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March 13, 2020

Via Electronic Mail & Hand Delivery  
[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

Angela Calvillo  
Clerk of the Board  
City Hall  
1 Dr. Carlton B. Goodlett Place  
Room 224  
San Francisco, California 94102

Re: File No. 200160  
Appeal of the CEQA Categorical Exemption Determination  
743 Vermont Street, Assessor's Parcel Block No. 4074, Lot No. 021

Dear President Yee and Honorable Members of the Board of Supervisors:

Our firm represents John Cassingham and Terri Pickering, the project sponsor, regarding a long-delayed project at 743 Vermont Street. The endless appeals filed on this simple construction project, similar to the one completed by appellant in 2012, need to end and this Board needs to ensure that it does once and for all. This is the response to the letter of appeal to the Board of Supervisors (the board) regarding the issuance of a categorical exception under the California Environmental Quality Act (CEQA determination) for the proposed project at 743 Vermont Street.

The department pursuant to Title 14 of the CEQA Guidelines, issued a categorical exemption for the project on September 5, 2019, finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) a Class 1 (Existing Facilities) categorical exemption. The decision before the board is whether to uphold the department's determination to issue a categorical exemption and deny the appeal, or to overturn the department's determination to issue a categorical exemption and return the project to the department staff for additional environmental review. We urge the board to uphold the CEQA Categorical Exemption Determination.

#### **Site Description and Existing Use**

743 Vermont Street is a single family residence owned and occupied by John Cassingham & Terri Pickering.

## **Project Description**

The project proposes the following:

- Demolition of the rear portion of the dwelling beginning approximately 25 feet from the front face of building.
- Demolition of the existing gable roof beginning approximately 16 feet from the face of the building.
- Construction of a new addition which will extend to the rear footprint 4'-11' to the east and within 1'-0" to the north (the proposed addition would be the same for both the second and third floors).
- The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor.
- The existing interior stairway would be removed and replaced with a new stair way with landing.
- The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridgeline.
- In addition, the project includes the legalization of the existing bathroom and 3 storage rooms at the 1<sup>st</sup> level (garage) to comply with NOV #201928061.

Contrary to Appellant's claim, no changes are proposed to the first level of the residence. The project does not expand the footprint of the residence to the south, i.e. closer to Appellant's residence.

## **Background**

As a preliminary matter, it should be noted that appellant Meg McKnight, who resides at 753 Vermont Street, completed a similar if not identical project to her property. (See Building Permits attached as Exhibit A and Photographs of appellant's addition attached as Exhibit B.)

On September 19, 2018, the Planning Department issued the first CEQA Categorical Exemption Determination. (Exhibit C) Subsequently, the appellant filed her first Discretionary Review (DR) of the project which was set for hearing on February 14, 2019. Just prior to the DR hearing, appellant filed a complaint with the Department Building Inspection (DBI) due to an existing, albeit unpermitted bathroom and three storage rooms built 50 years ago in the project sponsor's garage level. At the DR hearing, plaintiff argued unsuccessfully that discretionary review should be taken because the project sponsor was removing an unauthorized dwelling unit ("UDU"). The project description and plans indicated at that time that no alterations and/or additions were proposed to the garage level. The Board unanimously decided in favor of the project sponsor and did not take discretionary review.

As a result of appellant’s complaint to DBI, on March 6, 2019, DBI issued a Notice of Violation for the unpermitted bathroom and three storage rooms in the garage level of the residence. The project sponsor applied for a permit to legalize the bathroom and storage rooms but were informed that they were required to resubmit the plans for the renovation together with a permit application for the storage rooms and bathroom in a single package. Pursuant to the department’s request, the project sponsor revised their plans to include legalization of the existing bathroom and 3 storage rooms on the first floor of the property.

Subsequently, on March 15, 2019 appellant filed her first Appeal of CEQA Categorical Exemption Determination. On April 8, 2019, the department rescinded the September 19, 2018 CEQA determination because new information (legalization of the first floor bathroom and storage plans) was presented requiring a revision of the plans and scope of work for the proposed project. (Exhibit D) This nullified the appellant’s March 15, 2019 CEQA appeal.

On September 5, 2019, the department issued its second categorical exemption for the project, finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) a Class 1 (Existing Facilities) categorical exemption. (Exhibit E.) Like clockwork, Appellant filed her 2<sup>nd</sup> discretionary review of the project. The same arguments were made from the first DR review hearing (Appellant again claimed that the project was removing a UDU.) The Board again unanimously denied DR review and approved the project. Now, Appellant appeals the CEQA Exemption.

**Project Sponsor’s Response**

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review. The State Secretary of Resources determined that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review. CEQA Guidelines section 15301 provides

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. **The key consideration is whether the project involves negligible or no expansion of use.**

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety, and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) **Additions to existing structures provided that the addition will not result in an increase of more than:**
  - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or**
  - (2) 10,000 square feet if:**
    - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
    - (B) The area in which the project is located is not environmentally sensitive.

Here, the project proposes an addition to the existing structure that will not result in an increase of more than 10,000 square feet, and, the project in an area where all public services and facilities are available, and the project location is not environmentally sensitive.

Further, the project does not fall into an exceptions for categorical exemption. Section 15300.2 provides for the following exceptions to the class exemptions:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

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(c) Significant Effect. 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.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

None of the exceptions apply to this project.

Appellant makes no argument on why the project is not categorically exempt, or why any exceptions apply to the class 1 exemption. Instead, Appellant again argues that the project should be delayed because it removes a UDU. As shown on the plans, the project proposes no changes, removal or otherwise to the garage level of the residence. (Exhibit E, compare A-3 Existing Floor Plan, and A-4 Proposed Floor Plan.) Appellant's reliance on *County of Inyo v. City of Los Angeles*, (1977) 71 Cal. App. 3d 185 is misplaced. This case involved an environmental impact report covering extraction of subsurface water. The court only held that the report did not provide an accurate, stable and finite project description in accordance with the court's prior decision. Here, there is no environmental impact report involved, nor is one required, as the project is categorically exempt. Moreover, there has been no court order requiring an environmental impact report. The project description required by the County of Inyo case is unique to that project, and does not apply to CEQA Exemption determinations.

The Board should deny the appeal for all the reasons set forth above.

Very truly yours,



Jeffrey V. Ta

Enclosures

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the Internal Revenue Service, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

# EXHIBIT A

**Permit Details Report**

**Report Date:** 3/9/2020 3:50:29 PM

**Application Number:** 201012176901

**Form Number:** 3

**Address(es):** 4074 / 020 / 0753 VERMONT ST

**Description:** REAR ADDITION WITH ONE AND TWO STORY PORTIONS AND REPLACEMENT BATH. INTERIOR REMODELING AT EXISTING SECOND FLOOR REAR BEDROOM, FIVE NEW SKYLIGHTS AT EXISTING ROOF. TOTAL INCREASE IN HABITABLE SPACE =324 SQFT. EXCAVATION AND NEW PATIO AND RETAINING WALLS AT REAR YARD.

**Cost:** \$115,400.00

**Occupancy Code:** R-3

**Building Use:** 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
12/17/2010	TRIAL	
12/17/2010	FILING	
12/17/2010	FILED	
7/1/2011	PLANCHECK	
7/1/2011	APPROVED	
7/1/2011	ISSUED	
3/26/2012	COMPLETE	CFC Issued

**Contact Details:**

**Contractor Details:**

**License Number:** 799639  
**Name:** BILL DOHRMANN  
**Company Name:** DOHRMANN CONSTRUCTION INC.  
**Address:** 2694 39TH AV \* SAN FRANCISCO CA 94116-0000  
**Phone:** 9865266

**Addenda Details:**

**Description:SITE**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	12/17/10	12/17/10			12/17/10	SHEK KATHY	
2	BLDG	6/28/11	6/28/11			6/28/11	DANG DENNIS	
2	BLDG	12/23/10	12/28/10	6/28/11		6/28/11	GUNNELL MICHAEL	6/24/11: Re-Assign from Michael Gunnell to Dennis Dang.
2	DPW-BSM	12/23/10	1/12/11			6/27/11	TANG ELEANOR	6/27/11 Subj to all cond of 11MSE-0040; BSM sign off on Job Card required. BSM IS READY TO SIGN OFF SITE PLAN Waiting for final set of plans and original application for the approval process 7 53 Vermont St (11MSE-0040) DPW/BSM shall not release construction addenda until complete application and plans for Minor Sidewalk Encroachment (MSE) are submitted and approved. MSE is for step(s) Please submit application with all (MSE) requirements at 875 Stevenson Street, RM. 460, and Tel. No. (415)-554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off
2	DFCU	12/23/10	6/30/11			6/30/11	BLACKSHEAR JOHN	
2	CP-ZOC	12/23/10	3/2/11	3/2/11	6/6/11	6/6/11	FU BEN	RDT review 3/9/11, comments ready 3/23, phone call to architect and sent Notice of Requirements 3/31/11.
2	SFPUC	12/23/10	1/20/11			1/20/11	TOM BILL	NOT APPLICABLE - Legalizing rooms. Ready for FINAL STAMP OUT. Return DFU site submittal to PPC 1/20/11.
3	PPC	12/23/10	12/23/10			6/30/11	FUNG SERENA	6-30-11: Route to CPB. sjf 6-29-11: PUC n/a. Hold pending DFCU to log out. sjf 6-24-11: to BSM for sign off 6/7/11: Planning sets to BLDG. 1-21-11: rec'd SFPUC set, placed in PPC HOLD BIN 1/12/11: BSM set in HOLD BIN. 12/23/10: REC'D 6 SETS OF PLANS FROM CPB. ROUTE 2 SETS TO DCP, 1 SET EACH TO BLDG, BSM, PUC AND DFCU. RZ
4	CP-NP	4/28/11	4/28/11			5/28/11	FU BEN	Section 311 Mailed 4/28/11; Expired 5/28/11 (Nora)
5	CPB	6/30/11	7/1/11			7/1/11	YAN BRENDA	7/1/11: APPROV BY BYAN.

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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## Department of Building Inspection

Inspection Date	Inspector	Inspection Description	Inspection Status
1/9/2012	Steve Hajnal	ROUGH FRAME	ROUGH FRAME

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1	12/27/2011	ATLAU	4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel only(J drive)
1	12/27/2011	ATLAU	20	HOLDOWNS	
1	12/27/2011	ATLAU	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1	12/27/2011	ATLAU	18A	BOLTS INSTALLED IN EXISTING CONCRETE	

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.

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**Permit Details Report**

**Report Date:** 3/9/2020 3:50:56 PM

**Application Number:** 201110267634

**Form Number:** 8

**Address(es):** 4074 / 020 / 0753 VERMONT ST

**Description:** REVISION TO APP#201012176901 FOR THE FOLLOWING CHANGES: 1) INTERIOR REMODELING AT 2ND FLOOR TO EXPAND BATH 1 AND RECONFIGURE THE ADJACENT BEDROOM 1 WALKIN CLOSET, 2) REMOVAL OF THE FIREPLACE/HEATER FROM BEDROOM 1 AND TO CHANGE DOOR #6 TO THE ROOM,3) CHANGE THE DOOR AND WINDOW CONFIGURATION AT THE

**Cost:** \$1.00

**Occupancy Code:** R-3

**Building Use:** 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
10/26/2011	TRIAGE	
10/26/2011	FILING	
10/26/2011	FILED	
11/9/2011	APPROVED	
11/9/2011	ISSUED	
3/26/2012	COMPLETE	Final Inspection/Approved

**Contact Details:**

**Contractor Details:**

**License Number:** 799639  
**Name:** BILL DOHRMANN  
**Company Name:** DOHRMANN CONSTRUCTION INC.  
**Address:** 2694 39TH AV \* SAN FRANCISCO CA 94116-0000  
**Phone:** 9865266

**Addenda Details:**

**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	10/26/11	10/26/11			10/26/11	SHAWL HAREGGEWAIN	
2	BLDG	10/26/11	10/26/11			10/26/11	CHEN MIN	
3	MECH	10/26/11	10/26/11			10/26/11	LIANG TONY	APPROVED, OTC.
4	CPB	11/9/11	11/9/11			11/9/11	GALIZA DELIA	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**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.](#)

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# EXHIBIT B

Appellant's 2012 project/addition



Appellant's 2012  
Project Addition





# EXHIBIT C



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
743 VERMONT ST		4074021
<b>Case No.</b>		<b>Permit No.</b>
2017-014666ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          emolition of the rear portion of the dwelling beginning approx. 25 feet from the front face of the building.          Demolition of the existing gable roof beginning approx. 16 feet from the front face of the building. Construction of          anew addition which will extend to the rear footprint 4'-11" to the east and to withing 1'-0" to the north. This will          be the same for both the second and third floors. The addition and remodel will include a remodeled kitchen,          and bedroom on the second floor and new master bedroom and remodeled bath on the third floor. There will be          a new deck off the master bedroom to the north. The existing interior winder stairway will be removed and          replaced with a new stairway with landing. The extent of the addition/remodel will have a flat roof approx 6          inches above the existing ridgeline.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**

**TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site 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 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Laura Lynch  
 Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**

TO BE COMPLETED BY PROJECT PLANNER

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Parcel Information Map)

<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**

TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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 Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**

TO BE COMPLETED BY PROJECT PLANNER

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



**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	9/18/2018
---------------------------------	--	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017
-----------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018).	
Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice  Dn: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org  Date: 2018.09.19 18:53:16 -0700</small>	

# EXHIBIT D



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** April 08, 2019  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Devyani Jain, Deputy Environmental Review Officer  
**RE:** CEQA Exemption Rescinded – 743 Vermont Street, Planning Department Case No. 2017-014666ENV

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

Reception:  
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Planning  
Information:  
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On March 15, 2019, Ryan Patterson of Zacks, Freedman & Patterson on behalf of Meg McKnight filed an appeal with the Office of the Clerk of the Board of Supervisors of the categorical exemption determination for 743 Vermont Street project.

**CEQA Exemption Rescinded:** New information was presented requiring a revision to the plans and scope of work of the 201710272504 building permit for the proposed 743 Vermont Street project. The Planning Department is rescinding its original CEQA determination of Categorical Exemption clearance for the 743 Vermont Street project (2017-014666ENV). Therefore, the CEQA appeal for the categorical exemption determination for the 743 Vermont Street project is nullified.

# EXHIBIT E



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

BOARD OF SUPERVISORS

FEB - 7 P 4: 15

RECEIVED BY - [Signature]

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
743 VERMONT ST		4074021
<b>Case No.</b>		<b>Permit No.</b>
2017-014666ENV		201710272504
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project entails the following: demolition of the rear portion of the dwelling beginning approximately 25 feet from the front of the building; demolition of the existing gable roof beginning approximately 16 feet from the front of the building; and construction of a new addition to extend to the rear footprint 4'-11" to the east and within 1'-0" to the north (the proposed addition would be the same for both the second and third floors). The proposed project includes a remodeled kitchen and bedroom on the second floor, and a new master bedroom and remodeled bath on the third floor. There would be a new deck off the master bedroom to the north. The existing interior winder stairway would be removed and replaced with a new stairway with landing. The extent of the addition/remodel would have a flat roof approximately 6 inches above the existing ridgeline.</p> <p>In addition, the project includes the legalization of existing bathroom and 3 storage rooms at the 1st level (garage) to comply with NOV #201928061.</p>		

### STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site 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 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> 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? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination.Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Per letter dated May 9th, 2018, the project anticipates using continuous spread footings and would not excavate 50 cubic yards of soil disturbance.</p> <p>The project site is underlain by serpentine bedrock. The measures required in compliance with the Construction Dust Control Ordinance would protect the workers and public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to naturally occurring chrysotile asbestos (NOA) would not occur.</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 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"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. 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 Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. 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 checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input 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 PROJECT 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 type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input 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 type="checkbox"/>	7. <b>Addition(s)</b> , 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 type="checkbox"/>	8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):</b>
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Per PTR form signed on 9/19/2018 <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/05/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
743 VERMONT ST		4074/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014666PRJ	201710272504	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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Preservation Team Meeting Date:		Date of Form Completion	9/18/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	743 Vermont Street	
Block/Lot:	Cross Streets:	
4074/021	19th Street & 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-014666ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/23/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2018). Proposed Project: Demo rear portion of dwelling beginning approx. 25 ft from front of building and (e) gable roof beginning approx. 16 ft from front of building. Construct (n) addition to extend rear. Will be same for both 2nd and 3rd floors. New deck off master bedroom. Addition/remodel will have flat roof approx 6 in. above (e) ridgeline.	

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

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the Individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information for Historic Resource Determination (dated May 2018) and information found in the Planning Department files, the subject property at 743 Vermont Street contains a one and one-half-story-over-basement, wood-frame, single-family residence constructed in 1907 (source: Spring Valley Water Tap Record). The style of the residence is best described as a stripped down, late Queen Anne. Two years after initial construction of the residence, two identical angled bays were added to the front facade (source: permit). Other permitted exterior alterations to the residence include: replacing the concrete steps and repairing the wood siding and door sill (1988) and an in-kind repair of the bottom half of the existing front wooden steps (2011). Additionally, all windows on the primary facade appear to have been replaced. The property was originally owned and developed by the Real Estate and Development Company, who also owned the entire east side of the street. The residence was sold to James Maloney, a paver, in 1911 and remained owned and occupied by the Maloney family until 1985.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a nondescript example of a stripped down, late Queen Anne style residence with minimal decoration. While the building is in good repair, it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon review of information in the Department's records, the subject building is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2001. Additionally, although the subject property is one of a row of three similarly designed residences, together they do not warrant a high level of architectural design to be considered significant. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any Criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice          DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental          Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org          Date: 2018.09.19 18:53:16 -0700</small>	

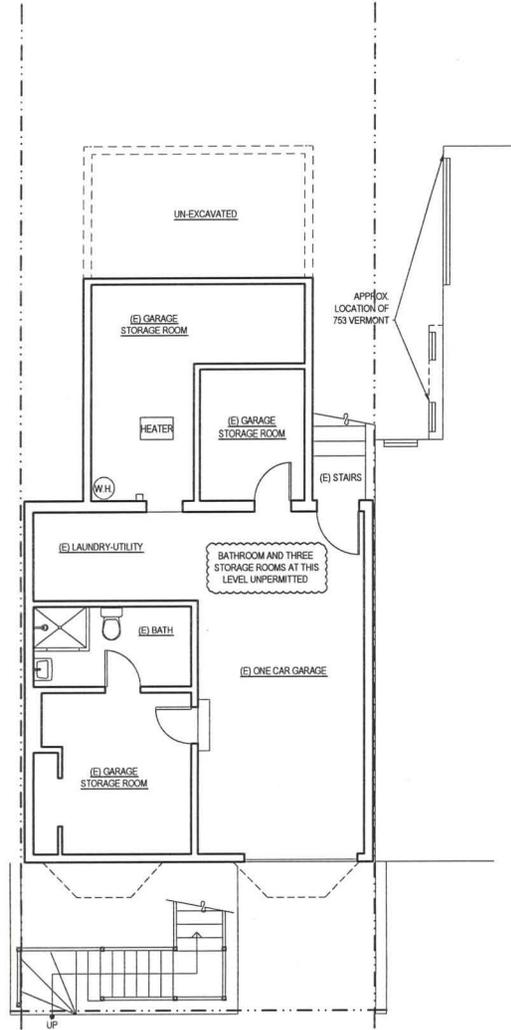
# EXHIBIT F



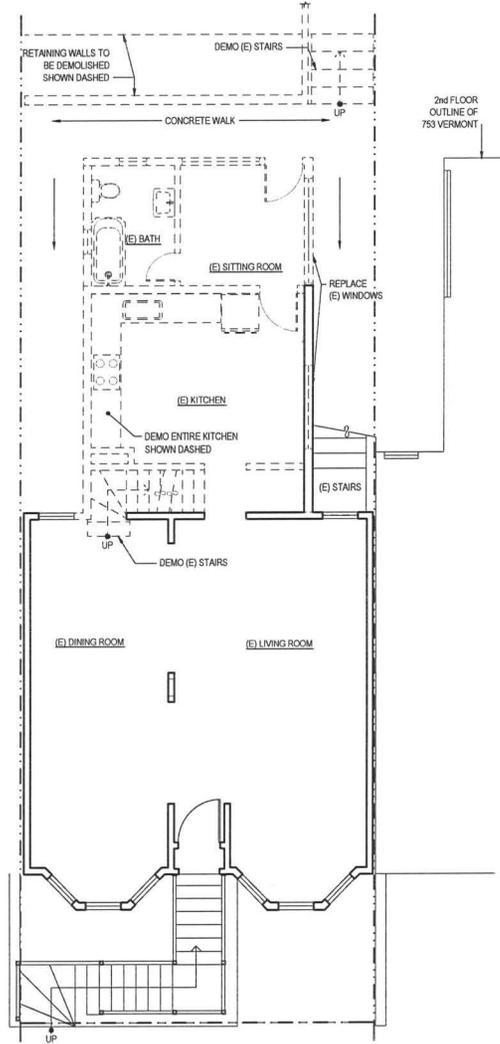


**LEGEND**

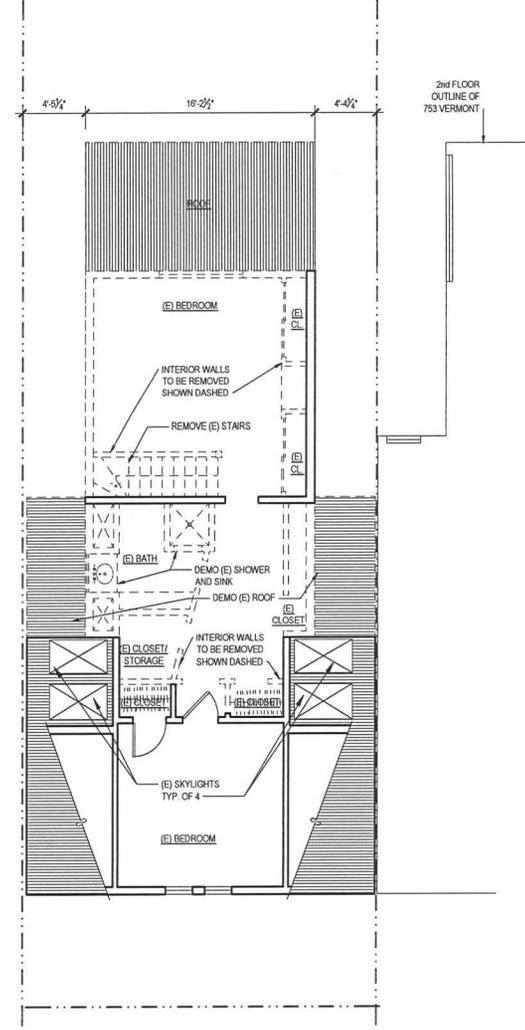
EXISTING WALL TO REMAIN      
 EXISTING WALL TO BE DEMOLISHED    



1 EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"



3 EXISTING THIRD FLOOR PLAN  
 SCALE: 1/4"=1'-0"



**CASSINGHAM-PICKERING RESIDENCE**

REMODEL AND ADDITION  
 743 Vermont Street,  
 San Francisco,  
 CA 94107

ISSUE: DATE:  
 LEGALIZE BATH 08.09.19

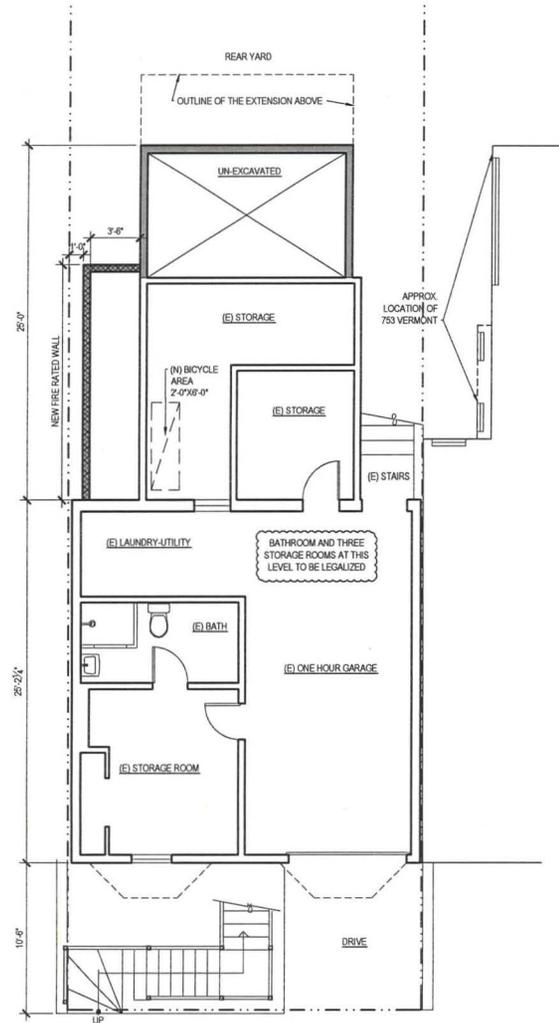
DATE: 07-10-19  
 DRAWN BY: AP  
 JOB NO: 19-RE-02  
 SCALE:  
 SHEET TITLE:

**EXISTING/DEMO FLOOR PLANS**

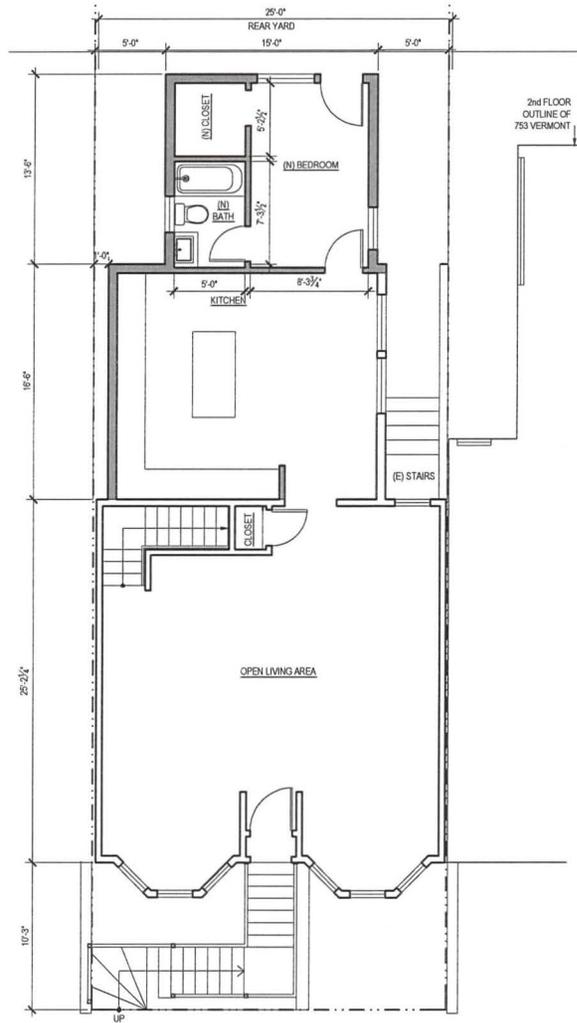
SHEET NO.

**LEGEND**

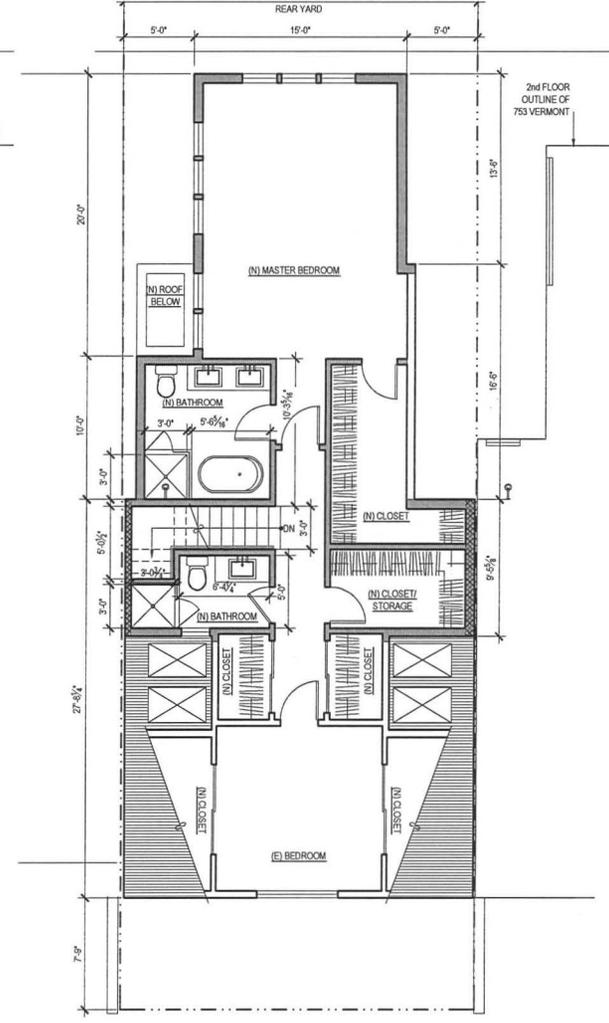
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW NON-RATED WALL
- 1-HOUR RATED EXTERIOR WALL



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



3 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4"=1'-0"



**CASSINGHAM-PICKERING RESIDENCE**

REMODEL AND ADDITION  
743 Vermont Street,  
San Francisco,  
CA 94107

ISSUE DATE  
LEGALIZE BATH 08.09.19

DATE: 07-18-19  
DRAWN BY: AP  
JOB NO.: 19-RE-02  
SCALE:  
SHEET TITLE:

**PROPOSED FLOOR PLANS**

SHEET NO.



