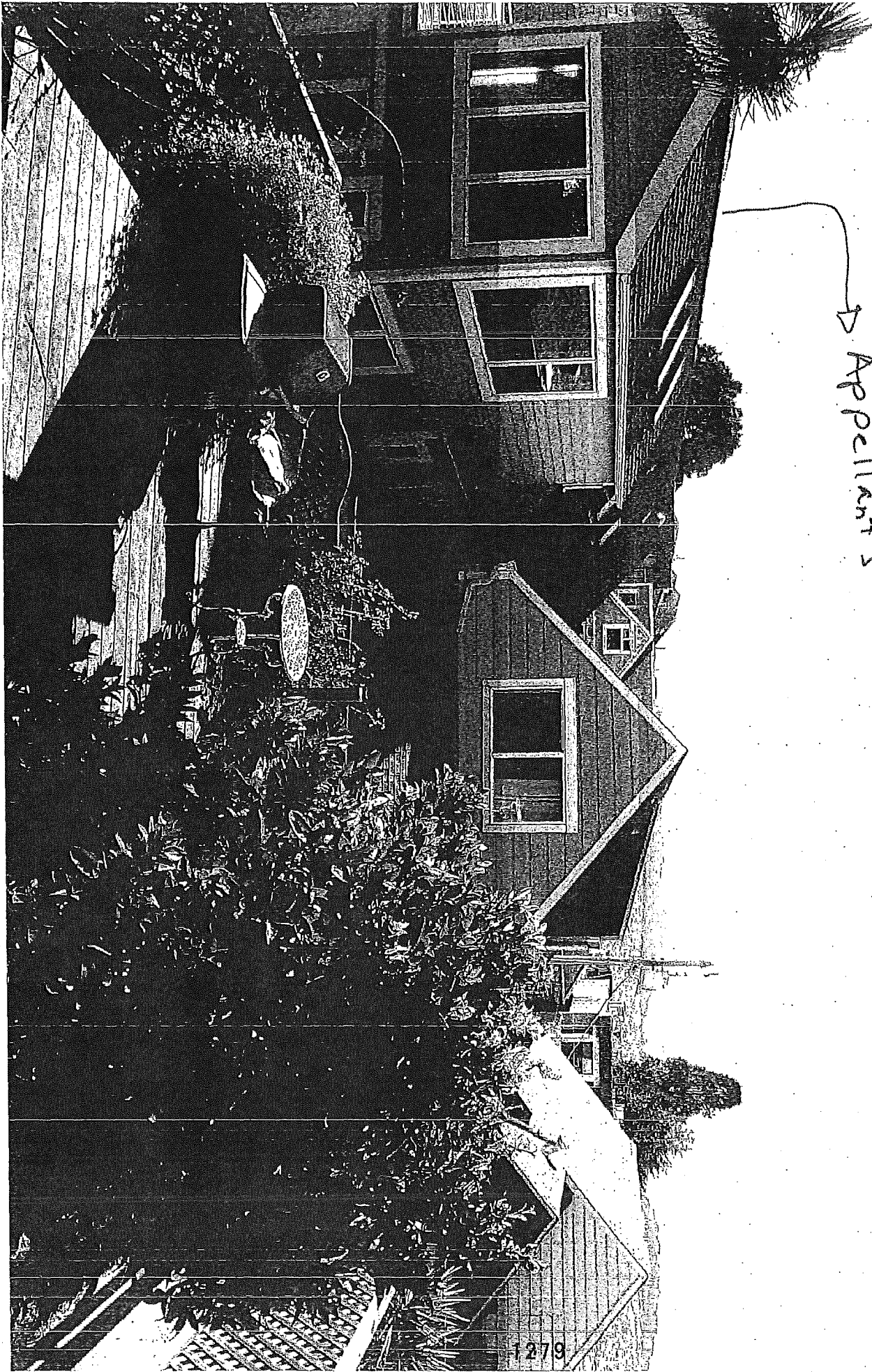
Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking home page.](#)

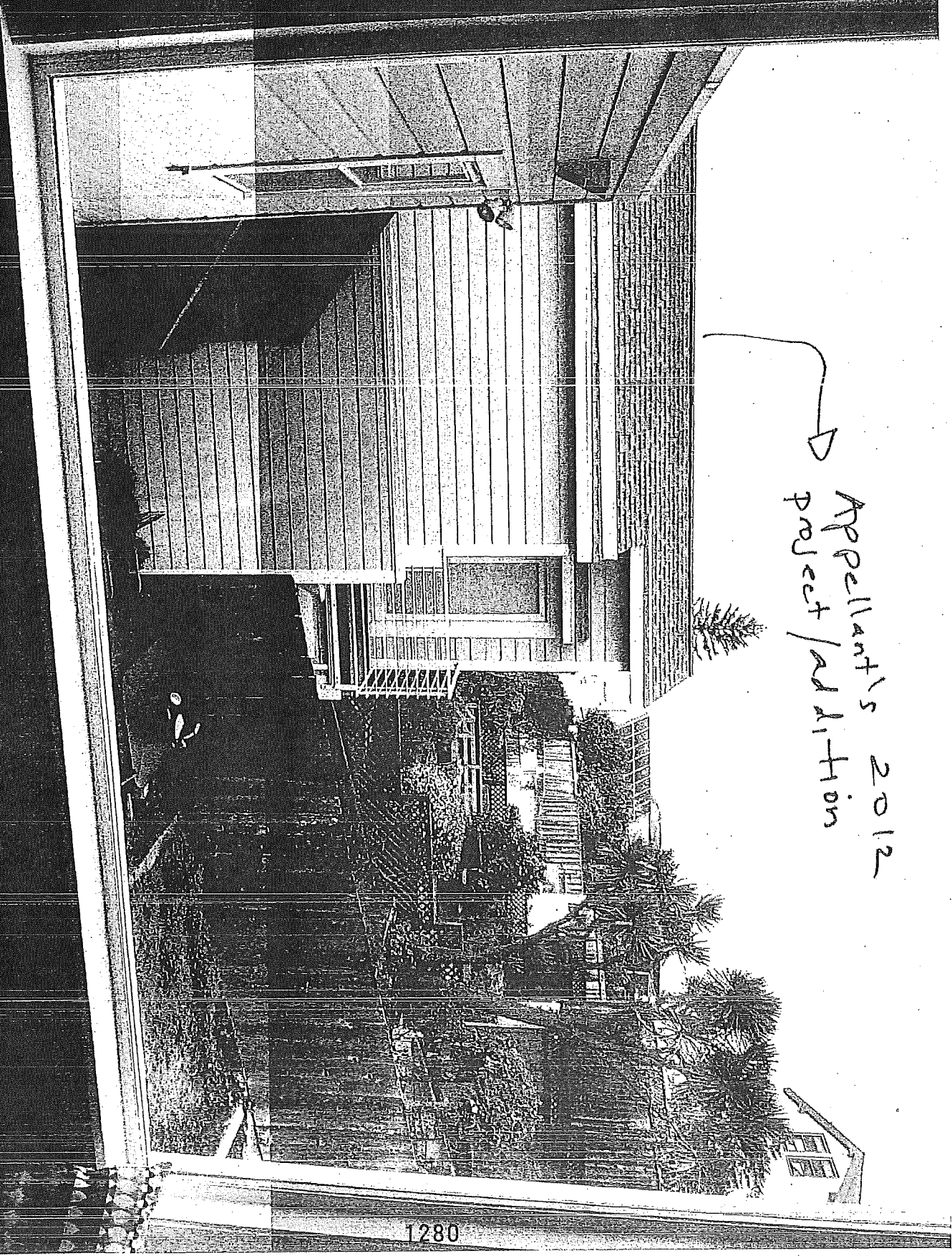
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EXHIBIT B



