

Inconsistent Descriptions:

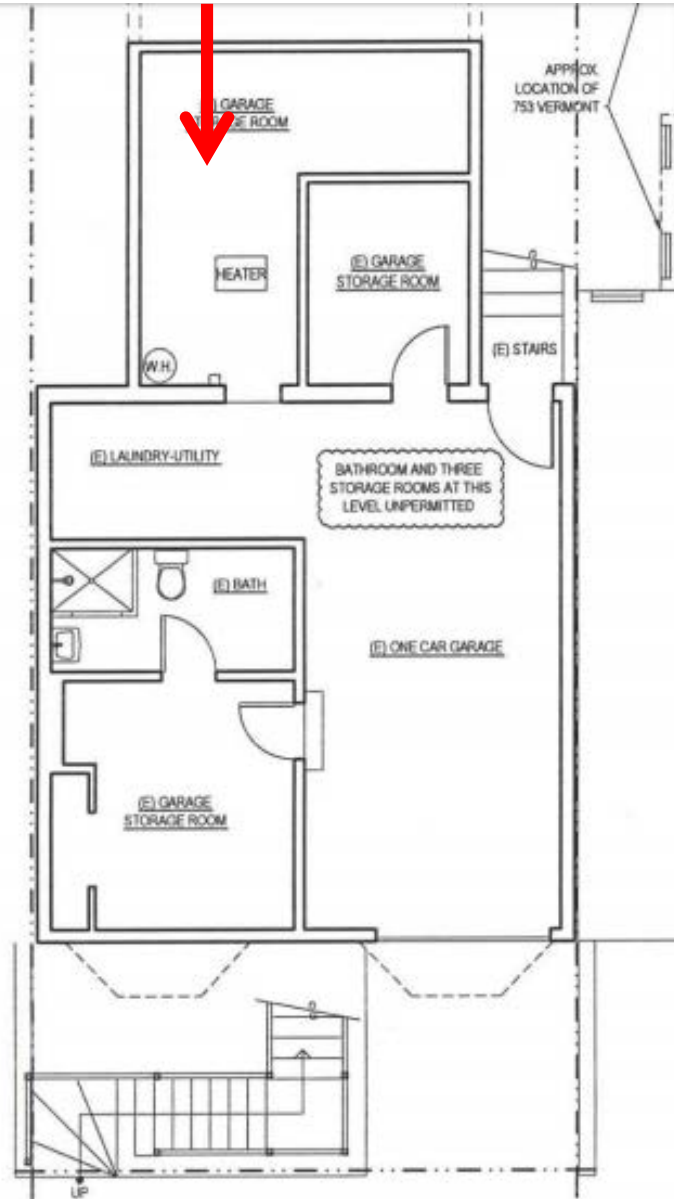
- **10/16/18-** First CatEx Application & 311 Notice: Silent.
- **9/5/19-** Revised CatEx Application: “legalization of existing bathroom and 3 storage rooms.”
- **1/14/19-** Revised 311 Notice: Silent.
- **12/3/19-** Planning Staff Email: “additional scope of work [includes] legalization of an unauthorized dwelling.”
- **1/9/20-** Planning Staff Memo: “The project sponsor is seeking to legalize the UDU.”
- **1/9/20-** Staff Presentation to Planning Commission: “Project Sponsor is seeking to legalize the UDU.”
- **1/9/20-** DR Action Memo: “application to Legalize the Unauthorized Dwelling Unit.”
- **3/13/20-** Staff Report: “The project sponsor applied for a permit to legalize the bathroom and storage rooms.”

Section 317(b)(13) defines

“unauthorized dwelling unit” as:

. . . 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.

Unauthorized Dwelling Unit



Window Not Shown On Plans



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








“Bonus Room And Bath In Basement Area”

“Lower 1 Bedroom”

Single-Family Homes Agent Detail Report

Listings as of 02/05/19 at 8:46pm
Street Address 743 to 743 vermont

Page 1

MLS#: 25124	Closed	743 Vermont San Francisco 94107-2637	Potential	High	\$389,500
		Single-Family Homes Croes St: 22nd Blk/Lot/APN: 4074421 BD: 2 BA: 2 Pkg: 1 sqFt: 1100 PerTaxRecords HOA: HOADues: 0.00 HOANama: Builder/Architect:	LD: 07/01/97 OMD: 07/01/97 Map: CT44 Zoning: Other Parking: Full \$/SF: 364.09 HOA Phone: Hm Protect Plan:	D/S: 9/E #Rms: 5 Year Built: LotSqFt: 0	
Agent Only Remarks:		Short Sale:	REO:	Pend. Lit.:	Probate:

Queen Anne Row House, Open Floorplan, Great Remodeled Kitchen Two Bedrooms, Two Baths Plus Bonus Room And Bath In Basement Area, Great Garden, Remodeled Throughout. Show By Appointment Sellers Transferred. Feels Like A Loft With Open Bedroom And Living/Dining Room. Some Views, Terraced Garden. No Fwy Nola On Quiet Side Of Vermont, Open Sun 2-4 Tlii Saldi

Show Appointment Only	Posses Close of Escrow	Park Aulo Door	Type 2 Story	Style Victorian
Exler Wood Siding	Main 1 Bath	Upper 1 Bath	Upper 2 Bedrooms	Lower 1 Bedroom
Lower 1 Bath	Views City Lights	Views Lake Kitchen	Kltchn Breakfast Area	Kltchn Dishwasher
Kltchn Garbage Disposal	Kltchn Gas Range	Refrigerator	Kltchn Remodeled	Dining Formal
Roof Composition Floore	Heat Wall Furnaces	Laund Washer/Dryer	Misc Garden	Misc Landscaping-Rear
Wall to Well Carpet	Ba Typ Shower Over Tub			

Brokers Tour Date: Time: Lockbox Only: Price Reduction:

Remarks:

Open House Date: Time:

Remarks:


Open House Date: Time:

Remarks:

Dimensions: Living: Dining: Family: Kit: Master Bedroom:

“Bonus Room And Bath In The Garage”

Single-Family Homes Agent Detail Report

Listings as of 02/05/19 at 8:46pm					Pa e2
MLS#: 240456	Closed	743 Vermont San Francisco	94107-2637	Potrero Hlil	\$ 649 00
	Single-Family Homes	LD: 07/24/02	OMD: 07/24/02	D/S: 9/E	
	Cross St: 19th		Map: CT44		
	Blk/Lot: UAPN: 401021		Zoning:		
	BD: 2 BA: 2	Pkg: 1	Parking Type:	#Rm&	
	sq Ft: 1100	PerTax Records	\$/SF: 686.36	Year Built: 1904	
	HOA:	HOA Dues: 0.00	Paid:	Lot SqFt: 0	
	HOA Name:		HOA Phone:		
	Builder/Architect:		Hm Protect		
			Plan:		
	Short Sale:	REO:	Pend. Lit.:	Probate:	Court:
Directions:	Between 19th and 20th Street				
Marketing Remarks:	This updated Victorian Row House is on the north slope of Potrero Hill. The home has an open floor plan, skylights, bay windows and a city view. Off the updated kitchen is a sunroom/office area that leads to the tiered backyard with sunny deck, great for entertaining. There is a bonus room and bath in the garage as well as laundry area and ample storage. McKinley park is half a block away, great for dogs, and there is a great play area for children. This home is ready to occupy.				
Agent Only Remarks:	First showing will be brokers tour Tuesday July 30th from 1:00-2:30pm. Easy to show after that, please call Marlon at 289-5486. Escrow has been opened with Jani at Fidelity on Union Street				
Show Call Listing Agent	Posses Close of Escrow	Park Auto Door	Park Garage	Style Victorian	
Exter Wood Siding	Main 1 Bath	Main Dining Room	Main Kitchen	Main Living Room	
Upper 1 Bath	Upper 2 Bedrooms	Views City Lights	Views Partial	Kitchn Breakfast Area	
Kitchn Dishwasher	Kitchn Formica Counter	Kitchn Garbage Disposal	Kitchn Gas Range	Kitchn Island	
Kitchn Microwave	Kitchn Refrigerator	Dining Lvg/Dng Rm Combo	Dining Skylights	Oth Bonus Room	
				Rm	
Oth Office Rm	Foundn Concrete Perimeter	Roof Shingle	Heat Gas	Heat Wall Furnaces	
Laund In Garage	Laund Washer/Dryer	Misc Bay Windows	Misc Decks	Misc Double Pane Windows	
Misc Fenced Yard	Misc Landscaping-Rear	Floors Simulated Wood	Floors Wall to Wall Carpet	Ba Typ Stall Shower	
BaT Tub Onl					
Breakm Tour Date:	Time:	Location/Order:	Days/Duration:		

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.

From: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Tuesday, December 3, 2019 5:44 PM
To: Ryan Patterson <ryan@zfplaw.com>
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

“The project sponsor is seeking to legalize the UDU”

Discretionary Review – Abbreviated Analysis
February 14, 2019

CASE NO. 2017-014666DRP
743 Vermont Street

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 lots 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.**

Discretionary Review Action DRA-0676

HEARING DATE: JANUARY 9, 2020

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San Francisco,
CA 94103-2479

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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

“Application ...
to legalize the
Unauthorized
Dwelling Unit”

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.

