

From: [Brian O'Neill](#)
To: [Ryan Patterson](#); [Board of Supervisors \(BOS\)](#); [Gibson, Lisa \(CPC\)](#); [BOS Legislation, \(BOS\)](#); [Lew, Lisa \(BOS\)](#)
Subject: CEQA Appeal - 72 Harper Street (Case No. 2023-002706ENV)
Date: Tuesday, April 23, 2024 1:41:31 PM
Attachments: [2024.04.23 Declaration of Garavaglia - Executed.pdf](#)
[BOS-Sponsor-Ceqa-Response-Krishna.pdf](#)

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Hello,

Please see the attached declaration from Michael Garavaglia regarding the 72 Harper Street CEQA appeal (Case No. 2023-002706ENV). We would like this declaration to be included in the record for this matter. Additionally, I have attached a letter from one of the appellants that was submitted earlier, but we do not see a copy of the letter in the file. Please also include this in the record for this matter.

Thank you,
Brian

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Board of Supervisors
1 Dr Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102

Re: 72 Harper Street (CEQA Appeal; File 240246)

Dear Supervisor Mandelman,

I am writing this letter in response to the sponsors' letter to the board of supervisors dated April 12th, 2024. I would appreciate it if this letter were added to the record in addition to the response sent by my attorneys at Patterson and O' Neill on the same day. The sponsors made several claims in that letter that simply don't bear merit.

Regarding the issue of neighborhood support, I believe we have already presented the board with a signed petition that includes signatures from several households in the same block. Please see attached map to appreciate the fact that a **vast majority of neighbors** do want the board to intervene for the sake of maintaining the harmony of the neighborhood. Our decision to file a CEQA appeal is rooted in the sponsors' own confusion regarding the historic nature of their home. Over several conversations during the 311-notice period both the sponsor (Tom) and their architect (Dennis) made remarks indicating that their home was historic. They alluded that because of this fact, they were required to maintain a highly pitched and raised gable roof in the rear of their house. For example, please see attached email dated November 3rd, 2023, where Dennis Budd makes the following argument regarding the project height:

"The design and height of the attic are integral to a functional residential unit and overall contextually appropriate for an addition to a historic building."

In fact, the letter from the sponsor herself sheds light on the fact that even one of the planning commissioners (Derek Braun) was led to believe that the building was historic.

"The gabled roof is very much in keeping with the current configuration and design and the historic nature of the building."

We therefore find it conscionable to question the grounds on which a CEQA exemption was granted for a potential historic resource – a resource that the sponsors themselves so ostensibly claimed as such. In a much-established pattern so far, the sponsors have not been honest with the neighbors or the city, be it regarding the historic nature of the building, or the carefully crafted area calculations that allowed them to fly under the radar of a conditional use authorization, or even the simple question of why this roof in the rear couldn't be reduced in height and meet the functional needs of an attic while maintaining neighborhood harmony.

Yours truly,



April 12th, 2024

Krishna Ramamurthi

Enclosures: Neighborhood Petition, Email, Map

Vast Majority of Neighbors Oppose the Project at 72 Harper Street !



- Households that have opposed the project as DR applicants, Signed Petition.
- Households that have expressed opposition to the project to us.
- Sponsor Project Location (72 Harper Street)