



November 14, 2014

Via Messenger and Email (bos.legislation@sfgov.org)

President David Chiu
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

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BOARD OF SUPERVISORS
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Dr

Re: 2853-2857 Broderick
Appeal of July 3, 2014 Class 1 Categorical Exemption
Hearing Date: November 25, 2014

Dear President Chiu and Members:

We represent Pamela Whitehead and Melinda Nykamp, the owners of the above referenced property that is a historic resource under CEQA. The only issue before you is whether the Class 1 Categorical Exemption issued by the Planning Department on July 3, 2014 (“Categorical Exemption”) is supported by substantial evidence. Appellants have not offered any substantial evidence¹ to challenge the Planning Department’s determination that the work being proposed will not have a significant impact on the historic resource. In fact, their focus is entirely on issues related to the construction and past permitting of the project, neither of which is relevant to the Board of Supervisors’ review of the adequacy and appropriateness of the Categorical Exemption issued for this Project. Accordingly, this letter will focus solely on the Categorical Exemption.

The Categorical Exemption correctly found that the Project will not result in any significant impacts to a historic resource. Appellants will be unable to provide any substantial evidence to show otherwise. The appeal should be denied and the Categorical Exemption upheld.

I. PROJECT DESCRIPTION

The currently fire-damaged, vacant 4-story building contains approximately 4,526 square feet (sf) and 2 units. The building permit for which the Categorical Exemption was prepared includes both exterior modifications and the merger of the 2-bedroom lower unit to create a

¹ Under CEQA Guidelines Section 15384(b), “substantial evidence” include[s] facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.” Appellant’s opinions and speculation are not “substantial evidence”.

4-bedroom, single-family home with garage (“Project”).² The proposed alterations are quite modest.

The Categorical Exemption describes the Project as follows:

The proposed project calls for exterior changes to the house, including the construction of 2 roof decks, construction of dormers on the north and south slopes of the hipped portion of the roof, construction of a bay at the south elevation to the west of the side entry porch; alteration of the side entry steps and door; alteration of main entry steps to reduce the height; alteration of main entrance to lower threshold approximately 1’ and add a transom above the existing door; and removal of stairs at the rear façade.³

These alterations were evaluated by the Planning Department to determine whether, independently or collectively, they would cause any potentially significant impacts to the historic resource. No such impacts were identified by the Planning Department.

A. Appellants efforts to expand the scope of the Project should be rejected.

Appellants want this Categorical Exemption to include all previous work that was already analyzed in prior CEQA documents for this property. Their effort to “relitigate” CEQA review for work done and/or approved should be dismissed. The “physical changes” analyzed in the Categorical Exemption are correctly limited to those that have yet to receive a discretionary approval from the City.

The only physical changes remaining to be done under an approved permit are shown in the plans for the building permit authorizing construction of the Project (“2014 Permit”). These plans clearly show the remaining scope of work.⁴ The intent of the 2014 Permit is to consolidate under one permit and one set of plans, work approved by the Issued Permits (“as built/as approved”), work required by the Board of Appeals as a result of Mr. Zaretsky’s 2012 appeal, and work that had not been proposed on any permit application. It is the latter work that is the sole focus of the Categorical Exemption because the other “physical changes” described in the 2014 Permit have received CEQA clearance. The 2014 Permit has yet to be issued by DBI.⁵

² Appellants filed separate requests for Discretionary Review of the building permit that is the subject of the 2014 Categorical Exemption. On September 18, 2014, the Planning Commission denied both requests for Discretionary Review and approved the building permit. The September 18, 2014 decision is the “Approval Action” for this appeal under Administrative Code Section 31.16.

³ See Case No. 2013.0433E, July 3, 2014 Categorical Exemption, attached as Exhibit A, p. 8.

⁴ See Exhibit B. These plans were prepared in response to the Zoning Administrator’s suspension of 5 previously issued permits (“Issued Permits”). Appellants have appealed the release of the suspension of the Issued Permits to the Board of Appeals. See Exhibit C. The appeal hearing is scheduled for January 14, 2015.

⁵ See Exhibit D. Because the 2014 Permit is the Project analyzed in the Categorical Exemption, DBI cannot issue the building permit for the Project until this appeal is final.

Despite the fact that the Categorical Exemption is properly limited to a discrete scope of work not approved by any prior permits, Appellants devote a great deal of their appeal letters to arguing that the Categorical Exemption is defective because it does not treat the permitted change in building height as a significant impact to the historic resource. That height change was authorized by the February 8, 2013 site permit, which is one of the Issued Permits.⁶ In 2011, the Planning Department issued a Class 1 Categorical Exemption (“2011 Categorical Exemption”) for the Issued Permits.⁷ It found that the increase in building height of 3’ authorized under the site permit would not have a significant impact to the historic resource. The Categorical Exemption dismisses Appellants’ assertion that it should address the height change as a potential significant impact. It states that “the permit plans associated with this project also *rectify discrepancies in previous permits regarding height notation and drawing accuracy. These corrections do not constitute physical changes to the property.*”⁸ (Emphasis added.) The Board of Supervisors agreed with the Planning Department’s assessment and denied the appeal brought by Appellant Zaretsky in 2012.⁹ Indeed, many of the grounds upon which the pending appeals are based are the same grounds that were rejected by the Board of Supervisors in 2012.

In denying the appeal to the 2011 Categorical Exemption, the Board of Supervisors found that there was sufficient and reliable substantial evidence supporting the Planning Department’s conclusion that that project would not cause any significant impacts to the historic resource. By implication, the Board of Supervisors concluded that the then-Appellants had not offered any substantial evidence to refute the 2011 Categorical Exemption’s conclusions. The pending appeal should be denied for the same reasons. Appellants have not offered in their appeal letters, and will be unable to provide at the hearing, any substantial evidence to refute the Categorical Exemption’s analysis and conclusions.

The 2014 Permit is a new and independent permit application. The Categorical Exemption correctly analyzes *only* the potential significant impacts to the historic resource from work proposed for the first time under the 2014 Permit. This work constitutes the Project subject to the Categorical Exemption. Appellants’ attempt to broaden the scope of the “physical changes” that should be analyzed in the Categorical Exemption is a “back-door” effort to include

⁶ The Planning Commission denied Mr. Zaretsky’s request for Discretionary Review for this permit in 2011. He then appealed the permit to the Board of Appeals. The modifications to the scope of work by the Board of Appeals, shown in the plans at Exhibit B, were a result of this appeal.

⁷ See Exhibit E, Case No. 2010.0394E, dated January 14, 2011, p. 1. The Project analyzed in the 2011 Categorical Exemption involved:

raising the building by approximately 3 feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet of residential space to the existing 3,774-square-foot building resulting in 4,454 total square feet.

Note that the Categorical Exemption on appeal states that “[t]his slight alteration in height has not unduly changed the original scale of the building or the building’s relationship to its setting within the historic district. The work also did not remove any character defining features of the building.” Exhibit A, p. 6.

⁸ See Exhibit A, p. 8.

⁹ See Exhibit F, Motion No. M12-103, dated September 5, 2012.

all the assertions previously made and properly rejected in the appeal of the 2011 Categorical Exemption. The Project description is correct and should not be changed.

II. THE CATEGORICAL EXEMPTION CORRECTLY FOUND THAT THE PROJECT WOULD NOT ADVERSELY IMPACT A HISTORIC RESOURCE.

In contrast to Appellants' unsubstantiated statements, Planning Department staff's conclusion that the Project will not cause any substantial adverse impact to the historic resource rests on a detailed analysis of the facts and the application of the proper CEQA standards to those facts. Staff's analysis and conclusions constitute substantial evidence.¹⁰

The Categorical Exemption includes a detailed analysis of the building's architectural features, separate from and as part of the broader pattern of historic neighborhood development. Based on these features, the Planning Department found that the building's "association with the neighborhood's first large wave of development and with the First Bay Tradition architectural style"¹¹ cause it to be deemed a historic resource. Due to the grounds upon which the building was determined to be historic, the Planning Department could more easily identify the building's character-defining historic features. It is those features that the Planning Department considered when determining whether the Project would cause a substantial adverse change to the building.

To do that analysis required assessing the Project's compliance with the *Secretary of the Interior Standards for Rehabilitation* ("Standards"). The Standards are used to determine whether the Project could result in any potential significant impacts to the building's historic features.¹² The Categorical Exemption applied the relevant Standards to the Project's scope of work. It reasonably concluded, based on substantial evidence, that the Project satisfied the applicable Standards. Under CEQA Guidelines Section 15064.5(b)(3), because the Standards were met, the Planning Department could legally find that undertaking the Project would not cause any significant impacts to the resource. On that basis, the Planning Department correctly issued the Categorical Exemption.

Despite Planning Department staff's conclusions that the Standards were met, Appellants erroneously contend that the exterior modifications to the roof and rear would adversely impact the historic resource. The Categorical Exemption specifically dismisses those contentions. The Categorical Exemption found that

¹⁰ An agency may also rely upon the opinion of its staff in reaching decisions, and the opinion of staff has been recognized as constituting substantial evidence. (*Browning-Ferris Industries v. City Council* (1986) 181 Cal.App.3d 852, 866.)

¹¹ See Exhibit A, Categorical Exemption, pp. 4-9.

¹² CEQA Guidelines Section 15064.5(b)(3) provide that

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties . . . shall be considered as mitigated to a level of less than a significant impact on the historical resource.

The proposed side and rooftop additions, including the decks and dormers would not negatively impact the character-defining features of the building or the site and they would be constructed towards the rear of the building, which is not visible from the adjacent public rights-of-way. Moreover, the proposed additions, dormers and roof decks would be constructed with contemporary windows and detailing such that they are distinguished as contemporary features.¹³
Emphases added.

In contrast, Appellants do not provide any legal or factual support that the above-described alterations would cause a significant impact to the historic resource. All Appellants offer is their opinion. Under CEQA Guidelines Section 15384, their opinion is not “substantial evidence.” There is thus nothing in the record to support a finding that the Project would result in any significant impacts to the historic resource.

Planning Department staff’s thorough analysis – the second of two Categorical Exemptions on the same building within three years – is based on conclusions drawn from the facts and Planning Preservation staff’s expertise and experience in identifying potential impacts to historic resources. Their analysis more than adequately supports the conclusion that there is no potential significant impact to the historic resource as a result of building the proposed exterior alterations. Given the thoroughness of the Planning Department’s review, Appellants cannot possibly provide any substantial evidence that there would be a significant impact to the resource from constructing the alterations. Under CEQA, Appellants’ opinion that there “might be” an impact is not substantial evidence in support of a potential significant impact.

III. CONCLUSION

Based on the above, the appeal should be denied and the Categorical Exemption upheld. The legal standard applied to a challenge to a Categorical Exemption is whether there is substantial evidence in the record that the project will not have a significant effect on the environment. The Categorical Exemption provides extensive substantial evidence in support of the conclusion that the Project will not result in a significant impact to the historic resource. Appellants have offered no substantial evidence to support the few allegations they make that the Categorical Exemption is inadequate. Rather, they devote a considerable portion of their appeal letters to the permitting issues that they have unsuccessfully dogged for the past two years.

The Categorical Exemption is based on a detailed and fact-laden analysis by Planning staff. In this two-step analysis, staff first identified the potential bases for determining that the building is a historic resource. Next, the Project’s physical changes to the building were analyzed under the applicable Secretary of Interior’s Standards for Rehabilitation. The conclusion that the Project will not cause a substantial adverse change to a historic resource is based on substantial evidence. When as here, a Categorical Exemption is based on extensive

¹³ See Exhibit A, p. 9.

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substantial evidence that there would be no potentially significant impacts to the historic resource from the Project, the Categorical Exemption is adequate and must be upheld.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ilene Dick', written in a cursive style.

Ilene Dick

ID:ec

cc: Pamela Whitehead (Via Email)
Melinda Nykamp (Via Email)

301974639583.3

EXHIBIT A



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date Reviewed: June 24, 2014 (Part II)
Case No.: 2013.0433E
Project Address: 2853-2857 Broderick Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District;
40-X Height and Bulk District
Block/Lot: 0947/002
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
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415.558.6377

HISTORIC RESOURCE STATUS

Building and Property Description

The 2,757-square-foot parcel is located on Broderick Street between Filbert and Union Streets. The property is located within the Pacific Heights/Cow Hollow neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition-style.

Pre-Existing Historic Rating / Survey

The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1." In the January 14, 2011, the Planning Department issued a Historic Resource Evaluation Response Memo that mistakenly identified the property as a contributor to a historic district listed in the National and California Registers. At the time, no register form could be located to confirm the listing, so the Department evaluated the property separately and found that it appeared to contribute to a historic district significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development. Since then, the Department has discovered that the Planning Department's Parcel Information Database incorrectly identified the property's historic status. Although not formally listed, the Department continues to find that the property would qualify for listing on the California Register as a contributor to a historic district representing a collection of buildings dating from the neighborhood's first wave of development. Therefore, for the Department continues to consider the property a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context

The following historic context is excerpted in part from a draft Cow Hollow Historic Context Statement prepared by the Department in 2013. While not formally adopted by the City, the study provides important information about the development of Cow Hollow and the historic significance of the subject property.

The neighborhood of Cow Hollow lies at the northern end of the San Francisco Peninsula, overlooking the Golden Gate. Geographically, the area is nestled between the slopes of Pacific Heights to the south and the low-lying Marina District to the north. Cow Hollow is bounded roughly by Lombard Street to

the north, Green and Vallejo Streets to the south, Lyon Street and the Presidio to the west and Van Ness Avenue to the east. The topography of the neighborhood, which ascends to the south, offers sweeping views of the San Francisco Bay and the Golden Gate. This dramatic topography also played a significant role in the neighborhood's development, both architecturally and socially.

Historically, the area was part of the Western Addition, adopted by the city in the 1850s under the Van Ness Ordinance. The neighborhood was originally known as "Spring Valley" during the early American period because of the numerous fresh water springs in the area. As that name became eponymous with the Spring Valley Water Company, the neighborhood adopted the title "Golden Gate Valley," to showcase the area's views of the bay. In 1924, local contractor George Walker promoted the area as "Cow Hollow," in honor of its history as a dairy and tannery district, although it had been known by the name locally since the 1880s.

Cow Hollow's most substantial period of development began in the 1880s, following the opening of the first cable car line in the area, along Union Street. This not only prompted an influx of visitors to the already existing attractions of Harbor View, but a spur in residential development. By the mid-1880s, the moniker of "Cow Hollow" had taken root in what was formally known as Spring Valley, regularly being published in the San Francisco Chronicle and other local papers. At the same time, growing development pressures and the demands of the Department of Public Health, approximately thirty dairies and associated tanneries that had earned Cow Hollow its name relocated to the south in Hunter's Point by 1891, however the name remained with locals for generations.

The establishment of the Presidio and Ferries cable car line led to a sustained period of residential development in Cow Hollow picked up, but the pace of growth was relatively modest. By 1893, thirteen years after the opening of the car line, few blocks were fully developed with new real estate. According to the 1893 Sanborn Map Company fire insurance map, development had clearly clustered along the Union line, most prominently between Octavia and Steiner Streets from Greenwich to Green Streets. Many lots remained undeveloped, although parcels had been subdivided throughout the area west of Steiner Street.

The 1899 Sanborn Fire Insurance maps depict that multiple-unit flats were already being constructed in the area, primarily along the cross streets that cut through Union Street on a north-south axis and along Filbert and Greenwich Streets to the north. To the west, the area remained undeveloped aside from a small tract of homes along Greenwich Street near the Presidio.

Residential development at this time was focused on single-family residences, often in dense rows. Building types varied from single-story cottages and small flats, most often found north of Union Street, to larger-scale middle and upper-class residences on larger parcels to the south. Popular styles from the 1860s through the turn of the century were Italianate and Stick-Eastlake, which were common throughout Cow Hollow.

Rebuilding of the City began within months of the 1906 Earthquake and Fire. In order to accommodate the urgent City-wide housing needs, multi-unit flats were increasingly constructed in all residential neighborhoods, as is clearly seen in Cow Hollow following the disaster. Because Van Ness Avenue was used as a fire line, which involved the dynamiting of most houses east of the avenue and south of Filbert Street, Cow Hollow was protected from severe destruction. However, the neighborhood experienced extensive damage, with rail lines along Union Street rendered useless and many structures rendered uninhabitable.

The citywide building boom that began in mid-1906 continued nearly unabated until World War I. A nationwide economic boom during the 1920s correlated with another building boom in San Francisco and enacting of the City's first Planning Code in 1921, mandating the geographic separation of incompatible land uses. The opening of streetcar tunnels in 1918 and 1928, as well as the adoption of mass automobile use beginning in the 1920s, spurred residential development in outlying areas of the City, including Cow Hollow. The economic crisis precipitated by the Stock Market Crash of 1929 had a massive dampening effect on construction in San Francisco, which didn't pick up until the late-1930s. New Deal federal programs and policies to spur employment and stimulate building activity resulted in massive Works Progress Administration public works projects and economic incentives for construction-related activities.

Areas that had survived the earthquake with little damage, such as Cow Hollow, not only hosted refugee camps for the two years following the disaster, but many camp residents opted to stay in the area rather than relocate to their demolished neighborhoods. According to the records of the Assessor, 670 Structures were built in the Cow Hollow neighborhood between 1906 and 1915, the year the Panama-Pacific International Exhibition took place. During this period, many two- to six-unit flats were constructed throughout Cow Hollow, especially along Union Street and its immediate cross streets, where commercial goods and public transit were readily available. What an 1868 *Real Estate Circular* had called "the least stirring section of [San Francisco's] real estate market," had become an increasingly popular neighborhood for residents and developers, often noted as "surprisingly" active despite its lack of infrastructure and transit.

During this period, the area bounded by Lombard Street to the north, Lyon Street to the west, Green Street to the north and Pierce Street to the east had clearly become a popular enclave for middle-class families, with the blocks fully subdivided with single-family homes constructed on most. Flats were constructed along the western face of Broderick Street and at occasional corner lots. Residential architecture at this time was strongly influenced by the First Bay Tradition, and many of the homes are decorated with redwood shingles on a craftsman-style structure in the fashion of the architect Bernard Maybeck.

Bay Region Tradition

Coined in 1947 by architectural critic Lewis Mumford, the Bay Region Tradition is a regional vernacular architecture endemic to the San Francisco Bay Area that is woodsy, informal, and anti-urban. The Bay Region Tradition evolved over nearly 100 years and has since been classified into First, Second and Third traditions, spanning from the 1880s-1970s. The First Bay Tradition influenced later Modernists (i.e. architects associated with the Second Bay Tradition), who incorporated the regional vernacular of redwood, shingles, and elements of Arts and Crafts with the European Modernism popularized by the Bauhaus and the International Style. Transitional architects that bridged the first and second Bay Traditions include Henry Gutterson and John Hudson Thomas.

The First Bay Tradition, spanning roughly from the 1880s to early 1920s, was a radical reaction to staid Classicism of Beaux-Arts historicism. Eschewing the highly ornamented Victorian-era styles also popular at that time, First Bay Tradition architects developed a building vernacular linked to nature, site and locally sourced materials. Within this stylistic category, bungalows and houses constructed between the 1890s and 1925 can be divided into several styles, including: Shingle, Craftsman Bungalow, Prairie and California Bungalow. The First Bay Tradition is characterized by sensitivity to natural materials and

landscape, appreciation of structural form, and fine craftsmanship in wood. Buildings of this period exhibit both personal design approaches and the ideas of architects such as Bernard Maybeck. The later Bay Traditions of the 1930's and later derivatives of the 1950s and 1960s are clear descendants of this style.

A few homes were designed with spacious front porches supported by square, buttressed posts atop river boulder and brick piers. Along with natural wood, shingle, and clinker brick, materials such as field stone and river stone were popular for cladding the wood frame structural systems. Usually asymmetrical in plan, residences were characterized by tripartite windows divided into a large lower pane and small upper panes. Roofs often have broad spreading eaves supported by multiple gables with projecting beams. Stucco and brick occasionally using clinker brick apartment houses were often strong examples of this style.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: 1888 - 1914 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

In 2011, the Department found that the property appeared to contribute to a historic district significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development with a period of significance of 1880-1930. Since then, the Department has gathered further information about the Cow Hollow neighborhood, which has allowed us to further refine our findings. The Department continues to find that the subject property contributes to a historic district; however, the boundaries, historical association, and period of significance haven been more narrowly defined based upon the new information provided in the Department's 2013 Cow Hollow study. The Department now finds that the property is significant as a contributor to a historic district under Criterion 3 for both its association with the neighborhood's first large wave of development and with the First Bay Tradition architectural style. The period of significance for this Cow Hollow First Bay Tradition Historic District is 1888-1914. The boundaries of this district are roughly Filbert to the north, Scott to the east, Vallejo to the south, and Lyon to the west. Please see the analysis below.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the late 19th century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The information provided by the Project Sponsor and a review of the City Directories indicate that William Hammond Hall briefly owned the property circa 1930. Hall was a significant person in San Francisco's history as the designer of Golden Gate Park and the first state civil engineer. Hall is listed in the directories as living at 3855 Jackson Street between 1905 and 1932 and he died in 1934. Therefore, it does not appear that he resided at the subject property. According to the oral history collected by the Project Sponsor, Hall's daughters lived at the subject property as late as 1954, so it is presumed that the property was purchased for their use. The property is not historically significant as it is not associated with the Hall's career as an engineer. No other significant persons are associated with the subject building. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building appears to contribute to a Cow Hollow First Bay Tradition Historic District eligible for listing on the California Register for embodying both the distinctive characteristics of the first period of large scale architectural development in Cow Hollow and the distinctive characteristics of the First Bay Tradition style. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does contribute to a collection of late 19th -and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow neighborhood. Many of the buildings from this period represent the First Bay Tradition style, which is unique to the region. As such, this collection of First Bay Tradition residences in Cow Hollow embody the distinctive characteristics of a special period of regional architecture. The period of significance for this district appears to be approximately 1888-1914, relating to the construction boom and the particular use of the style. The construction date of the subject building places it within the period of significance identified for the surrounding historic district. The boundaries of this district are roughly Filbert to the north, Scott to the east, Vallejo to the south, and Lyon to the west.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Historic District

The Cow Hollow First Bay Tradition Historic District retains sufficient integrity with which to convey its significance. District contributors possess integrity in terms of material, design and workmanship, particularly when compared to buildings found outside of the District. The majority of District buildings retain a high level of original building features such as redwood shingle siding, projecting central bays, brick bases, and minimal ornamentation. Contemporary roll-up garage doors have been added to many lower levels. Replacement of the historic divided light wood-sash windows is also common. Few horizontal or vertical additions are visible from the public right-of-way. District contributors also retain integrity of feeling, setting, location, and association. Contributors remain single-family, are sited at their original location, and are surrounded by residences of similarly scaled single-family houses.

