



**2651-2653 Octavia Street**  
**CATEGORICAL EXEMPTION**  
**APPEAL HEARING**



**San Francisco**  
**Planning**

# 2651-2653 Octavia Street

## Project Description

- The proposed project would construct a roughly 2,400-sf addition to an existing three-story two-family residence.

## Background

- September 5, 2019: The Department issued the first categorical exemption.
- July 28, 2020: The Board overturned the first categorical exemption.
- September 22, 2020: The Board unanimously passed Motion No. M20-129 to adopt the findings to overturn the first categorical exemption.
- January 27, 2021: The department issued the second categorical exemption.

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## Board's Motion No. M20-129

The Board:

- 1) found that the Department did not document its analysis regarding the project's impacts on the character-defining features of the Golden Gate Valley Library; and
- 2) directed the Department to analyze the project's historic resource impacts – specifically, to consider whether the potential impacts of the project on the lighting inside the library's main reading room would significantly impact the character-defining features.

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## Board's Motion No. M20-129

Except for the proposed project's potential historic resource impacts, the Board found that:

- 1) the first (September 5, 2019) categorical exemption conforms to the requirements of CEQA and is adequate, accurate, and objective;
- 2) the record does not include substantial evidence to support a fair argument that the proposed project may have a significant effect on the environment, and
- 3) no further analysis is required.

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## Issues raised by the Appellant and the Department's responses

**Department Response 1:** The Department correctly determined based on substantial evidence in the record that indoor light *level* is not a character-defining feature of the library.

**Department Response 2:** Because the Department correctly determined that indoor light level is not a character-defining feature of the library, the Department is not required to analyze the project's impact on the library's indoor light levels under CEQA.



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## Issues raised by the Appellant and the Department's responses

**Department Response 3:** The Board should reject the Appellant's claim regarding the project's partial shadowing of existing solar panels on the library's roof because the Board rejected the same claim at its July 2020 appeal hearing (first appeal hearing). This analysis is not required for projects that are categorically exempt. In any case, the project would not result in a significant environmental impact due to a conflict with land use or energy policy.