

From: [Wong, Jocelyn \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: SPEAKER CONFIRMATION: Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date: Monday, April 25, 2022 8:17:00 AM
Attachments: [FW 2556 Filbert St 2021-007623SUB 2-lot subdivision referral.msg](#)
[Appeal Ltr 032822.pdf](#)

From: Dahl, Bryan (DPW) <bryan.dahl@sfdpw.org>
Sent: Friday, April 22, 2022 6:30 PM
To: Wong, Jocelyn (BOS) <jocelyn.wong@sfgov.org>
Cc: Blackwell, William (DPW) <William.Blackwell@sfdpw.org>
Subject: FW: SPEAKER CONFIRMATION: Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022

Hi Jocelyn,

Apologies for not getting this to you sooner. I was out most of the week and have been swamped today catching up.

In the appeal letter for 2556 Filbert Street, the appellant included PW Tentative Map Approval and a letter dated September 30, 2021, from Planning stating that the project is on hold due to Parcel B not having the minimum lot size (Shown on map as 24.81 feet).

On October 14, 2021, a revised tentative map was submitted with Parcel B lot width revised to 25.00 feet (the minimum lot width).

On October 21, 2021, planning sent email approving based upon the 10/14/21 submittal.

If applicant is presented with updated documents, they may consider withdrawing the appeal.

Thank you,
Bryan

Bryan Dahl
Government Affairs Liaison | (415) 350-4538
San Francisco Public Works | City and County of San Francisco
49 South Van Ness Avenue, Suite 1000 | San Francisco, CA 94103

March 28, 2022

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: Notice of Appeal
Address: 2556 Filbert Street
APN: 0944/025 & 0944/026
Tentative Map: 11016

Dear Clerk of the Board of Supervisors:

I am writing regarding the March 18, 2022 Notice regarding the Tentative Approval of a Subdivision at the above-referenced address. I live across the street at 2547 Filbert Street, San Francisco, CA.

I am appealing the Tentative Approval because the lot is smaller than the minimum requirement needed for a residential lot in San Francisco (refer to SF Planning Department determination letter dated 9/20/2021) and is smaller than the customary lot size in this neighborhood.

Sincerely,



Roberta C. Holden

Telephone - 415.385.6709
Enc. email - rholden@padcell.net

Copy March 18, 2022 Tentative Approval letter
Copy September 30, 2021 Notice of Planning Department Requirements
Check For \$369.00

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2022 MAR 28 PM 4:17
BY 



Date: March 18, 2022.
PID: 11016

THIS IS NOT A BILL.

London N. Breed
Mayor

This is a notice regarding the tentative approval of a subdivision of real property at the following location:

Carla Short
Acting Director

Address: 2556 Filbert Street
APN: 0944/ 025 & 0944/ 026

Nicolas Huff
Bureau of Street-Use and
Mapping Manager

Public Works hereby approves Tentative Map 11016, being a 2-lot subdivision project on stated parcel.

Office of the
City and County Surveyor

This notification letter is to inform you of your right to appeal this tentative approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$369.00, payable to SF Public Works.

Street-Use and Mapping
49 South Van Ness Ave.,
Suite 300,
San Francisco, CA 94103
Phone: (628) 271-2000

The Clerk of the Board is located at: City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
<http://sfbos.org/>

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:
<http://sfbos.org/appeal-information>

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:
<http://propertymap.sfplanning.org/>

If you have any further questions on this matter, our email address is:
Subdivision.Mapping@sfdpw.org.

Sincerely,

**William
Blackwell Jr**

Digitally signed by William
Blackwell Jr
Date: 2022.03.18 09:00:46
-07'00'

City and County of San Francisco



NOTICE OF PLANNING DEPARTMENT REQUIREMENTS

September 30, 2021

Geoffrey Chapman Trust
3169 Alika Avenue
Honolulu, HI 96817 (electronic delivery: chapman@grvhc.com)

Project Address: **2556 Filbert St**
Assessor's Block/Lot: 0944/025 & 026 (1 lot with 2 APNs)
Zoning District: **RH-1/ 40-X**

