



**2417 GREEN STREET**  
**APPEAL OF FMND — NOVEMBER 10, 2020**



**San Francisco**  
**Planning**

# Project Overview

- 2,500 square foot project site
- Existing single-family home
- Horizontal and vertical additions
- Addition of one ADU
- Garage expansion
- Seismic upgrade
- Rear yard excavation
- Façade alterations



➡ **Project has been reduced in scope since FMND**

# Primary Appeal Concerns

- Alleged direct impacts on the adjacent historic resource at 2421 Green Street
- Alleged indirect historic resource impacts on the Coxhead House
- Alleged impacts related to the release of hazardous materials



➡ **No significant CEQA impacts or risk to the public or adjacent properties**

## No Direct Impacts on Adjacent Foundation

- Compliance with building code and DBI permit review process ensures structural integrity
- Mitigation Measure MGE-1 provides additional oversight
- Preliminary geotechnical report concludes project can be constructed as proposed
- Appellant provides no substantial evidence of a direct significant impact on the adjacent historic resource

 **Less-than-significant direct impacts on historic resources**

# No Indirect Historic Resource Impacts

- No physical or material impact on adjacent historic resources
- Coxhead House would continue to convey architectural significance
- Considerable change to existing setting since Coxhead House construction
- Views from private residences not part of the environment as defined by CEQA



➡ **Less-than-significant indirect impact on historic resources**

# No Subsurface Contamination

- Project site on Maher map due to proximity to a former UST that was removed
- Soil testing was done in abundance of caution – showed no subsurface contamination present
- DPH confirmed appropriate soil sampling locations and concluded no site mitigation required



➡ **Less-than-significant impact related to subsurface contamination**

## In Conclusion...

- Construction up to the lot line adjacent to existing buildings on a hillside is not unusual in San Francisco
- Extensive additional analysis conducted as part of MND preparation
- Existing DBI process and compliance with building code ensures structural stability
- Mitigation measure M-GE-1 provides additional layer of oversight
- Structural plan review cannot be conducted until after Planning approval
- Appellant presents no substantial evidence of significant impact



**No reasonable possibility of a significant impact that can't be mitigated**