

2651-2653 Octavia Street

Case No. 2018-011022ENV
Categorical Exemption Appeal

- Renovate 2-unit building for a multi-generational family home
- No significant impact on the adjacent Golden Gate Valley Library
- Uphold the CEQA Categorical exemption



Library staff has no concerns about the project

The Library has been tracking this proposed project and the neighbors' concerns and efforts to seek historic landmark designation. I have consulted with our Facilities Director and our Chief of Branches to arrive at the following conclusion:

- The Library is not concerned with the adjacent resident's renovation plans
 - The Library has no concern regarding the amount of light that will be able to enter the building and there is no concern regarding the solar panels on the roof
- The Library respects the jurisdiction of other city agencies (Planning, etc.) to oversee the approval of this project

My team can meet with you next week, their schedule permitting. Copying our Chief of Branches, Cathy Delneo, and Facilities Director, Roberto Lombardi, as well ours our Engineering Manager, Todd Robinson.

Thank you,

Michael Lambert I Pronouns (He, Him, His)

City Librarian

San Francisco Public Library

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California Supreme Court

Berkeley Hillside V. City of Berkeley

It is not enough for a party challenging an exemption to merely show a project **may** have a significant effect on the environment. The party challenging a categorical exemption has the burden to show a project **will** have a significant effect on the environment.

CEQA Guideline Section 15064

- A significant effect to a historical resource is one that substantially and materially alters a “character defining” feature.
- Light is never been classified as a character defining feature in a historical building

Golden Gate Valley Library Renovation 2012

- All 5 south facing windows were upgraded to Lo-E windows – reduced Natural light by up to 18%
- Dark grey shades installed – filters 90% of natural light on bottom half of 5 windows



Four Daylighting Studies - Independent Bioclimatic Consultant - Symphysis

Analysis for 2,400 unique points in the library

Three sky conditions (Clear, Partly Cloudy, Overcast)

Three times of the year (December, September, June)

Three times of the day (9am, 12pm, 3pm)

Normal Library Environment – Open Hours



- Library consistently uses electrical illumination
- Dark grey window shades intentionally block light

Daylighting Studies - % Impact of project

	Overcast	Partly Cloudy	Clear Sky
Natural Light Only	-4.0%	-11.0%	-1.8%
Natural + Electric Light (Normal Condition)	-1.0%	-4.2%	-2.0%

No significant Impact

Daylighting Studies

	Overcast	Partly Cloudy	Clear Sky
Dark Grey Shade Device – Natural light	-13.6%	-24.5%	-14.2%
Natural + Electric Light (Normal Condition)	-1.0%	-4.2%	-2.0%

Dark Grey shades have MUCH greater impact on Natural Light in the Library than project

Solar Shade Analysis

- Board already moved that Solar Panels met the requirements of CEQA
- Appellants do not have a legally cognizable claim
- No local or state laws protecting solar access or shading from another structure.

Solar Shade Analysis

INCIDENT SOLAR RADIATION (Wh/m2/DAY)			
ANALYSIS PERIOD	EXISTING CONDITION S	PROPOSED CONDITION S	% Δ
JAN	1,709	1,270	-25.7%
FEB	2,748	2,226	-19.0%
MAR	4,476	4,248	-5.1%
APR	5,683	5,614	-1.2%
MAY	6,212	6,147	-1.0%
JUN	6,792	6,730	-0.9%
JUL	6,765	6,705	-0.9%
AUG	6,323	6,267	-0.9%
SEP	5,755	5,663	-1.6%
OCT	3,571	3,100	-13.2%
NOV	2,316	1,714	-26.0%
DEC	1,667	1,161	-30.4%
YEAR	4,514	4,253	-5.8%

PROPOSED CONDITIONS: 15kWh SYSTEM, 29.0% SHADING				
Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)	
January	3.14	813	73	
February	3.98	932	84	
March	5.53	1,399	125	
April	6.72	1,649	148	
May	7.05	1,769	159	
June	7.39	1,785	161	
July	6.92	1,710	154	
August	6.42	1,582	143	
September	6.26	1,477	133	
October	5.05	1,259	113	
November	3.89	957	86	
December	3.15	815	73	
Annual	5.46	16,147	\$1,451	\$178

Conclusion

- Project adheres to all laws, codes and design guidelines
- No significant impact on Library
- CEQA Exemption should be upheld

