

Wong, Jocelyn (BOS)

From: Carroll, John (BOS)
Sent: Tuesday, April 2, 2019 6:48 PM
To: BOS Legislation, (BOS)
Subject: FW: File No. 190275 3620 Buchanan

Categories: 190275

For the 3620 Buchanan Street Appeal.

Thanks,
JEC

From: Calvillo, Angela (BOS)
Sent: Tuesday, April 02, 2019 6:29 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: FW: File No. 190275 3620 Buchanan

RE: Appeal of 2016-010079CUA **3620 Buchanan Street** (Project) **File No. 190275.**

Thank you John.

From: Arnold Cohn [<mailto:sfamc2@gmail.com>]
Sent: Tuesday, April 2, 2019 11:41 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: File No. 190275 3620 Buchanan

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

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

RE: Appeal of 2016-010079CUA **3620 Buchanan Street** (Project) **File No. 190275**

Dear Ms Calvillo:

The entire area of Block 459 Lot 3 which includes 3620, 3636 and 3640 Buchanan, and 1595 North Point (the Project site) has been designated an important historic landmark by the Board of Supervisors in Ordinance No. 12-74 on January 4, 1974, known as Merryvale Antiques (Historical Landmark No. 58). The proposed 3620 Demolition and Construction Project (Project) violates the Planning Code in numerous ways, and the design ignores various Residential Design Guidelines. In addition, as the Project would have a substantial adverse effect on an historic resource (Landmark No. 58), it must be reviewed under the California Environmental Quality Act (CEQA) before any City approvals can occur.

The Project's Historic Resource Evaluation prepared by Page and Turnbull dated May 20, 2016 (HRE) attempts to obfuscate the fact that the entire lot, which includes the Merryvale Antiques building, the courtyard, and the garden house, is designated as part of Historical Landmark No. 58. The various addresses assigned to the buildings located on the lot do not change the fact that the designation of Landmark No. 58 applies to the entirety of the location and boundaries of the Project site.

Furthermore, in Ordinance No. 12-74, “the equally impressive garden shop to the south, which is directly accessible from the main building,” is referred to as part of the special character and special historical, architectural and aesthetic interest justifying the designation of Landmark No. 58. The garden shop is precisely the building which will be demolished as a result of the Project. The existing landscaped courtyard, which is also referred to as part of the “handsomely landscaped and spacious areas between the buildings” in Ordinance No. 12-74, will also be significantly diminished by approximately 25% to 33%, which will impact the spatial relationships between the Merryvale Antiques historic building and the proposed Project. A substantial adverse change in the significance of the historic resource includes any “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired,” See CEQA Guidelines 15064.5(b)(1). Considering the historic resources present, any partial or full demolition of any element of the Landmark No. 58, which includes the landscaped courtyard and the garden house, will be a significant impact under CEQA. The Planning Department should require the Project to undergo further environmental review, including the preparation of an initial study and a focused environmental impact report to address this issue.

Please stop the proposed 3620 Buchanan demolition construction project.

Sincerely,

Arnold Cohn
1550 Bay Unit B126
S.F., CA. 94123