→ Appellant's 2012 project/addition



Appellant's 2012
project / addition

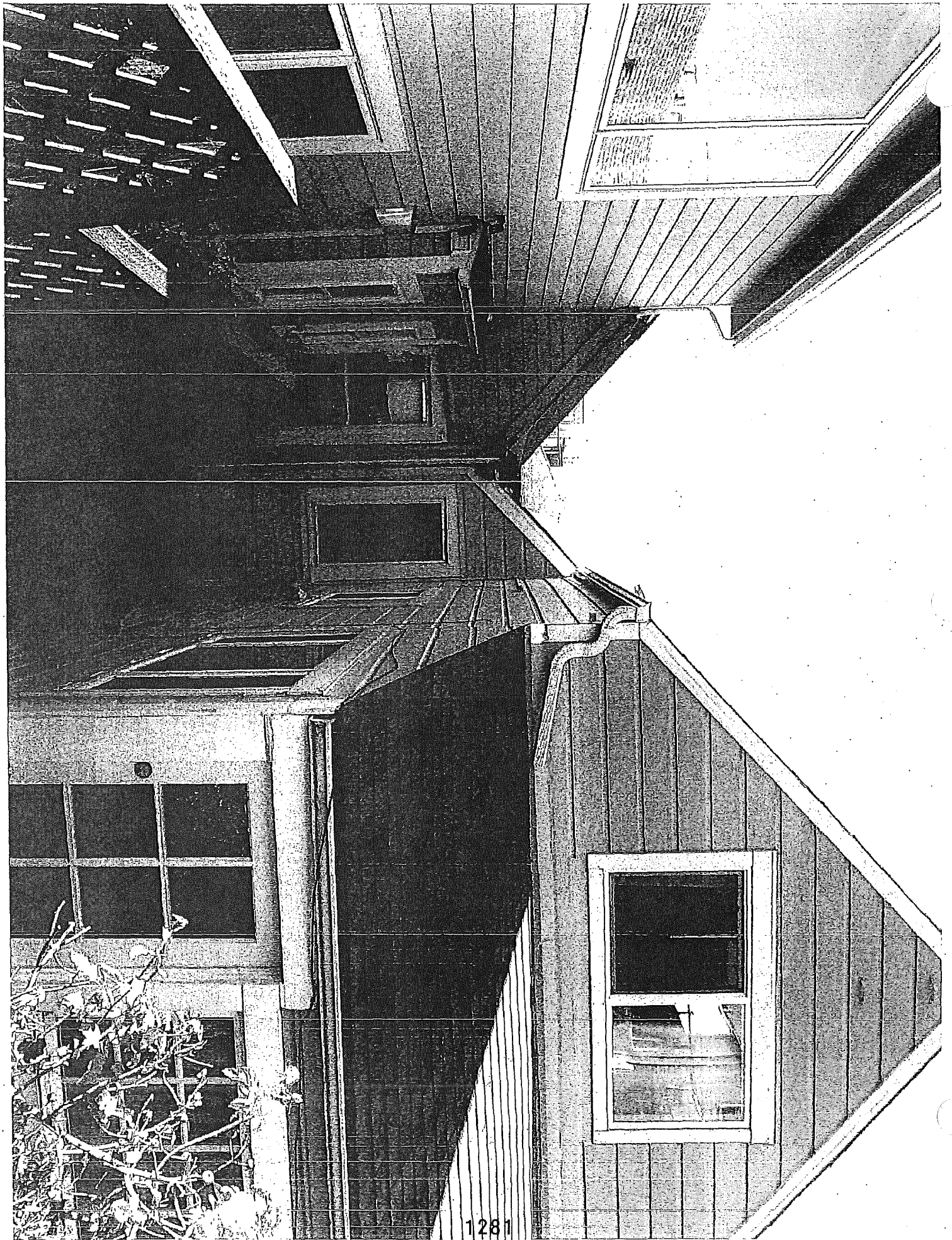


EXHIBIT C



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
743 VERMONT ST		4074021
Case No.		Permit No.
2017-014666ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. emolition of the rear portion of the dwelling beginning approx. 25 feet from the front face of the building. Demolition of the existing gable roof beginning approx. 16 feet from the front face of the building. Construction of anew addition which will extend to the rear footprint 4'-11" to the east and to withing 1'-0" to the north. This will be the same for both the second and third floors. The addition and remodel will include a remodeled kitchen, and bedroom on the second floor and new master bedroom and remodeled bath on the third floor. There will be a new deck off the master bedroom to the north, The existing interior winder stairway will be removed and replaced with a new stairway with landing. The extent of the addition/remodel will have a flat roof approx. 6 inches above the existing ridge line.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks); Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify): Per PTR form signed on 9/19/2018
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.
Project Approval Action: Building Permit	
Signature: Stephanie Cisneros	
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. 09/20/2018	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion:	9/18/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017
-----------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018).</p> <p>Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.</p>	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual	Historic District/Context		
Property is Individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>		
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's standards/Art. 10/Art. 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 20180919 18:53:16 -0700</small>	

EXHIBIT D



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 08, 2019
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Devyani Jain, Deputy Environmental Review Officer
RE: CEQA Exemption Rescinded - 743 Vermont Street, Planning
Department Case No. 2017-014666ENV

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
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On March 15, 2019, Ryan Patterson of Zacks, Freedman & Patterson on behalf of Meg McKnight filed an appeal with the Office of the Clerk of the Board of Supervisors of the categorical exemption determination for 743 Vermont Street project.

CEQA Exemption Rescinded: New information was presented requiring a revision to the plans and scope of work of the 201710272504 building permit for the proposed 743 Vermont Street project. The Planning Department is rescinding its original CEQA determination of Categorical Exemption clearance for the 743 Vermont Street project (2017-014666ENV). Therefore, the CEQA appeal for the categorical exemption determination for the 743 Vermont Street project is nullified.

EXHIBIT E



**SAN FRANCISCO
PLANNING DEPARTMENT**

CEQA Categorical Exemption Determination

*BOARD OF SUPERVISORS
FEB - 7 P 4: 15
RECEIVED BY - TJA*

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
743 VERMONT ST		4074021
Case No.		Permit No.
2017-014666ENV		201710272504
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project entails the following: demolition of the rear portion of the dwelling beginning approximately 25 feet from the front of the building; demolition of the existing gable roof beginning approximately 16 feet from the front of the building; and construction of a new addition to extend to the rear footprint 4'-11" to the east and within 1'-0" to the north (the proposed addition would be the same for both the second and third floors). The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor. There would be a new deck off the master bedroom to the north. The existing interior winder stairway would be removed and replaced with a new stairway with landing. The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridge line.</p> <p>In addition, the project includes the legalization of existing bathroom and 3 storage rooms at the 1st level (garage) to comply with NOV #201928061.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development, New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.</p> <p>The project site is underlain by serpentine bedrock. The measures required in compliance with the Construction Dust Control Ordinance would protect the workers and public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to naturally occurring chrysotile asbestos (NOA) would not occur.</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated: b. Other (specify): Per PTR form signed on 9/19/2018 <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/05/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ	201710272504	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Preservation Team Meeting Date:	Date of Form Completion: 9/18/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanle Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018). Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>		
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards (AFCIO/Art II)	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions	<input type="radio"/> Yes	<input type="radio"/> No	
Defers to Residential Design Team	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator	Date
Allison K. Vanderslice <small>* Digitally signed by Allison K. Vanderslice DN: c=org, o=cityplanning, ou=City Planning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sf.gov Date: 2018.09.18 18:53:14 -0700</small>	

EXHIBIT F

GENERAL NOTES

- DIMENSIONS ON DRAWINGS, DO NOT SCALE THE DRAWINGS. USE WRITTEN DIMENSIONS. IF CONFLICTS EXIST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED**
- COORDINATION OF WORK:** THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS, ROOM DIMENSIONS AND REQUIRED CLEARANCES OF UTILITIES, APPLIANCES, AND OTHER ITEMS ASSOCIATED WITH THE PROJECT WORK SUCH THAT CONFLICTS DO NOT OCCUR. NOTIFY ARCHITECT OF PROBLEMATIC CONDITIONS
- CONFLICTS IN DOCUMENTS:** NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION SHOULD ANY CONFLICT IN INFORMATION FOUND IN THE DOCUMENTATION BE DISCOVERED.
- CUTTING AND PATCHING:** WHERE WORK REQUIRES CUTTING INTO OR DISRUPTION OF EXISTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING SO IN THE AREA OF WORK AND ITS ADJACENT SURFACES TO MATCH ADJACENT EXISTING SURFACES. PATCHES INCLUDES FINISH PAINTING OF AREA DISRUPTED
- TEMPORARY SHORING AND UNDERPINNING:** IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHOICE AND SPACING OF BOTH EXISTING AND NEW WORK AS REQUIRED TO STABILIZE THE WORK AND TO MINIMIZE RISK OF PROPERTY DAMAGE OR INJURY ON SITE OR TO ADJACENT PROPERTIES. SHORING AND UNDERPINNING WORK IS TO BE PERFORMED UNDER SEPARATE PERMIT OBTAINED BY THE GENERAL CONTRACTOR.
- AGENCY INSPECTIONS AND UTILITY COORDINATION:** THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED CITY AGENCY INSPECTIONS. IN ADDITION, THE CONTRACTOR IS TO COORDINATE WORK WITH ALL UTILITY COMPANIES (GAS, ELECTRICITY, WATER, PHONES, ETC.) SUCH THAT SERVICE TO THE SITE IS EITHER MAINTAINED OR PROVIDED IN A TIMELY MANNER TO THE COMPLETION OF THE WORK. COORDINATE NEW SERVICE LOCATIONS AND CONFIGURATIONS WITH THE APPROPRIATE PROVIDER, THE OWNER AND THE ARCHITECT.
- SPECIAL INSPECTIONS AND TESTING:** IF REQUIRED BY THE GOVERNING AGENCIES, THE OWNER IS TO PROVIDE REQUIRED SPECIAL INSPECTIONS AND TESTING VIA EITHER THE STRUCTURAL ENGINEER OR A LICENSED THIRD-PARTY TESTING AGENCY. THE GENERAL CONTRACTOR IS TO COORDINATE ALL WORK AND NOTIFY THE ARCHITECT, STRUCTURAL ENGINEER AND OWNER A MINIMUM FIVE DAY NOTIFICATION ONCE THE WORK IS READY FOR INSPECTION. KEEP ALL REPORTS FOR SUBMITTAL TO AUTHORITIES AT FINAL INSPECTION.
- SITE UTILITIES:** THE CONTRACTOR IS TO CAREFULLY REVIEW ANY EXISTING UTILITIES AND IDENTIFY THOSE THAT REQUIRE RELOCATION WITH REGARD TO THE PROPOSED SCOPE OF WORK. CONTRACTOR IS TO IDENTIFY WHETHER UPDATES ARE REQUIRED TO MEET THE REQUIREMENTS OF THE CODE. VERIFY THE EXISTING ELECTRICAL SERVICE, MAIN PANELS AND SUB-PANELS, WATER AND HVAC ARE ADEQUATE FOR THE PROPOSED SCOPE OF WORK.
- PROTECTION OF PROPERTY:** PROTECT THE ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE. DO NOT TRESPASS ON NEIGHBORING PROPERTY. IF REQUIRED, SUBMIT WRITTEN REQUEST TO NEIGHBORS WITH COPY TO OWNER AND ARCHITECT AT LEAST 10 DAYS PRIOR TO NEEDED DATE OF TRESPASS. IF ANY DAMAGE OR DISTURBANCE OCCURS TO NEIGHBORING PROPERTIES, RESTORE TO PREVIOUS EXISTING CONDITION AT NO ADDITIONAL COST TO OWNER.
- OWNER'S PROPERTY:** IF OWNER'S FURNISHINGS, DECORATIONS OR OTHER PERSONAL PROPERTY ARE IN THE WAY OF THE NEW WORK, COORDINATE WITH THE OWNER FOR THEIR SAFE PROTECTION, RELOCATION, OR REMOVAL FROM THE JOBSITE PRIOR TO THE START OF THE WORK.
- TEMPORARY BARRIERS:** PROVIDE TEMPORARY BARRIERS TO PROTECT BOTH EXISTING AREAS AND NEW WORK COMPLETED FROM DISTURBANCE, DUST, DIRT, DEBRIS OR OTHER DAMAGE. IF ANY DISTURBANCE OR DAMAGE OCCURS, RESTORE TO PREVIOUS CONDITION AT NO COST TO THE OWNER.
- DEBRIS REMOVAL:** MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATION OF WASTE, DEBRIS AND RUBBISH CAUSED BY OPERATIONS. LEAVE THE JOBSITE CLEAN AND SECURE AT THE END OF EACH WORKING DAY.
- FINAL CLEANING:** THE WORK INCLUDES FINAL CLEANING AT THE SITE INCLUDING THE BUILDING INTERIOR, EXTERIOR AND SITE. WIPE DOWN AND DUST ALL SURFACES, VACUUM OR MOP ALL FLOORS, WASH AND POLISH GLASS, REMOVE ANY AND ALL PAINT SPOTS ON EXPOSED SURFACES AND REMOVE ALL DEBRIS AND TRASH.
- WARRANTIES:** ALL WORK PERFORMED IS TO BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, EXCEPT WHERE LONGER PERIODS ARE GIVEN BY PRODUCT MANUFACTURERS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. NEATLY ARRANGE ALL PRODUCT WARRANTIES, USER MANUALS AND OTHER PERTINENT MATERIALS AND PROVIDE THEM TO THE OWNER AT FINAL COMPLETION OF WORK
- DOORS AND WINDOWS:** THE CONTRACTOR IS TO PROVIDE DESIGN BUILD SERVICES FOR THE MECHANICAL AND MECHANICAL SCOPE OUTLINED IN THE DRAWINGS. COMPLY WITH ALL APPLICABLE CODES AND TITLE 24 ENERGY COMPLIANCE. SECURE AND PAY FOR ALL REQUIRED PERMITS. NEW DRAWINGS AND COORDINATE PARTWAYS SUCH THAT THERE ARE NO OBDS FROM VIEW. IF PARTWAYS CANNOT BE CONCEALED WITHIN THE WALLS, CEILING AND CEILING PROFILES AS SHOWN ON THE DRAWINGS, COORDINATE ALTERNATE LOCATIONS WITH ARCHITECT ON SITE PRIOR TO PROCEEDING WITH THE WORK