DPW Project ID Number: **11016** (2 lot subdivision)
Planning Record Number: **2021-007623SUB**

Project Manager Laura Ajello, Planner, 628.652.7353

The Planning Department has received your application for a two-lot subdivision. Your application is being held because the following information is required before it is accepted as complete and/or is considered Planning Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your subdivision referral, the following is required:

- 1. Minimum Lot Width not met.** Planning Code Section 121 requires a minimum lot width of 25 feet. The proposed width of Parcel B does not meet this requirement.
- 2. Environmental Planning review required.** The proposed subdivision does not meet standard Planning Department CEQA Categorical Exemptions for subdivision applications. Prior to submittal for review by Environmental Planning staff, a revised proposal with conforming lot width is required.

The Permit Center at 49 South Van Ness Avenue, 2nd floor is closed during the coronavirus outbreak. We are working remotely to continue reviewing permits. All revisions must be submitted to the Planning Department via email to your assigned Planner's attention.

Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely. Please direct all general questions or meeting requests to the project manager listed above.

Thank you,

Laura Ajello, Planner
NW Team, Current Planning Division

Cc: subdivision.mapping@sfdpw.org; Janet F. Schindler, janetschindler@hotmail.com; Foresight Land Surveying, Inc., greg@flsurveys.com

ROBERTA COHEN HOLDEN

1310

11-8166/3210
19

2/28/2021
DATE

PAY TO THE
ORDER OF

SF PDDIC WORKS

\$269.00

Two hundred sixty nine and 00/100

DOLLARS

Photo
Safe
Deposit®
Details on back

FIRST REPUBLIC BANK

3533 California Street
San Francisco, CA 94118
Ph 888-408-0288 Customer Care

FOR

Ref. 253 BNA 501

[Signature]

MP

Revised 12/15/10

From: [Ajello, Laura \(CPC\)](#)
To: [Mapping, Subdivision \(DPW\)](#)
Subject: FW: 2556 Filbert St / 2021-007623SUB / 2-lot subdivision referral
Date: Thursday, October 21, 2021 8:48:42 AM
Attachments: [2556 Filbert Street TPM 10-5-21.pdf](#)
[11016_DCP Referral_20210727_signed.pdf](#)
[2021-007623ENV-CEQA Checklist.pdf](#)

Hello,

This two-lot subdivision is approved per the attached updated map from the applicant sent on Oct 14 (new lot meets the 25' wide min requirement) and Catex.

Thanks,

Laura Ajello, Planner
Northwest Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7353 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Greg Ippolito <greg@flsurveys.com>
Sent: Thursday, October 14, 2021 8:23 AM
To: Ajello, Laura (CPC) <laura.ajello@sfgov.org>
Cc: chapman@grvhc.com; Janet F. Schindler <janetschindler@hotmail.com>; Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>; Matthew Chapman <mnchapman@hotmail.com>; Nicole Chapman <nicolejschapman@gmail.com>; Emma Chapman <Emma@grvhc.com>
Subject: Re: 2556 Filbert St / 2021-007623SUB / 2-lot subdivision referral

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Laura,

Attached is the updated version of the map with the 25 foot lot width for parcel "b". Please let me know if you need anything else to keep this moving forward.

Thanks,

Greg Ippolito, PLS
Foresight Land Surveying, Inc
301 California Drive, Suite #2
Burlingame, CA 94010
415-735-6180
www.flsurveys.com

On Thu, Sep 30, 2021 at 11:47 AM Ajello, Laura (CPC) <laura.ajello@sfgov.org> wrote:

Hello,

Please see the attached comments regarding your subdivision application.

Submit a revised map that meets the minimum required lot width to Planning and Public Works when ready.

