

From: mrmpr@earthlink.net
To: [BOS Legislation \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Appeal of CEQA determination 2395 Sacramento Street. File 231285
Date: Wednesday, January 17, 2024 9:08:35 PM

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17 January 2024

San Francisco Board of Supervisors
San Francisco City Hall, Rm. 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Attn: Angela Calvillo, Clerk of the Board

**RE: Support for Appeal of San Francisco Planning Commission's CEQA Action
for 2395 Sacramento Street, File No. 231285, Case No. 2022-004172CUA
(Block/Lot: 0637/015 & 016)**

Hon Aaron Peskin, President
Hon Connie Chan
Supervisor Matt Dorsey
Hon Joel Engardio
Hon Rafael Mandelman
Hon Myrna Melgar
Hon Dean Preston
Hon Hillary Ronen
Hon Ahsha Safai
Hon Catherine Stefani
Hon Shamann Walton

Dear Supervisors:

I write in support of the Appeal of the CEQA determination for the project proposed at 2395 Sacramento Street, including all actions related to the redevelopment of the Article 10 city landmark (No.115) existing on this site. Known in recent years as the Health Sciences Library, it was built as the Lane Medical Library, and is the remaining structure of an extraordinary philanthropic effort of the 19th century and the final architectural component of what was virtually the first medical school on the West Coast, which concluded when it ceded itself to Stanford University to become its Medical Department.

I do not oppose development on this site nor the appropriate adaptive reuse of the existing Article 10 Individual landmark which occupies it. My concern over the failure of the CEQA determination is focused on the failure of the environmental review process to adequately recognize and address the impact of the proposed project, in its current form, on this highly significant structure

The precedent established by the inadequate evaluation given to an individual Article 10 Landmark is deeply concerning. Individual Landmark status under Article 10 of our Planning Code is the most significant official designation CCSF can bestow and is intended to afford the highest level of consideration. This structure is significant by every measure: architectural, historical and by its exceptional degree of integrity of design and materials. That importance is reflected in the fact it was designated early on among San Francisco's landmark designations.

I support this appeal for the following reasons:

- the San Francisco Planning Department short circuited the appropriate review process by failing to evaluate the building, its significance and character-defining features in the interior's focused Historic Resource Evaluation and developed no provisions to ensure appropriate treatment of its rare and potentially fragile Colusa Sandstone exterior to prevent irreparable damage.
- the Department found that the proposed project meets *the Secretary of the Interior's Standards for Rehabilitation*, but it does not.
- the Department failed to evaluate all impacts of the proposed project under CEQA and should have determined that the project required an Environmental Impact Report that would clearly state impacts, put forward feasible project alternatives, and develop meaningful mitigation measures to lessen the identified impacts. This includes the Colusa Sandstone exterior.

I request you deny the proposed CEQA exemption and perform adequate environmental review appropriate to a building designated as this important .

Sincerely,

Mark Ryser
San Francisco
415 553-8033

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Dear President Peskin, Honorable Members of the Board of Supervisors, and Clerk Calvillos:

I respectfully ask the Board of Supervisors to deny the proposed CEQA exemption and to instead perform adequate environmental review as mandated under CEQA regarding the historic murals in the reading room. Providing for the safety of the murals in no way delays or impedes the creation of housing

See the attached letter.

Sincerely,

Richard Brandi

Richard Brandi

https://url.avanan.click/v2/www.brandipreservation.com_XXAzOnNmZxQyOmE6bzpkODVINDJmYtG0NDcxJ3MmU1YjAwODIIOGVkmJmZT0zOmVhOTg6NjQwZjAwbN2Y3NDk5ZWVhYmEzMDExQmQxN2Y4NDM1MzRlZTlZj5OGJKNkdVhYjJmNDQ5ZTl5OjI2ZmJmJmMz00IQ

BRANDI PRESERVATION

Historic Preservation Consulting

Via Email

January 11, 2024

Supervisor Aaron Peskin, Board President

Supervisor Connie Chan

Supervisor Catherine Stefani

Supervisor Joel Engardio

Supervisor Myrna Melgar

Supervisor Dean Preston

Supervisor Matt Dorsey

Supervisor Rafael Mandelman

Supervisor Hillary Ronen

Supervisor Shamann Walton

Supervisor Ahsha Safai

Attn: Angela Calvillo, Clerk of the Board via email - bos.legislation@sfgov.org

San Francisco Board of Supervisors

San Francisco City Hall, Rm. 244

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

RE: Support for Appeal of San Francisco Planning Commission's CEQA Action for 2395 Sacramento Street, File No. 231285, Case No. 2022-004172CUA (Block/Lot: 0637/015 & 016)

Dear President Peskin, Honorable Members of the Board of Supervisors, and Clerk Calvillo:

My name is Richard Brandi and I am writing in support of San Francisco resident Jonathan Clark's appeal ("Appellant") for the proposed CEQA determination for the project located at 2395 Sacramento Street, including all actions related to the redevelopment of a City landmark building (No. 115), the Health Sciences Library, historically known as the Lane Medical Library of Stanford University. I respectfully ask the Board of Supervisors to deny the proposed CEQA exemption and to instead perform adequate environmental review as mandated under CEQA regarding the historic murals in the reading room. Providing for the safety of the murals in no way delays or impedes the creation of housing.

BRANDI PRESERVATION

Historic Preservation Consulting

I am an architectural historian with 20 years of experience and I meet the Secretary of the Interior's Professional Standards. I wrote the Historic Resource Evaluation HRE dated August 18, 2022 on the interior of the building at the request of the Planning Department. My research established that the murals were historic resources and the Planning Department concurred. But the treatment of the murals in the mitigation plan is inconsistent with the historic resources.

I support this appeal for the following reasons:

- The mitigation program is vague, indeterminate, and there are no conditions or safeguards imposed upon the project applicant to ensure that the murals end up in a safe and appropriate place.
- The current mitigation program will result in their destruction by neglect. We all know what happens to works of art when they are removed and stored for some indeterminate future use. They deteriorate and are lost.

The Mitigation Monitoring and Reporting program states:

“Additionally, the salvage plan shall include specifications for the removal and salvage of the Reading Room murals by a qualified art conservator and shall also include coordination and consultation with interested tribal groups and gather input on future treatment of the murals, including, but not limited to, public interpretation, donation to a non-profit or cultural association, or sale to a private entity.” Mitigation Monitoring and Reporting Program page 7 October 20, 2023, Case No. 2022-004172ENV 2395 Sacramento Street. The Planning Department considers one of the 112-year-old murals to be problematic because it portrays a Native American.

The safest place for the murals is to leave them where they are and incorporate new programming around them. The reading room should have been retained with minor, reversible changes. The destruction and alteration of the reading room should be avoided:

“Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired” (PRC Section 5020.1(q)).

and:

“Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource. This is often accomplished through redesign of a project to eliminate objectionable or damaging aspects of the project (e.g., retaining rather than removing a character-defining feature, reducing the size or massing of a proposed addition, or relocating a structure outside the boundaries of an archeological site).” 14 CCR Section 4852(d)(1)).

BRANDI PRESERVATION

Historic Preservation Consulting

It's unclear if the feasibility of this step was ever seriously considered.

However, if the murals are to be removed, the project applicant should be held responsible for their well-being as befitting a San Francisco landmark and to avoid an adverse impact under CEQA:

“Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register (14 CCR Section 4852(d)(1)).

The good news is that there is a precedent for how to proceed, the murals at University of California San Francisco, “The History of Medicine in California.”
www.ucsf.edu/news/2022/09/423621/removal-historic-murals-wins-award-ucsf-takes-next-steps-find-permanent-home

In that case, UCSF established a task force to consider the issues, which are similar to those facing the murals in the Lane Library. Several of the UCSF's task force recommendations are applicable here:

1. Preserve the murals as a collection.
2. The permanent location of murals should ensure proper standards of preservation, as well as provide historical context.
3. The mural site should allow for voluntary viewing, and not be displayed in a manner that compels the public to view the art, with respect to some noted aspects of their polarizing imagery.
4. The murals be relocated to an area suitable to the intended context – consistent with the artist's vision, with respect to their polarizing content.
5. Find an institution that can provide the appropriate space, should UCSF be unable to build a site that meets the needs of a permanent location.

The mitigation plan should require the applicant, as a condition of entitlement, to find a qualified non-profit, cultural association, or a private entity willing to take or buy all three murals and agree to follow the UCSF recommendations within a specified time frame, say 90 days. If there are no qualified takers after the specified time period, then the applicant should be required to retain the murals and mount them somewhere on the project site in an “area suitable to the intended context – consistent with the artist's vision, with respect to their polarizing content.”

BRANDI PRESERVATION

Historic Preservation Consulting

It should be not be too difficult or pose an unreasonable financial burden for the applicant to find a suitable, safe location to place the murals as a group with appropriate interpretation and context somewhere in the new complex. The applicant proposes to add thousands of square feet and to construct two new buildings.

I hope you will uphold this appeal and send the project back to the Planning Department to develop a mitigation plan that will ensure that the historic murals end up in a suitable, safe location with the murals placed as a group with appropriate interpretation and context preferably somewhere in the new complex. Providing for the safety of the murals in no way delays or impedes the creation of housing. This is the least we can do for a San Francisco Landmark.

Sincerely,

Richard Brandi

cc: Richard Drury, Lozeau Drury, LLP – richard@lozeaudrury.com

From: [Lilli Alberga](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: 2395 Sacramento, File No. 231285, Case No. 2022-004172CUA (Block/Lot: 0637/015 & 016)
Date: Wednesday, January 10, 2024 1:56:19 PM

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

Dear Board of Supervisors,

My name is Lilli Alberga. My husband and I have lived at 2021 Webster Street, across the street from the above mentioned property for the past 15 years.

Although we would welcome new neighbors, at this point, we are uncomfortable with specific aspects of this proposal. Accordingly, we strongly encourage the city to require a proper CEQA study to address the potentially serious safety issues and environmental. Specifically, we refer the following.

1. **Pedestrian Risk** - As noted the current plan is to put the garage entrance and exit on Webster Street. We think this a dangerous idea and that Sacramento Street would be a far safer location for the garage entrance/exit.

Webster street already has lots of automobile and pedestrian traffic. Many are elderly/handicapped (going to nearby doctor appointments) or the JFK Apartments (low income housing complex), there are students going to and from the Stuart Hall campuses) and folks going to Temple and/or shopping on Fillmore street. We'd urge the city to properly assess this risk and encourage moving the entrance to the less busy Sacramento Street side.

2. **"Pave Paradise and Put Up a Parking Lot"** (Joni Mitchell). The current proposal would tear out the beautiful trees and uproot the wildlife in the Healing Garden on Webster Street to replace them with a 77 foot building and a subterranean garage. This is on a street that already has severe wind problems (trees were blown over on our street last year).

A proper CEQA environmental study would, in our view, make a lot of sense especially given increased risk from climate change. Frankly, we feel it would be remiss to not do a proper environmental study.

Please note that we attended the initial meeting organized by the developer, reviewed their plans and studies, and timely expressed our concerns (both in emails and in the 3 minute allotments granted to us at the historic and planning commission meetings). We are disappointed that we will not be available for the January 23rd meeting. We'd love the opportunity to meeting with the Board though and, perhaps, we can do so at a future meeting. Do let us know if this is possible.

Finally, please note that we think, if adequately designed, this project could be a great

addition to the neighborhood. Re-purposing the Library and parking lot on Sacramento street are real positives. However, our two chief concerns mentioned above are serious and we believe need to be properly addressed.

Sincerely Lilli Alberga

From: [Laurence Bardoff](#)
To: [Bd of Supervisors](#)
Cc: [Laurence Bardoff](#)
Subject: 2395 Sacramento, File No. 231285, Case No. 2022-004172CUA (Block/Lot: 0637015 & 016)
Date: Wednesday, January 10, 2024 1:05:21 PM
Attachments: 2395 Webster Protection Wind Assessment - 3.18.22 (1) copy 2.pdf
2395 Sacramento, Shadow Study CU.pdf

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

Dear Board of Supervisors,

I am Laurence J Bardoff. My wife and I have lived at 2021 Webster Street for some 15 years. Our home is directly across from 2395 Sacramento Street/2040 Webster Street, the site of the proposed project. I appreciate the opportunity to, once again, comment on the proposal. We've timely responded via email to all city notices and spoke at the two commission meetings. Unfortunately, we won't be available for the Board meeting on the 23rd but would be happy to separately meet with any Board members willing to hear our concerns.

The proposed project would be the first new construction on the block in over 100 years, be sandwiched between a National Historical Building (Temple Sherith Israel) and a San Francisco Landmark (the Medical Library), and exceeds current SF rules on height, light and space. The proposal is massive and a huge departure from SF history and standards.

The current studies used to justify the project are, in my view, grossly inadequate to address even basic issues. I note three deficiencies below and respectfully request that more due diligence be done. In my view, failure to do so could result in catastrophic and irreversible impacts to the environment and neighborhood safety.

1. **Wind** - the wind study submitted as part of this project considered data that was both far away and old. It used data from the Old Federal Building (1 mile away) and the Airport (12 miles away). The geographically closer data was 75 years old (see attached). The airport data is 3 years old. (See pertinent page of wind study attached).

We live in a world of increasing risk from climate change. Yesterday, 2023 was reported as the hottest year on record (shattering the previous records and causing alarm among climate scientists). We've experienced adverse climate issues in San Francisco. In February 2023 wind storms blew down some 900 trees in our city (see link below) including a tree right in front of the proposed project (see photo attached). In times of increased risk from climate change, we should be using contemporary data relevant to the subject project. This is especially true for the proposed addition on Webster Street where the current garden will be replaced by a 77 foot building. It is hard to imagine such a dramatic change not effecting wind.

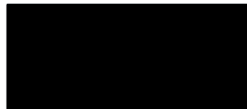
2. **Shadow** - the shadow study provided with the project (see attachment below) was, frankly, useless. If first consider the effects the new construction would have on light starting at 9AM. Those of us on the west side of the block get morning sun (the sunrise). The 9AM start time is well after sunrise - the study is some 2 to 3 hours too late (depending on the time of the year) to have any relevance.