CASSINGHAM-PICKERING RESIDENCE

REMODEL AND ADDITION

743 VERMONT STREET
SAN FRANCISCO, CA 94107

PROJECT DATA

- PROJECT NAME:** CASSINGHAM-PICKERING RESIDENCE
- PROJECT DESCRIPTION:** DEMOLITION OF THE REAR PORTION OF THE DWELLING BEGINNING APPROXIMATELY 2'-2" FROM THE FRONT OF THE FACE OF THE BUILDING.
DEMOLITION OF EXISTING GABLE ROOF BEGINNING APPROXIMATELY 17 FEET FROM THE FRONT FACE OF THE BUILDING.
CONSTRUCTION OF A NEW ADDITION WHICH WILL EXTEND THE REAR FOOTPRINT 4'-11" TO THE EAST AND TO WITHIN 1'-0" TO THE NORTH. THIS WILL BE THE SAME FOR BOTH THE SECOND AND THIRD FLOORS. THE REAR 10'-0" WILL BE WITHIN 8'-0" SETBACKS FROM THE NORTH AND SOUTH PROPERTY LINES.
THE ADDITION AND REMODEL WILL INCLUDE A REMODELED KITCHEN AND BEDROOM ON THE SECOND FLOOR AND A NEW MASTER BEDROOM AND REMODELED BATH ON THE THIRD FLOOR. THE EXISTING INTERIOR WALKER STAIRWAY WILL BE REMOVED AND REPLACED WITH A NEW STAIRWAY WITH LANDINGS.
THE EXTENT OF THE ADDITION/REMODEL WILL HAVE A FLAT ROOF APPROXIMATELY 8 INCHES ABOVE THE EXISTING RIDGELINE.
- PROJECT ADDRESS:** 743 VERMONT STREET, SAN FRANCISCO, CA 94107
- BLOCK NO. 407A LOT 021**
- ZONING:** RH-2
- OCCUPANCY:** R-3
- CONSTRUCTION CLASSIFICATION:** (E) VII
- GOVERNING CODES:** ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
- AREA CALCULATIONS (NET FLOOR SPACE) NOT INCLUDING EXTERIOR WALLS**

FLOOR	EXISTING	PROPOSED	TOTALS
GROUND FLOOR	801.0 S.F.	801.0 S.F.	
SECOND FLOOR	646.0 S.F.	1,058.0 S.F.	
THIRD FLOOR	617.0 S.F.	807.0 S.F.	
TOTALS		2,300.0 S.F.	

PROJECT DIRECTORY

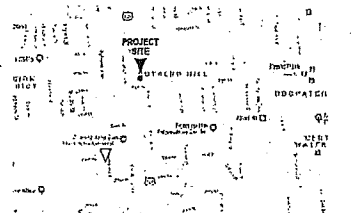
OWNERS: JOHN CASSINGHAM AND TERRI PICKERING
743 VERMONT STREET
SAN FRANCISCO 94105
(415) 450-1948

ARCHITECT: IAN MARK ARCHITECTURE
1333 BRIDSON STREET
SAN FRANCISCO, CA 94115
PH: 415.542.7300
F: 415.541.5235

ARCHITECTURAL DRAWINGS

- A-1 GENERAL NOTES, ABBREVIATIONS, INDEX, LEGEND, VICINITY MAP
- A-2 EXISTING & PROPOSED SITE PLAN
- A-3 EXISTING/PROPOSED FLOOR PLANS
- A-4 PROPOSED FLOOR PLANS
- A-5 EXISTING EXTERIOR ELEVATIONS
- A-5.1 PROPOSED EXTERIOR ELEVATIONS
- A-5.2 EXISTING AND PROPOSED STREET ELEVATIONS
- A-6 EXISTING & PROPOSED BUILDING SECTIONS

VICINITY MAP



DRAWING LEGEND

- NOTE: NOT ALL SYMBOLS OCCUR IN DRAWING SET
- WALL TYPE: BLDG SECTION
 - DOOR TYPE: (SYMBOLS)
 - WINDOW TYPE: (SYMBOLS)
 - FINISH TYPE: (SYMBOLS)
 - ELEVATION DATUM: (SYMBOLS)
 - REVISION: (SYMBOLS)
 - INTERIOR ELEVATION: (SYMBOLS)
 - COLUMN GRIDLINE: (SYMBOLS)

WALL LEGEND

- EXISTING WALL TO REMAIN: (SYMBOLS)
- EXISTING WALL TO BE DEMOLISHED: (SYMBOLS)
- NEW NON-RATED WALL: (SYMBOLS)
- NEW 1-HOUR FIRE RATED WALL: (SYMBOLS)
- SHEAR WALL LOCATION S.D.S.: (SYMBOLS)

ABBREVIATIONS

A AT AND	ELEC ELECTRICAL	INFO INFORMATION	RA ROOM	FIN FINISH	CONTRACTOR INSTALLED
A.B. ANCHOR BOLT	ELEV ELEVATION	INSUL INSULATION	RAWL RAIN/WATER LEADER	CAS CABINET	OPNK OPENING
A.D. AREA DRAIN	EQ EQUIPMENT	INT. INTERIOR	S SOUTH	C.D. CONCRETE	PLUS OR MINUS
A.DJ ADJACENT	(ER) EXISTING TO BE REMOVED	JST JOIST	S.C. SOLID CORE	COL COLUMN	PLAS PLASTER
A.F.F. ABOVE FINISH FLOOR	EXT. EXTERIOR	LAM LAMINATE	SIL SIMILAR	C.M.U. CONCRETE MASONRY UNIT	P.LY. PLYWOOD
A.F.O. ABOVE FINISH GRADE	F.A.U. FORCED AIR UNIT	L.N. LINEN	S.L.D. SEE LANDSCAPE DWGS.	GR GRADE	PT PRESSURE TREATED
ALUM ALUMINUM	FDN FOUNDATION	L.P. LOW POINT	S.L.P. SLOPE TO DRAIN	D DOWN	R. RISERS
BM BEAM	FL FLOOR	LP LOW POINT	STO STORAGE	D.S. DOWN SPAUT	R.A. RETURN AIR
B.O.B. BOTTOM OF BEAM	F.F. FINISH FLOOR	M.C. MECHANICAL	S.S.D. SEE STRUCTURAL DWGS.	D.W. DISH WASHER	R.D. ROOF DRAIN
B.L.K. BLOORING	FL FLOOR	MET. METAL	STL STEEL	D.W.C. DRAWING(S)	R.D.R. REUSE EXISTING REFRIGERATOR
CAB CABINET	F.O.C. FACE OF CONCRETE	M.N. MIRROR	T. TREAD(S)	(E) EXISTING	REF REUSE EXISTING SWITCH FOR NEW LIGHT(S)
CARP. CARPET	F.O.F. FACE OF FINISH	N. NORTH	T.D.P. THRESHOLD	(ER) EXISTING	
CEL. CEILING	F.O.S. FACE OF STUD	(N) NEW	TEMP. TEMPERED	(EJ) EACH	
CEL.C. CEMENT	F.O.W. FACE OF FINISH WALL	O.C. ON CENTER	T.O.D. TOP OF DECK	E.J. EXPANSION JOINT	
C.L. CONTROL LIGHT	F.P. FIRE PLACE	O.C.F.D. OWNER FURNISHED	T.O.S. TOP OF SLAB		
COVC. CONCRETE	FIN FINISH	CONTRACTOR INSTALLED	T.W. TOP OF WALL		
COL. COLUMN	FTS FOOTING	TYP. TYPICAL	UNLESS OTHERWISE NOTED		
C.M.U. CONCRETE MASONRY UNIT	G.A.V. GALVANIZED	U.O.N. UNLESS OTHERWISE NOTED			
D. DISPOSAL	G.C. GENERAL CONTRACTOR	V.B. VAPOR BARRIER			
D.B.L. DOUBLE	G.L.B. GULF/LAMB BEAM	V.J.F. VERIFY IN FIELD			
DET. DETAIL	GR GRADE	W. WEST			
DN DOWN	GR GRASS	W.I. WITH			
D.S. DOWN SPAUT	G.S.M. GALVANIZED SHEET METAL	WO. WOOD			
D.W. DISH WASHER	CYP.S.L.D. CYPRESS BOARD	W.D. WASHER / DRYER			
D.W.C. DRAWING(S)	H.B. HOSE BIB	WH WATER HEATER			
(E) EXISTING	HDR. HEADER	W.H. WATER HEATER			
(EJ) EACH	H.P. HIGH POINT	W.W.M. WELDED WIRE MESH			
E.J. EXPANSION JOINT	H.W. HARD WOOD				
	HT. HEIGHT				
	HTR. HEATER				