Subject Property

The subject building has not been significantly altered since its original construction. Recently, the building was raised approximately 3 feet to insert a garage at the ground floor level and the ground floor level was expanded towards the rear of the building. This work was reviewed and approved by the Department in 2010-2011 under Case No. 2010.0394E. Raising the building required replacement of the front stair, which was not part of the original construction. This slight alteration in height has not unduly changed the original scale of the building or the building's relationship to its setting within the historic district. The work also did not remove any character-defining features of the building. The building, therefore, retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow neighborhood.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The Cow Hollow First Bay Tradition Historic District's significance is reflected through the cohesive massing, articulation, form, setback, and stylistic elements in the First Bay Tradition style. The character-defining features are:

- Two-three story scale;
- Picturesque and asymmetrical massing and articulation;
- Emphasis on simplified geometric forms;
- Front and side setbacks;
- Gable or hipped roof forms, often with dormers;
- Locally sourced, natural materials, often including shingle cladding, rustic lap siding, and brick;
- Multi-light, wood-framed windows;
- Raised entries; and,
- Simplified ornament and details including projecting brackets, eyebrow dormers, often incorporating Colonial Revival and Arts and Crafts design elements.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART II: PROJECT EVALUATION

Proposed Project Demolition Alteration

Per Drawings Dated: May 1, 2014

Project Description

The proposed project calls for exterior changes to the house, including the construction of two roof decks, construction of dormers on the north and south slopes of the hipped portion of the roof, construction of a bay at the south elevation to the west of the side entry porch; alteration of the side entry steps and door; alteration of main entry steps to reduce the height; alteration of the main entrance to lower the threshold approximately 1' and add a transom above the existing door; and, removal of stairs at the rear façade.

Please note that the permit plans associated with this project also rectify discrepancies in previous permits regarding height notation and drawing accuracy. These corrections do not constitute physical changes to the property.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Project Specific Impacts

The project appears to meet the *Secretary of the Interior Standards for Rehabilitation* and would not cause a substantial adverse change to the contributing building at 2853-57 Broderick Street or to the surrounding Cow Hollow First Bay Tradition Historic District such that the significance of the resource (the district) would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would retain the historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow earliest period of residential development.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. All original elements of the primary façade would be retained. While the entry threshold would be lowered to match the main floor height, this change would not detract from the character of the entry and the door would be retained or replicated. The proposed alterations would occur at secondary and tertiary facades that do not contribute to the overall character of the building or district.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not a part of the proposed project. All contemporary alterations and additions would be constructed of new, yet compatible, materials.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not result in the loss of distinctive features.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed side and rooftop additions, including the decks and dormers, would not negatively impact the character-defining features of the building or the site as they would be constructed towards the rear of the building, which is not visible from the adjacent public rights-of-way. Thus, the character of the property and district as viewed by the public would be retained. Moreover, the proposed addition, dormers, and roof decks would be constructed with contemporary windows and detailing such that they are distinguished as contemporary features. While the entry threshold would be lowered to match the main floor height, this change would not detract from the character of the entry and the door would be retained or replicated. Lastly, the alterations would occur at secondary and tertiary facades that do not contribute to the overall character of the building or district.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed additions were to be removed, then the roof and south wall of the subject building would require repair, but this removal would not impair the integrity of the historic property.

Cumulative Impact Assessment

The proposed work must also be considered in the context of recent and foreseeable changes to the property and historic district. Work recently completed at the project site resulted in raising the building approximately 3' to add a garage at the front façade and constructing a rear addition. This work, in combination with the currently proposed work, meets the *Secretary Standards* and would not cause a substantial adverse change to the contributing building at 2853-57 Broderick Street or to the surrounding Cow Hollow First Bay Tradition Historic District such that the significance of the resource (the district) would be materially impaired. The building would retain all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow neighborhood. The Department is not aware of any proposed projects within the boundaries of the district that would contribute to a cumulative impact to the resource.

PART II: SENIOR PRESERVATION PLANNER REVIEW

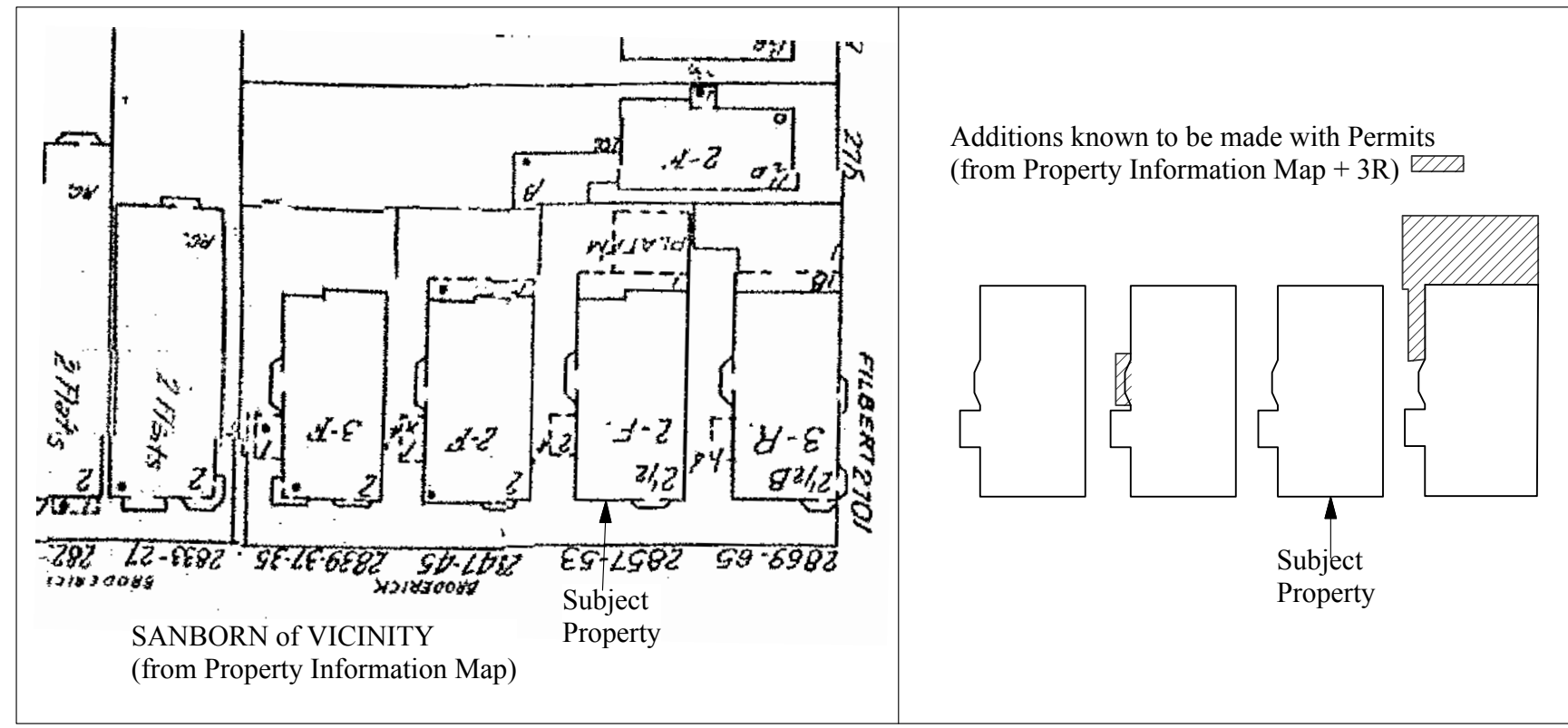
Signature: 
Tina Tam, Senior Preservation Planner

Date: 7-2-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

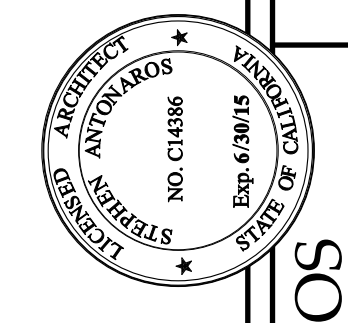
SC: G:\DOCUMENTS\Cases\CEQA\HRER Memos\2013.0433E_2857 Broderick.doc

EXHIBIT B



- SCOPE OF WORK:**
- 1) Remove steps proposed to be added at South side of property along side yard under permit 201103252839, lower door to historic level entry to side porch, add interior stair down to lower rooms within existing enclosed entry porch
 - 2) Remove steps at North proposed to be added to raised Main entry, lower to main floor entry level;
 - 3) Remove stairs from 2nd floor to 3rd floor at rear (w/DUM approval)
 - 4) Alterations to top floor; Add new dormers, Alter existing dormers.
 - 5) Add new roof decks at 4th floor & above, Add (n) open stair to new top level roof deck
 - 6) Enlarge existing bay at south side off of 2nd & 3rd floors only
 - 7) This permit rectifies discrepancies in previous permits as to height notation, accurate setback and outline of existing building and other minor details of the previous building elements either altered or to remain under this permit.

Building Data	
APPLICABLE CODES: 2010 California Historical Code* 2010 California Building Code, 2010 Mechanical Code, 2010 Plumbing Code, 2010 Electrical Code, and 2010 San Francisco Building Code *Qualified Historic Building	
CONSTRUCTION TYPE: Type SB- (Fully Sprinklered)	Four Stories of Occupancy Fire Sprinkler under Separate Permit
OCCUPANCY CLASSIFICATION: R-3/S	
INDEX of DRAWINGS:	
A1.1: As Approved + New Site Plan	A1.2: As Approved + Updated Site Plan
A2.1: As Approved, Altered & New 1st Floor Plans	A2.2: As Approved, Altered & New 2nd Floor Plans
A2.3: As Approved, Altered & New 3rd Floor Plans	A3.1: As Approved, Altered & New 4th Floor Plans
A3.2: Existing & New Roof Plans	A4.1: As Approved Elevations + Survey Data
A4.2: As Approved Elevations + Survey Data	A4.3: Existing East Front + South Side Elevations
A4.4: New East Front + South Side Elevations	A5.0: Existing + New Rear West + North Side Elevations



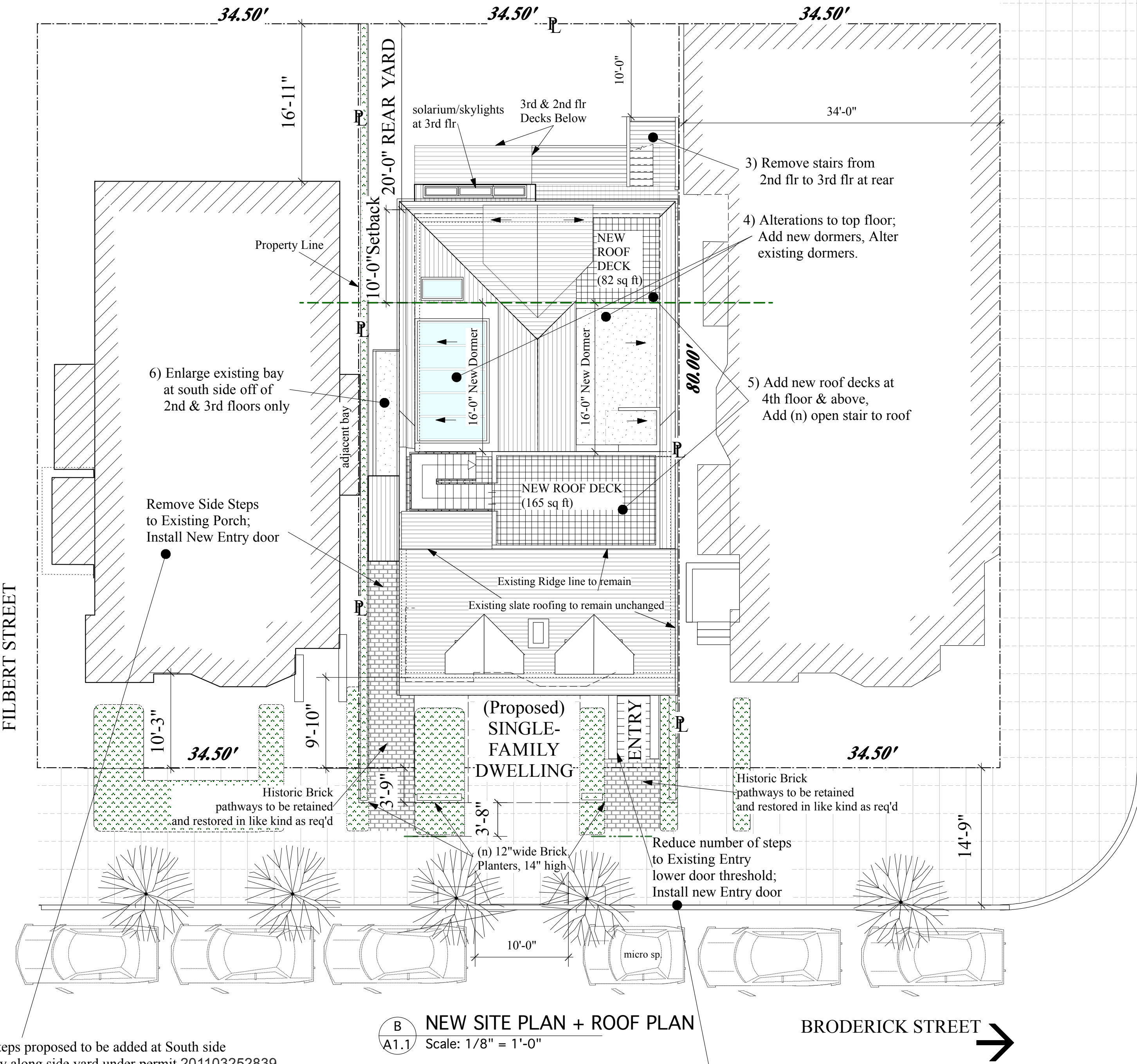
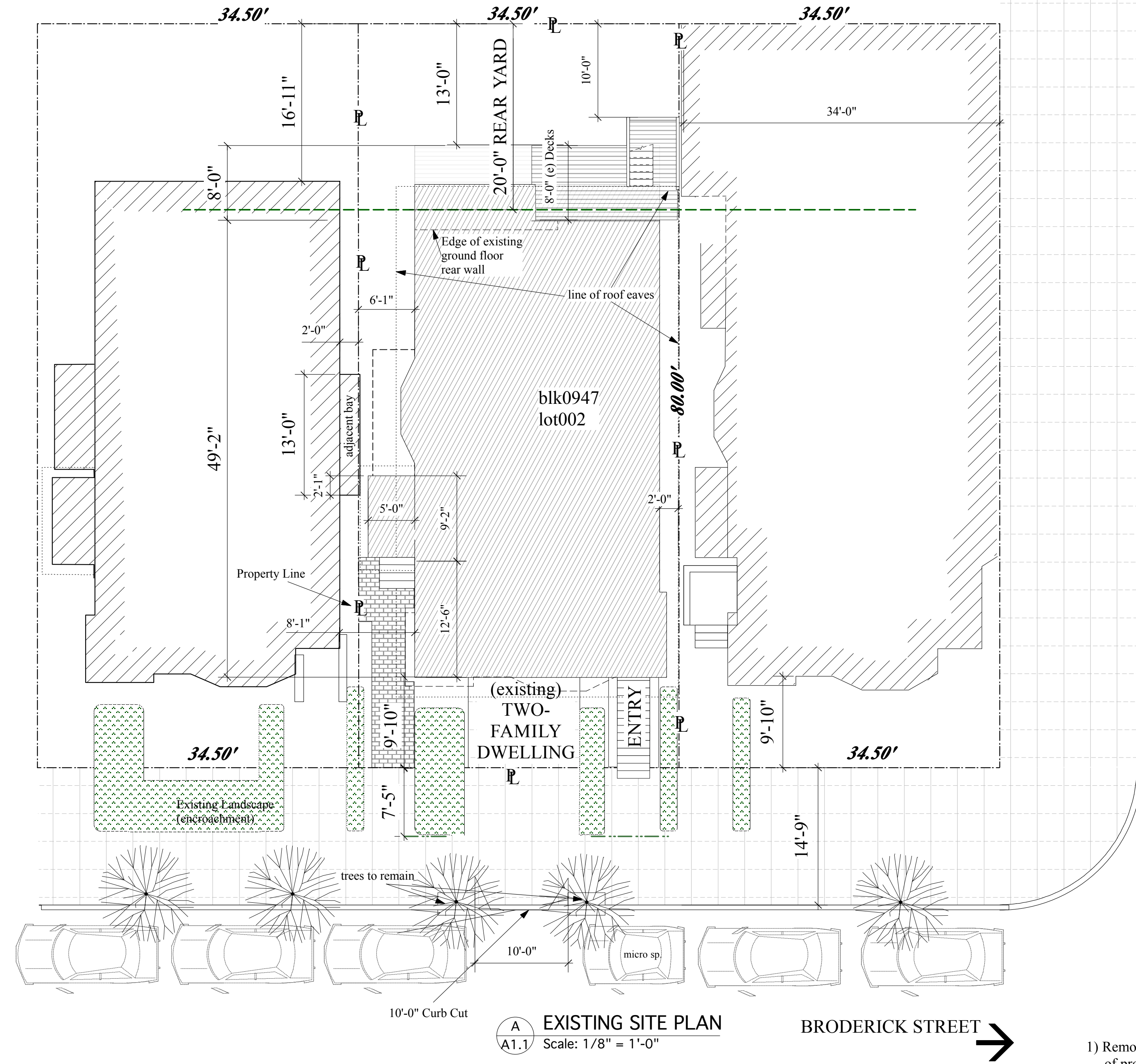
STEPHEN ANTONAROS ARCHITECT
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www.antonaros.com antonaros@stephantonaros.com
(415) 864 2061 fax 865-0961

for
Nykamp-Whitehead Family Trust
(415) 250-4057

ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
2853 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002
As Approved + NEW SITE PLANS

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

Date	Jan 2014
Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A1.1
Of	Sheets



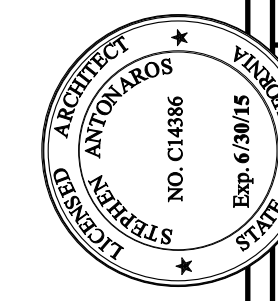
AS-BUILT, AS-APPROVED Interior Changes + Survey Verification

FINAL PROPOSED Alterations

- 1) Remove steps proposed to be added at South side of property along side yard under permit 201103252839, lower door to historic level entry to side porch, add interior stair down to lower rooms within existing enclosed entry porch

- 2) Remove steps at North proposed to be added to raised Main entry, lower to main floor entry level;