3. **Terrorism** - Antisemitism and violence are on the rise - especially since Hamas's October 7th attack (see link below). The new property shares a property line with Temple Sherith Israel and the new construction could reduce (or at least hinder) an escape route in the case of a terrorist attack. No mention whatsoever is made of this issue. This is perhaps because the developer's study pre-dates the October 7th attack but in any case I believe this issue should be evaluated.

Please understand that we welcome the thoughtful addition of new residential units. Making better use of the Library and the Sacramento Street parking lot is a real positive. We only ask that more study be done to properly address this massive proposal. We think it prudent to do so given its magnitude and where so many existing SF rules (height, light and space) are being waived.

Sincerely,
Laurence J Bardoff
415-279-2659

[At least 900 fallen trees, branches in SF after powerful storm](#)



 At least 900 fallen trees, branches in SF after powerful storm

<https://www.cnn.com/2023/12/11/us/sf.cdc/hate-crimes-bias-incidents.ssg/index.html>

WIND DATA

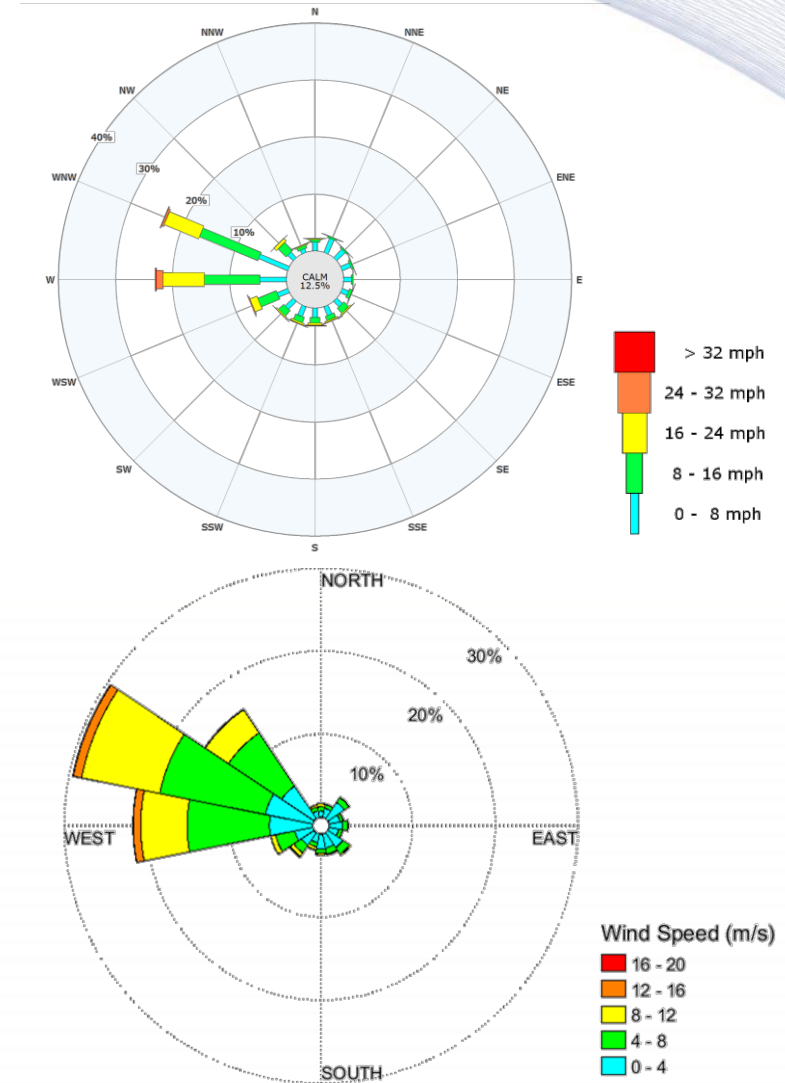
Wind data from San Francisco International Airport and the San Francisco Old Federal Building (located at 50 United Nations Plaza) were referenced to assess the prevailing wind directions associated with the predicted wind activity at the project site. The data from these two stations are portrayed in the form of wind roses which can be interpreted as follows:

- The arms of the wind roses point in the direction from where the wind is blowing from;
- The width and color of the arm represent the wind speed; and,
- The length of the arm indicates the percent of the time that the wind blows for that combination of speed and direction.

While the most recent and complete hourly meteorological data set is from the International Airport, wind data from the Old Federal Building is often referenced for developments in San Francisco subject to the San Francisco Planning Code requirements.

As can be seen, the records from both these stations show similar wind directionality with winds occurring primarily from the westerly (west-northwest, west, northwest and west-southwest) directions. These are the four most frequent and strongest wind directions and are usually the cause of potentially adverse wind conditions.

As a result, these wind directions are the focus of CPP's assessment of the anticipated wind conditions at the project site.



Probability of Wind Speeds by Direction Recorded at San Francisco International Airport (2005-2020) (Top) and San Francisco Old Federal Building (1945-1948) (Bottom)

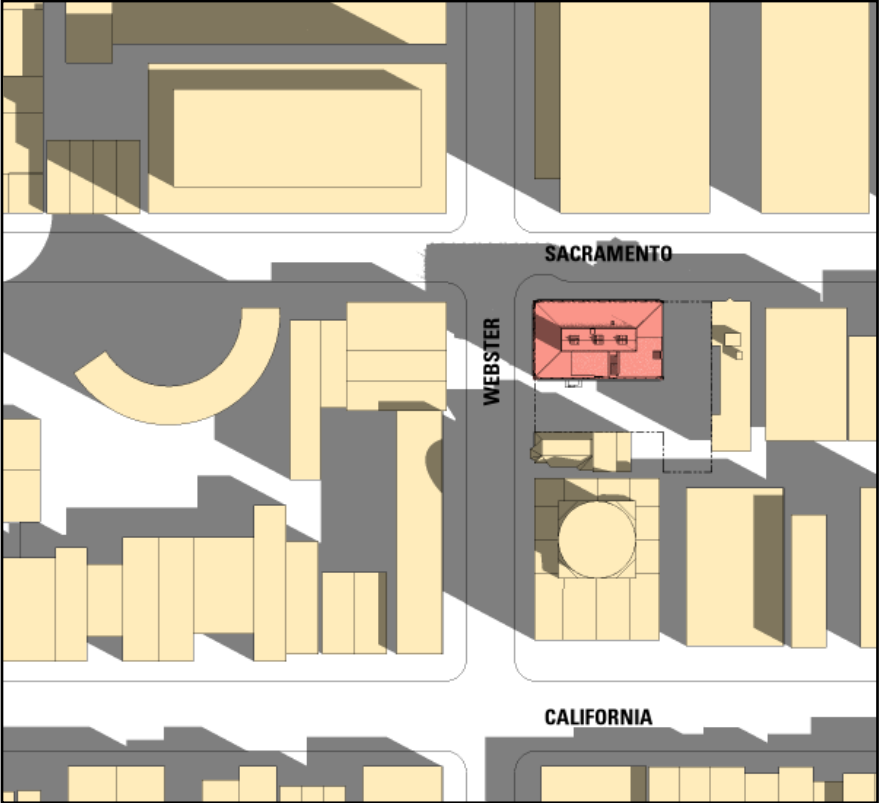
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6 A.M. TO 8 A.M.
MONDAY
STREET CLEANING