CASSINGHAM-PICKERING RESIDENCE

REMODEL AND ADDITION
743 Vermont Street,
San Francisco,
CA 94107

ISSUE	DATE

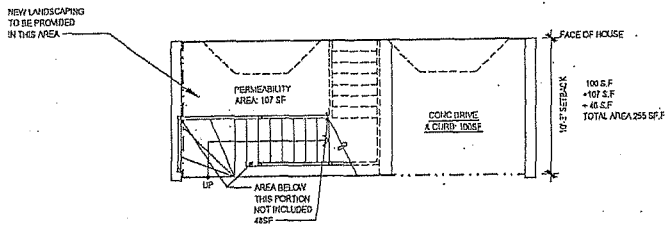
DATE	BY
07-18-19	AP
15-RE-02	

PROJECT INFORMATION & GENERAL NOTES

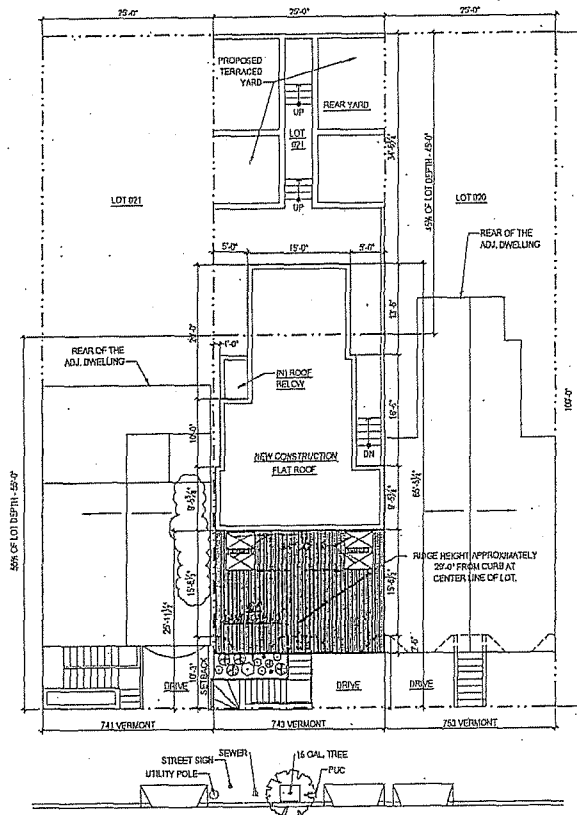
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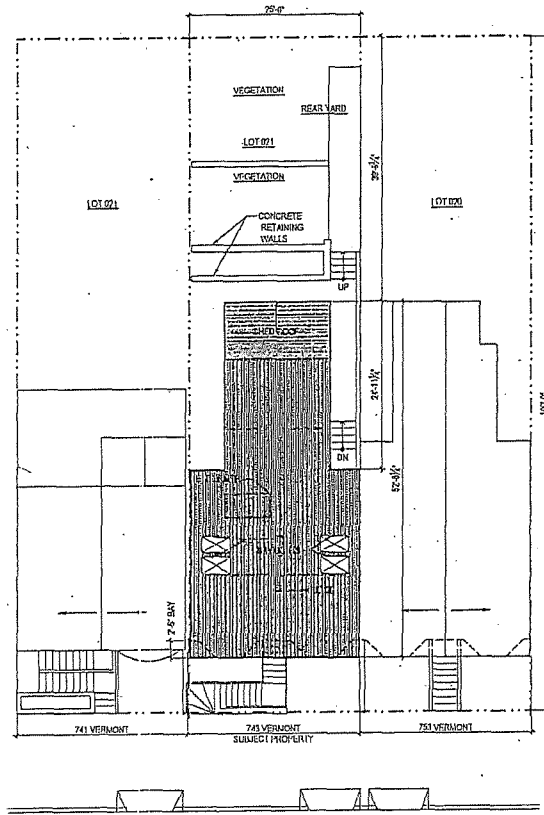
1302



3 FRONT SETBACK PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



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



CASSINGHAM-PICKERING
RESIDENCE

REMDEL AND
ADDITION
743 Vermont Street,
San Francisco,
CA 94107

ISSUE DATE

DATE 07-10-19
DRAWN BY AP
CHECKED BY TR-RE-07
SCALE

SHEET TITLE



EXISTING
AND
PROPOSED
SITE PLAN

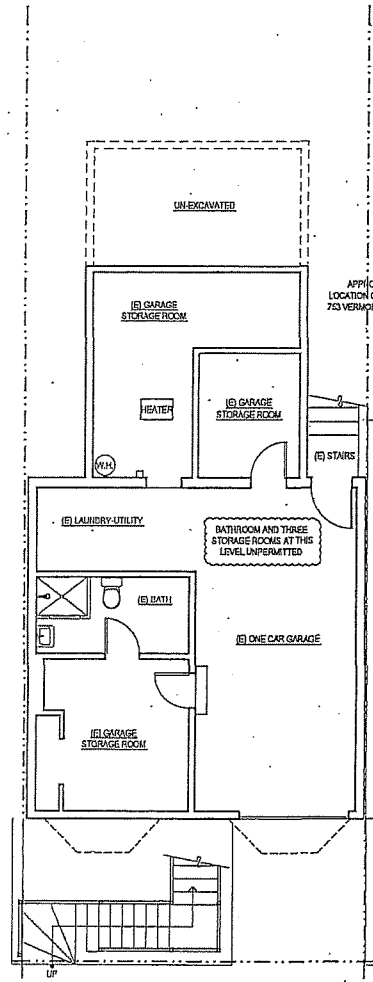
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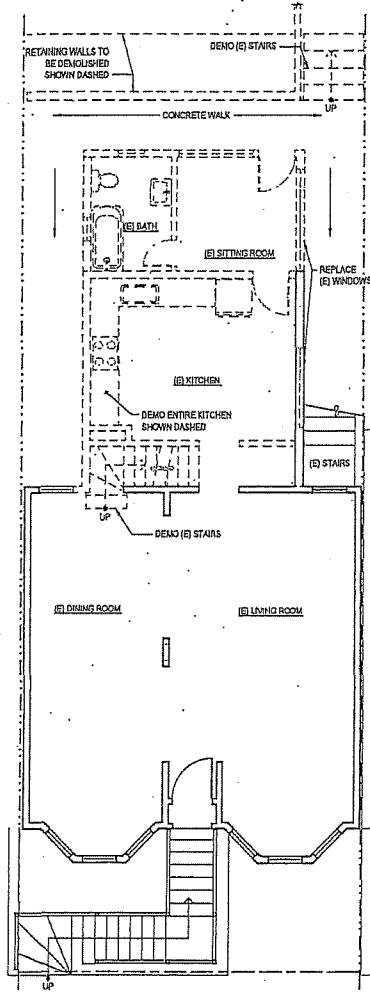
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LEGEND

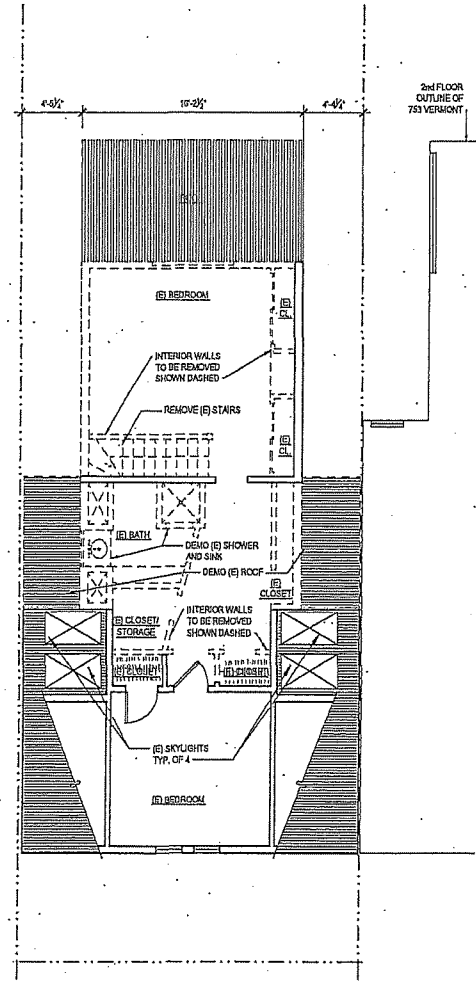
EXISTING WALL TO REMAIN 
EXISTING WALL TO BE DEMOLISHED 



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 EXISTING THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



CASSINGHAM-PICKERING RESIDENCE

REMODEL AND ADDITION
743 Vermont Street,
San Francisco,
CA 94107

ISSUE DATE
LEGALIZE BATH 08.09.18

DATE 07-18-18
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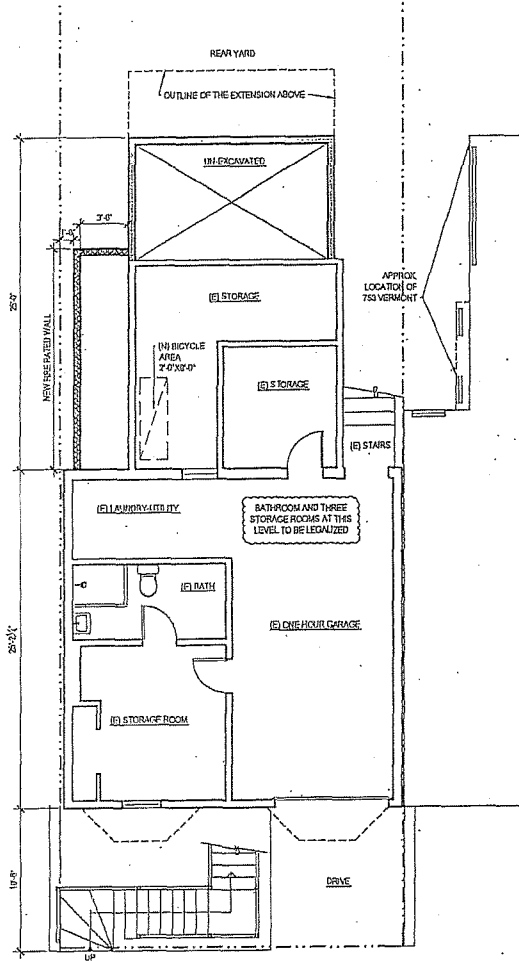
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SHEET NO.

