



San Francisco
Planning



72 HARPER STREET

CATEGORICAL EXEMPTION APPEAL

Rich Sucre

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April 23, 2024

PROJECT SUMMARY

- Modifications to existing single-family residence
- Conversion of existing unoccupied basement to a 1 bedroom, 1 bathroom ADU
- Construction of three-story rear addition to a maximum height of 30 feet
- Net new square footage: **1,091 square feet**
 - Existing: 3,183 sf
 - Proposed: 4,274 sf
(Primary unit 3,033 sf; ADU 1,048 sf)



Proposed Front View

PRESERVATION REVIEW PROCESS

**CATEGORY B BUILDING
RECLASSIFICATION NOT
REQUIRED**



**PROJECT MEETS SEC. OF
INTERIOR STANDARDS FOR
HISTORIC PROPERTIES**

**NO HRE REQUIRED
OR REQUESTED**



**VICTORIAN ERA STYLES
CONTEXT STATEMENT**



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

CLASS 1 EXEMPTION ELIGIBILITY

Definition. Projects that involve negligible or no expansion of existing facilities, including additions of 10,000 sf or less to existing structures, are categorically exempt from CEQA (Class 1 – Existing Facilities, CEQA Guidelines section 15301)

Exceptions. No exceptions apply for preparing a categorical exemption apply. The project would not:

- Be located in an environmentally sensitive area;
- Damage a scenic highway;
- Result in off-site significant or cumulative impacts; or
- Damage a historic resource



Under CEQA, a historical resource is a resource listed in, or determined to be eligible listing in, the CA Register of Historical Resources or local register of historical resources

CONCLUSION

- ✓ The project meets the definition of a Class 1 – Existing Facilities categorical exemption under CEQA
- ✓ None of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption apply to the project
- ✓ The appellants have not demonstrated that the department's determination is not supported by substantial evidence in the record



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THANK YOU

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APPEAL STAFF

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