



*Board of Supervisors Meeting  
April 23, 2024*

*Julie Park  
72 Harper Street*

# **This is a home for my family**

- Basement: Step-free ADU for Tom's elderly parents
- First Floor: Living, dining, kitchen, and home office space
- Second Floor: Three bedrooms and two bathrooms for us and our children

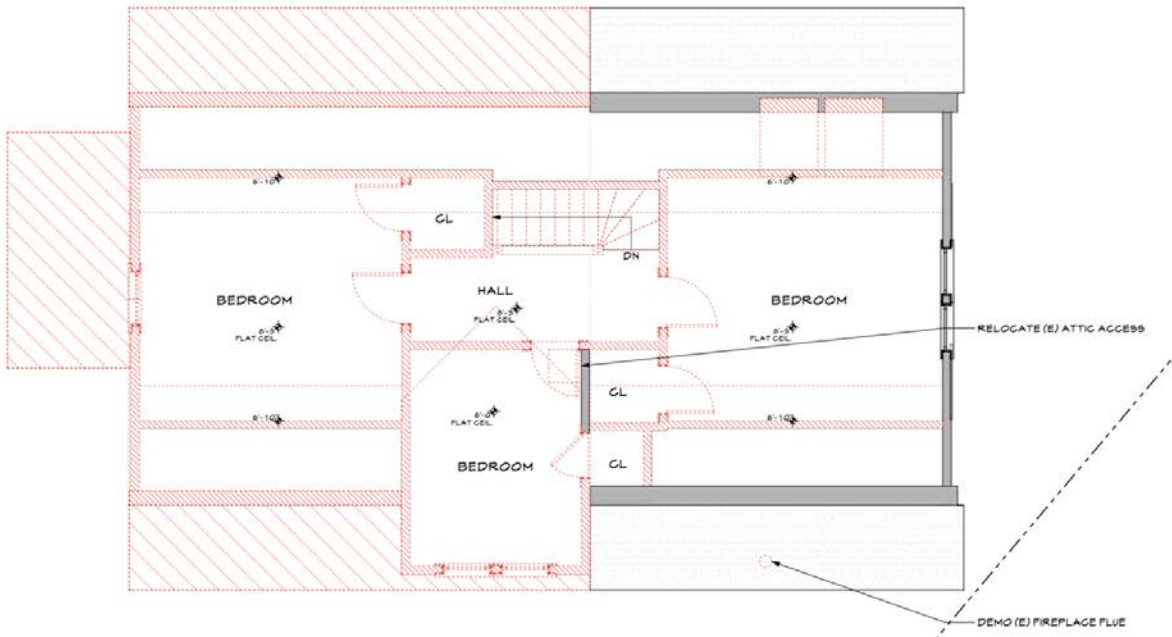
# This is a typical, code-complaint project in SF without variances or CUAs

	Current Sq Ft	Proposed Sq Ft
Primary Unit	3,183	3,033
ADU	0	1,048
Parking	323	352

*“I think that the project is in many ways modest relative to what could be allowed under our code.”*

*-Planning Commissioner Derek Braun*

# We are raising the gabled roof in the rear of the house



Minimum ceiling height  
7'6"



Minimum roof height increase  
7'3"

# **During discretionary review, Appellants asked the Planning Commission to modify the roof design**

*“All the requestors are asking for is for the vertical addition to be a flat roof instead of a peaked roof.”*

*- Brian O’Neill, Counsel for Appellants*

*“A building with a pitched roof, really supporting and extending the traditional expression of this building, is far more important than devaluing the building with a flat roof.”*

*-Planning Commission Vice President Kathrin Moore*

**The Planning Commission unanimously rejected Appellants' request and voted to support our project as designed**



*“Looking at what’s proposed here,  
it is a lovely building.”*

*“This is an admirably well-  
designed building.”*

# Having failed to convince the Planning Commission, the Appellants are now using CEQA to delay the project

- The Appellants are asking the Board of Supervisors to require additional studies for the project
- The Appellants' alleged justification: The Planning Department failed to “adequately discuss” the project and this “is a procedural error” that “must be overturned”
- This allegation is **FALSE**

# In April 2023, we proactively asked Environmental Planning to confirm that our project had been properly reviewed



**Dennis Budd** <dbudd@gastarchitects.com>

Tue, Apr 4, 2023, 3:59 PM



to Eric, CPC.EPIntake, me ▾

Hi VirnaLiza.

Can you please confirm with the Environmental Planner to make sure the \$399 fee we paid for a *Categorical Exemption Checklist*, is correct for this project.

This residential project includes additions to a Cat 'B' resource viewable from the public right of way. An *HRE* was submitted, however no *HRD, Part I* fees have been requested.



# Environmental Planning has now twice confirmed that our Project had been properly reviewed and does not require further study



**Lewis, Don (CPC)** <don.lewis@sfgov.org>

Wed, Apr 5, 2023, 1:40 PM



to Dennis, me, Eric ▾

Hello Dennis,

From our preservation managers' perspective, since the proposed 3-story addition was set back sufficiently enough and the stairs are basically in-kind, there is no need for the part 1 historic review. Further, work for ADUs is generally always checklistable due to the minor nature of the work and priority policy of the City (<https://sfplanning.org/resource/adu-garage-conversion-guidelines>).

- ✓ ***“No potential character-defining features are proposed to be removed.”***
- ✓ ***“The proposed **scope of work does not alter visible features associated with the 1905 building**, including the gable roof form, wood windows, wood ornamentation, and mix of wood siding.”***
- ✓ ***“The addition is setback 4 feet and 5 inches further than the typical 15 feet from the front building wall, and the upper floor addition would be **setback 19 feet and 5 inches from the front facade**”***

# SF Planning routinely issues CEQA exemptions for Class B properties if the project does not alter the front facade



## SAN FRANCISCO **PLANNING DEPARTMENT**

### CEQA Categorical Exemption Determination

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
58 Harper St.		6652/009	
Case No.	Permit No.	Plans Dated	
2014.1553E		9/12/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REMODEL OF SINGLE FAMILY HOME, TO INCLUDE INCLUDE EXCAVATION TO ESTABLISH LEVEL GROUND FLOOR AND NEW REAR PATIO.			

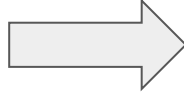
# **Appellant at 58 Harper received a CEQA exemption as a Class B resource for his own 2014 project without further study**

## **58 HARPER (APPELLANT)**

Class B resource



No changes to front facade



Checklist CEQA exemption



## **72 HARPER**

Class B resource

No changes to front facade

Checklist CEQA exemption

**Appellants' appeal is frivolous and unsubstantiated. It is designed to waste time and resources.**

- Our project is a **typical, code and objective design standard compliant project** without any requested variances or conditional use authorizations
- The Appellants are **abusing CEQA** to delay our project and force subjective design changes the Planning Commission has already rejected
- The Appellants have **provided zero substantive evidence** that demonstrate substantial adverse change to the environment from our proposal

*We respectfully ask for the Board to affirm the work of the Planning Department, allow us to build our home, and keep our growing family in SF*

