



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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| Project Address | | Block/Lot(s) |
| WESTWOOD PARK ENTRANCE GATES & PILLARS | | 3107001 |
| Case No. | | Permit No. |
| 2023-006744PRJ | | |
| <input type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| <p>Project description for Planning Department approval. Landmark Designation - BOS File No. 230297</p> | | |

EXEMPTION TYPE

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| The project has been determined to be exempt under the California Environmental Quality Act (CEQA). | |
| <input type="checkbox"/> | Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 - New Construction. (CEQA Guidelines section 15303) 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>Class 32 - In-Fill Development. (CEQA Guidelines section 15332) 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> |
| <input checked="" type="checkbox"/> | <p>Other _____ Class 8 - Actions by regulatory agencies for the protection of the environment (CEQA Guidelines, Section 15308).</p> |
| <input type="checkbox"/> | Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. |

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

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

PROPOSED WORK CHECKLIST

Check all that apply to the project.

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| <input type="checkbox"/> | Change of use and new construction. Tenant improvements not included. |
| <input type="checkbox"/> | Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | Window replacement that meets the Department's <i>Window Replacement Standards</i> . |
| <input type="checkbox"/> | Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| <input type="checkbox"/> | Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input type="checkbox"/> | Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features. |
| <input type="checkbox"/> | Façade or storefront alterations that do not remove, alter, or obscure character -defining features. |
| <input type="checkbox"/> | Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings. |
| Note: Project Planner must check box below before proceeding. | |
| <input checked="" type="checkbox"/> | Project is not listed. |
| <input type="checkbox"/> | Project involves scope of work listed above. |

ADVANCED HISTORICAL REVIEW

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| Check all that apply to the project. | |
| <input type="checkbox"/> | <p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category A</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category C</p> <p><input type="checkbox"/> Lacks Historic Integrity</p> <p><input type="checkbox"/> Lacks Historic Significance</p> </div> </div> |
| <input type="checkbox"/> | Project involves a known historical resource (CEQA Category A) |
| <input type="checkbox"/> | Project does not substantially impact character-defining features of a historic resource (see Comments) |
| <input type="checkbox"/> | Project is compatible, yet differentiated, with a historic resource. |
| <input type="checkbox"/> | Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties |
| Note: If ANY box above is checked, a Preservation Planner MUST sign below. | |
| <input checked="" type="checkbox"/> | Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review. |
| <p>Comments by Preservation Planner: Project is landmark designation - no physical work.</p> | |
| <p>Preservation Planner Signature: Pilar Lavalley</p> | |

EXEMPTION DETERMINATION

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| <input checked="" type="checkbox"/> | <p>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p> | |
| | <p>Project Approval Action: Board of Supervisor approval of landmark designation</p> | <p>Signature: Pilar Lavalley 11/01/2023</p> |
| | <p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the SF Admin Code. Per Chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the Approval Action occurs at a noticed public hearing, or within 30 days after posting on the Planning Department's website a written decision or written notice of the Approval Action, if the approval is not made at a noticed public hearing.</p> | |