2 HOUR PARKING
8 AM TO 6 PM
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EXCEPT VEHICLES WITH
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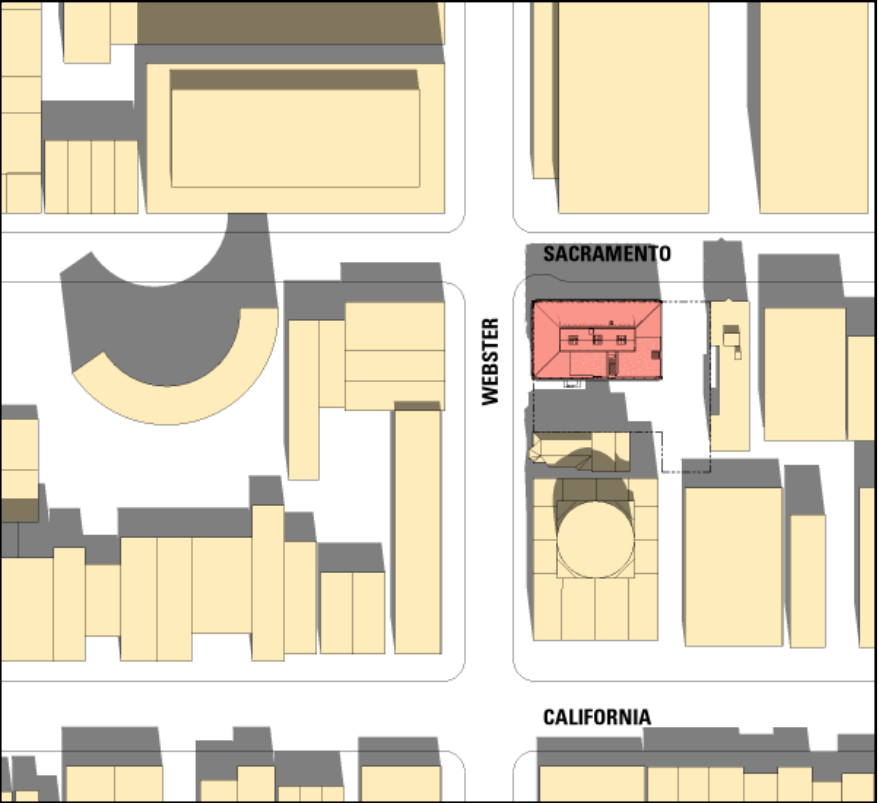


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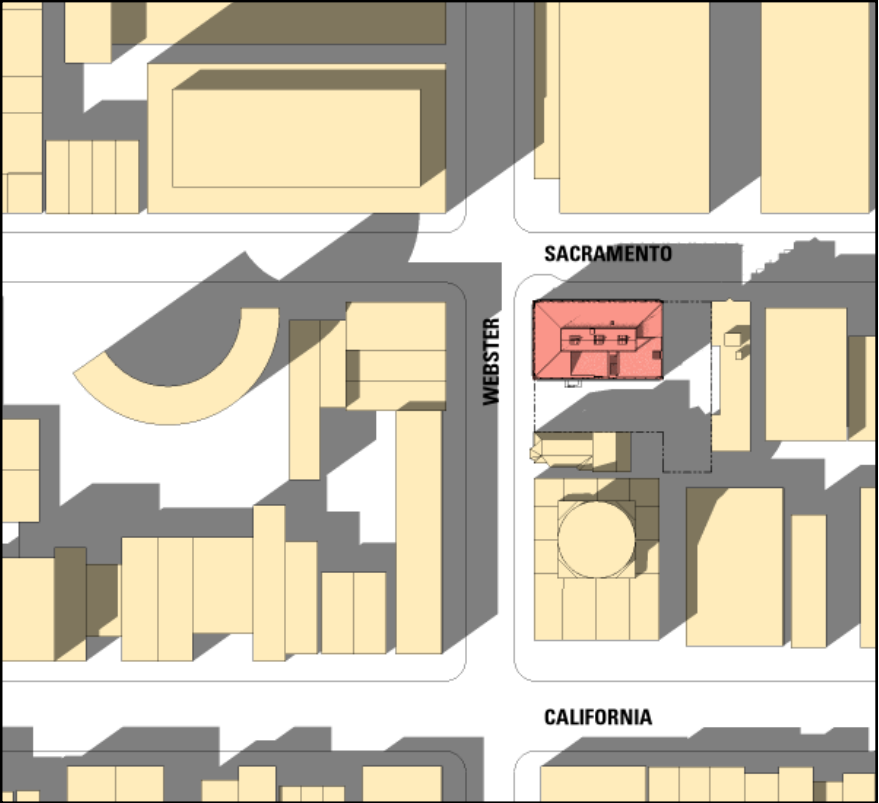
EXISTING CONDITION