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

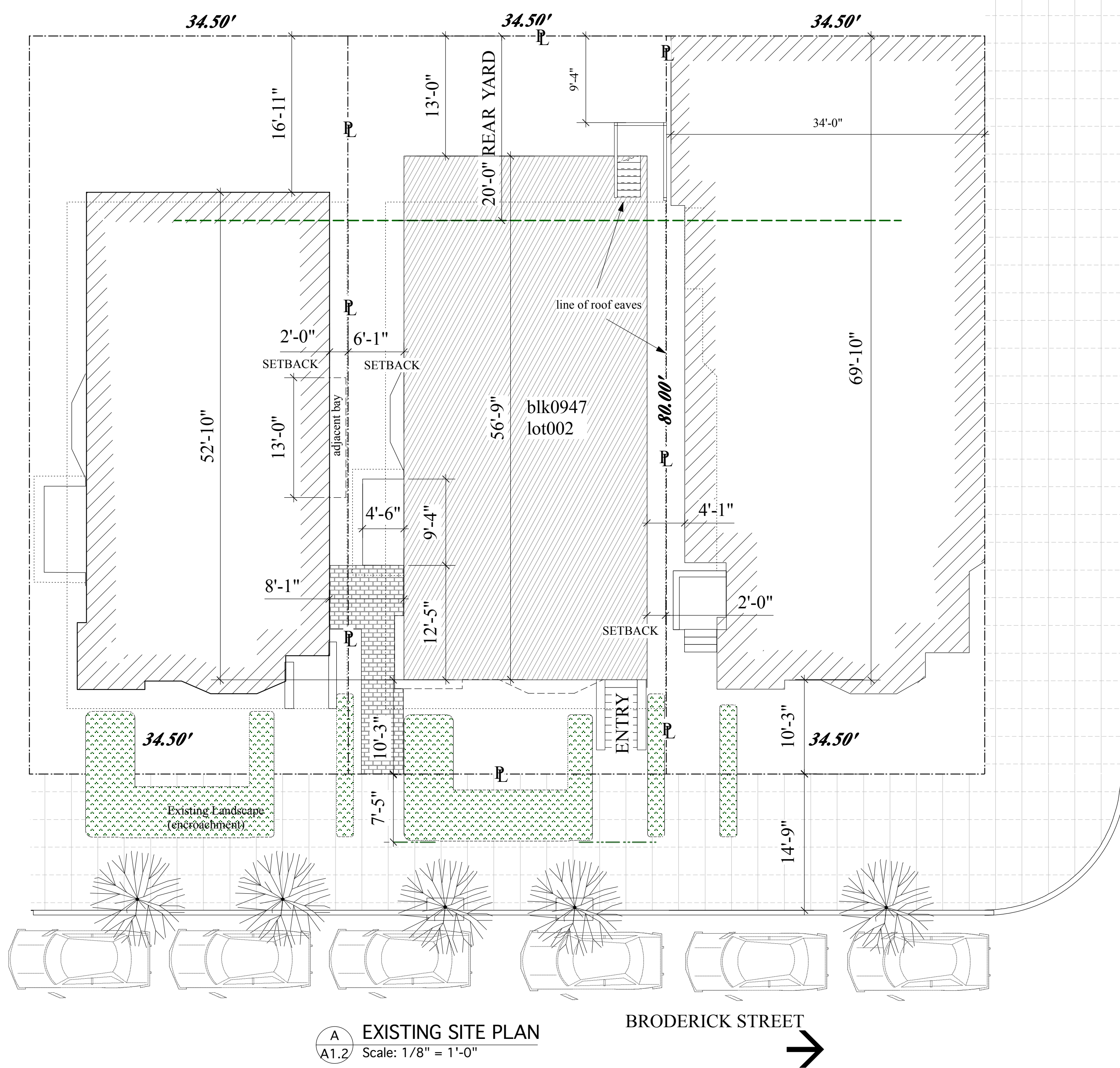


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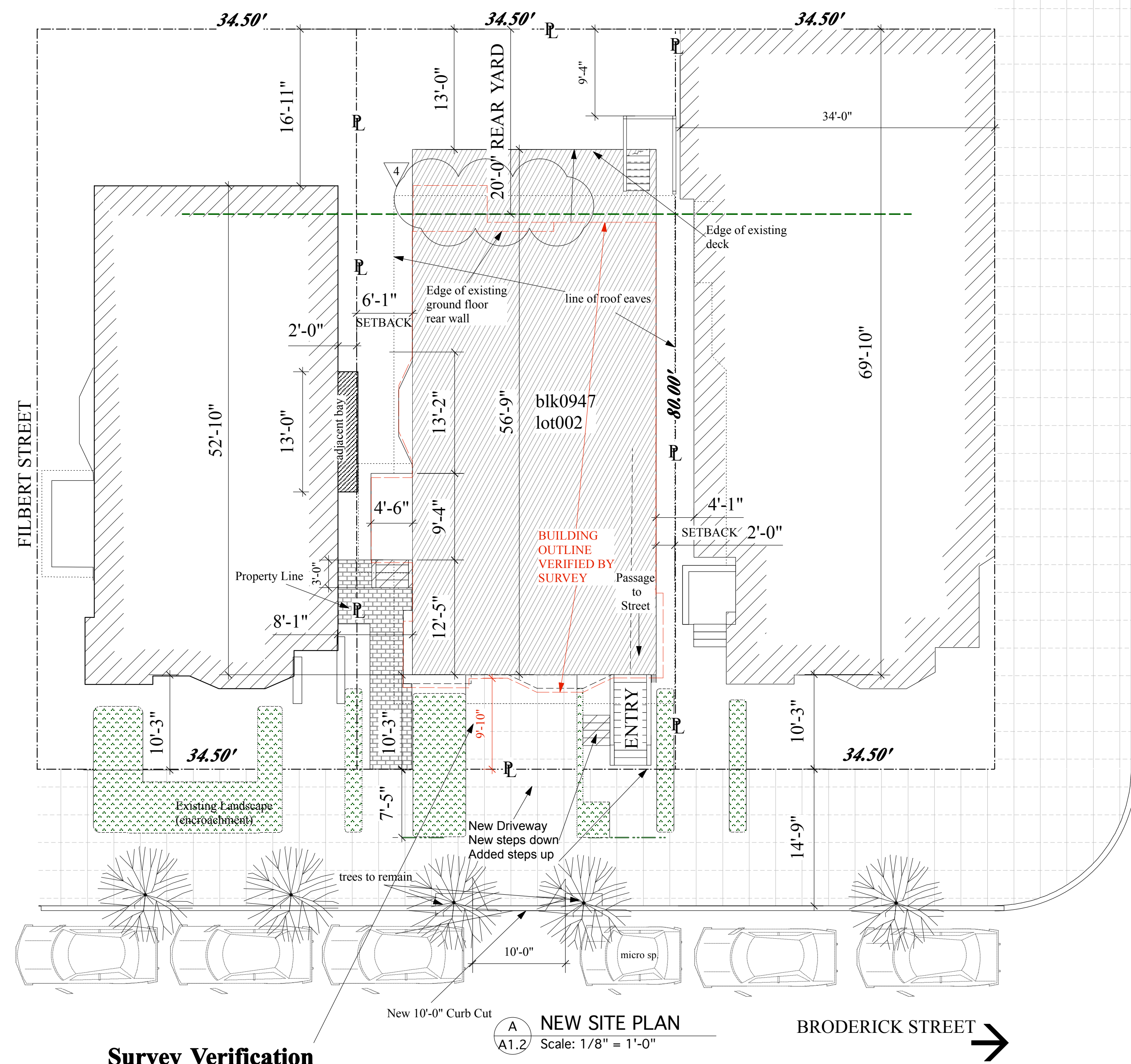
ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
2853 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002
As Approved + Updated SITE PLANS

Date	Jan 2014
Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A1.2
Of	Sheets



A
A1.2 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

AS APPROVED Board of Appeals



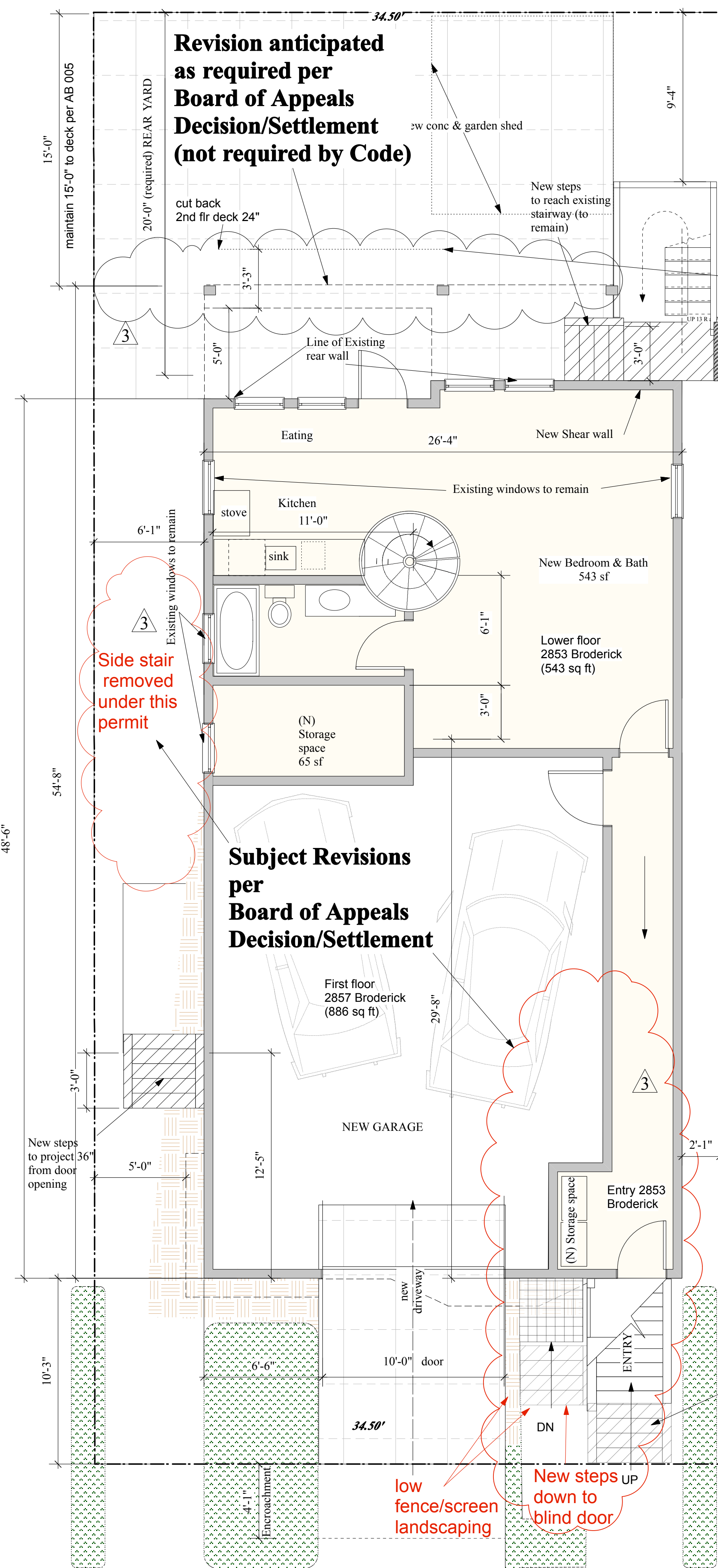
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A1.2 NEW SITE PLAN
Scale: 1/8" = 1'-0"

**AS APPROVED Board of Appeal
(Updated w/ Survey Data)**

FILBERT STREET

BRODERICK STREET →

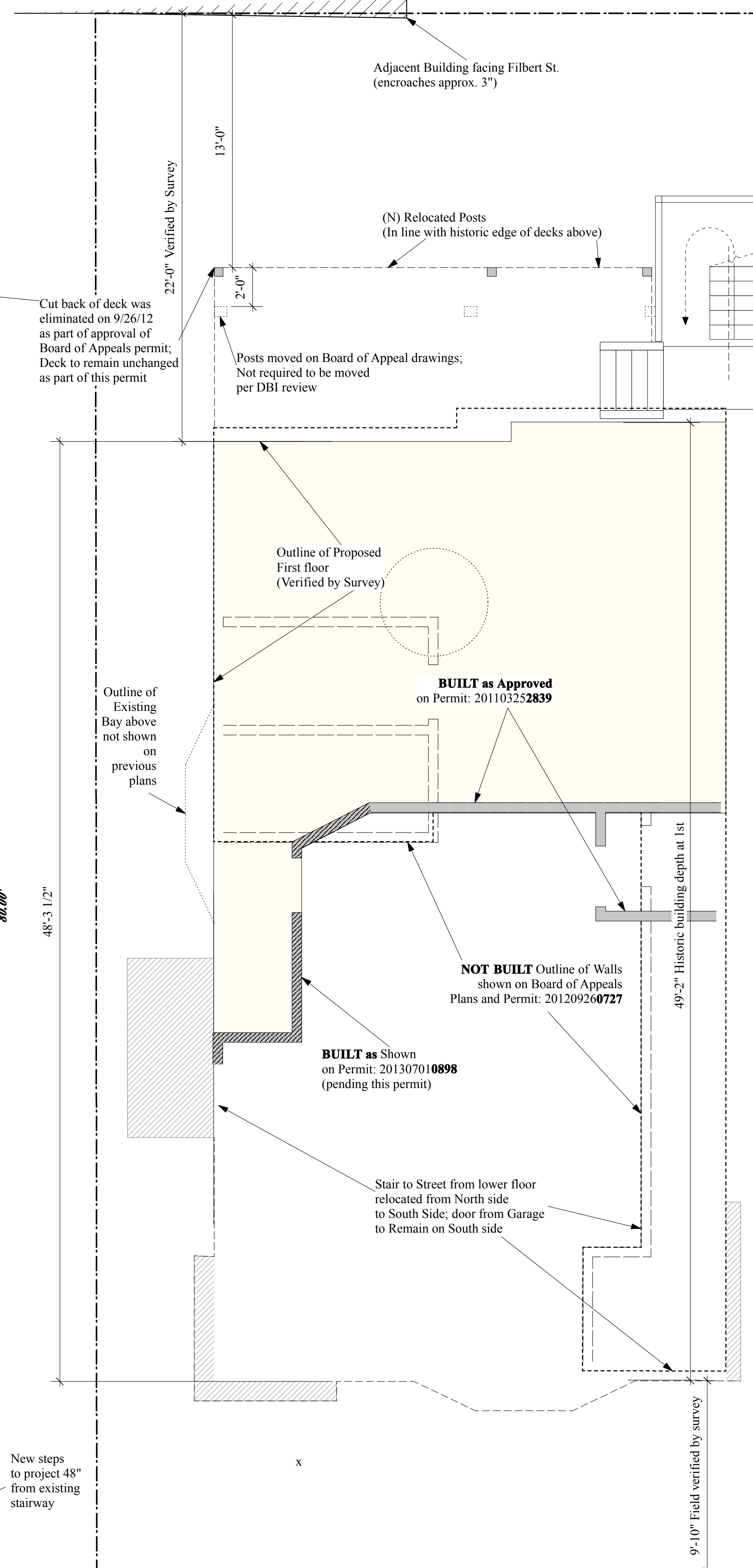
BRODERICK STREET →



A ALTERED Basement - New FIRST FLOOR PLAN
 A2.1 Scale: 1/4" = 1'-0"

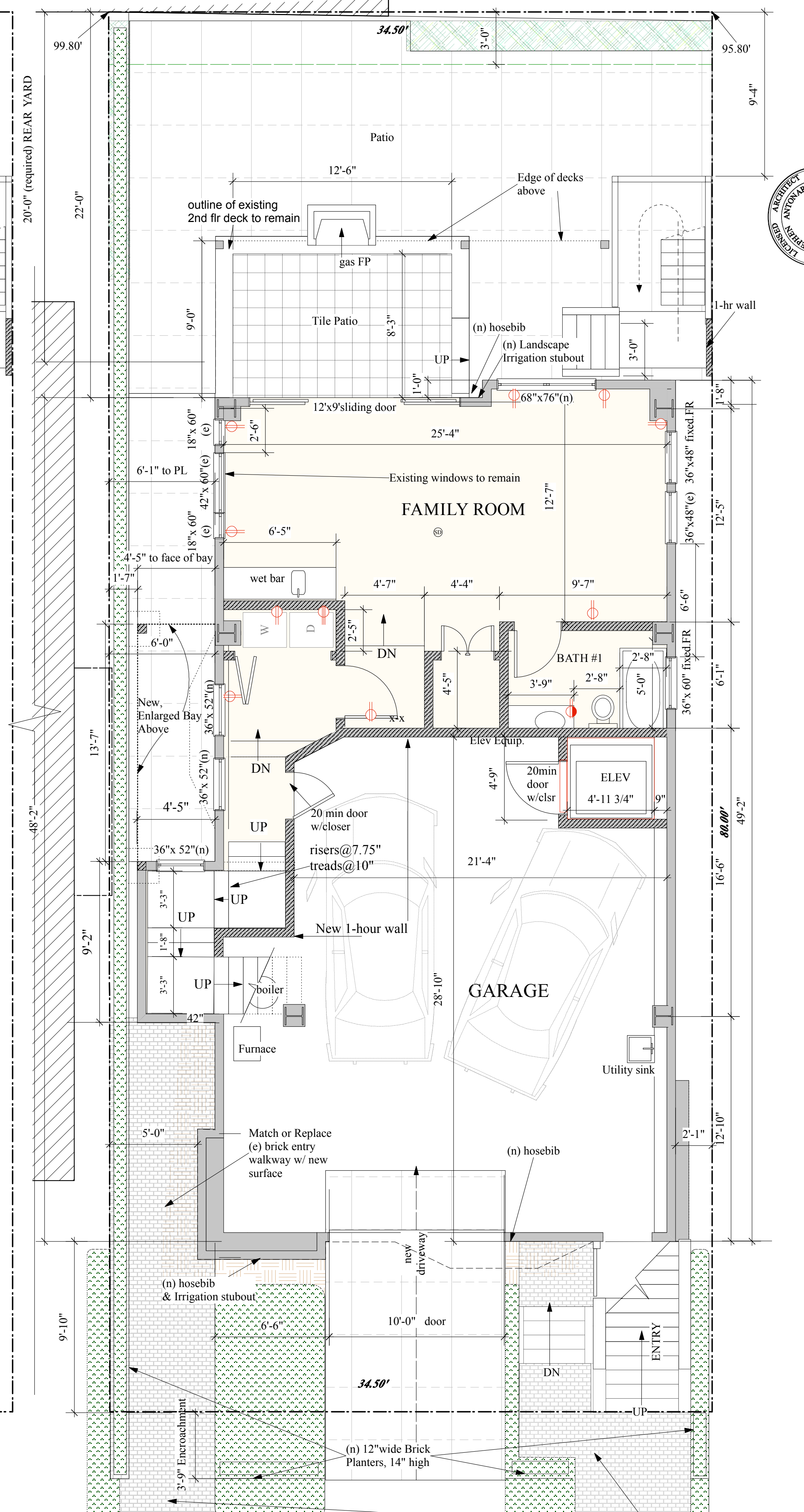
495 sq ft (new living area)

AS APPROVED Board of Appeals



B FIRST FLOOR PLAN -w/ Building Features Verified by Survey
 A2.1 Scale: 1/4" = 1'-0"

**AS-BUILT, AS-APPROVED
 Interior Changes + Survey Verification**



C FIRST FLOOR PLAN
 A2.1 Scale: 1/4" = 1'-0"

1st Floor 607 sq ft

FINAL PROPOSED Alterations

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

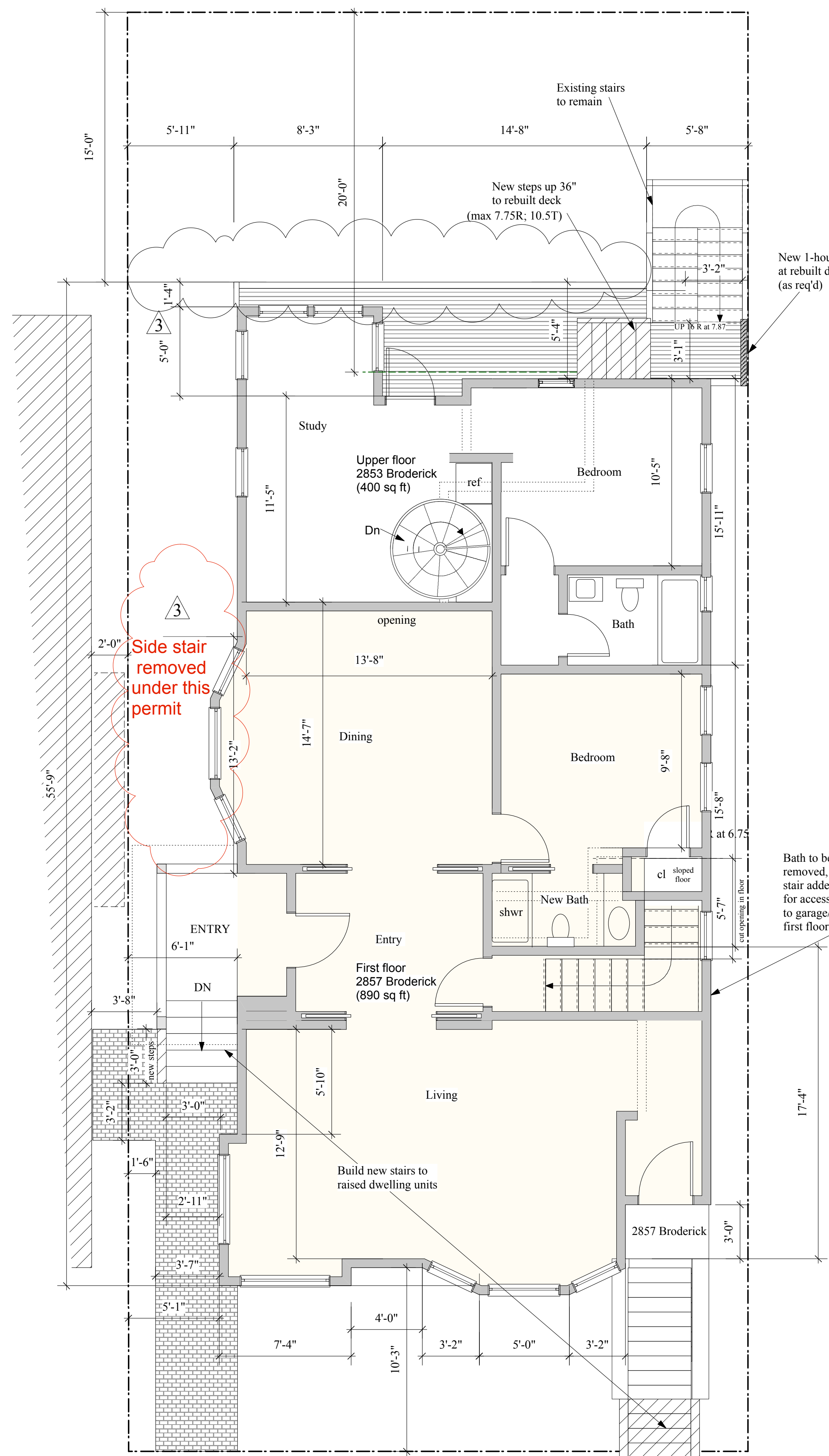
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for
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 Family Trust
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ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
 2853 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002 **As Approved, ALTERED and NEW 1st FLOOR PLANS**

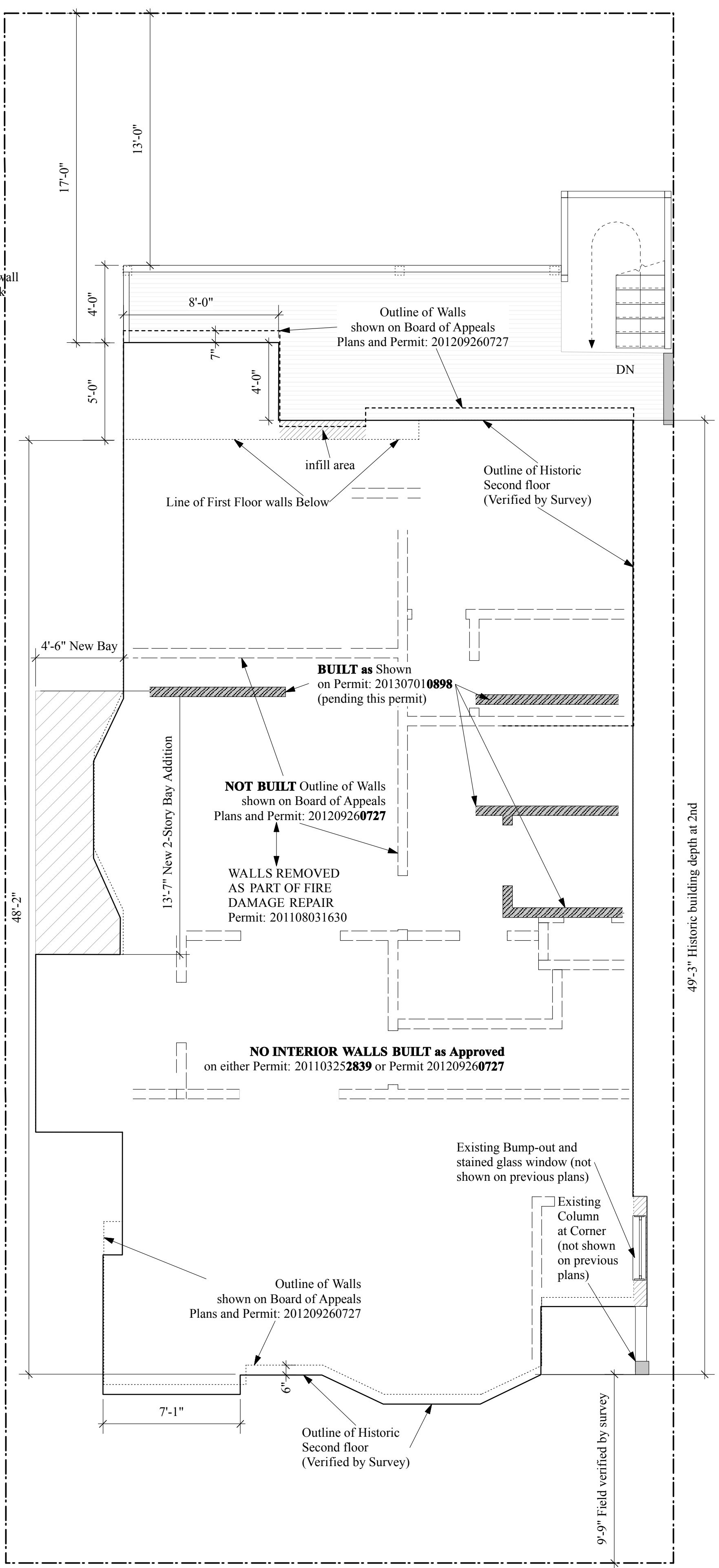
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 Of Sheets



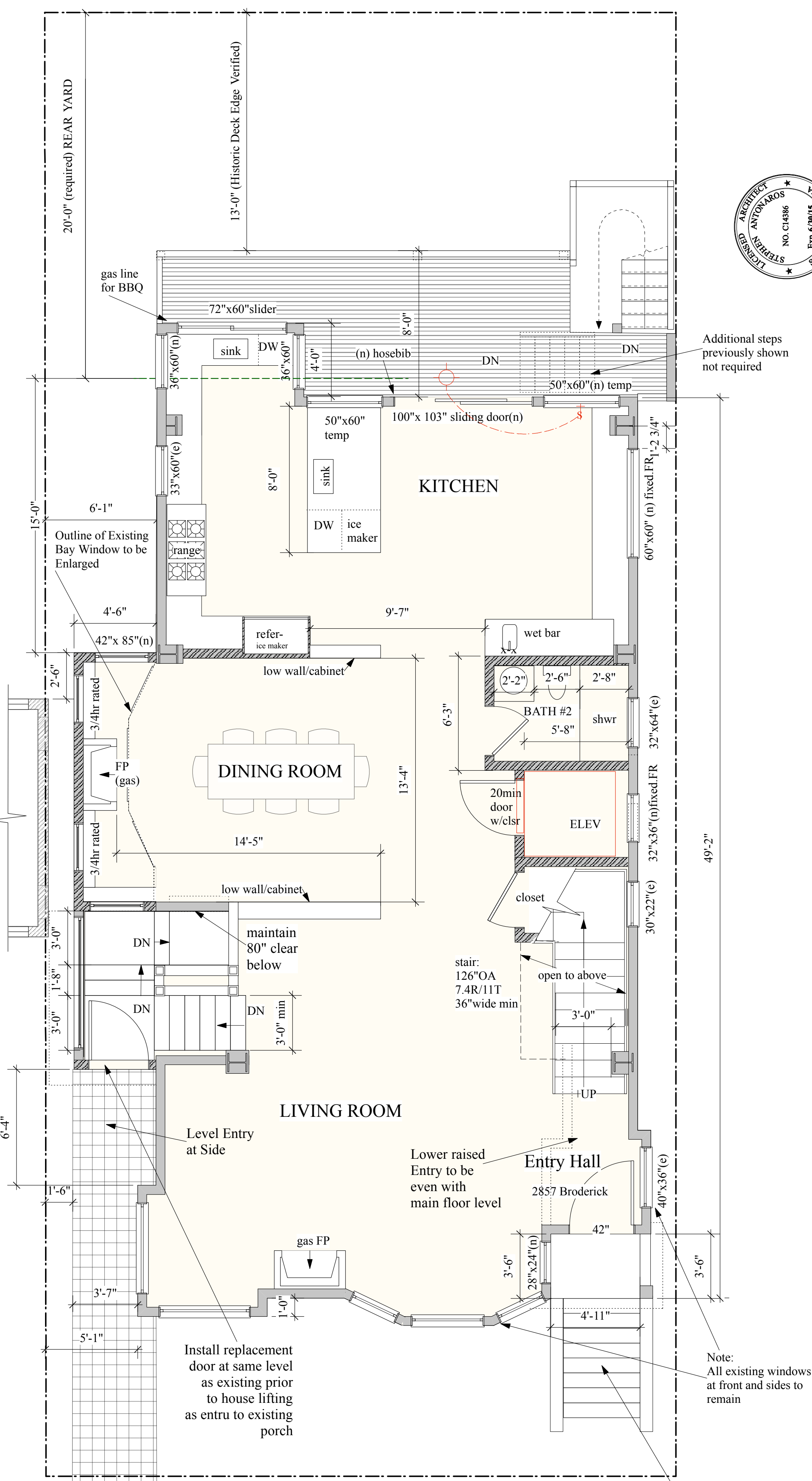
A 1st SECOND FLOOR PLAN
 A2.2 ALTERED 2nd flr- NEW THIRD FLOOR PLAN
 Scale: 1/4" = 1'-0"
 2853 Broderick
 1290 sq ft

AS APPROVED Board of Appeals



B SECOND FLOOR PLAN -w/Building Features Verified by Survey
 A2.2 Scale: 1/4" = 1'-0"

AS-BUILT, AS-APPROVED Interior Changes + Survey Verification

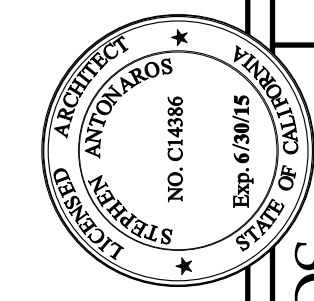


C NEW SECOND FLOOR PLAN
 A2.2 Scale: 1/4" = 1'-0"

New 2nd Floor w/ Enlarged Bay 1455 sq ft

FINAL PROPOSED Alterations

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	



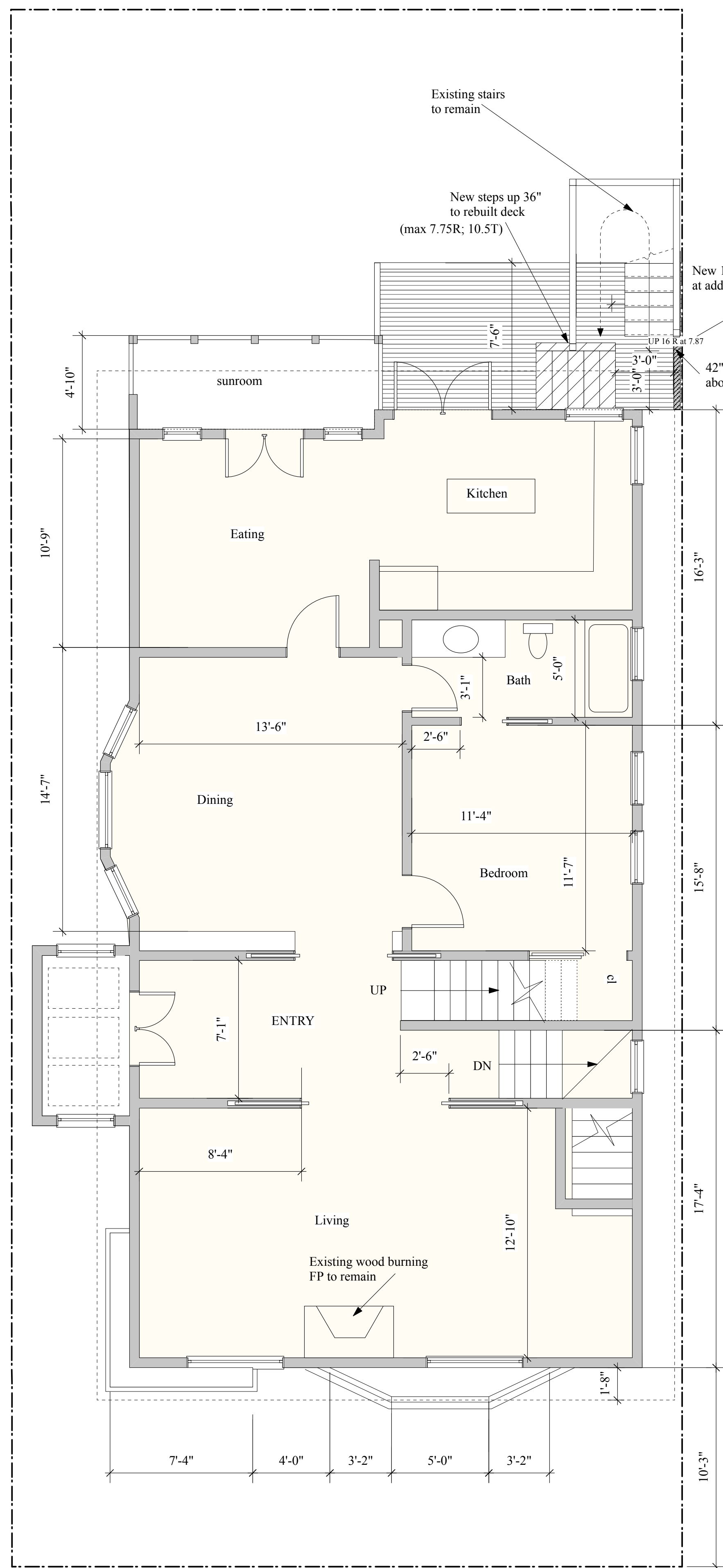
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 2853 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002 **As Approved, ALTERED and NEW 2nd FLOOR PLANS**

Date Jan 2014
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 Of Sheets

A2.2

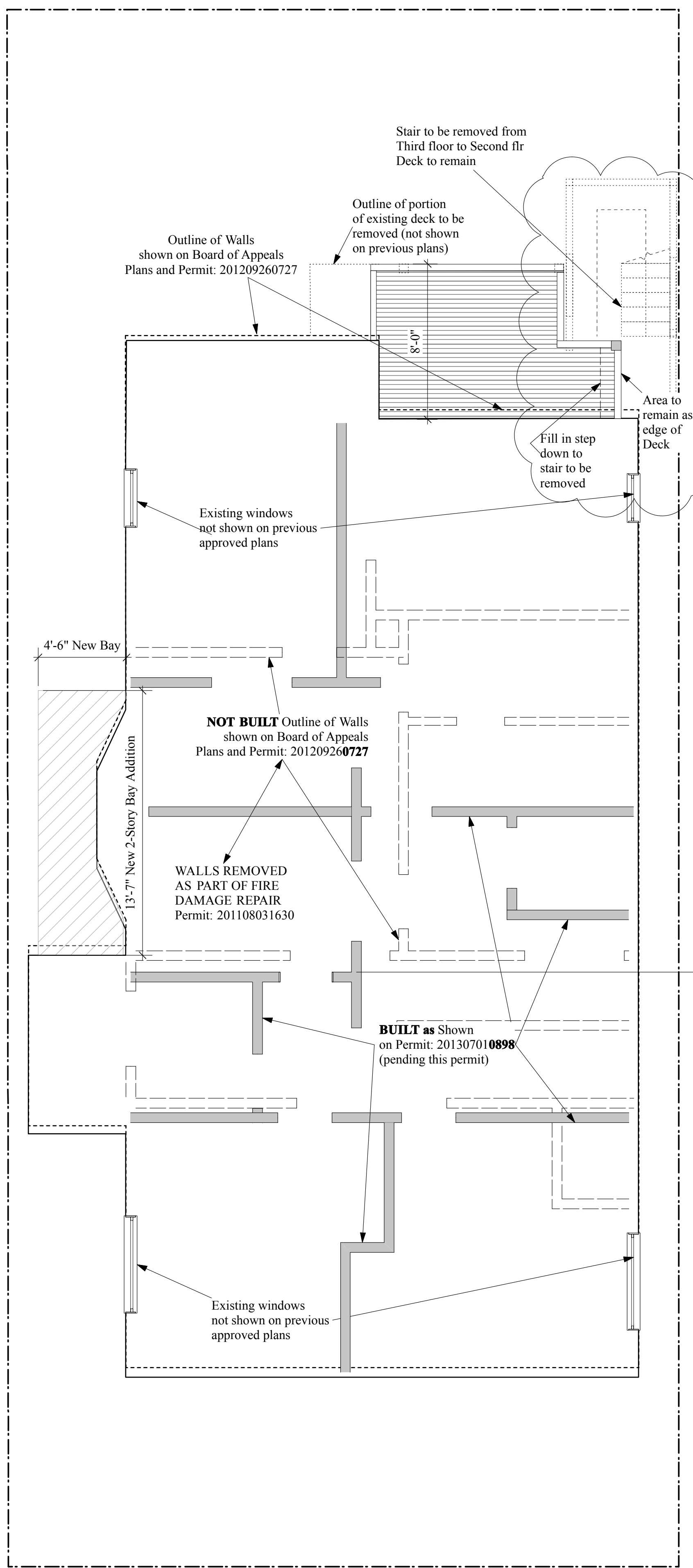


A
A2.3 EXISTING 2nd Flr-NEW THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

2857 Broderick
1395 sq ft

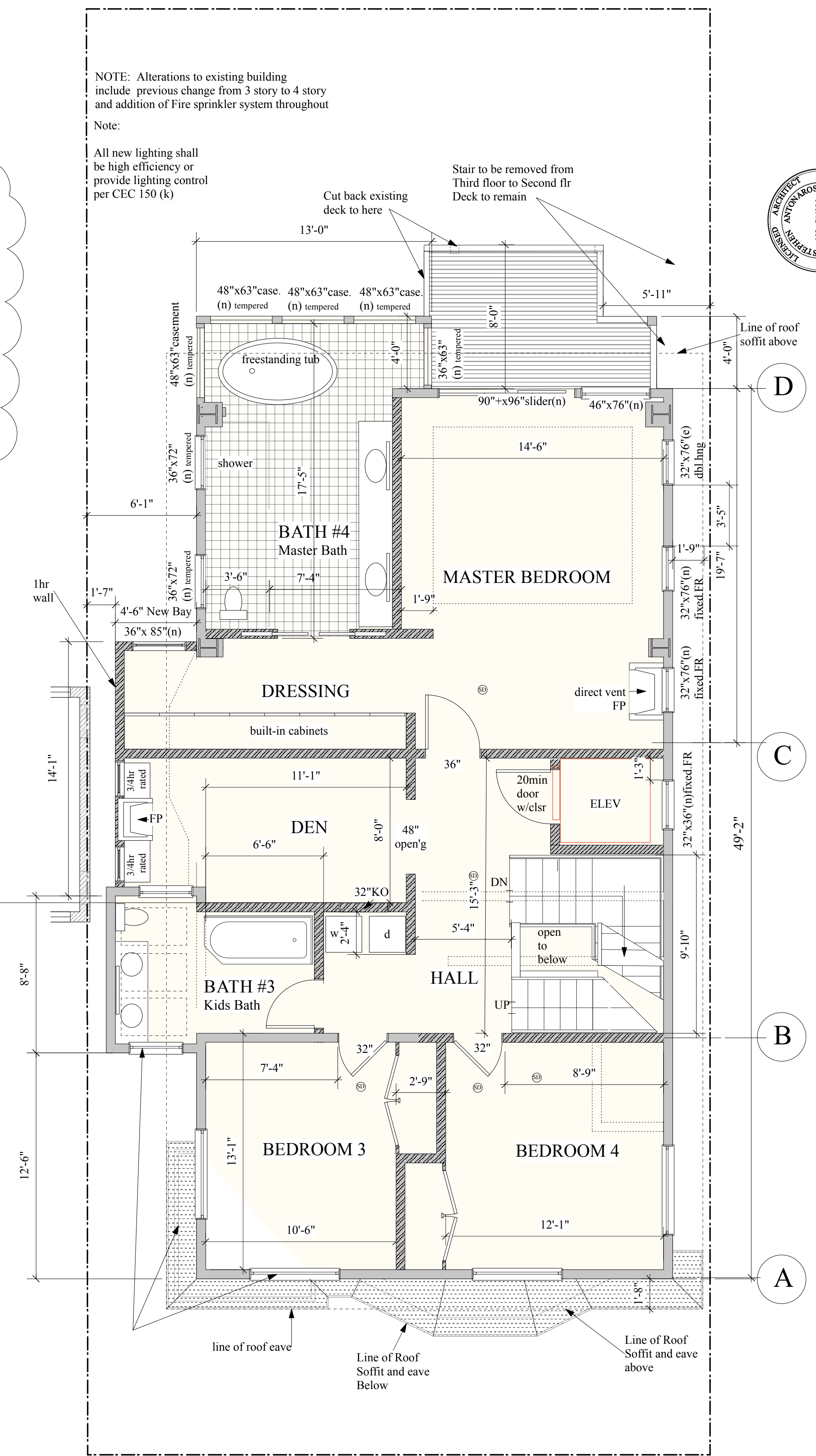
No Structural work to be done on Third Floor

AS APPROVED Board of Appeals



B
A2.3 THIRD FLOOR PLAN-Updated
Scale: 1/4" = 1'-0"

**AS-BUILT, AS-APPROVED
Interior Changes + Survey Verification**

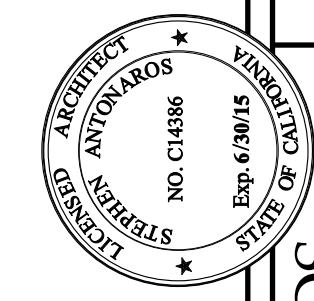


C
A2.3 NEW THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

New 3rd Floor w/Enlarged Bay 1467 sq ft

FINAL PROPOSED Alterations

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

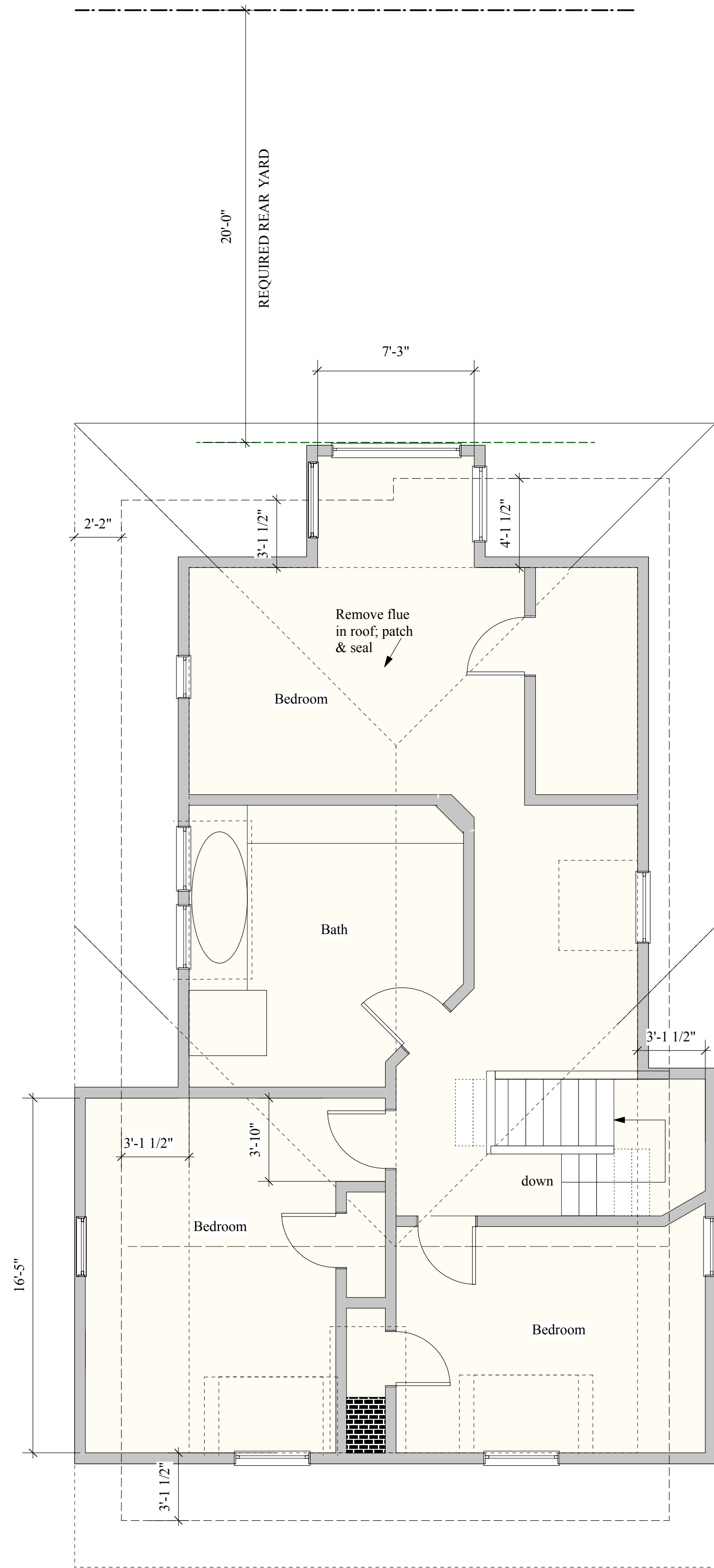


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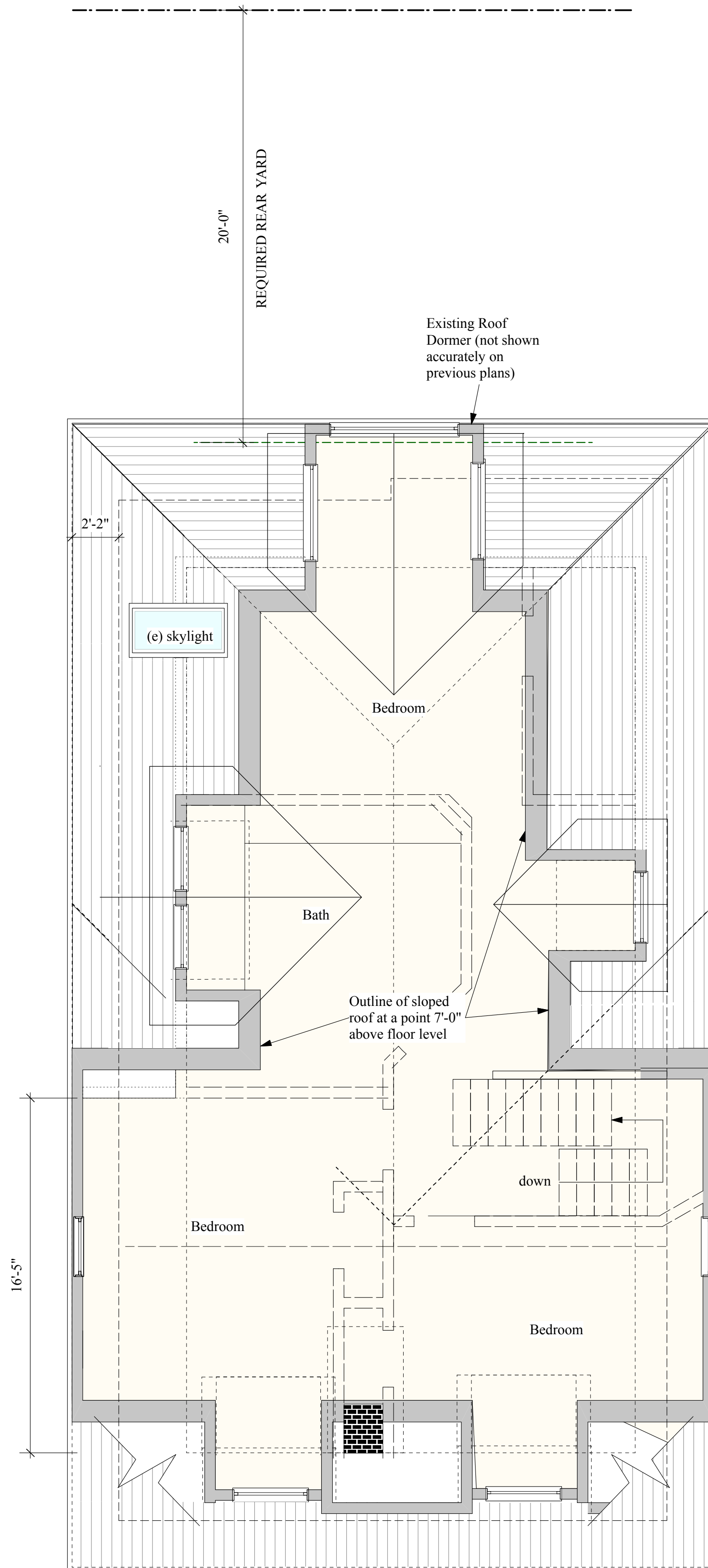
ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
2853 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002
As Approved, ALTERED and NEW 3rd FLOOR PLANS