Thank You,

Laura Ajello, Planner
Northwest Team, Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7353 | www.sfplanning.org

[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

GENERAL NOTES:

- (1) ALL DISTANCES (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (7) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (8) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE UTILITIES, FOOTINGS, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONSULT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND PENNELL PUBLIC, QUAS-PUBLIC AND GAS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (9) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- (10) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.
- (11) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.
- (12) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

- 1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.
- 2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM, AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

LEGEND

AC	ASPHALT CONCRETE	LAND	NORTH
BLD	BUILDING	ND	NORTH DRAIN
BR	BRICK	NG	NORTH GROUND
BRDG	BRIDGE	PA	PLANTER
BSY	BASE OF STEP	PACB	PACIFIC BELL
BY	BASE OF WALL	PAGE	PAGE
CC	CEMENT CONCRETE	RF	ROOF FINISH
CC	CEMENT CONCRETE	SCG	SANITARY CLEANOUT
CC	CEMENT CONCRETE	SLB	STREET LIGHTING BOX
CC	CEMENT CONCRETE	SW	SIDEWALK
DK	DRAIN INLET	TA	TREE AREA
DNY	DRIVEWAY	TB	TOP OF BUILDING
EG	EDGE OF CEMENT CONCRETE	TD	TOP OF DRIVEWAY
EL	ELEVATION	TE	TOP OF EAVE
EL	ELEVATION	TF	TOP OF FINISHED FLOOR
FL	FINISHED FLOOR	TX	TRANSVERSE
FL	FINISHED FLOOR	WY	WESTERLY
GV	GAS VALVE	WM	WATER METER

—	PROPERTY LINE	○ 500	SANITARY SEWER CLEANOUT
—	DECK OR OVERHANG	⊗ 6"	GAS VALVE
—	FLOWLINE	⊗ 6"	PAC BOX
—	GRADE BREAK	⊗ 6"	PGE BOX
—	ROOF LINE	⊗ 6"	CABLE TELEVISION BOX
—	WOOD FENCE OR RAILING	⊗ 6"	STREET LIGHT
—	CONTOUR (1' INTERVAL)	⊗ 6"	SPOT ELEVATION

AKKAT-X
 TREE (DIAMETER IN INCHES)
 WATER METER

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 2103-5150217.

OWNERS

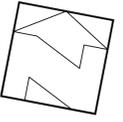
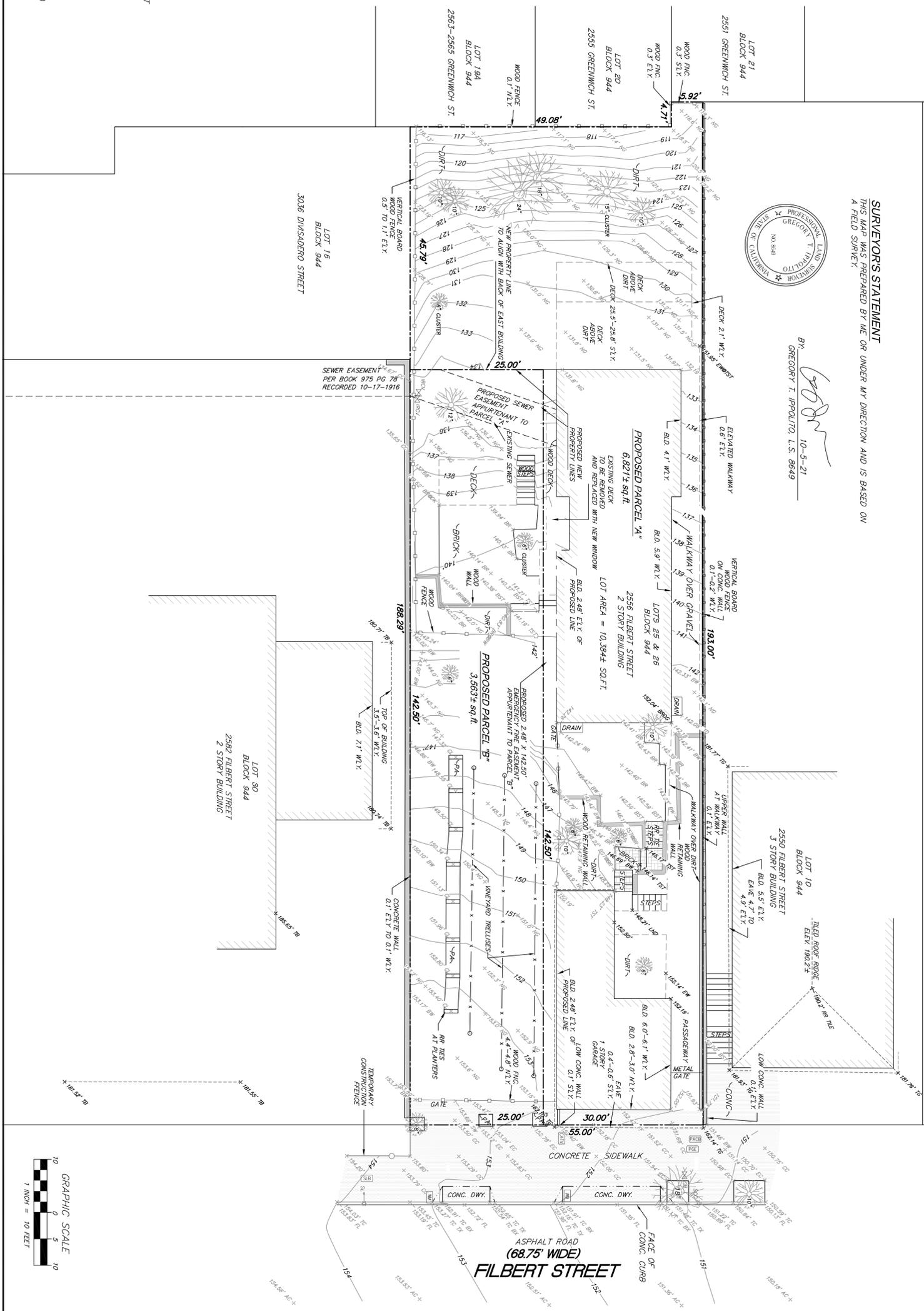
MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW PETER SHERWOOD CHAPMAN REVOCABLE TRUST DATED MAY 18, 1998.
 P.S. CHAPMAN REVOCABLE TRUST DATED MAY 18, 1998.
 MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GREGORY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH INDIVIDUALS SOBER INTEREST

SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.



BY:
 GREGORY T. IPPOLITO, L.S. 8649



TENTATIVE PARCEL MAP
 2556 FILBERT STREET
 A TWO LOT SUBDIVISION
 SAN FRANCISCO, CA
 BLOCK 944, LOTS 25 & 26

FORESIGHT
 LAND SURVEYING
 301 CALIFORNIA DRIVE, SUITE #2
 BURLINGAME, CA 94010
 415-735-6180

DATE: FEBRUARY 24, 2021	SCALE: 1"=10'
DRAWN: P.H.-D.	CHECKED: G.T.L.
DATE:	REVISION

SHEET 1
 OF
 1 SHEETS
 JOB NO.
 17074



City and County of San Francisco
 San Francisco Public Works - Bureau of Street Use and Mapping
 49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
 sfpbublicworks.org - tel (628) 271-2000



Date: July 27, 2021

TENTATIVE MAP DECISION

Department of City Planning
 49 South Van Ness Avenue
 14th Floor, Suite 1400
 San Francisco, CA 94103

Project ID: 11016			
Project Type: 2 Lot Subdivision			
Address#	StreetName	Block	Lot
2556	FILBERT ST	0944	025
2556	FILBERT ST	0944	026
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

James Ryan Digitally signed by James Ryan
 Date: 2021.07.27 16:15:40
 -07'00'

James Ryan, PLS Acting City and County
 Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class n/a, CEQA Determination Date 10/19/2021, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed **Laura Ajello** Digitally signed by Laura Ajello
 Date: 2021.10.20 15:01:47 -07'00'

Date October 20, 2021

Planner's Name Laura Ajello
 for, Corey Teague, Zoning Administrator



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address 2556 Filbert St		Block/Lot(s) 0944025, 0944026
Case No. 2021-007623ENV		Permit No.
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The proposed project would split the existing lot into two lots.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input 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>
<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List</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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</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, archeology review is required.</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? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<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 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Don Lewis	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.	
	Project Approval Action: Public Works Approval of Subdivision	Signature: Don Lewis
		10/19/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		

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

MODIFIED PROJECT DESCRIPTION

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 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

Planner Name:

Date: