

From: jcotecook@aol.com
To: [BOS Legislation, \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Lew, Lisa \(BOS\)](#)
Subject: #2 Historical APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Exemption Determination - Proposed 2651-2653 Octavia Street Project - Appeal Hearing April 20, 2021
Date: Monday, April 19, 2021 10:00:32 PM
Attachments: [image001.png](#)
[21.04.19 GGV Library .pdf](#)

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Please find the 2nd addendum response to the Appellant's Supplemental Packet dated April 15, 2021- Historical Resource

Thank you,
Jane Coté-Cook
415-500-1610

Jane Coté-Cook
415-500-1610

On Apr 15, 2021, 4:39 PM -0700, BOS Legislation, (BOS) <bos.legislation@sfgov.org>, wrote:

Greetings,

The Office of the Clerk of the Board received the following supplemental information from appellant Maureen Holt on behalf of GGV Library Friends, regarding the appeal of CEQA Exemption Determination for the proposed 2651-2653 Octavia Street project.

[Appellant Supplemental Information - April 15, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210275](#)

Regards,

Lisa Lew San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-

5163 lisa.lew@sfgov.org | www.sfbos.org (VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time. *Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*

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information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Monday, April 12, 2021 8:59 AM

To: gloria@gsmithlaw.com; 'jcotecook@aol.com'

<jcotecook@aol.com>; ryan@zfplaw.com Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: PROJECT SPONSOR BRIEF: Appeal of CEQA Exemption Determination - Proposed 2651-2653 Octavia Street Project - Appeal Hearing April 20, 2021

Greetings,

The Office of the Clerk of the Board received the following response brief from the project sponsor Ryan Patterson of Zacks, Freedman & Patterson, PC, on behalf of Jane Cote-Cook, regarding the appeal of CEQA Exemption Determination for the proposed 2651-2653 Octavia Street project.

[Project Sponsor Brief - April 9, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210275](#)

Regards,

Lisa Lew San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
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5163 lisa.lew@sfgov.org | www.sfbos.org (VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time. *Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*

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19 April 2021

San Francisco Board of Supervisors
City Hall, Room 2441 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Golden Gate Valley Branch Library - Historic Resource Environmental Impacts Issues
2651-2653 Octavia Street, (Case No. 2018-011022 PRJ)

Dear Board of Supervisors,

I have been asked to provide input regarding a historic resource impacts evaluation for the Golden Gate Valley Branch Library located at 1801 Green Street. There are several points that were raised in a letter dated 12 April 2021 that may contain overstatements or incomplete analysis in their presentation.

DAYLIGHT AS A CHARACTER DEFINING FEATURE

It is doubtful that daylight is a character-defining feature of this building as this building has so many other components that create its importance. As a building designed by Coxhead, its form, spatial arrangement, siting, and architectural ornament and materials far outweigh the use of daylight. Almost all buildings throughout time use daylight for a variety of reasons just as they use the ground for which to build on. The primary use of daylight in this building is to provide internal illumination. A movie theater is an example of a building that does not use windows or natural light - with natural light we couldn't see the movie playing on the screen. Adding windows could be a significant consideration on the character-defining feature of darkness. An example of structure that is partially dependent on the alignment of the sun for its historic significance is Stonehenge - without the sun the structure might be seen as just a ring of boulders.

ANALYSIS OF HISTORICAL INTEGRITY

There is an omission in the report of any historical integrity analysis regarding the impacts of the proposed project located at 2651-2653 Octavia. There are seven aspects of integrity that must be considered holistically to determine if the historic resource can no longer communicate its historic significance. Degradation of these features can cause significant adverse changes. The seven aspects are: Location, Setting, Design, Materials, Workmanship, Feeling, and Association. Daylight, doubtfully a significant character-defining feature of this type of historic resource, would most likely be considered under Setting and Feeling. A majority of the seven aspects will not be impacted at all by the proposed project (i.e. overtly there is no change in location, nor are there any alterations of design, materials, workmanship, or association). Setting and Feeling must consider, as example, the character of the built surroundings, or a building's expression of its aesthetic or historic sense of a particular period of time, etc. These two aspects are not limited to daylight. Thus with all that is not changing, and the limited reduction in a minor component of an aspect of integrity, the building's ability to communicate its historic significance is not impacted in any substantial manner - thus no environmental impact.

EXISTING INTERNAL DAYLIGHT REDUCTION INSTALLATIONS

It is important to note that the library's daylighting was intentionally modified during a major rehabilitation project through replacement of any original windows with new high performance windows that reflect light, and the introduction of shading devices. Undoubtedly this was to help reduce glare from overly bright sunlight and to help reduce solar heat gain. External obstructions reducing sunlight- whether adjacent buildings, overcast skies, (or night), reduce internal illumination from the sun. This illumination varies from hour to hour, month to month, and season to season. The building is not more or less historic because of these varying light levels. If daylighting were considered a character-defining feature, and previous modifications were acceptable, the proposed partial further reductions still have not become substantial - a test that must be met for an adverse effect to have occurred.

EARNEST COXHEAD, ARCHITECT

Coxhead is a well-know architect whose designs were unique and eclectic. They depended on vernacular and traditional styles interpreted in creative manner. While daylight is important to all buildings to animate the design with light and dark surfaces - defining form, color, and texture, daylight was not a primary design feature. Again windows and natural light were common tools for any architect or builder. Coxhead's use of daylight was not the most important qualities of his design capabilities.

CONCLUSION

With these considerations in mind, the arguments presented in the 12 April 2021 letter for substantial adverse changes to this known historic resource are not well supported nor thoroughly analyzed and should not be considered as a reason for further environmental analysis.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MG', with a large, stylized flourish extending from the bottom.

Michael Garavaglia, A.I.A., LEED AP BD+C
President, Garavaglia Architecture, Inc.