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Of	Sheets



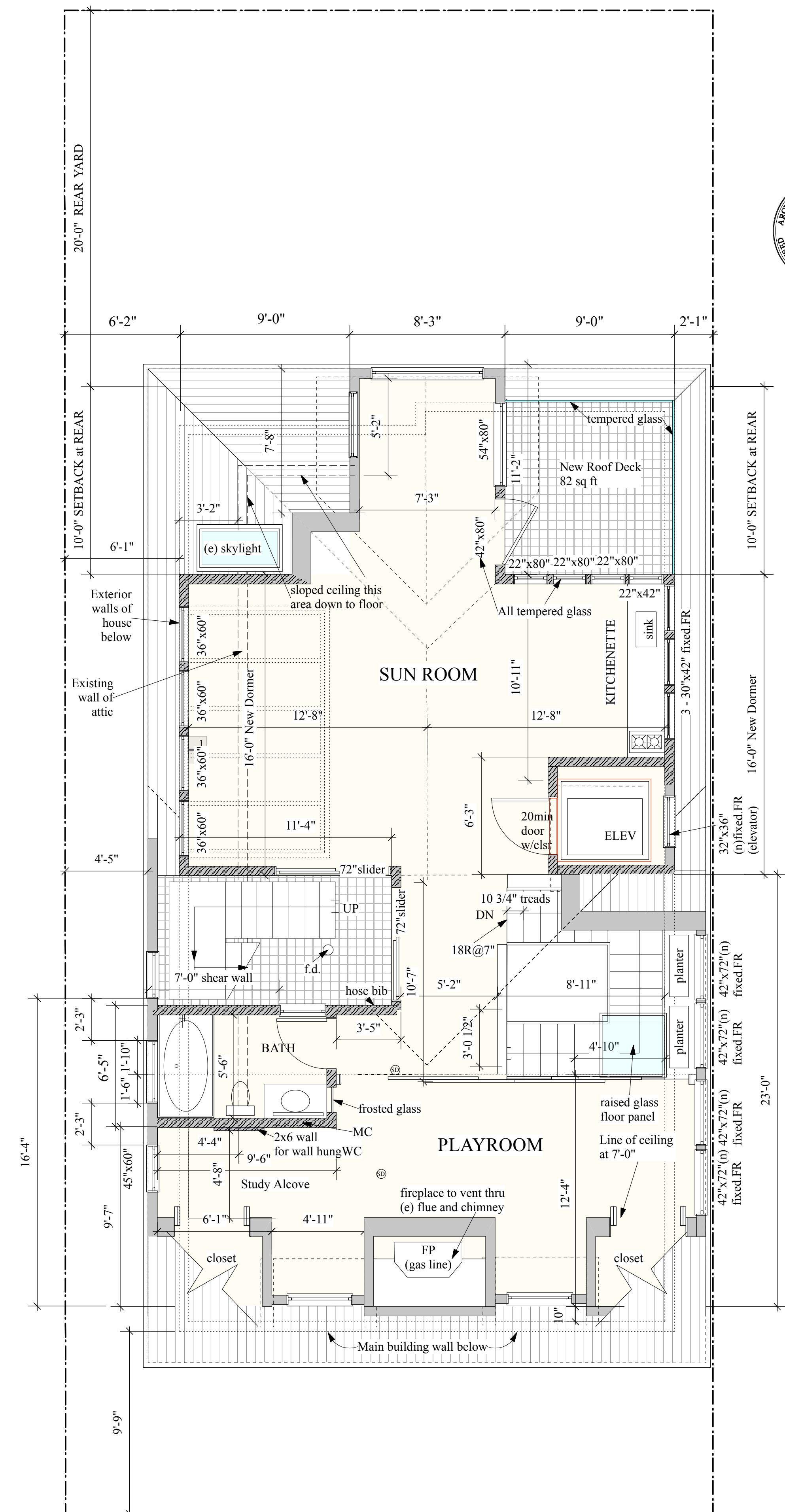
A EXISTING THIRD FLR PLAN
A3.1 Scale: 1/4" = 1'-0"
 2857 Broderick
 1096 sq ft

AS APPROVED Board of Appeals



B FOURTH FLOOR PLAN-Roof Section shown cut at 7'-0" High ceiling point
A3.1 Scale: 1/4" = 1'-0"
 2857 Broderick
 929 sq ft

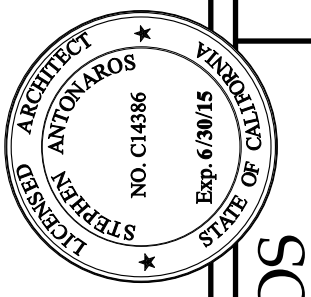
**AS-BUILT, AS-APPROVED
 Interior Changes + Survey Verification**



C NEW FOURTH FLOOR PLAN
A3.1 Scale: 1/4" = 1'-0"
 New 4th Floor 997 sq ft

FINAL PROPOSED Alterations

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

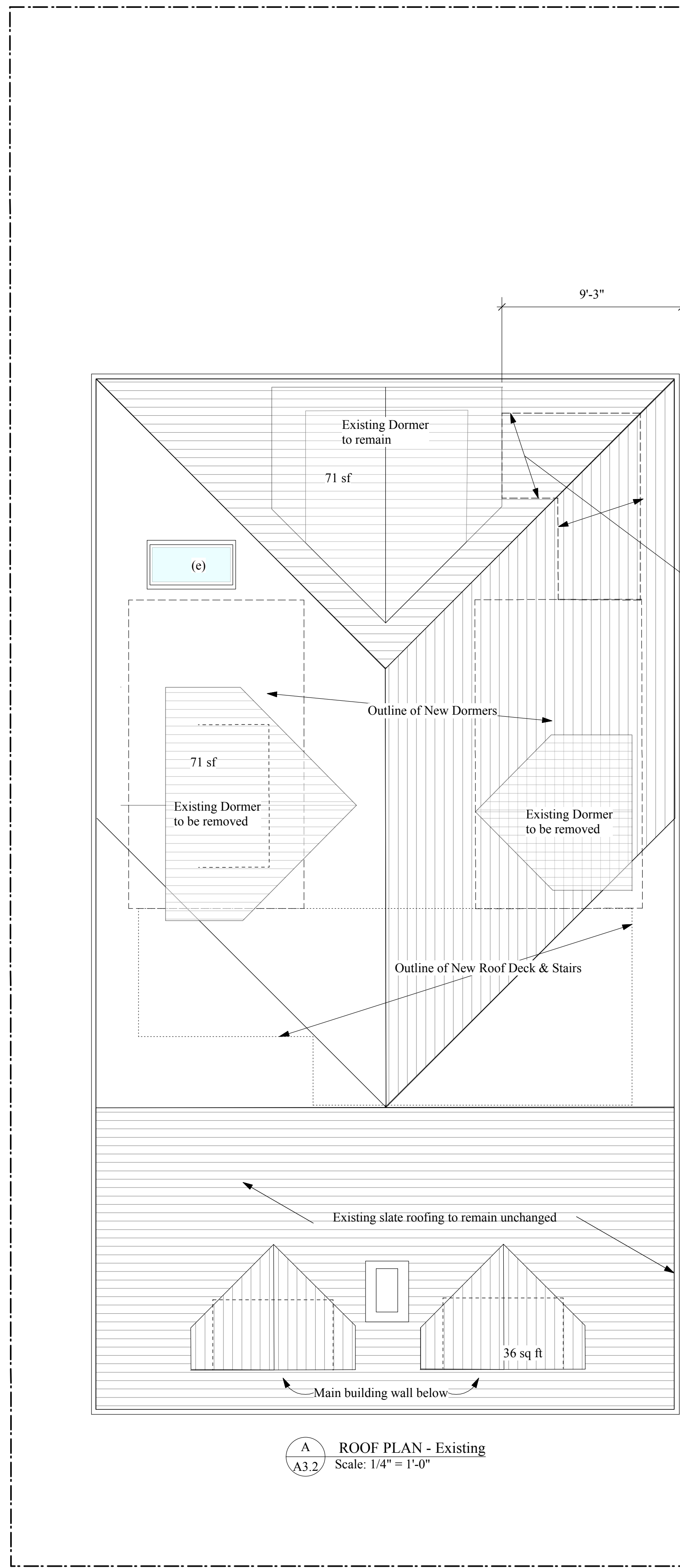


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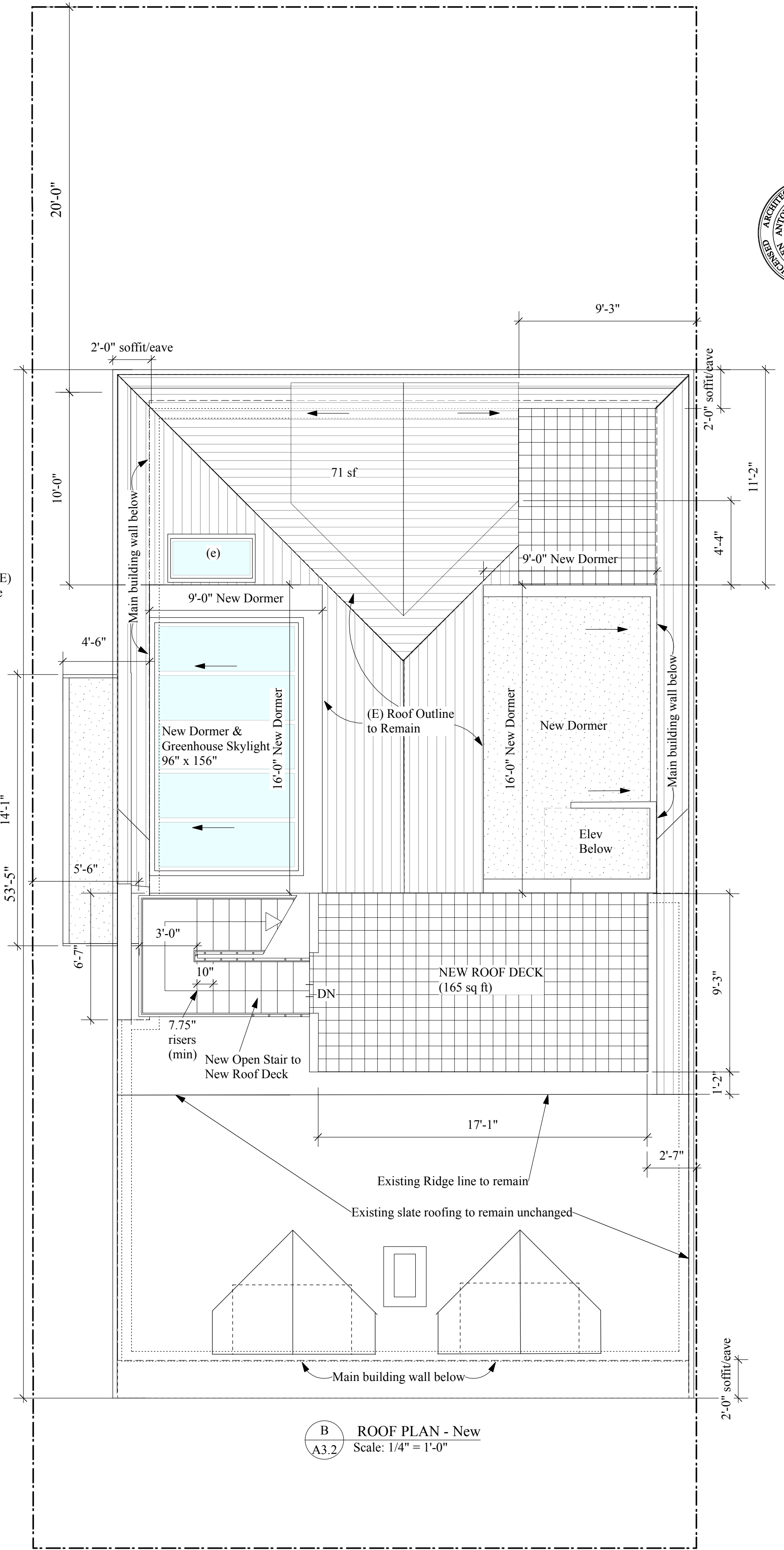
for
 Nykamp-Whitehead
 Family Trust
 (415) 250-4057

ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
 2853 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002 **As Approved, ALTERED and NEW 4th FLOOR PLANS**

Date	Jan 2014
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Of	Sheets

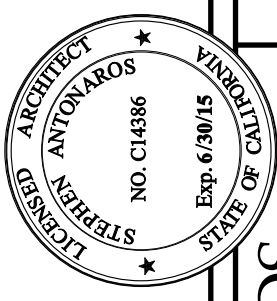


EXISTING ROOF PLAN



FINAL PROPOSED Alterations to ROOF

1st Floor	607 sq ft	← (net reduction from previously approved under 201103252839)
		First floor under this permit reduced from 726 sq ft to 607; 119 sq ft less
2nd Floor	1455 sq ft	
3rd Floor	1467 sq ft	
4th Floor	997 sq ft	Fourth floor under this permit increased from 929 sq ft to 997; 68 sq ft more
2853 Broderick	4526 sq ft	
TOTAL		Total net 51 sq ft less than previously approved for all floors combined



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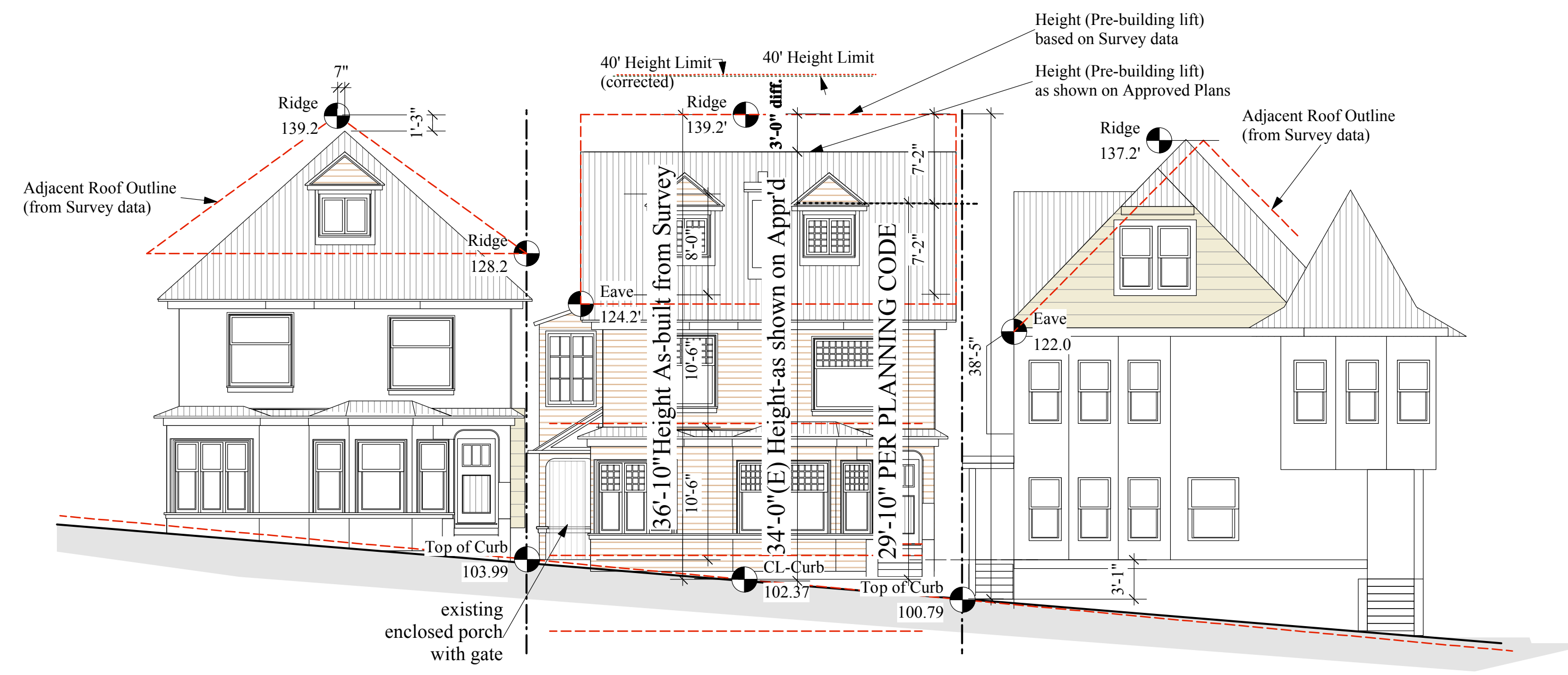
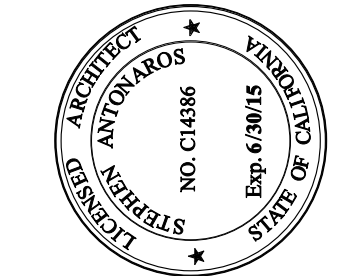
ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
2853 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002
EXISTING and NEW ROOF PLANS

Date Jan 2014
Scale 1/8"=1'-0"
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Job
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A3.2
Of Sheets

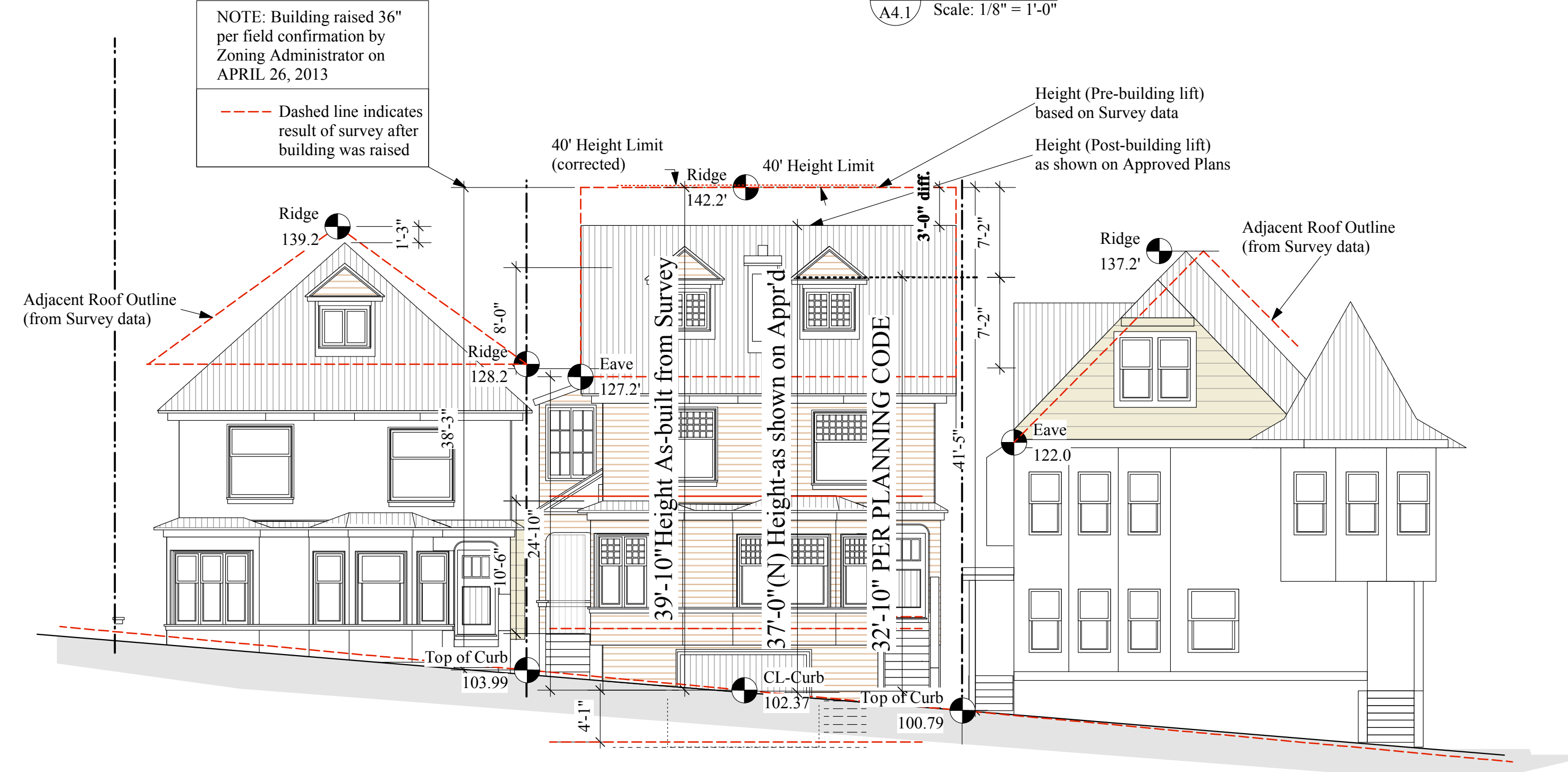
REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

