



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.1885E
 Project Title: 98 Crown Terrace
 Zoning: RH-1 (Residential, House, One-Family) District
 40-X Height and Bulk District
 Block/Lot: 2705/029
 Lot Size: 4,817 square feet
 Project Sponsor: George A. Bradley
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PROJECT DESCRIPTION:

The approximately 4,800-square-foot (sf) project site is located on the block bounded by Crown Terrace, Raccoon Drive, Twin Peaks Boulevard, and Clarendon Avenue in the Twin Peaks neighborhood. The proposed project would involve: 1) the removal of an existing 10-foot-wide sewer easement located in the southeastern portion of the project site; 2) façade improvements and a two-story, approximately 1,080-sf horizontal and vertical, side and rear additions to the existing 38-foot-tall, two-story, approximately 2,600-sf two-family residence built in 1926, resulting in a 40-foot-tall, two-story, approximately 3,680-sf two-family residence; and 3) removal of the existing front brick stairs and construction of new stairs.

(Continued on Second Page.)

EXEMPT STATUS:

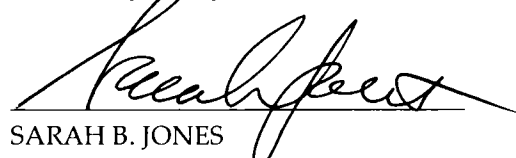
Categorical Exemption Class 1 [State CEQA Guidelines Section 15303(e)(2)]

REMARKS:

See next page.

DETERMINATION:

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



SARAH B. JONES
 Environmental Review Officer

June 19, 2014
 Date

cc: George A. Bradley, Project Sponsor
 Gretchen Hilyard, Preservation Planner
 Supervisor Scott Wiener, District 8 (via Clerk of the Board)

Historical Preservation List
 Bulletin Board
 Virna Byrd, M.D.F

PROJECT DESCRIPTION (continued):

Reinforced concrete spread footings would be used for the proposed project.¹ Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 5 feet below grade surface (bgs) and removal of approximately 120 cubic yards of soil.²

Project Approval:

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:**Historic Architectural Resources**

The existing building on the project site is not considered to be an historic resource for the purposes of CEQA.³ A Preservation Team Review (PTR) Form has been prepared for the proposed project based on a Historic Resource Evaluation (HRE) prepared by Kelley Consulting.⁴ The existing multi-family residence, designed in a variation of the Craftsman architectural style, was constructed in 1926 by the original owner, Carl Zethraeus. There is an abandoned flight of brick stairs located in a southern portion of the project site, which was constructed circa 1908 as part of the right-of-way for Pemberton Place. Pemberton Place was a feature of the Ashbury Park Tract Development.

The project site is not eligible for listing in the California Register under any criteria: no known historic events occurred at the property (Criterion 1); none of the owners or occupants have been identified as important to history (Criterion 2); and the building and abandoned section of the Pemberton Place Stairs are not architecturally distinct (Criterion 3) such that they would qualify for listing in the California Register. The project site is not located within the boundaries of any identified historic districts. The area surrounding the project site does not contain a substantial concentration of historically or aesthetically unified buildings.

¹ George Bradley, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Foundation Types: 98 Crown Terrace*, June 2, 2014. This email is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

² George Bradley, Project Sponsor. *Emails to Kei Zushi, San Francisco Planning Department, Soil Disturbing Activity: 98 Crown Terrace*, March 3 and June 2, 2014. These emails are available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

³ Gretchen Hilyard, San Francisco Planning Department. *Preservation Team Review (PTR) Form, 98 Crown Terrace (Case No. 2013.1885E)*, May 7, 2014. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

⁴ Tim Kelley Consulting, LLC. *Part I Historical Resource Evaluation, 98 Crown Terrace, San Francisco, California*, April, 2014. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Archeological Resources

The Planning Department staff reviewed the proposed project to determine if any archeological resources would be affected and determined that the proposed project would not adversely affect any CEQA-significant archeological resources.⁵

Geology

According to the Planning Department's records, the project site includes slopes greater than 20 percent and is not located in a Landslide Hazard Zone or Liquefaction Hazard Zone. A geotechnical investigation report and supplemental memo have been prepared for the proposed project, and found that the project site is suitable to support the proposed improvements.^{6,7} The primary geotechnical concerns are founding improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes. The planned improvements may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The project sponsor has agreed to implement all applicable recommendations outlined in the geotechnical investigation report, subject to DBI review and permitting.⁸

The final building plans would be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. DBI will review the geotechnical report and building plans for the proposed project to determine the adequacy of the proposed engineering and design features and to ensure compliance with all applicable San Francisco Building Code provisions regarding structural safety. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils or geology.

⁵ Randall Dean, San Francisco Planning Department. *Archeological Review Log*.

⁶ H. Allen Gruen. *Geotechnical Consultation, Proposed Improvements at 98 Crown Terrace, San Francisco, California*, April 9, 2014. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

⁷ H. Allen Gruen. *Report, Geotechnical Investigation, Planned Improvements at 98 Crown Terrace, San Francisco, California*, October 19, 2013. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

⁸ George Bradley, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Foundation Types: 98 Crown Terrace*, June 2, 2014. This email is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. The proposed project would also involve the addition of approximately 1,080 sf to the existing 2,600-sf residence. As a result of the addition, the building would be approximately 3,680 sf in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sf and that the project site is in an area where all public services and facilities are available and the project site area is not environmentally sensitive. The increase in building size is well below the 10,000-sf limitation. The project site is in a developed area where public services are available and the project site area is not environmentally sensitive. Therefore, the proposed addition would be exempt under Class 1.

Conclusion

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. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal 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.