9 AM



12 PM

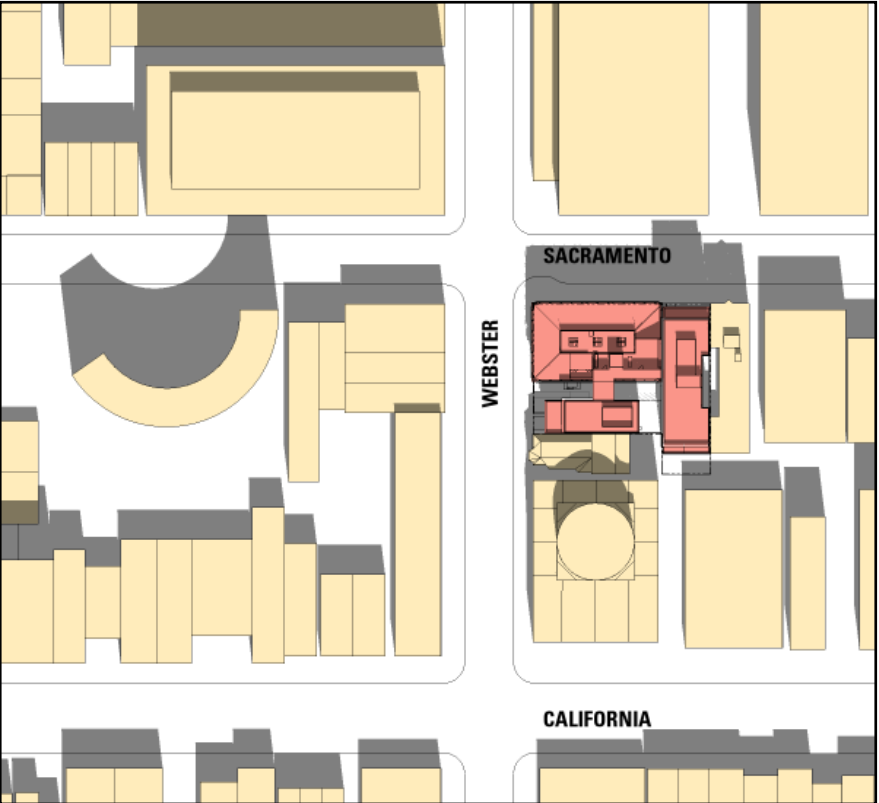


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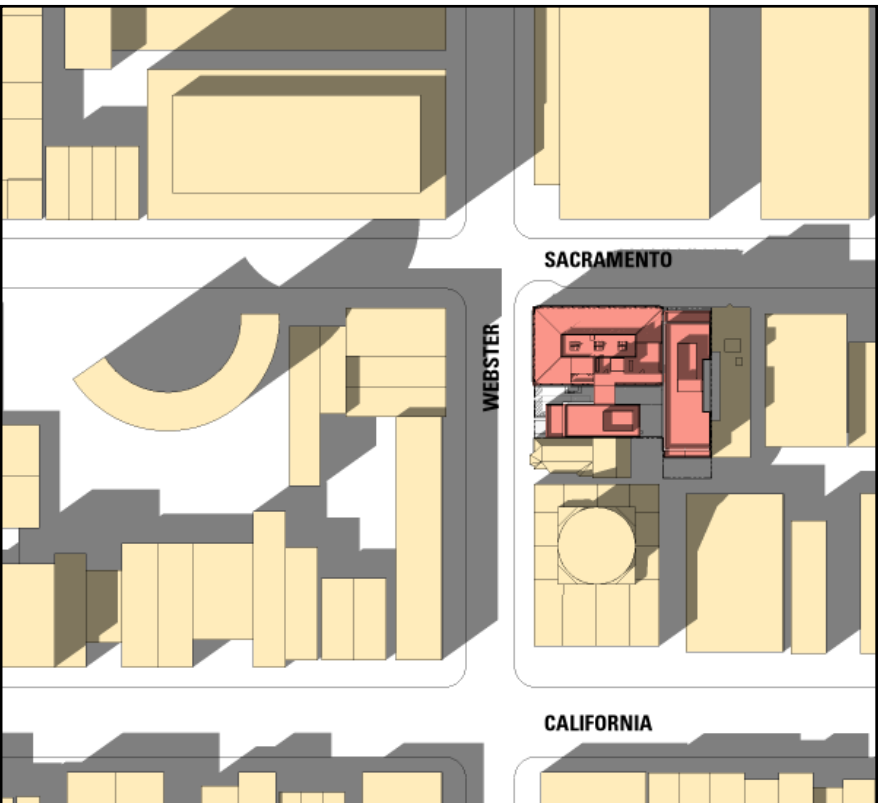
PROPOSED