EXHIBIT 'A' August 22, 2012 (updated w/ new Survey Data)



A EXISTING ELEVATION- 2853 & 2857 BRODERICK
A5 Scale: 1/8" = 1'-0"

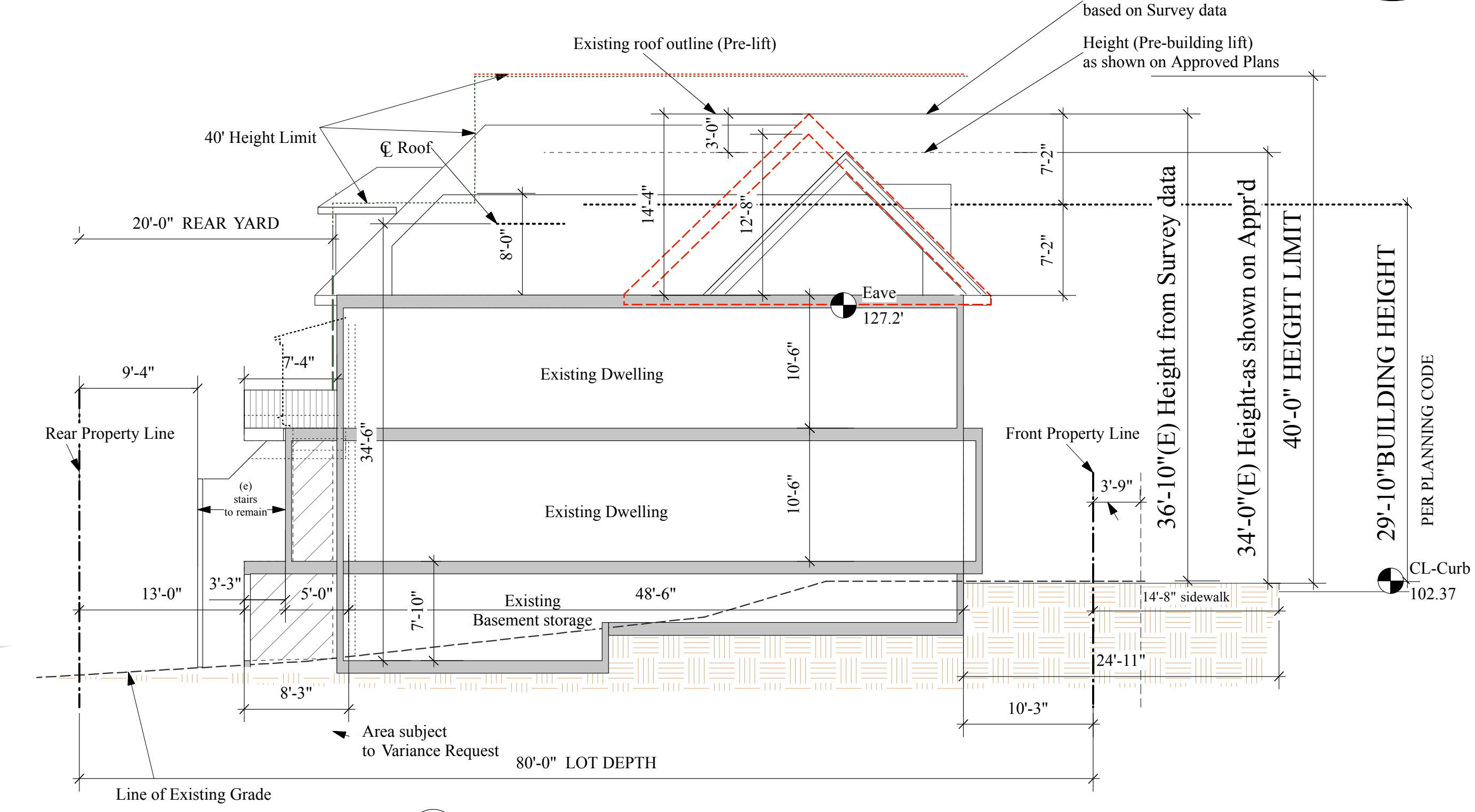
A Updated
A4.1 Scale: 1/8" = 1'-0"



B NEW ELEVATION- 2853 & 2857 BRODERICK (raised 36")
A5 Scale: 1/8" = 1'-0"

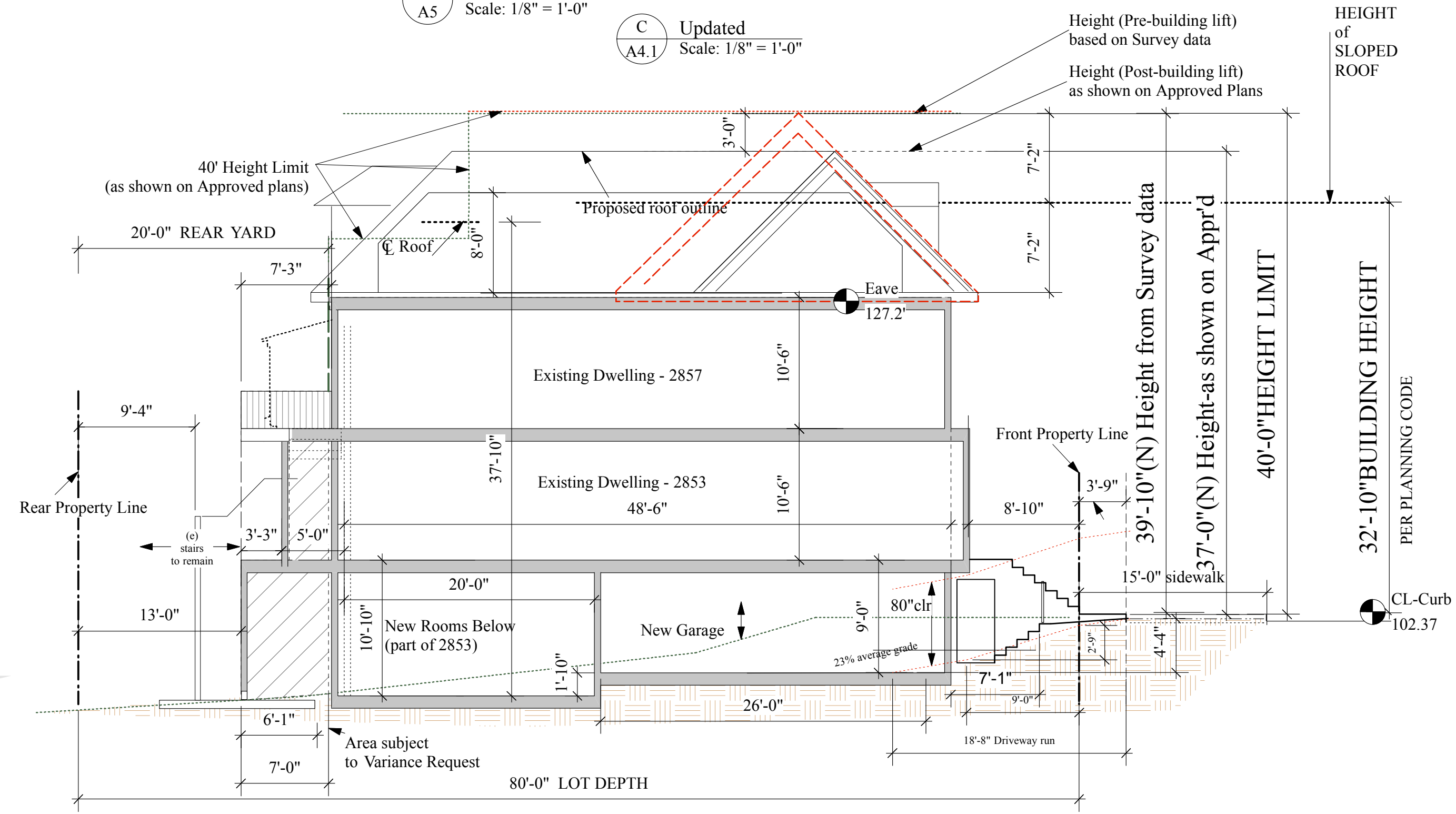
B Updated
A4.1 Scale: 1/8" = 1'-0"

SURVEY DATA from field survey conducted on November 01, 2013



C Existing Building Section
A5 Scale: 1/8" = 1'-0"

C Updated
A4.1 Scale: 1/8" = 1'-0"



D New Building Section- RAISED
A5 Scale: 1/8" = 1'-0"

D Updated
A4.1 Scale: 1/8" = 1'-0"

**Survey Verification
corrects APPROVED dwgs
of BUILDING HEIGHT
at FRONT**

REVISIONS	BY
Jan 25, 2012	
Mar 15, 2012	
Aug 13, 2012	
Mar 20, 2013	
Aug 28, 2013	
Nov 21, 2013	5

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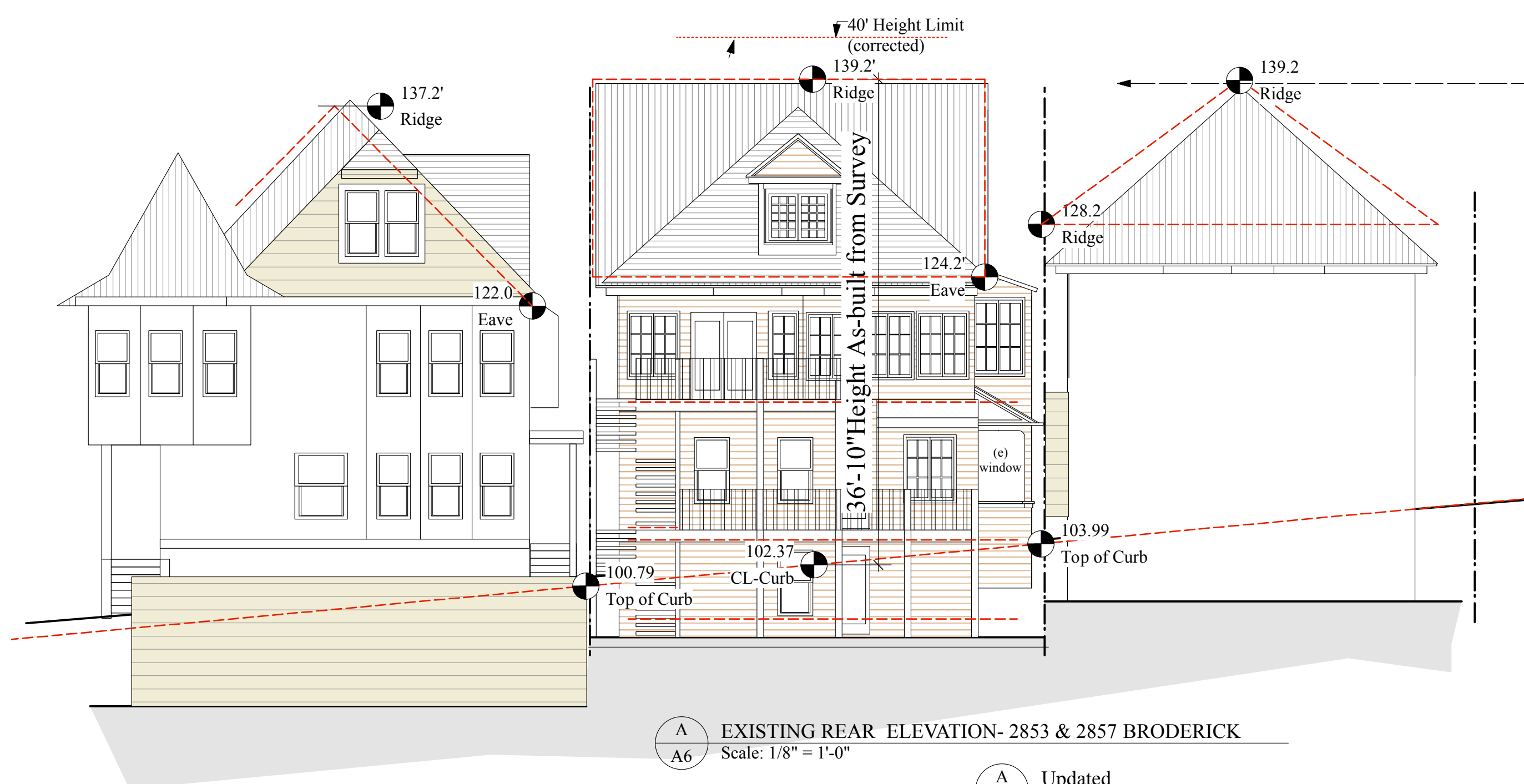
for Pam Whitehead
(415) 230-4057

As Approved Elevations + Survey Data

UPDATE ELEVATIONS with SURVEY DATA
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

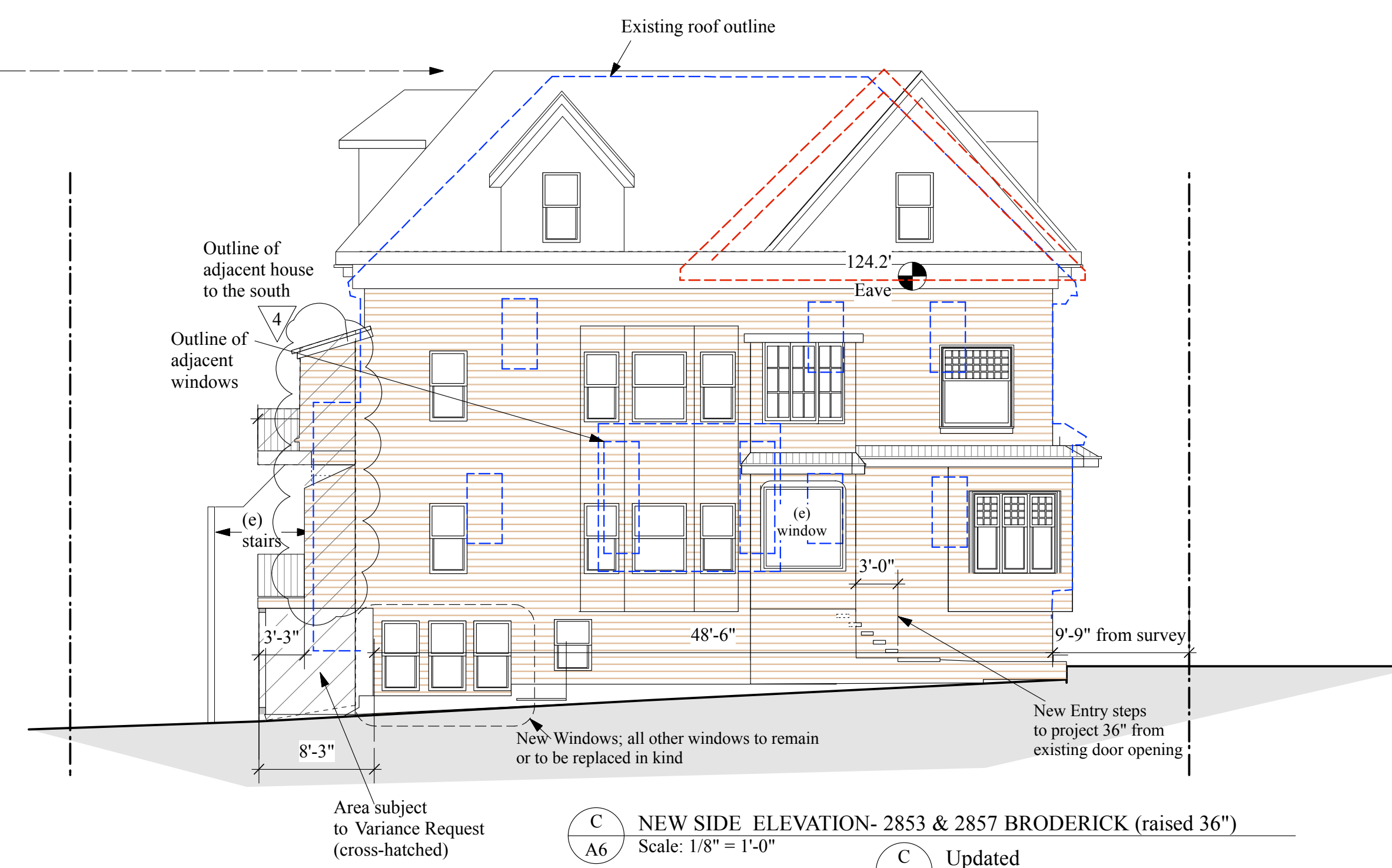
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Sheet	A4.1
Of	Sheets

EXHIBIT 'A'
August 22, 2012
 (updated w/ new Survey Data)



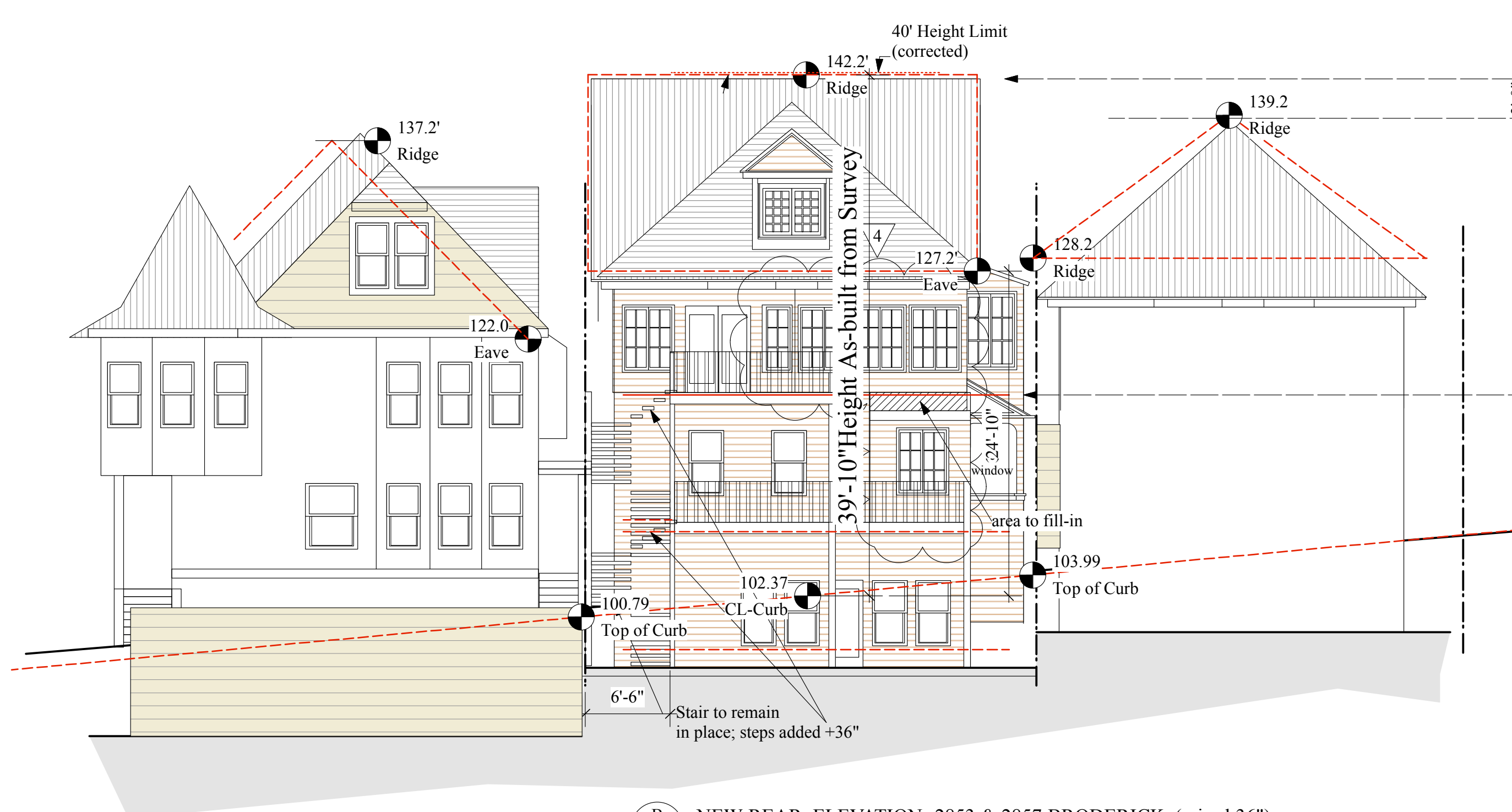
A EXISTING REAR ELEVATION- 2853 & 2857 BRODERICK
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A Updated
A4.2 Scale: 1/8" = 1'-0"



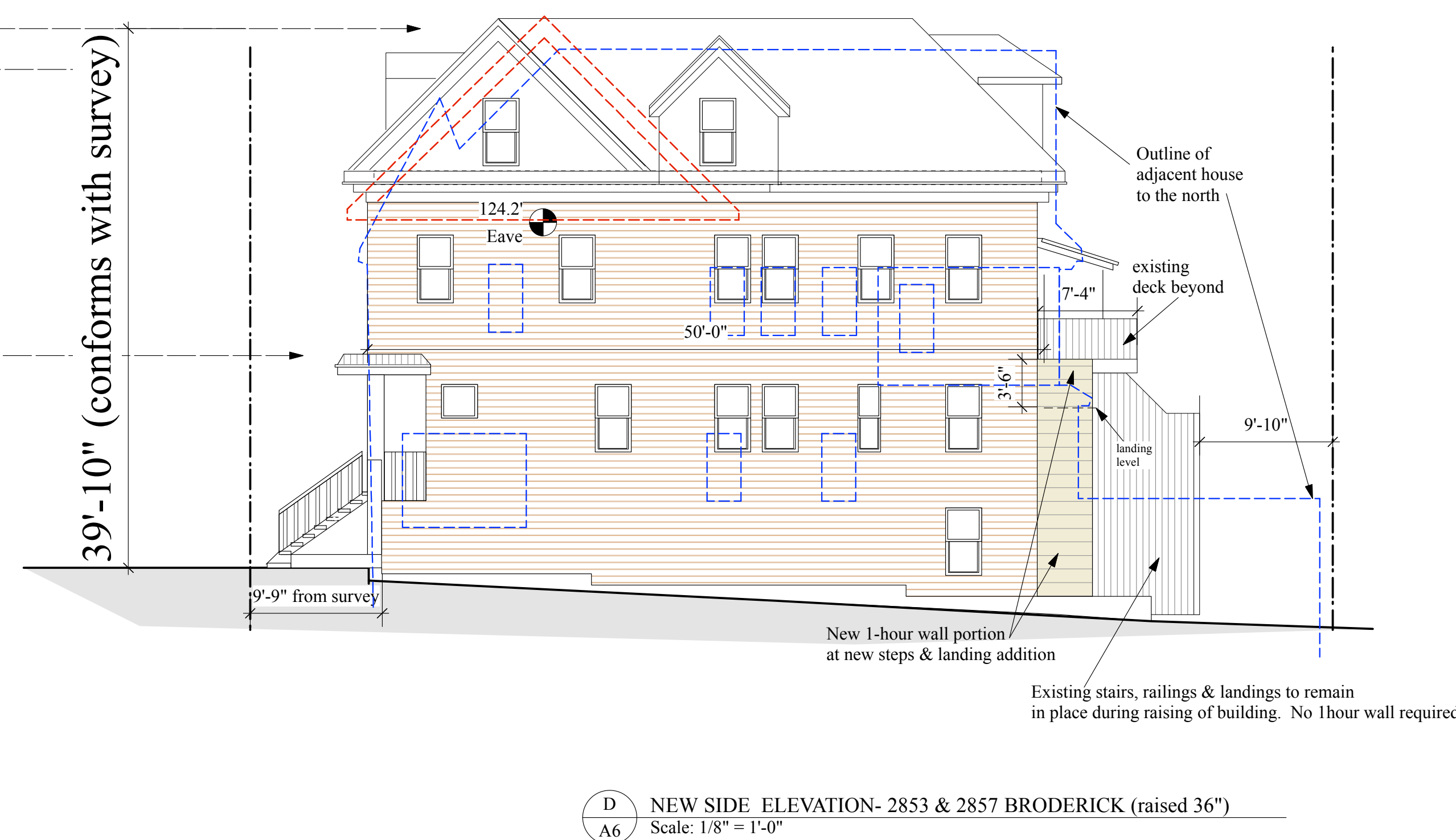
C NEW SIDE ELEVATION- 2853 & 2857 BRODERICK (raised 36")
 Scale: 1/8" = 1'-0"