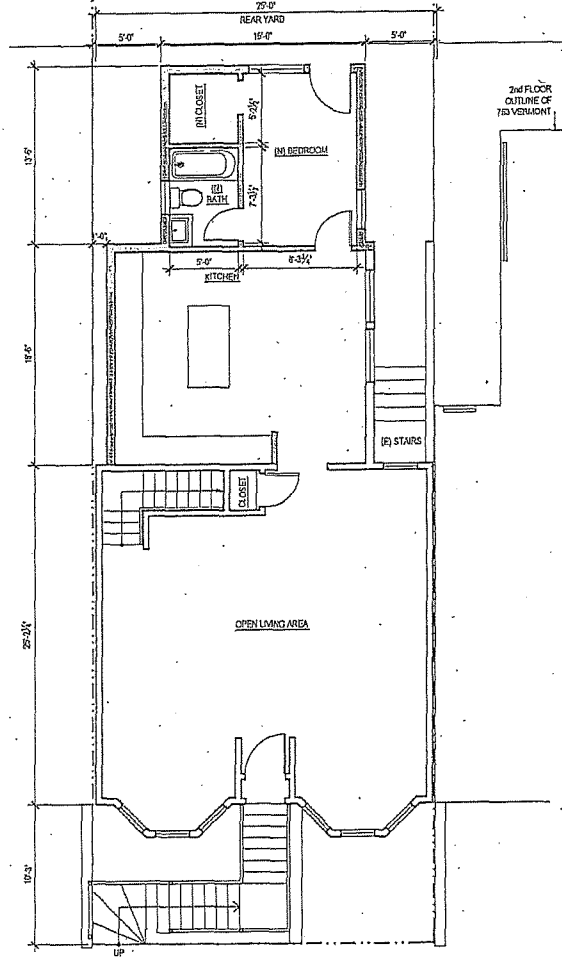
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LEGEND

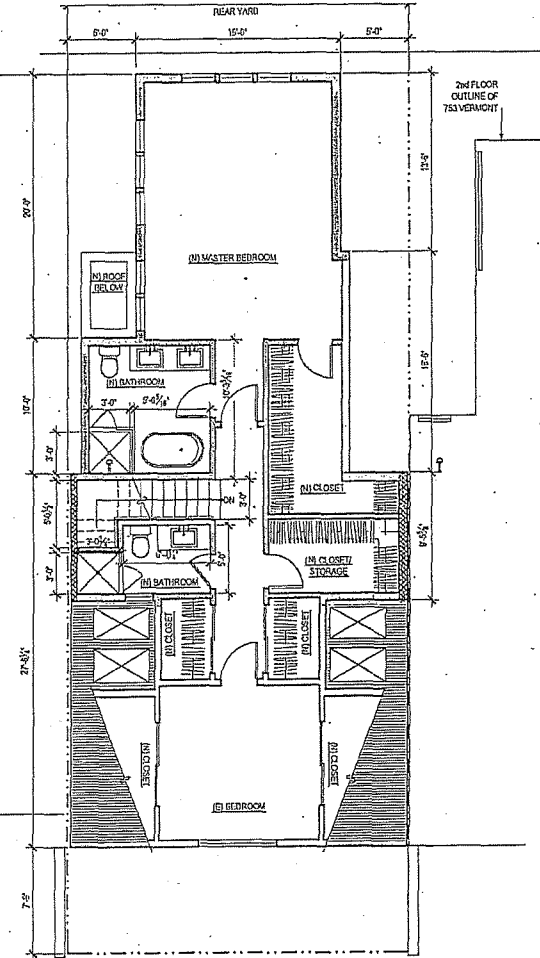
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW NON-RATED WALL
- 1 HOUR RATED EXTERIOR WALL



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



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



3 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



CASSINGHAM-PICKERING RESIDENCE

REMODEL AND ADDITION
743 Vermont Street,
San Francisco,
CA 94107

ISSUE DATE
LEGALIZE DATE 08 09 10

DATE 07-10-10
DRAWN BY AP
JOB NO. 10-RE-02
SCALE
SHEET TITLE

PROPOSED FLOOR PLANS

SHEET NO.

A-4

1304



CASSINGHAM-PICKERING RESIDENCE

REMODEL AND ADDITION
743 Vermont Street,
San Francisco,
CA 94107

ISSUE DATE

DATE 07-10-10

DRAWN BY AD

100 IN 10-RE-02

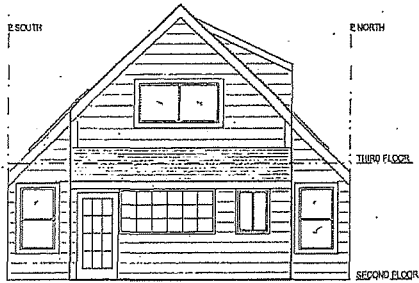
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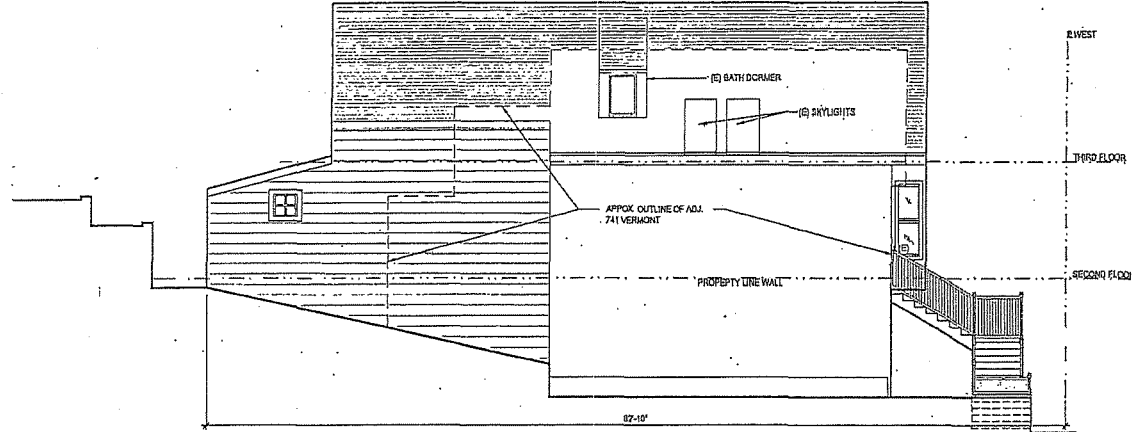
EXISTING EXTERIOR ELEVATIONS

SHEET NO.

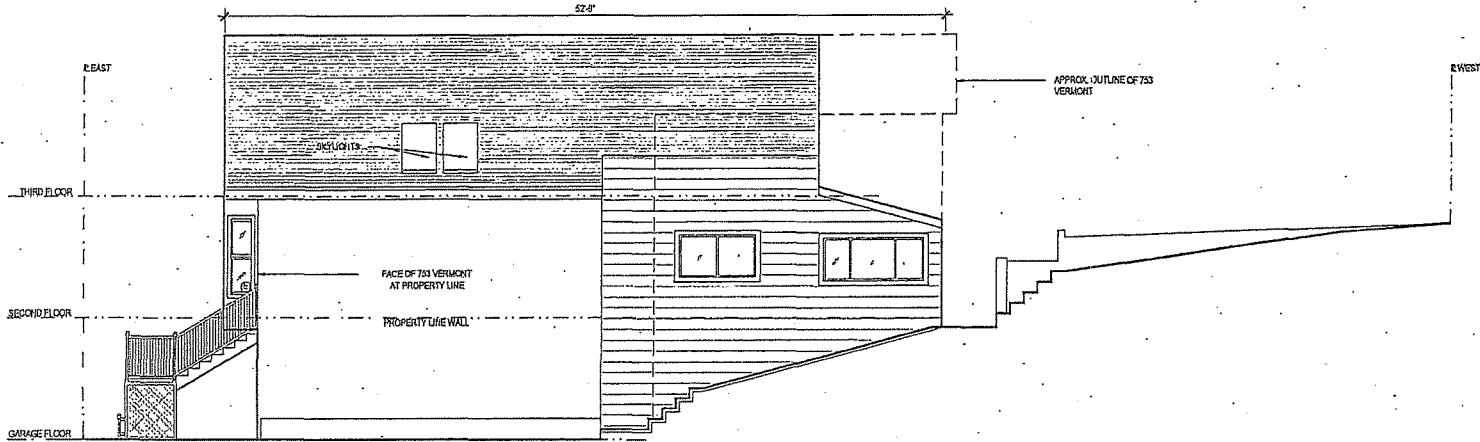
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3 EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"