9 AM



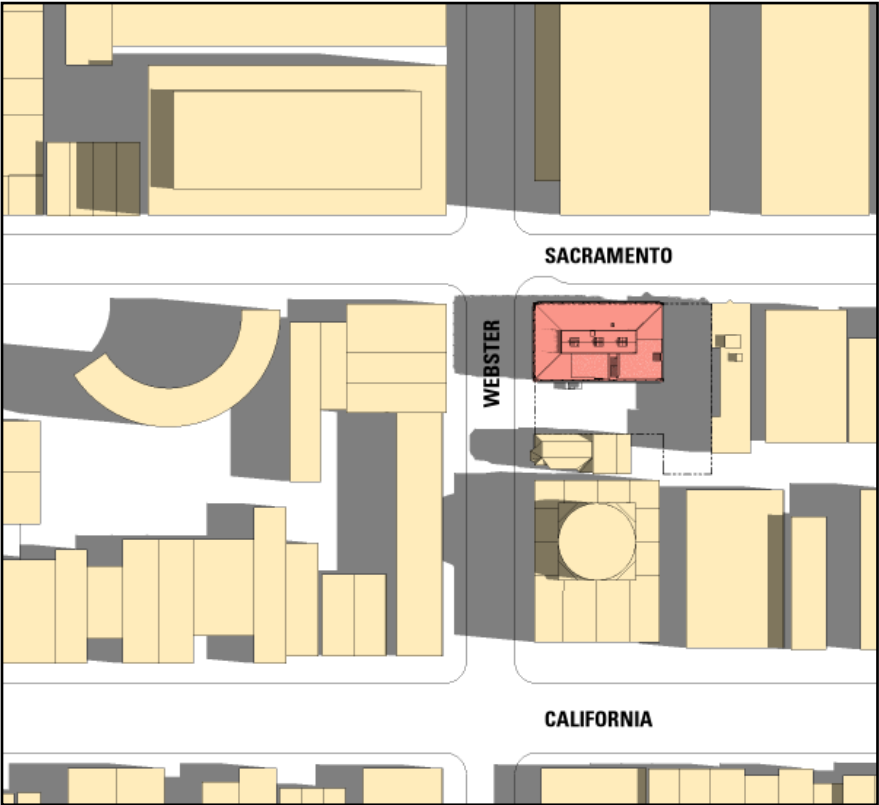
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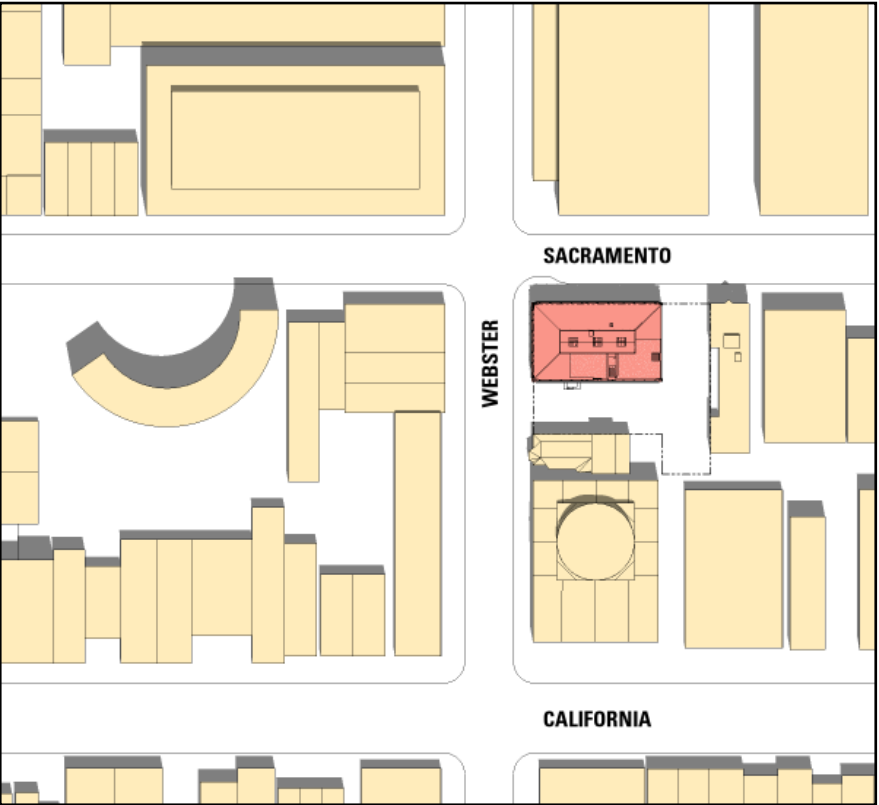
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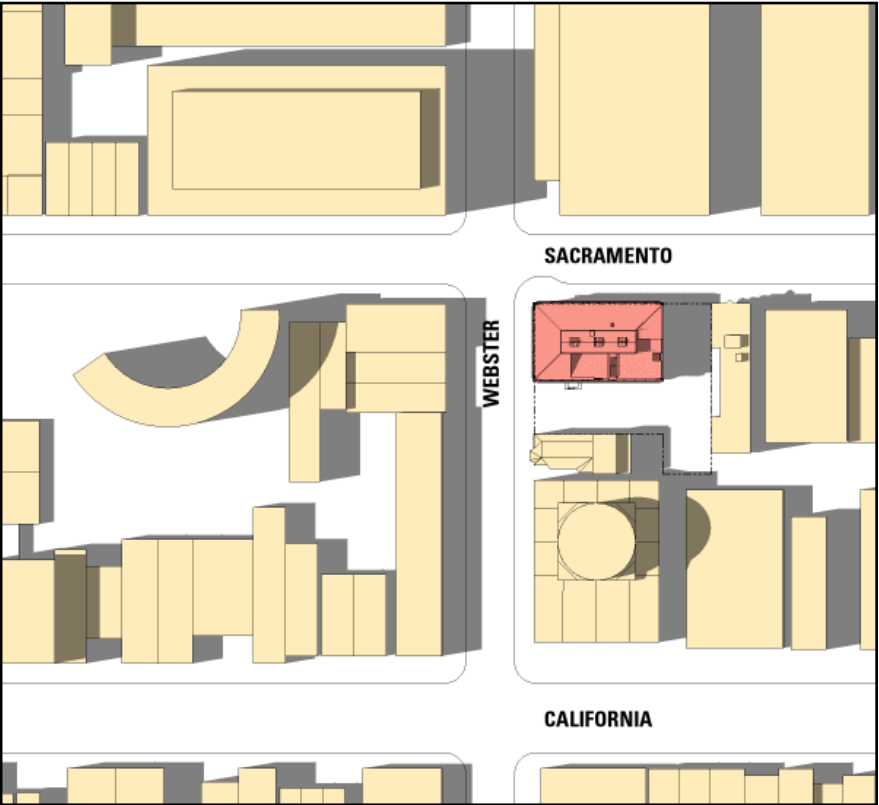
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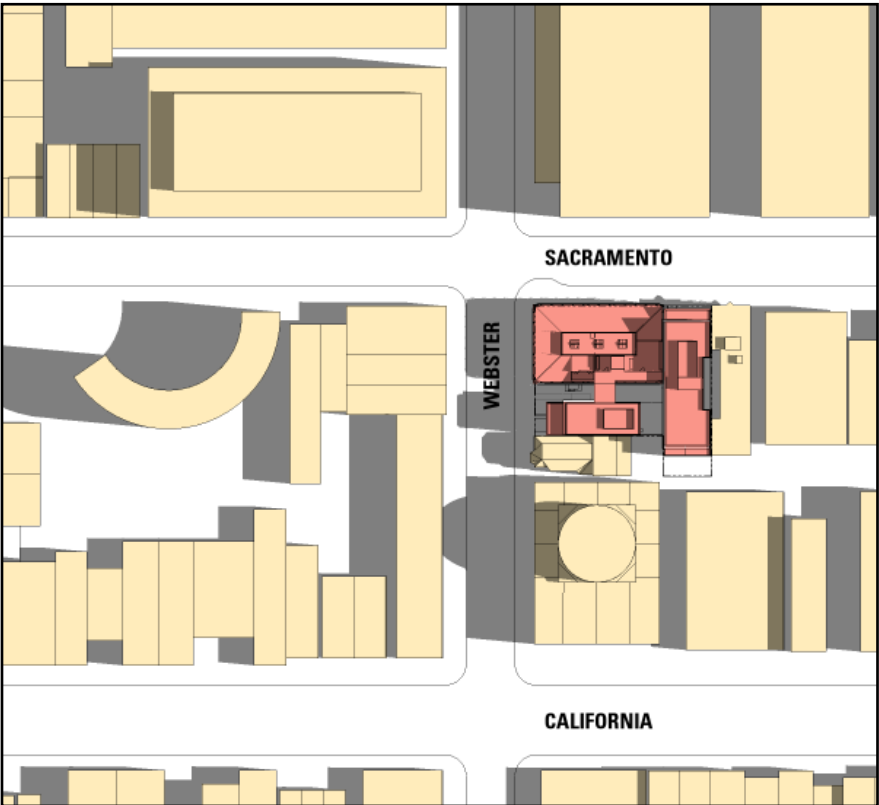


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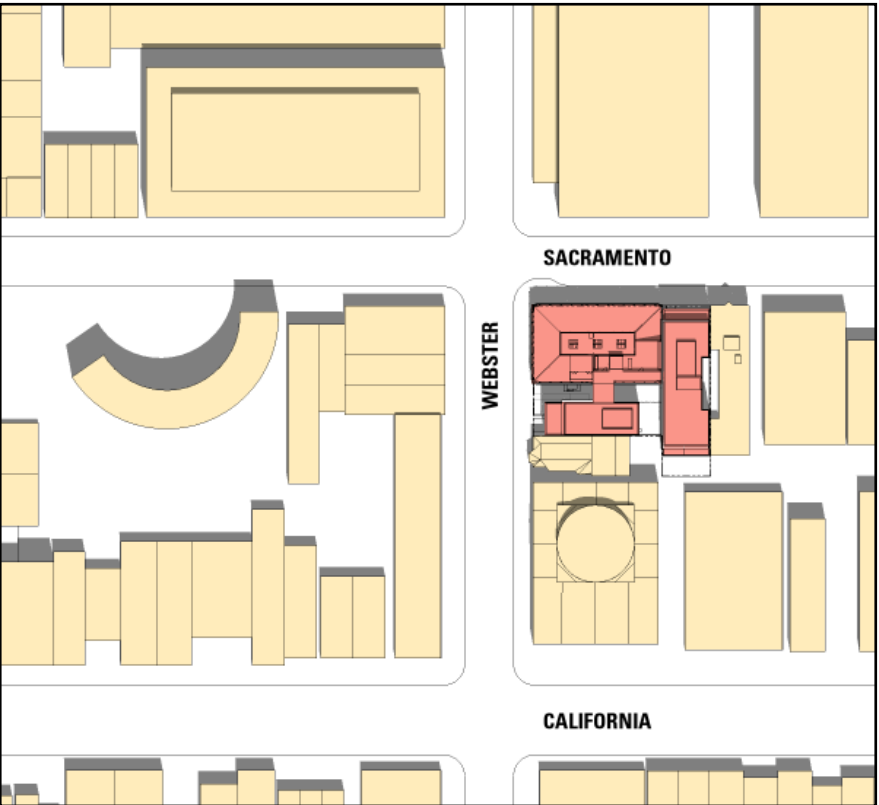