C Updated
A4.2 Scale: 1/8" = 1'-0"



B NEW REAR ELEVATION- 2853 & 2857 BRODERICK (raised 36")
 Scale: 1/8" = 1'-0"

B Updated
A4.2 Scale: 1/8" = 1'-0"



D NEW SIDE ELEVATION- 2853 & 2857 BRODERICK (raised 36")
 Scale: 1/8" = 1'-0"

D Updated
A4.2 Scale: 1/8" = 1'-0"

Survey Verification
conforms to APPROVED dwgs
of BUILDING HEIGHT
at REAR and SIDES

REVISIONS	BY
Jan 25, 2012	
Mar 15, 2012	
Aug 13, 2012	
Mar 20, 2013	
Aug 28, 2013	
Nov 21, 2013	5

STEPHEN ANTONAROS
ARCHITECT
 2261 Market Street #324
 San Francisco, California 94114
 www.antonaros.com antonaros@sigshot.net
 (415) 864 2261
 fax 865-0961

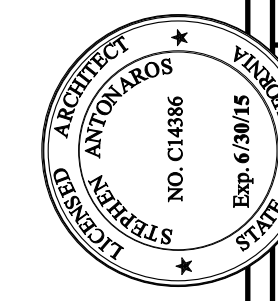
for Pam Whitehead
 (415) 230-4057

UPDATE ELEVATIONS WITH SURVEY DATA
 2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
As Approved Elevations + Survey Data

Block 0947 Lot 002

Date August '10
 Scale 1/8"=1'-0"
 u.o.n.
 Drawn SA
 Job
 Sheet
A4.2
 Of Sheets

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

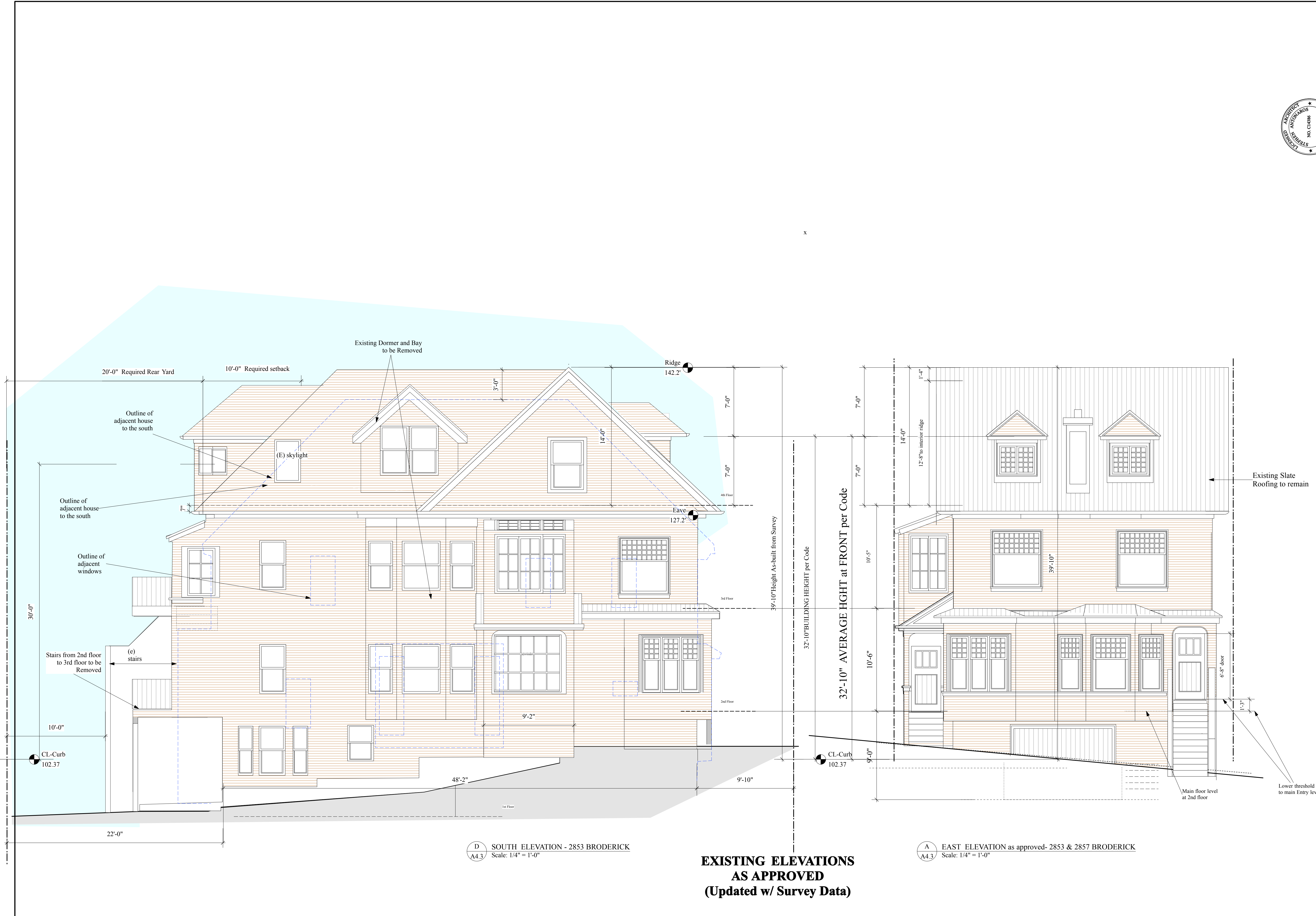


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 San Francisco, California 94114
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 (415) 864 2261 fax 883-0961

for
 Nykamp-Whitehead
 Family Trust
 (415) 250-4057

ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
 2853 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002 **EXISTING FRONT and SIDE ELEVATIONS**

Date Jan 2014
 Scale 1/8"=1'-0"
 u.o.n.
 Drawn SA
 Job
 Sheet
A4.3
 Of Sheets



D SOUTH ELEVATION - 2853 BRODERICK
 A4.3 Scale: 1/4" = 1'-0"

**EXISTING ELEVATIONS
 AS APPROVED
 (Updated w/ Survey Data)**

A EAST ELEVATION as approved- 2853 & 2857 BRODERICK
 A4.3 Scale: 1/4" = 1'-0"

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	

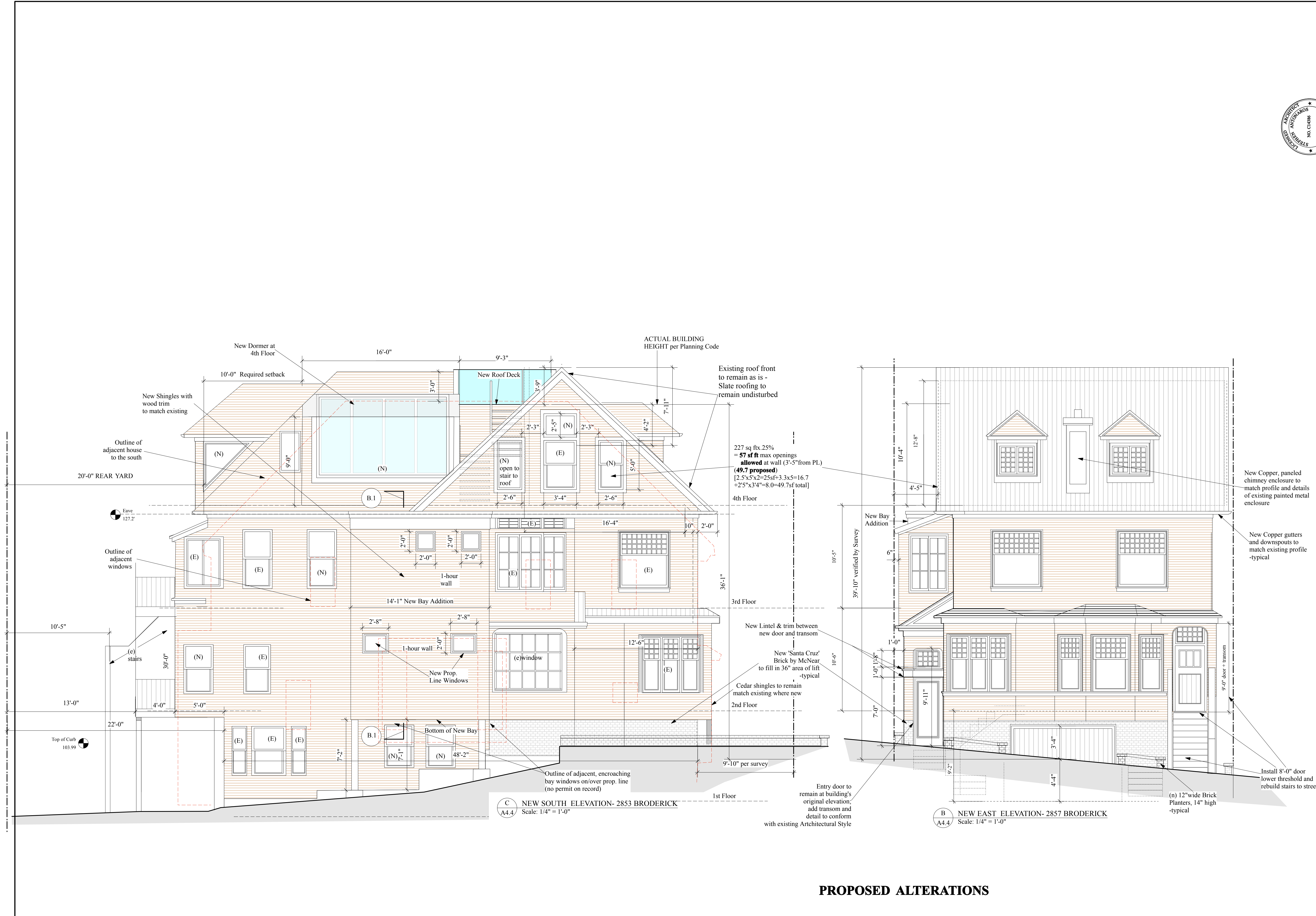


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 San Francisco, California 94114
 www.antonaros.com antonaros@sigohol.net
 (415) 864 2261
 fax 885-0961

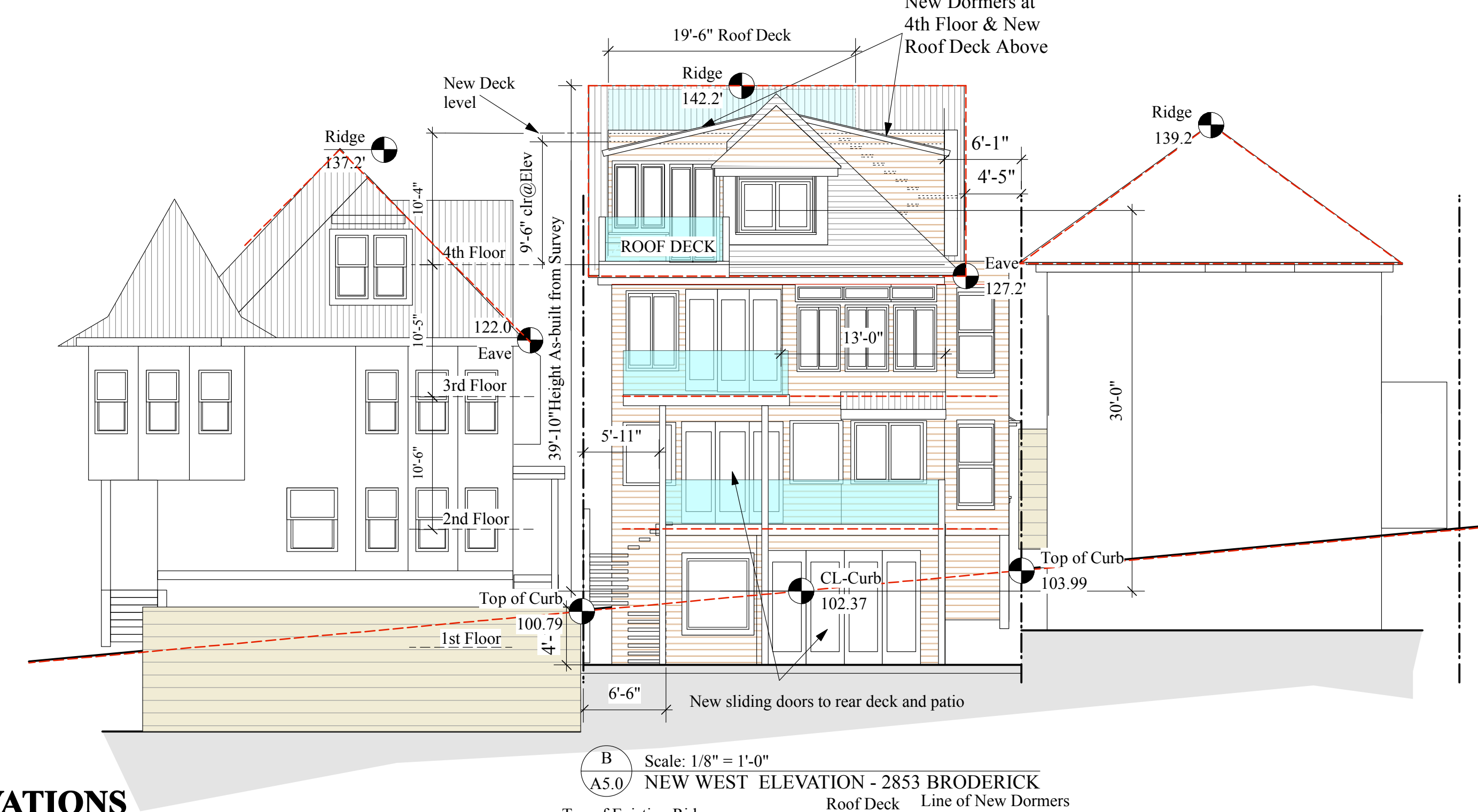
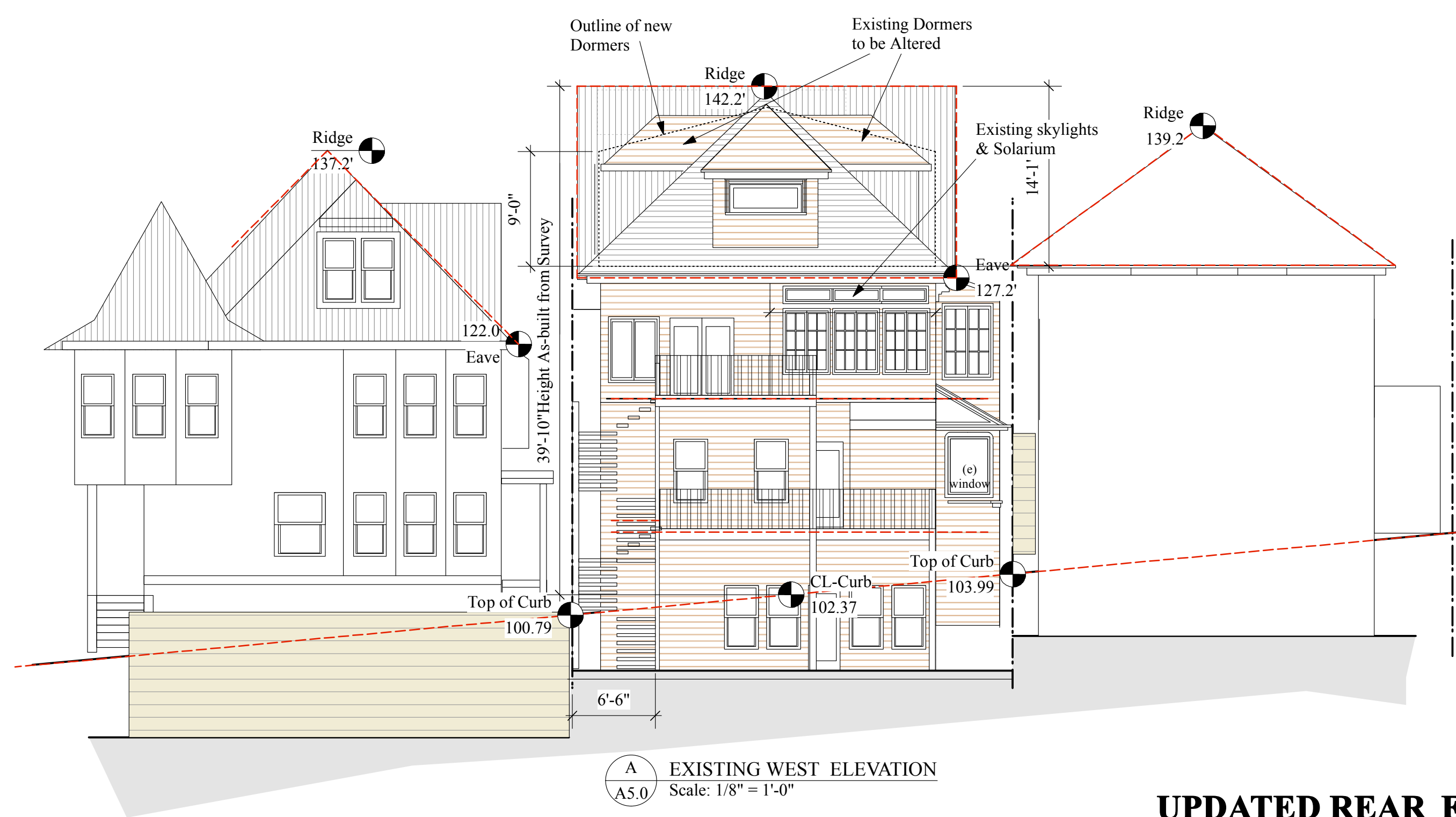
for
 Nykamp-Whitehead
 Family Trust
 (415) 250-4057

ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
 2853 BRODERICK ST., SAN FRANCISCO, CA 94123
 Block 0947 Lot 002 **NEW FRONT and SIDE ELEVATIONS**