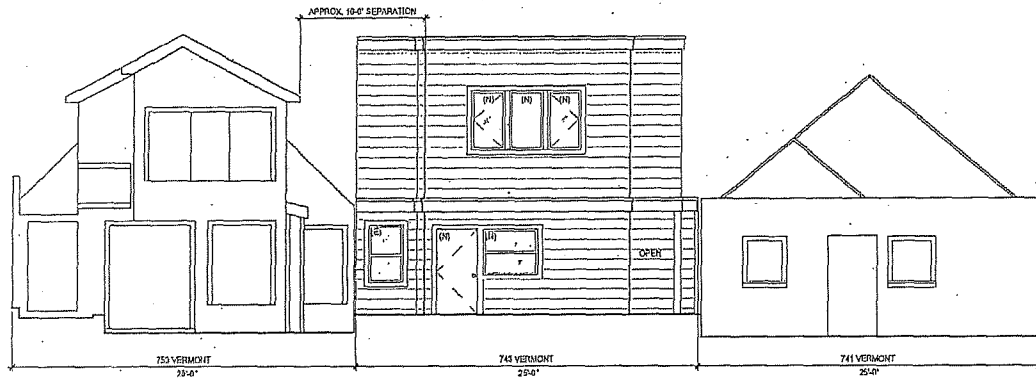


2 EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"

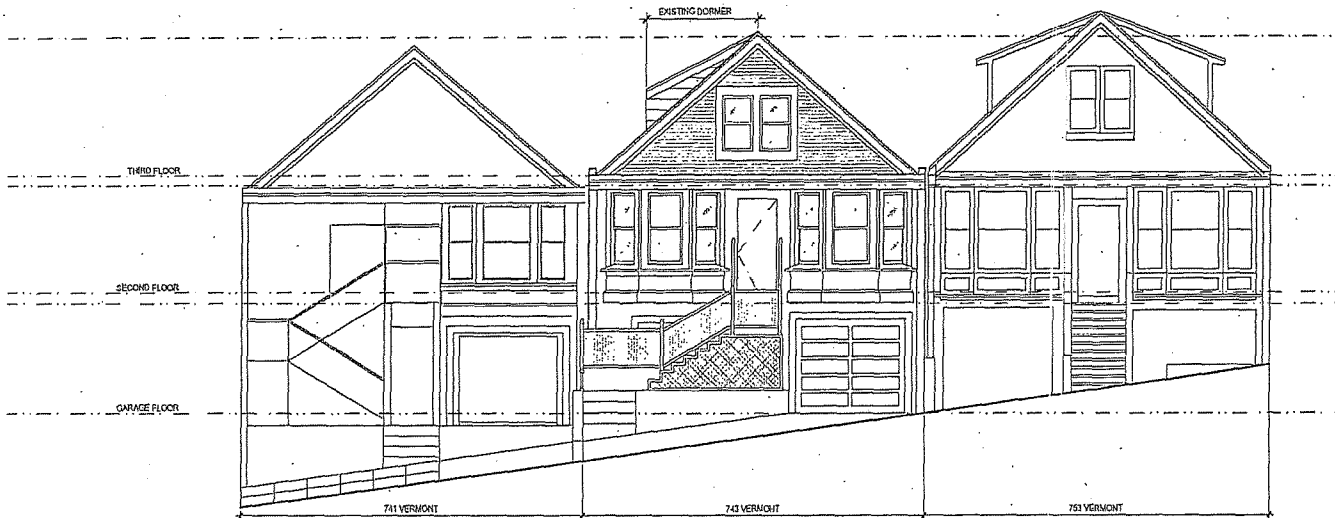


1 EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"

1305



① PROPOSED EAST ELEVATION
SCALE 1/4"=1'-0"



② EXISTING STREET ELEVATIONS
SCALE 1/4"=1'-0"

**CASSINGHAM
PICKERING
RESIDENCE**

REMODEL AND
ADDITION
743 Vermont Street
San Francisco,
CA 94107

ISSUE DATE

DATE 07-10-13

DRAWN BY JP

JOB NO 1306-02

SCALE

SHEET TITLE

EXISTING
AND
PROPOSED
STREET
ELEVATIONS

SHEET NO.

A-5.1



**CASSINGHAM
PICKERING
RESIDENCE**

REMODEL AND
ADDITION
743 Vermont Street
San Francisco,
CA 94107

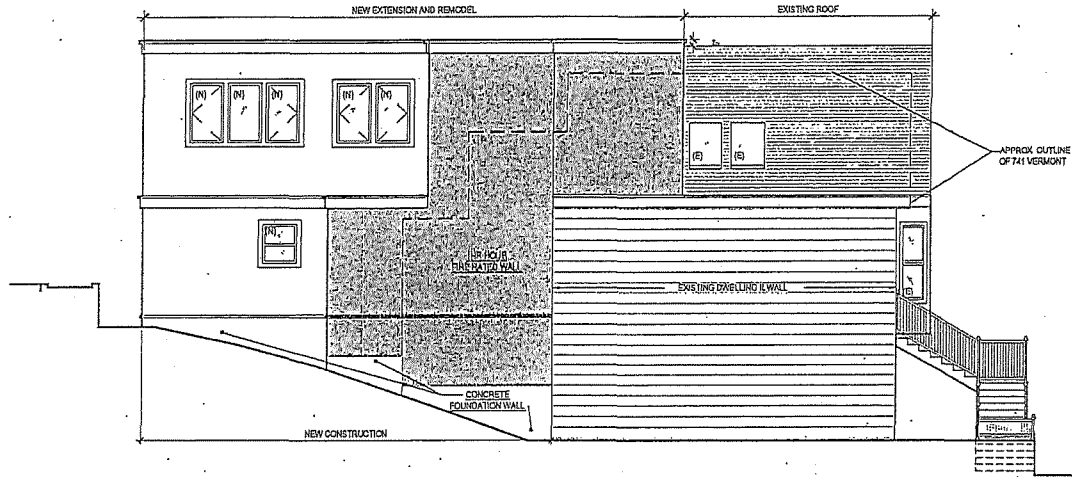
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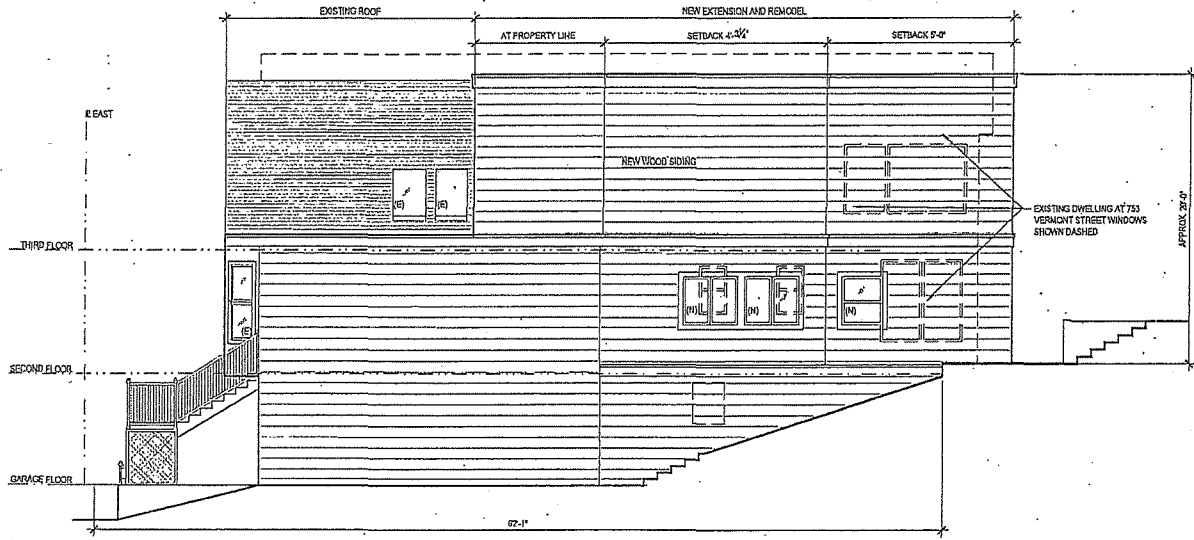
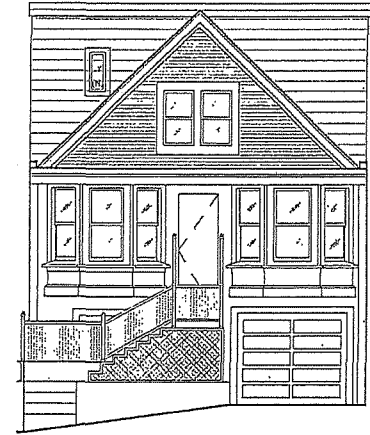
PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO.

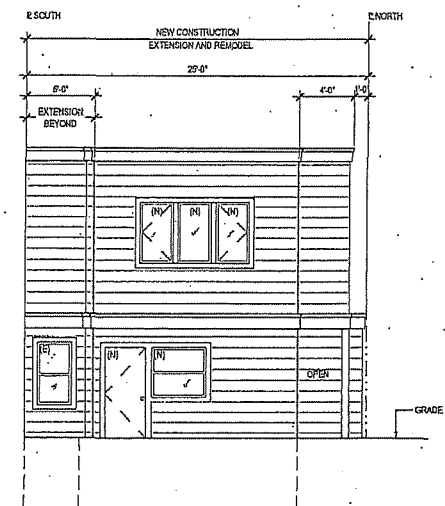
A-5.2



3 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

1307



**CASSINGHAM-
PICKERING
RESIDENCE**

REMODEL AND
ADDITION
743 Vermont Street,
San Francisco,
CA 94107

ISSUE: _____ DATE: _____

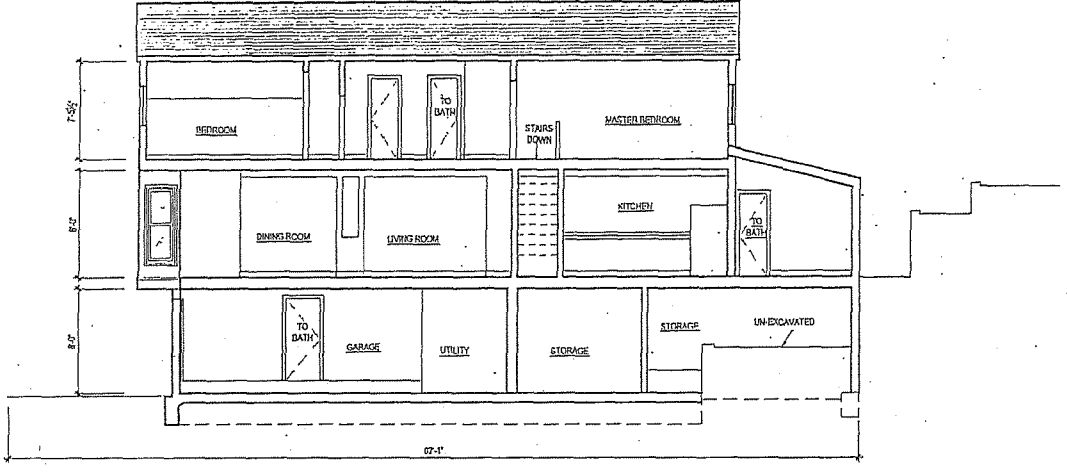
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SHEET TITLE: _____