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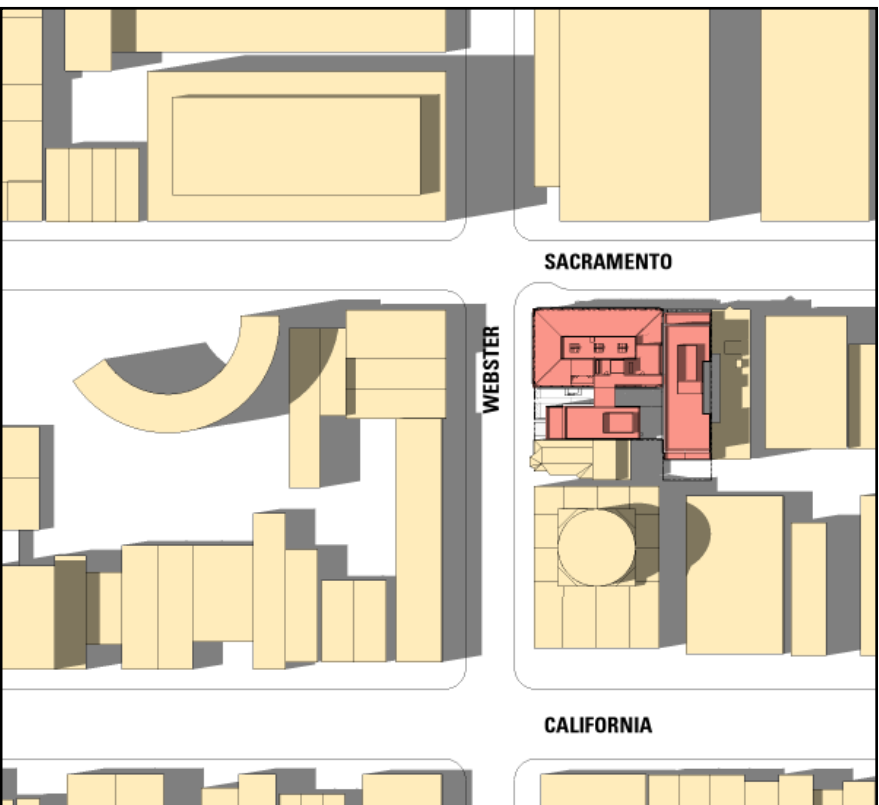
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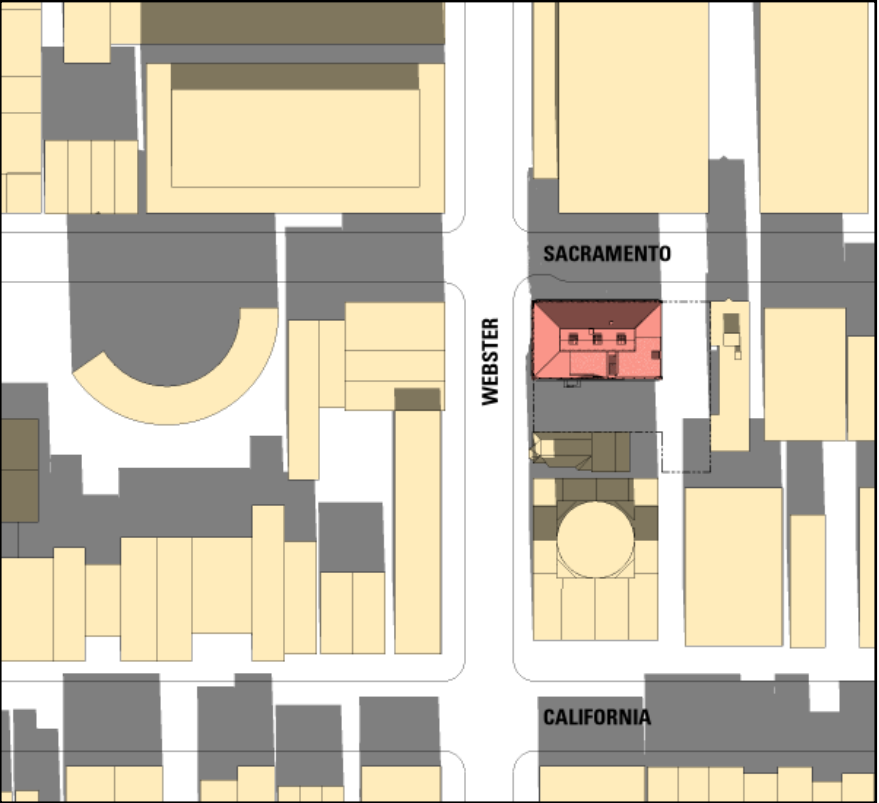


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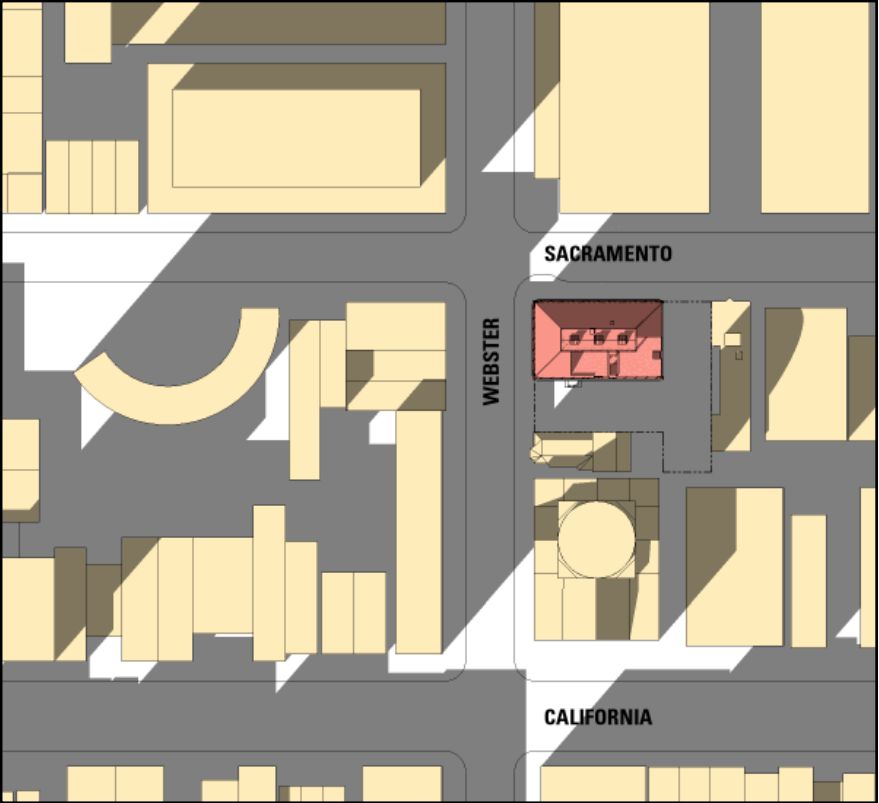
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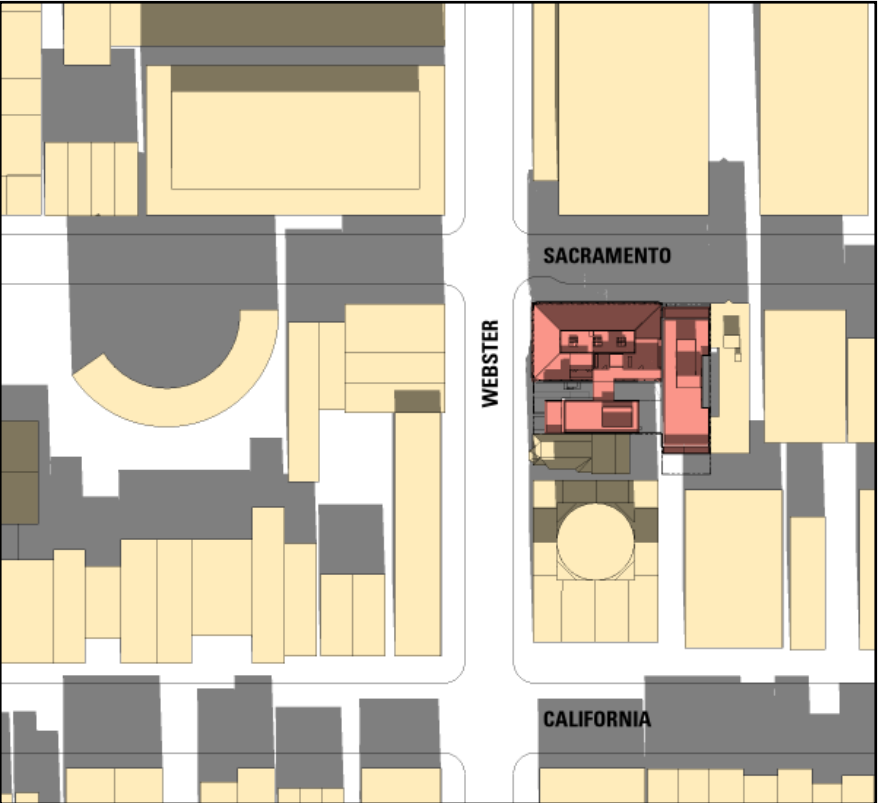