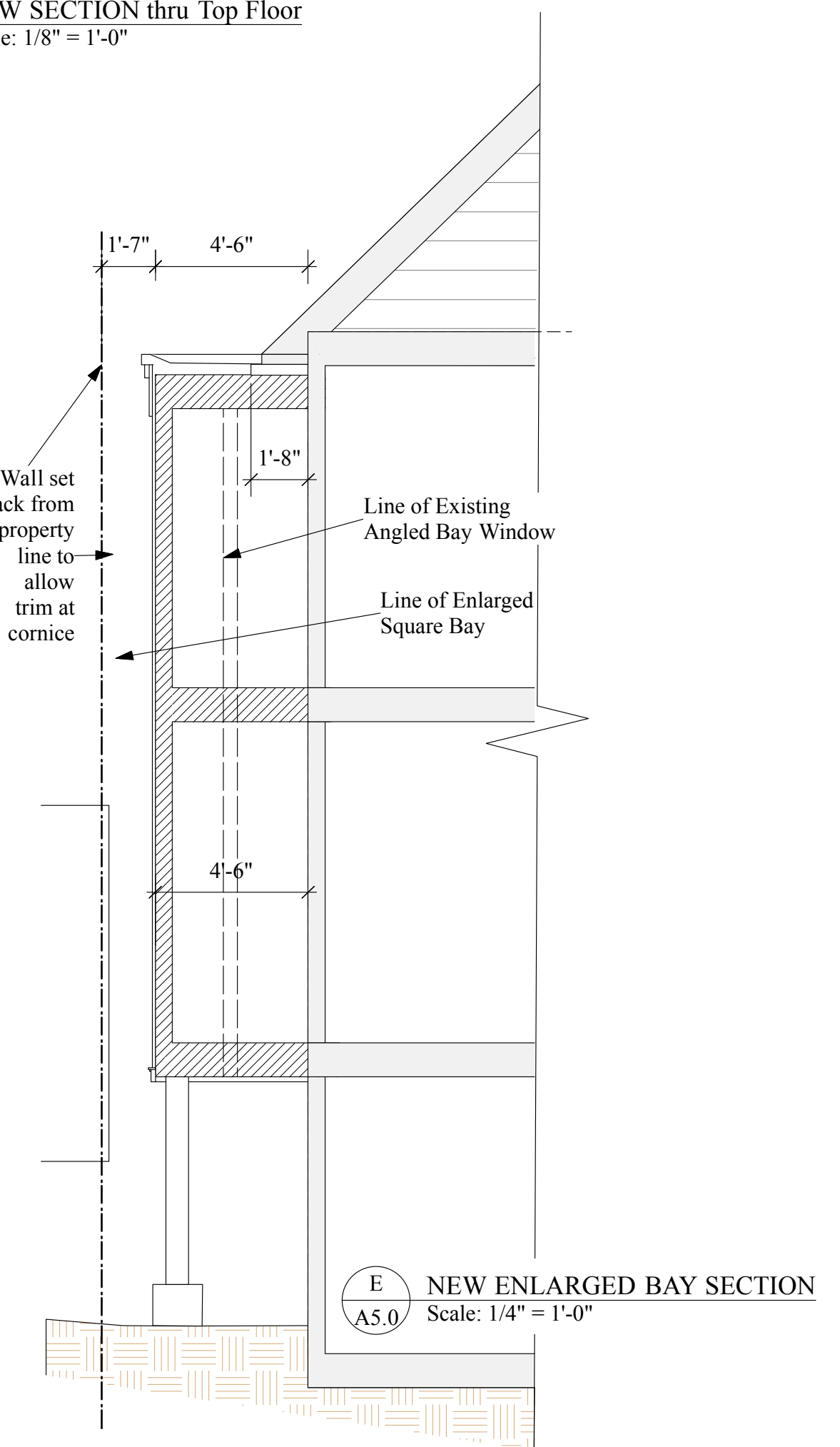
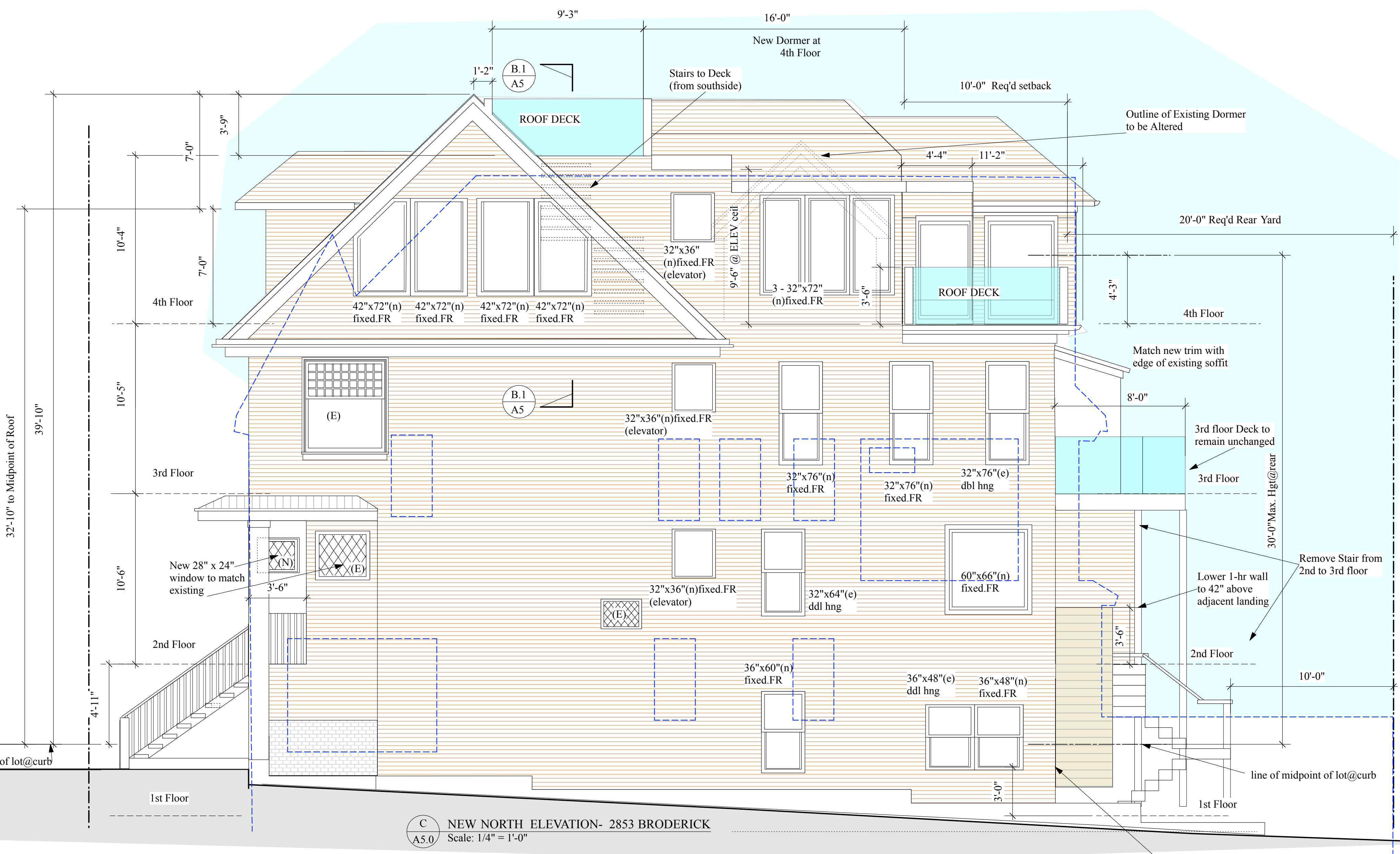
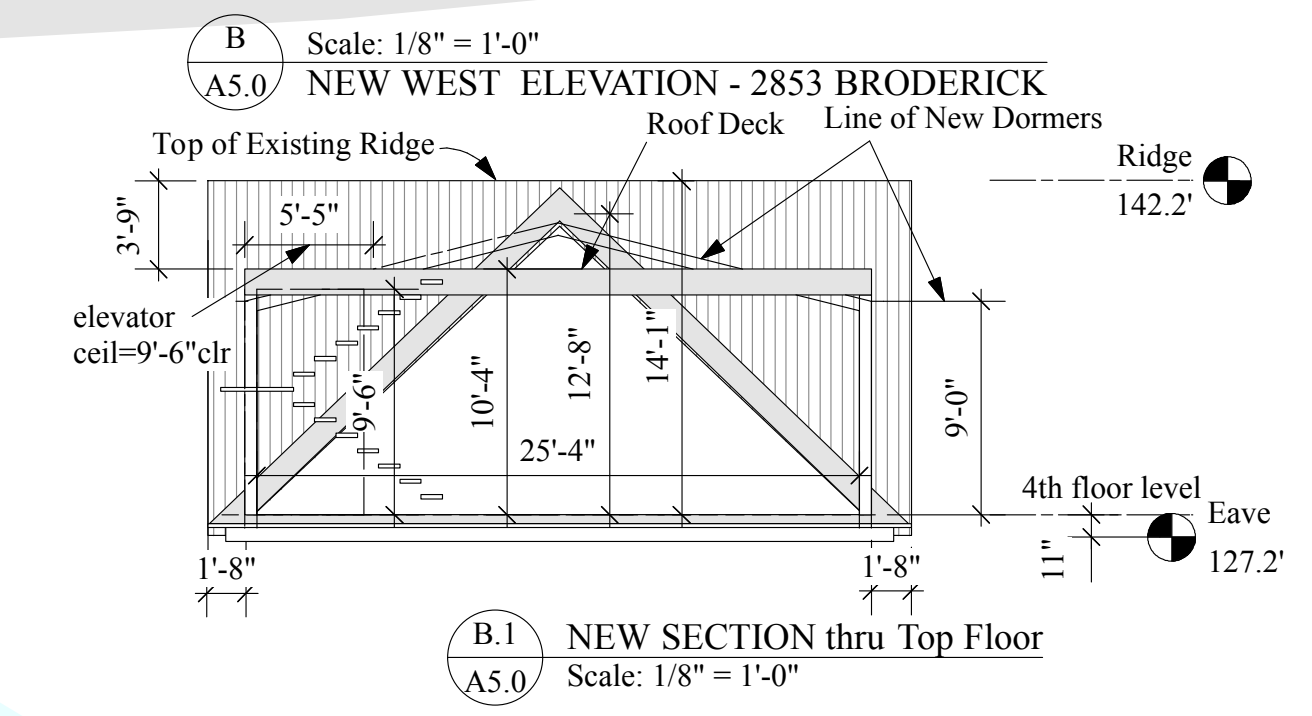
Date Jan 2014
 Scale 1/8"=1'-0"
 u.o.n.
 Drawn SA
 Job
 Sheet
A4.4
 Of Sheets



PROPOSED ALTERATIONS

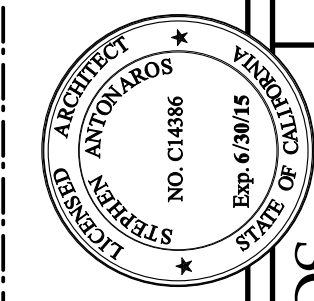


UPDATED REAR ELEVATIONS
Existing + Proposed



PROPOSED ALTERATIONS

REVISIONS	BY
Jan 24, 2014	
Feb 20, 2014	
May 01, 2014	



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ARCHITECT
2261 Market Street #324
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(415) 864 2061 fax 865-0961

for
Nykamp-Whitehead
Family Trust
(415) 250-4057

ADDITIONS & ALTERATIONS & DWELLING UNIT MERGER
2853 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002
EXISTING + NEW REAR and SIDE ELEVATIONS

Date	Jan 2014
Scale	1/8" = 1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A5.0
Of	Sheets

EXHIBIT C



SAN FRANCISCO PLANNING DEPARTMENT

Release of Suspension Request

October 16, 2014

Tom C. Hui, S.E., C.B.O.
Director
Department of Building Inspection
1660 Mission Street, Sixth Floor
San Francisco, CA 94103

Building Application Nos.: 201103111905, 201103252839, 201108031630, 201209260727 and 201309247638
Property Address: 2853-2857 Broderick Street
Block and Lot 0947/002
Zoning District: RH-2/40-X
Staff Contact: Glenn Cabrerros – (415) 558-6169
glenn.cabrerros@sfgov.org

Dear Mr. Hui,

This letter is to request that the Department of Building Inspection (DBI) release suspension of **Building Permit Application Numbers 201103111905, 201103252839, 201108031630, 201209260727 and 201309247638 (various scopes of work including vertical/horizontal expansion)** for the property at 2853-2857 Broderick Street.

On February 5, 2014, I submitted a Request for Suspension for the subject building permit applications because of concerns related to errors on the approved plans, documentation of the scope of work and responsiveness to Notices of Planning Department Requirements. The Project Sponsor has been working with the Department to correct errors on the plans and document the full scope of work under Building Permit Application No. 201307010898. This building permit underwent neighborhood notification pursuant to Planning Code Section 311 between June 27, 2014 and August 6, 2014. On September 18, 2014, the Planning Commission held a Discretionary Review hearing on the subject permit and voted unanimously to not take Discretionary Review and approve the building permit application. On October 15, 2014, Planning Department staff approved the subject building permit and routed it to DBI for review.

Given that the Planning Commission and Planning Department have reviewed/approved Building Permit Application No. 201307010898 to correct errors contained on previous plans and document the full scope of work under one permit, the suspension of **Building Permit Application Numbers 201103111905, 201103252839, 201108031630, 201209260727 and 201309247638** may now be released provided that work conforms to the scope of the issued permits.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

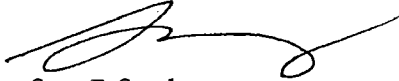
Fax:
415.558.6409

Planning
Information:
415.558.6377

Tom Hui, Director DBI
Release of Suspension Request
2853-2857 Broderick Street
October 16, 2014

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, or call 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

CC: Property Owner
Daniel Lowrey, Deputy Director, Department of Building Inspection

EXHIBIT D

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 11/13/2014 8:12:01 AM

Application Number: 201307010898

Form Number: 3

Address(es): 0947 / 002 / 0 2853 BRODERICK ST
0947 / 002 / 0 2857 BRODERICK ST

Description: TO COMPLY W/ CORR NOTICE DATED 6/25/13. ALSO TO CLARIFY HEIGHT OF BLDG BEFORE&AFTER BEING RAISED 36" UNDER 201103252839 & TO CORR PREV SHOWN HEIGHTS TO ROOF RIDGE TOP. DWELLING UNIT MERGER TO SFD.ADDITIONS TO SIDE, REAR&4/FL.REVISE 201103111905, 201103252839, 201108031630, 201209260727 & 201309247638.

Cost: \$1.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
7/1/2013	TRIAGE	
7/1/2013	FILING	
7/1/2013	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	7/1/13	7/1/13			7/1/13	CHEUNG WAI FONG	415-558-6070	
2	CP-ZOC	7/1/13	7/16/13	7/16/13	10/15/14	10/15/14	CABREROS GLENN	415-558-6377	Approved per Case No. 2013.0433DDDE. Correct height dimensions. Dwelling unit merger from 2 to 1 unit. Side, rear and vertical additions. 10/15/14 (gc). NOPDR#1 mailed 7/10/13 (gc). Pending review with ZA. 7/16/13 (gc).
3	CP-DR		7/29/14			10/15/14	OROPEZA EDGAR	415-558-6377	DR APPLICATION TAKEN IN ON 7/29/2014. APPLICATION COMPLETE AND TAKEN IN BY EDGAR OROPEZA, PIC STAFF
4	CP-NP						CABREROS GLENN	415-558-6377	Mailed 311 Cover Letter 6/27/14 (Vlad) Mailed 311 Notice 7/7/14; Expired 8/6/14 (Vlad)
5	BLDG	10/15/14	11/6/14				YIN DIANE	415-558-6133	
6	DPW-BSM							415-558-6060	
7	PPC						THAI SYLVIA	415-558-6133	10/20/14: Return to Diane Yin; snt. 10/20/14: OTC disapproved, back to BLDG. mml 10/20/14: to Stephen Antonaros for OTC. PG 10/17/14: back to OTC bin; snt. 10/17/14: Plans routed to Stephen Antonaros hold for Building review. AL 10/17/14: Plans routed to OTC hold for Building review. AL 10/15/14: to BSM; snt.
									10/17/14: UPDATED DESCRIPTION

8	CPB						YAN BRENDA	415- 558- 6070	OF WORK & IS A 2 UNITS MERGER TO 1 UNIT, NO STRUCTURE PLANS & CHANGE FULL TO SITE PERMIT REQUEST BY APPLICANT. OK BY WF. BYAN.
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Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies
City and County of San Francisco ©2000-2009

EXHIBIT E



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0394E
Project Title: 2853-2857 Broderick Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0947/002
Lot Size: 2,757 square feet
Project Sponsor: Stephen Antonaros, Architect
(415) 864-2261
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposal involves raising the building by approximately three (3) feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet (sf) of residential space to the existing 3,774-sf building resulting in 4,454 total sf. The project site is located on a block bounded by Filbert Street, Union Street, Broderick Street, and Baker Street in the Cow Hollow neighborhood.

EXEMPT STATUS:


Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

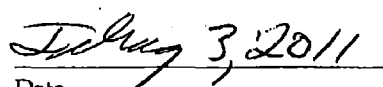
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Stephen Antonaros, Architect, Project Sponsor
Inger Conrad, Property Owner
Shelley Caltagirone, Preservation Planner
Supervisor Farrell (via Clerk of the Board)

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings located on the project site are historical resources. The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1" and was listed as a contributor to a historic district in the National and California Registers in 1983 according to the Planning Department's Parcel Information Database (register form cannot be located). Under the Planning Department's CEQA Review Procedures for Historic Resources, the property is considered a "Category A" known historic resource.

As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 2853-2857 Broderick Street property is listed on the National Register as a contributing building within a historic district. The register form could not be located; however, based upon a review of the surrounding architecture, the district appears to be significant under Criterion 3 (Architecture) as a collection of late 19th- and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding historic district. Furthermore, the property retains sufficient historic integrity to convey their historic significance. As such, the property is considered a historic resource for the purposes of CEQA.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project's potential to impact the historic resource.

- The proposed project would retain the historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. While the height of the ground floor level will be increased by approximately three (3) feet, the change would not significantly impact the overall proportions of the three-story façade. The new garage door opening would occur at the new raised portion of the building and would not cause the removal of historic material. Although the entry stairs would be extended to accommodate the new height, they are not original to the building so that their replacement would not remove historic material.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, January 14, 2011.

- The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way. The proposed garage door at the front façade would be placed flush with the plane of the façade so as to retain the volume of the building at its base. The door would also be constructed of solid wood and details to be compatible with the historic design.

The proposed project would involve the addition of approximately 680 sf of residential space to the existing 3,774-sf-building resulting in 4,454 total sf. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided that the addition would not result more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would make alterations to an existing structure and add approximately 680 sf to the existing 3,774-sf of building area. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 2853-2857 Broderick Street
Block/Lot: 0947/002
Case No.: 2010.0394E
Date of Review: January 14, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The proposal involves raising the building by approximately 3 feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet of residential space to the existing 3,774-square-foot-building resulting in 4,454 total square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1" and was listed as a contributor to a historic district in the National and California Registers in 1983 according to the Planning Department's Parcel Information Database (register form cannot be located). The property is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,757-square-foot parcel is located on Broderick Street between Filbert and Union Streets. The property is located within the Pacific Heights/Cow Hollow neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The area includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles dating from the late 19th -and early 20th-century, which reflect the various stages of development within the neighborhood. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the

City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1870-1930

According to the Planning Department's records, the subject property is listed on the National Register as a contributing building within a historic district. The register form could not be located; however, based upon a review of the surrounding architecture, the district appears to be significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the late 19th century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The information provided by the Project Sponsor and a review of the City Directories indicate that William Hammond Hall briefly owned the property circa 1930. Hall was a significant person in San Francisco's history as the designer of Golden Gate Park and the first state civil engineer. Hall is listed in the directories as living at 3855 Jackson Street between 1905-1932 and he died in 1934. Therefore, it does not appear that he resided at the subject property. According to the oral history collected by the

Project Sponsor, Hall's daughters lived at the subject property as late as 1954, so it is presumed that the property was purchased for their use. The property is not historically significant as it is not associated with the Hall's career as an engineer. No other significant persons are associated with the subject building. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building and district appear to be listed on the National Register for embodying the distinctive characteristics of a period of architectural development in Pacific Heights/Cow Hollow. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition-style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does contribute to a collection of late 19th - and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The concentration of buildings on the immediate block faces represents a variety of regional architectural styles of this period. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

The subject building does not appear to have been significantly altered beyond the replacement of the front stair. It retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow/Pacific Heights neighborhood.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

No Resource Present (Go to 6 below.)

Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Staff has reviewed the project proposal and finds that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. While the height of the ground floor level will be increased by approximately 3 feet, the change will not significantly impact the overall proportions of the three-story façade. The new garage door opening will occur at the new raised portion of the building and will not cause the removal of historic material. Although the entry stairs will be extended to accommodate the new height, they are not original to the building so that their replacement will not remove historic material.
- The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way. The proposed garage door at the front façade will be placed flush with the plane of the façade so as to retain the volume of the building at its base. The door will also be constructed of solid wood and details to be compatible with the historic design.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2853-2857 Broderick St		0947/002	
Case No.	Permit No.	Plans Dated	
2013.0433E			
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Front facade alterations; new roof decks; new dormers; alter existing dormer.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): No excavation. Jeanie Poling 3/3/14	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):</p> <p>See HRER memo dated 6/24/14</p>
<input type="checkbox"/>	<p>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify):</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: <i>Shelley Cattone</i></p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>
<p>Planner Name: <i>Shelley Cattone</i></p>	<p>Signature or Stamp:</p>
<p>Project Approval Action: Select One <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><i>Shelley Cattone</i> 7/3/14</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

EXHIBIT F

1 [Affirming the Exemption Determination - 2853-2857 Broderick Street]

2
3 **Motion affirming the determination by the Planning Department that a project located at**
4 **2853-2857 Broderick Street is exempt from environmental review.**

5
6 WHEREAS, The Planning Department has determined that a project located at 2853-
7 2857 Broderick Street is exempt from environmental review under the California
8 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative
9 Code Chapter 31. The proposed project involves raising the building by approximately three
10 feet to insert a garage at ground level, expanding the ground floor level and creating a new
11 curb cut. By letter to the Clerk of the Board, Kate Polevoi, on behalf of Zeeva Kardos, Irving
12 Zaretsky, Craig Jones, Michael Jaeger, Eric and Kelda Reimers, Rob and Jennifer Povlitz,
13 and Don and Ann Morehead (Appellants), received by the Clerk's Office on July 10, 2012,
14 appealed the exemption determination. The Appellants provided a copy a Certificate of
15 Determination, Exemption From Environmental Review, issued by the Planning Department
16 on July 3, 2011, finding the proposed project exempt from environmental review under CEQA
17 Guidelines Class 1 (14 Cal. Code. Regs. §15301); and

18 WHEREAS, On September 4, 2012, this Board held a duly noticed public hearing to
19 consider the appeal of the exemption determination filed by Appellants, and following the
20 public hearing affirmed the exemption determination; and

21 WHEREAS, In reviewing the appeal of the exemption determination, this Board
22 reviewed and considered the exemption determination, the appeal letters, the responses to
23 concerns document that the Planning Department prepared, the other written records before
24 the Board of Supervisors and all of the public testimony made in support of and opposed to
25 the exemption determination appeal. Following the conclusion of the public hearing, the Board

Clerk of the Board
BOARD OF SUPERVISORS

1 of Supervisors affirmed the exemption determination for the project based on the written
2 record before the Board of Supervisors as well as all of the testimony at the public hearing in
3 support of and opposed to the appeal. The written record and oral testimony in support of and
4 opposed to the appeal and deliberation of the oral and written testimony at the public hearing
5 before the Board of Supervisors by all parties and the public in support of and opposed to the
6 appeal of the exemption determination is in the Clerk of the Board of Supervisors File No.
7 120781 and is incorporated in this motion as though set forth in its entirety; now therefore be it

8 MOVED, That the Board of Supervisors of the City and County of San Francisco
9 hereby adopts as its own and incorporates by reference in this motion, as though fully set
10 forth, the exemption determination; and be it

11 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
12 record before it there are no substantial project changes, no substantial changes in project
13 circumstances, and no new information of substantial importance that would change the
14 conclusions set forth in the exemption determination by the Planning Department that the
15 proposed project is exempt from environmental review; and be it

16 FURTHER MOVED, That after carefully considering the appeal of the exemption
17 determination, including the written information submitted to the Board of Supervisors and the
18 public testimony presented to the Board of Supervisors at the hearing on the exemption
19 determination, this Board concludes that the project qualifies for a exemption determination
20 under CEQA.



City and County of San Francisco

Tails

Motion: M12-103

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 120782

Date Passed: September 04, 2012

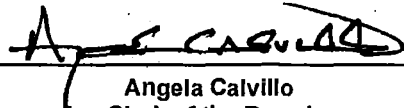
Motion affirming the determination by the Planning Department that a project located at 2853-2857 Broderick Street is exempt from environmental review.

September 04, 2012 Board of Supervisors - APPROVED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Olague and Wiener

File No. 120782

I hereby certify that the foregoing Motion was APPROVED on 9/4/2012 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board