**CASSINGHAM-PICKERING RESIDENCE**

REMODEL AND ADDITION  
743 Vermont Street,  
San Francisco,  
CA 94107

ISSUE DATE

DATE 07-10-19  
DRAWN BY AP  
JOB NO. 19-RE-02  
SCALE  
SHEET TITLE

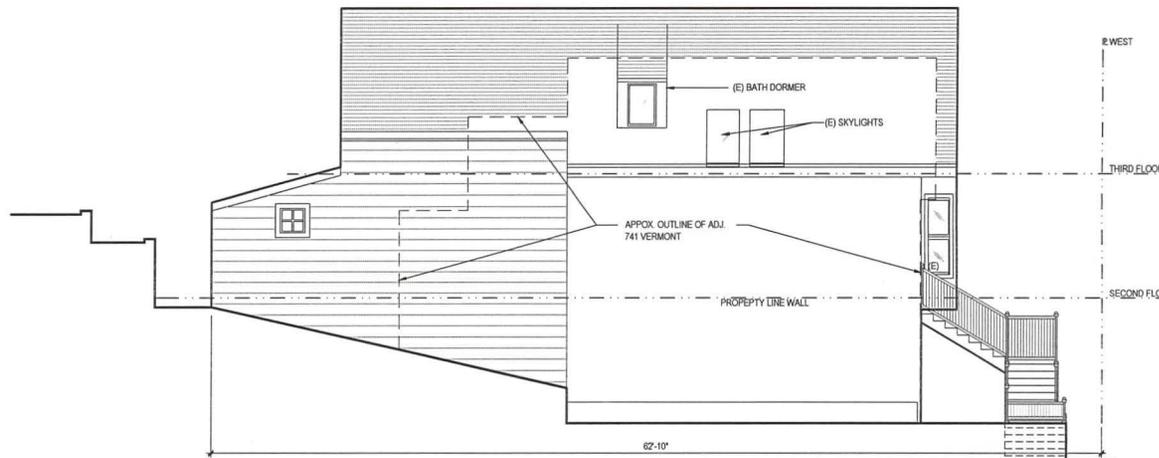
**EXISTING EXTERIOR ELEVATIONS**

SHEET NO.