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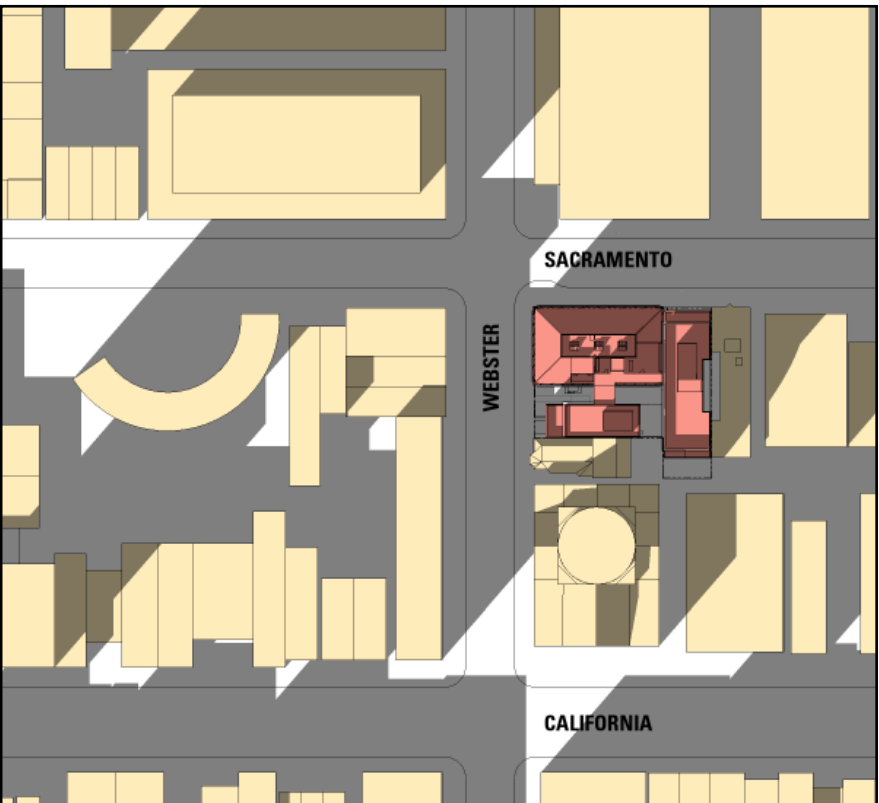
PROPOSED



9 AM



12 PM



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From: [Woody LaBounty](#)
To: [BOS Legislation. \(BOS\)](#)
Subject: Support for appeal of Case No. 2022-004172CUA (2395 Sacramento)
Date: Wednesday, January 10, 2024 12:49:26 PM
Attachments: [SFH-letter-2022-004172CUA.pdf](#)

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

Ms. Calvillo,

Attached please find a letter of support for Jonathan Clark's appeal of the San Francisco Planning Department's determination of Case 2022-004172CUA. Please share with the supervisors with this matter when it is included on a meeting agenda.

Thank you.

Woody

Cell: 415-244-8739

Woody LaBounty
President & CEO



SAN FRANCISCO HERITAGE | [SFHeritage.org](https://sfheritage.org)

On Unceded Ramaytush Ohlone Land

HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
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+1 (415) 441-3000 x15 (office)

wlabounty@sfheritage.org

He/Him/His



January 10, 2024

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

Re: Support of Appeal of CEQA Action by Planning Commission for 2395 Sacramento Street, Case No. 2022-004172CUA

Dear President Peskin and members of the Board of Supervisors:

San Francisco Heritage supports the appeal by Jonathan Clark of the San Francisco Planning Department's October 23, 2023 determination that the proposed project at 2395 Sacramento Street (Lane Medical Library building) qualifies for streamlined environmental review under CEQA.

San Francisco Heritage does not object to an infill housing project sensitive to the site and the historic resource at 2395 Sacramento Street. We are concerned that in haste to accommodate a proposed State Density Bonus project, the city has not conducted adequate CEQA review for significant effects on city landmark no. 115 (Lane Medical Library). San Francisco Heritage believes the proposed project will have obvious adverse impacts on the historic resource. The height and materials of the proposed additions will sever the spatial relationship of the library from neighboring Temple Sherith Israel. The removal of historic interior murals without any requirements for reinstallation or public display is a less-than-adequate mitigation plan. Most concerning, CEQA streamlining dependent on the Housing Element 2022 EIR should not be the practice over project-specific review, especially of known historic resources.

With new state housing production laws now in effect, it is more important than ever for the city to clarify how it will conduct CEQA evaluations and determinations. As noted on page two of Mr. Clark's appeal, using the programmatic Housing Element EIR for a specific project concerning a city landmark one could argue "CEQA reviews will never be required for any residential project in the City ever again." The California Environmental Quality Act should not be treated as a checklist item open for local editing or streamlining from its important intent, purposes, and requirements.

San Francisco Heritage requests the board grant Mr. Clark's appeal and return the project to the Planning Department and Historic Preservation Commission for full review under CEQA.

Respectfully submitted,

Woody LaBounty
President & Chief Executive Officer
San Francisco Heritage