**BUILDING
SECTIONS**

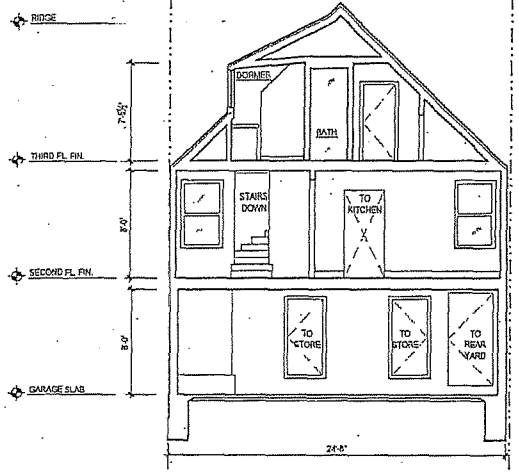
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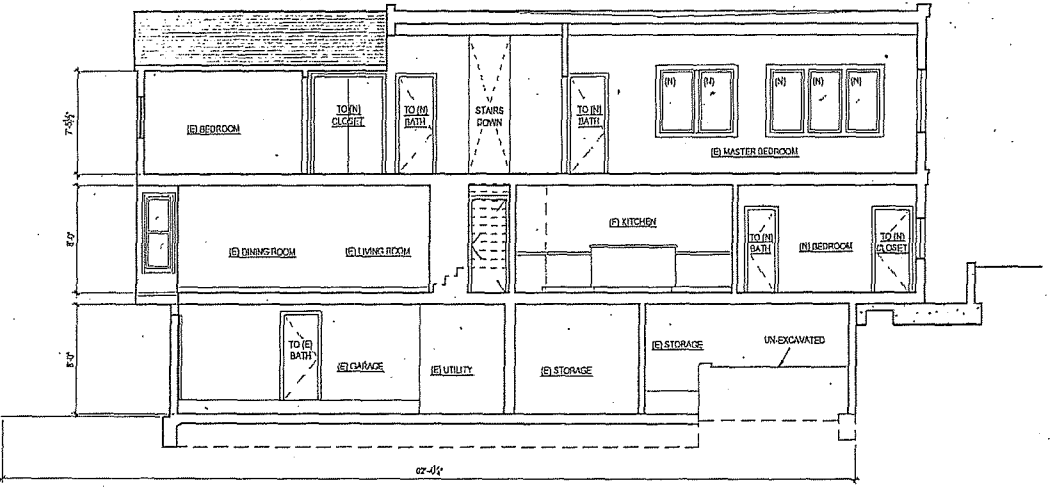
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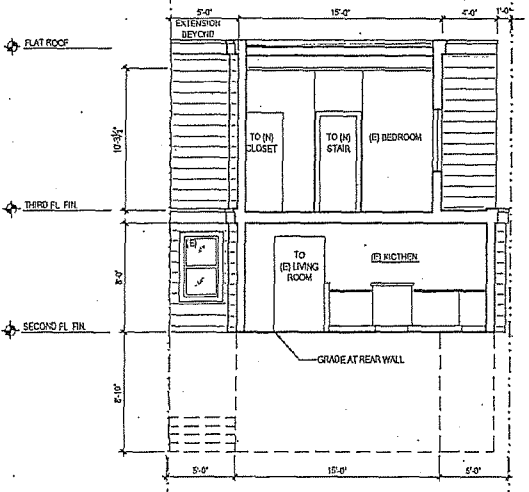
4 EXISTING LONGITUDINAL SECTION
SCALE 1/4"=1'-0"



3 EXISTING CROSS SECTION
SCALE 1/4"=1'-0"



2 PROPOSED LONGITUDINAL SECTION
SCALE 1/4"=1'-0"



1 PROPOSED CROSS SECTION
SCALE 1/4"=1'-0"

Lew, Lisa (BOS)

From: Low, Jen (BOS)
Sent: Thursday, March 5, 2020 4:07 PM
To: BOS Legislation, (BOS); Calvillo, Angela (BOS)
Cc: Somera, Alisa (BOS); Burch, Percy (BOS); Gee, Natalie (BOS)
Subject: RE: Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163

Categories: 200160

Thank you. Let's move forward with April 21, 2020.

Jen

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Thursday, March 05, 2020 3:37 PM
To: Low, Jen (BOS) <jen.low@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Cc: Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: RE: Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163

Hi Jen,

With the potential rescheduling of the 743 Vermont Street CEQA appeal, kindly confirm the continuance date for this appeal. We will need to send out noticing next Tuesday and would like to add a blurb stating a motion may be entertained to continue the hearing to said date.

Thank you.

Lisa Lew

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



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From: Gee, Natalie (BOS) <natalie.gee@sfgov.org>
Sent: Thursday, March 5, 2020 2:10 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>

Cc: Burch, Percy (BOS) <percy.burch@sfgov.org>

Subject: RE: Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163

Thank you Brent.

Tuesday, April 21st will work.

Natalie Gee 朱凱勤, Chief of Staff

Office of District 10 **Supervisor Shamann Walton**

1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282

Direct: 415.554.7672 | **Office:** 415.554.7670

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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Thursday, March 05, 2020 2:02 PM

To: Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Burch, Percy (BOS) <percy.burch@sfgov.org>

Subject: RE: Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163

Confirming that the initial hearing has not been noticed as of this writing; we are preparing its distribution for Tuesday, March 10. We can add a blurb communicating the anticipated Motion to continue on the notice if we can agree on a date by close of business Monday.

The proposed continuance date of Tuesday, April 21 keeps us within the 30-day window from the initial hearing in which the Board shall act on the appeal, per Admin Code, Section 31.16(b)(7).

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org

From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>

Sent: Thursday, March 5, 2020 1:18 PM

To: Low, Jen (BOS) <jen.low@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Burch, Percy (BOS) <percy.burch@sfgov.org>

Subject: RE: Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163


Leg Clerks... can you please provide the status of noticing for this appeal? I don't believe we've sent out the official notice just yet.

Alisa Somera

Legislative Deputy Director

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

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**From:** Low, Jen (BOS) <[jen.low@sfgov.org](mailto:jen.low@sfgov.org)>  
**Sent:** Wednesday, March 4, 2020 6:40 PM  
**To:** Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>  
**Cc:** Burch, Percy (BOS) <[percy.burch@sfgov.org](mailto:percy.burch@sfgov.org)>  
**Subject:** RE: Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163

Thanks Natalie. I will defer to the Clerk's office to advise on noticing and time limits for this specific item.

The next date that could possibly work in April 14<sup>th</sup> (though there is already another Special Order scheduled) or April 21, 2020, which is currently wide open.

**From:** Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>  
**Sent:** Wednesday, March 04, 2020 1:57 PM  
**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>; Low, Jen (BOS) <[jen.low@sfgov.org](mailto:jen.low@sfgov.org)>  
**Cc:** Burch, Percy (BOS) <[percy.burch@sfgov.org](mailto:percy.burch@sfgov.org)>; Low, Jen (BOS) <[jen.low@sfgov.org](mailto:jen.low@sfgov.org)>  
**Subject:** Rescheduling Special Order on 3/24: CEQA File No's. 200160-200163

Good afternoon Madam Clerk, Alisa, BOS Legislation Team and Jen,

The appellant Ms. Meg McKnight has informed us that she is unable to attend the March 24, 2020 special order for File No's 200160-200163. Ms. McKnight has a work travel commitment that she is unable to change.

What is the process of rescheduling the special order to a later date?

Thank you,

**Natalie Gee** 朱凱勤, Chief of Staff  
Office of District 10 **Supervisor Shamann Walton**  
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282

**Direct:** 415.554.7672 | **Office:** 415.554.7670

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*Follow Supervisor Walton on [Facebook](#).*

## Lew, Lisa (BOS)

---

**From:** BOS Legislation, (BOS)  
**Sent:** Tuesday, March 10, 2020 9:14 AM  
**To:** ryan@zfplaw.com; william@waltersarchitects.net  
**Subject:** HEARING NOTICE: Appeal of CEQA Exemption Determination - Proposed 743 Vermont Street Project - Appeal Hearing on March 24, 2020

**Categories:** 200160

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **March 24, 2020, at 3:00 p.m.**, to hear an appeal of a CEQA Exemption Determination, for the proposed 743 Vermont Street project.

**NOTE: A motion may be entertained to continue this Hearing to the Board of Supervisors' meeting of April 21, 2020.**

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - March 10, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200160](#)

Regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

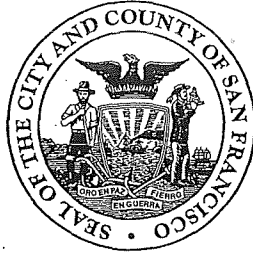


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BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**NOTE:** A motion may be entertained to continue this Hearing to the Board of Supervisors' meeting of April 21, 2020.

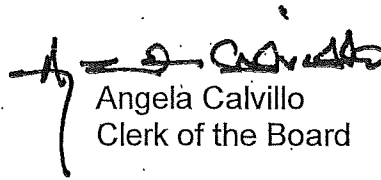
**Date:** Tuesday, March 24, 2020

**Time:** 3:00 p.m.

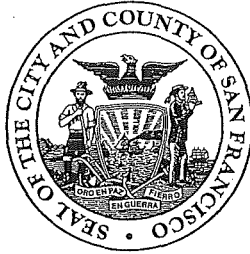
**Location:** Legislative Chamber, City Hall, Room 250  
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102

**Subject:** File No. 200160. Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on January 9, 2020, for the proposed project at 743 Vermont Street, Assessor's Parcel Block No. 4074, Lot No. 021; to demolish the rear portion and existing gable roof; construct a new addition to extend to the rear footprint approximately five-feet to the east and within one-foot to the north on both the second and third floors; and legalizing an unauthorized dwelling unit at a one-family residence within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. (District 10) (Appellant: Ryan Patterson of Zacks, Freedman & Patterson, PC, on behalf of Meg McKnight) (Filed February 7, 2020)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter can be found in the Legislative Research Center at [sfgov.legistar.com/legislation](http://sfgov.legistar.com/legislation). Meeting agenda information relating to this matter will be available for public review on Friday, March 20, 2020.