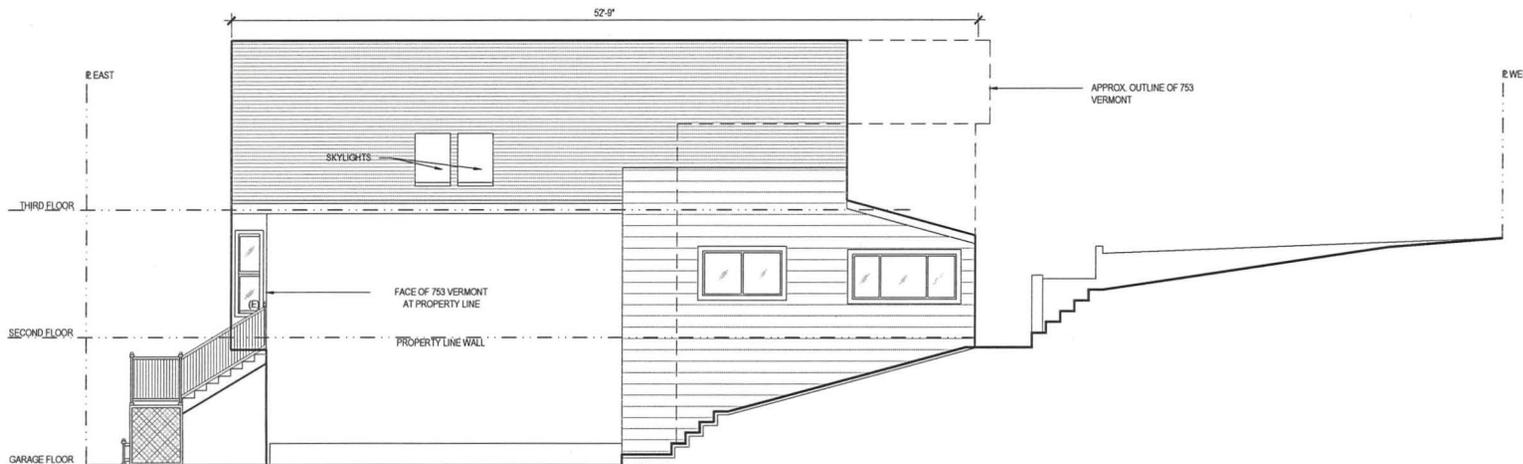
**A-5**



3 EXISTING EAST ELEVATION  
SCALE: 1/4"=1'-0"



2 EXISTING NORTH ELEVATION  
SCALE: 1/4"=1'-0"



1 EXISTING SOUTH ELEVATION  
SCALE: 1/4"=1'-0"





**CASSINGHAM  
PICKERING  
RESIDENCE**

REMODEL AND  
ADDITION  
743 Vermont Street  
San Francisco,  
CA 94107

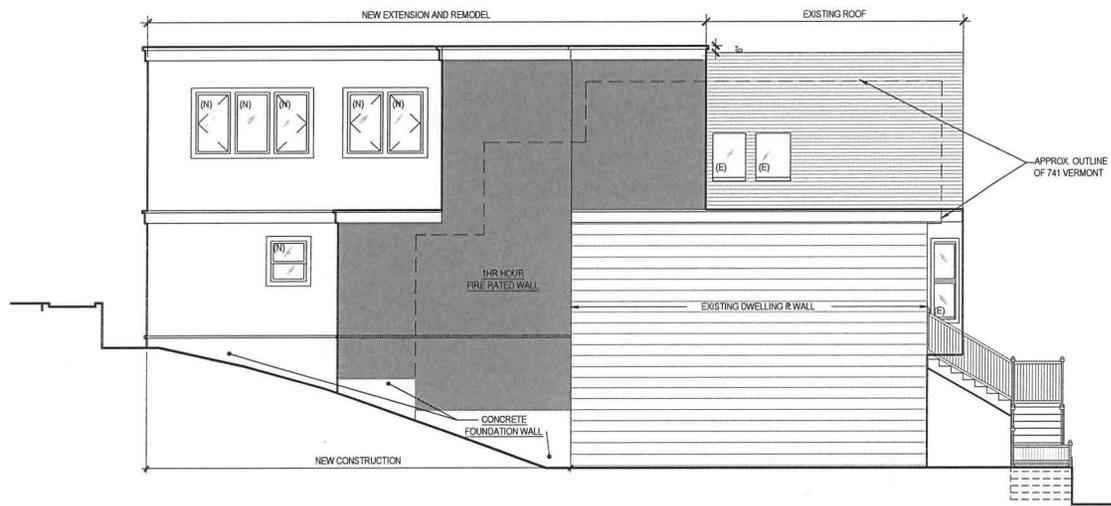
ISSUE: DATE:

DATE: 07-10-19  
DRAWN BY: AP  
JOB NO: 19-RE-02  
SCALE:  
SHEET TITLE:

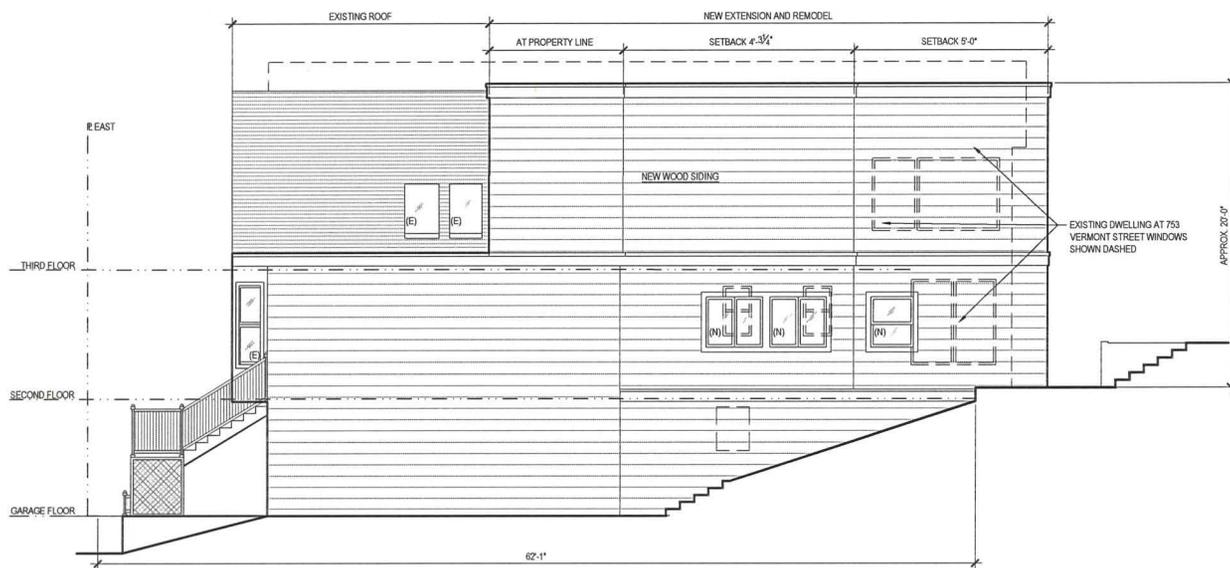
**PROPOSED  
EXTERIOR  
ELEVATIONS**

SHEET NO.

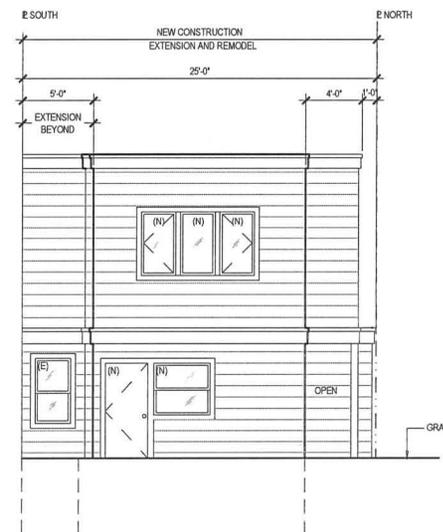
**A-5.2**



3 PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"