  
Angela Calvillo  
Clerk of the Board

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

**PROOF OF MAILING**

Legislative File No. 200160

Description of Items: Hearing - Appeal of Determination of Exemption From Environmental Review - 743 Vermont Street - 3 Notices Mailed

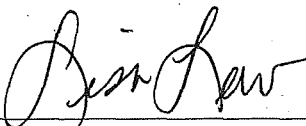
I, Lisa Lew, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: March 10, 2020

Time: 8:35 am

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

## Lew, Lisa (BOS)

---

**From:** BOS Legislation, (BOS)  
**Sent:** Wednesday, February 19, 2020 3:08 PM  
**To:** Ko, Yvonne (CPC)  
**Cc:** BOS Legislation, (BOS); BOS-Operations  
**Subject:** APPEAL CHECK PICKUP: Appeal of CEQA Exemption Determination - Proposed 743 Vermont Street Project - Appeal Hearing on March 24, 2020

**Categories:** 200160

Hi Yvonne,

A check for the appeal filing fee for the CEQA Exemption Determination appeal of the proposed project at 743 Vermont Street is ready to be picked up here in the Clerk's Office weekdays from 8:00 a.m. through 5:00 p.m. A fee waiver was not filed for this appeal.

Thank you.

### Lisa Lew

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



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**From:** BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Sent:** Wednesday, February 19, 2020 2:46 PM  
**To:** ryan@zfplaw.com; william@waltersarchitects.net  
**Cc:** PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Sullivan, Katy (BOA) <katy.sullivan@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>



**Subject:** Appeal of CEQA Exemption Determination - Proposed 743 Vermont Street Project - Appeal Hearing on March 24, 2020

meetings,

The Office of the Clerk of the Board has scheduled an appeal hearing for Special Order before the Board of Supervisors on **March 24, 2020, at 3:00 p.m.** Please find linked below the letter of appeal filed for the proposed project at 743 Vermont Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - February 7, 2020](#)

[Planning Department Memo - February 13, 2020](#)

[Clerk of the Board Letter - February 19, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200160](#)

Regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

February 19, 2020

**File Nos. 200160-200163**

**Planning Case No. 2017-014666ENV**

Received from the Board of Supervisors Clerk's Office one check payment in the amount of Six Hundred Forty Dollars (\$640), representing the filing fee paid by Ryan Patterson of Zacks, Freedman & Patterson, PC, on behalf of Meg McKnight for the appeal of the Categorical Exemption under CEQA for the proposed 743 Vermont Street Project:

**Planning Department**

**By:**

Tony Young  
Print Name

[Signature] 2/20/20  
Signature and Date

**Lew, Lisa (BOS)**

---

**From:** BOS Legislation, (BOS)  
**Sent:** Wednesday, February 19, 2020 2:46 PM  
**To:** ryan@zfplaw.com; william@waltersarchitects.net  
**Subject:** Appeal of CEQA Exemption Determination - Proposed 743 Vermont Street Project - Appeal Hearing on March 24, 2020  
  
**Categories:** 200160

Greetings,

The Office of the Clerk of the Board has scheduled an appeal hearing for Special Order before the Board of Supervisors on **March 24, 2020, at 3:00 p.m.** Please find linked below the letter of appeal filed for the proposed project at 743 Vermont Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - February 7, 2020](#)

[Planning Department Memo - February 13, 2020](#)

[Clerk of the Board Letter - February 19, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200160](#)

Regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



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San Francisco, CA 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

February 19, 2020

Ryan J. Patterson  
Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104

**Subject: File No. 200160 - Appeal of CEQA Categorical Exemption  
Determination - Proposed Project at 743 Vermont Street**

Dear Mr. Patterson:

The Office of the Clerk of the Board was in receipt of a memorandum dated February 13, 2020, from the Planning Department regarding their determination on the timely filing for appeal of the Categorical Exemption Determination issued by the Planning Department under CEQA for the proposed project at 743 Vermont Street.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a hearing date has been scheduled for **Tuesday, March 24, 2020, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please provide to the Clerk's Office by noon:

**20 days prior to the hearing:** names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and


**11 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)) and two copies of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554 7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7702.

Very truly yours,



Angela Calvillo  
Clerk of the Board

- c: William Walters, Project Sponsor
- Anne Pearson, Deputy City Attorney
- Kate Stacy, Deputy City Attorney
- Kristen Jensen, Deputy City Attorney
- John Rahaim, Planning Director
- Corey Teague, Zoning Administrator, Planning Department
- Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
- Lisa Gibson, Environmental Review Officer, Planning Department
- Devyani Jain, Deputy Environmental Review Officer, Planning Department
- Joy Navarette, Environmental Planning, Planning Department
- Don Lewis, Environmental Planning, Planning Department
- Adam Yarat, Acting Director of Citywide Planning, Planning Department
- Dan Sider, Director of Executive Programs, Planning Department
- Aaron Starr, Manager of Legislative Affairs, Planning Department
- Jonas Ionin, Planning Commission Secretary, Planning Department
- Stephanie Cisneros, Staff Contact, Planning Department
- David Winslow, Staff Contact, Planning Department
- Rachel Schuett, Staff Contact, Planning Department
- Julie Rosenberg, Executive Director, Board of Appeals
- Katy Sullivan, Legal Assistant, Board of Appeals
- Alec Longaway, Legal Process Clerk, Board of Appeals



## Categorical Exemption Appeal Timeliness Determination

**DATE:** February 13, 2020  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Lisa Gibson, Environmental Review Officer – (415) 575-9032  
**RE:** Appeal Timeliness Determination –743 Vermont Street  
Categorical Exemption; Planning Department Case No. 2017-014666ENV

On February 7, 2020, Ryan Patterson of Zacks, Freedman & Patterson on behalf of Meg McKnight filed an appeal with the Office of the Clerk of the Board of Supervisors of the categorical exemption determination for 743 Vermont Street project. As explained below, the appeal is timely.

| Date of Approval Action   | 30 Days after Approval Action | Appeal Deadline (Must Be Day Clerk of Board's Office Is Open) | Date of Appeal Filing    | Timely? |
|---------------------------|-------------------------------|---------------------------------------------------------------|--------------------------|---------|
| Thursday, January 9, 2020 | Saturday, February 8, 2020    | Monday, February 10, 2020                                     | Friday, February 7, 2020 | Yes     |

**Approval Action:** On September 5, 2019, the Planning Department issued a Categorical Exemption for the proposed project. The Approval Action for the project was the issuance of a building permit or the discretionary review hearing before the planning commission if discretionary review is requested. The Planning Commission held a discretionary review hearing and approved the project which occurred on January 9, 2020 (Date of the Approval Action).

**Appeal Deadline:** Sections 31.16(a) and (e) of the San Francisco Administrative Code state that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the Date of the Approval Action. The 30th day after the Date of the Approval Action was Saturday, February 8, 2020. The next day when the Office of the Clerk of the Board of Supervisors was open was Monday, February 10, 2020 (Appeal Deadline).

**Appeal Filing and Timeliness:** The Appellant filed the appeal of the exemption determination on Friday, February 7, 2020, prior to the appeal deadline. Therefore, the appeal is considered timely.

**Lew, Lisa (BOS)**

---

**From:** BOS Legislation, (BOS)  
**Sent:** Monday, February 10, 2020 2:41 PM  
**To:** Rahaim, John (CPC)  
**Cc:** PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Cisneros, Stephanie (CPC); Winslow, David (CPC); Rosenberg, Julie (BOA); Sullivan, Katy (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)  
**Subject:** Appeal of CEQA Exemption Determination - Proposed Project - 743 Vermont Street  
**Attachments:** Appeal Ltr 020720.pdf; COB Ltr 021020.pdf  
**Categories:** 200160

Good afternoon, Director Rahaim,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Categorical Exemption for the proposed project at 743 Vermont Street. The appeal was filed by Ryan J. Patterson of Zacks, Freedman & Patterson, on behalf of Meg McKnight.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination. Thank you.

Best regards,

*Jocelyn Wong*

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

February 10, 2020

To: John Rahaim  
Planning Director

From: *AC* Angela Calvillo  
Clerk of the Board of Supervisors

**Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption from Environmental Review - 743 Vermont Street**

An appeal of the CEQA Determination of Exemption from Environmental Review for the proposed project at 743 Vermont Street was filed with the Office of the Clerk of the Board on February 7, 2020, by Ryan J. Patterson of Zacks, Freedman & Patterson, on behalf of Meg McKnight.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three (3) working days of receipt of this request.

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554-7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7702.

c: Anne Pearson, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Corey Teague, Zoning Administrator, Planning Department  
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department  
Lisa Gibson, Environmental Review Officer, Planning Department  
Devyani Jain, Deputy Environmental Review Officer, Planning Department  
Joy Navarette, Environmental Planning, Planning Department  
Don Lewis, Environmental Planning, Planning Department  
Adam Varat, Acting Director of Citywide Planning, Planning Department  
Dan Sider, Director of Executive Programs, Planning Department  
Aaron Starr, Manager of Legislative Affairs, Planning Department  
Jonas Ionin, Planning Commission Secretary, Planning Department  
Stephanie Cisneros, Staff Contact, Planning Department  
David Winslow, Staff Contact, Planning Department  
Julie Rosenberg, Executive Director, Board of Appeals  
Katy Sullivan, Legal Assistant, Board of Appeals  
Alec Longaway, Legal Process Clerk, Board of Appeals

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Determination of Exemption From Environmental Review - 743 Vermont Street

The text is listed:

Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on January 9, 2020, for the proposed project at 743 Vermont Street, Assessor's Parcel Block No. 4074, Lot No. 021; to demolish the rear portion and existing gable roof; construct a new addition to extend to the rear footprint approximately five-feet to the east and within one-foot to the north on both the second and third floors; and legalizing an unauthorized dwelling unit at a one-family residence within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. (District 10) (Appellant: Ryan Patterson of Zacks, Freedman & Patterson, PC, on behalf of Meg McKnight) (Filed February 7, 2020)

Signature of Sponsoring Supervisor: *Oliver Gomez*

For Clerk's Use Only