



*Board of Supervisors Meeting
April 23, 2024*

*Julie Park
72 Harper Street*

This is a home for my family

- Basement: Step-free ADU for Tom's elderly parents
- First Floor: Living, dining, kitchen, and home office space
- Second Floor: Three bedrooms and two bathrooms for us and our children

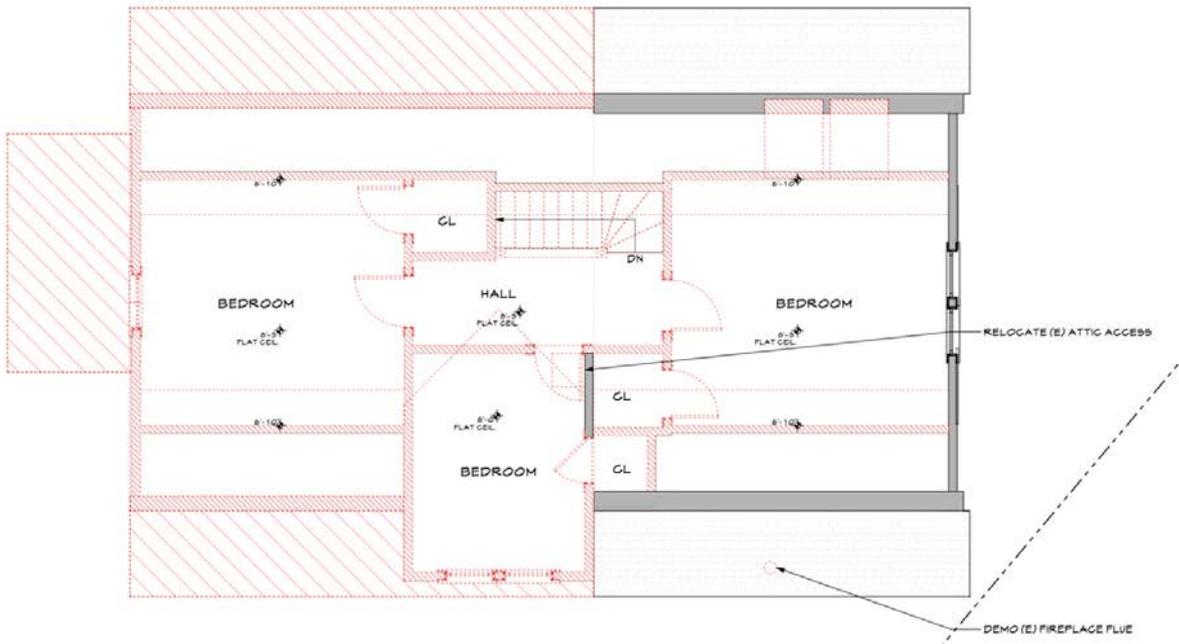
This is a typical, code-complaint project in SF without variances or CUAs

	Current Sq Ft	Proposed Sq Ft
Primary Unit	3,183	3,033
ADU	0	1,048
Parking	323	352

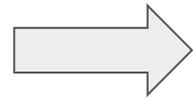
“I think that the project is in many ways modest relative to what could be allowed under our code.”

-Planning Commissioner Derek Braun

We are raising the gabled roof in the rear of the house



Minimum ceiling height
7'6"



Minimum roof height increase
7'3"

During discretionary review, Appellants asked the Planning Commission to modify the roof design

“All the requestors are asking for is for the vertical addition to be a flat roof instead of a peaked roof.”

- Brian O’Neill, Counsel for Appellants

“A building with a pitched roof, really supporting and extending the traditional expression of this building, is far more important than devaluing the building with a flat roof.”

-Planning Commission Vice President Kathrin Moore

The Planning Commission unanimously rejected Appellants' request and voted to support our project as designed



*“Looking at what’s proposed here,
it is a lovely building.”*

*“This is an admirably well-
designed building.”*

Having failed to convince the Planning Commission, the Appellants are now using CEQA to delay the project

- The Appellants are asking the Board of Supervisors to require additional studies for the project
- The Appellants' alleged justification: The Planning Department failed to “adequately discuss” the project and this “is a procedural error” that “must be overturned”
- This allegation is **FALSE**

In April 2023, we proactively asked Environmental Planning to confirm that our project had been properly reviewed



Dennis Budd <dbudd@gastarchitects.com>

Tue, Apr 4, 2023, 3:59 PM



to Eric, CPC.EPIntake, me ▾

Hi VirnaLiza.

Can you please confirm with the Environmental Planner to make sure the \$399 fee we paid for a *Categorical Exemption Checklist*, is correct for this project.

This residential project includes additions to a Cat 'B' resource viewable from the public right of way. An *HRE* was submitted, however no *HRD, Part I* fees have been requested.

Environmental Planning has now twice confirmed that our Project had been properly reviewed and does not require further study



Lewis, Don (CPC) <don.lewis@sfgov.org>

Wed, Apr 5, 2023, 1:40 PM



to Dennis, me, Eric ▾

Hello Dennis,

From our preservation managers' perspective, since the proposed 3-story addition was set back sufficiently enough and the stairs are basically in-kind, there is no need for the part 1 historic review. Further, work for ADUs is generally always checklistable due to the minor nature of the work and priority policy of the City (<https://sfplanning.org/resource/adu-garage-conversion-guidelines>).

- ✓ ***“No potential character-defining features are proposed to be removed.”***
- ✓ ***“The proposed **scope of work does not alter visible features associated with the 1905 building**, including the gable roof form, wood windows, wood ornamentation, and mix of wood siding.”***
- ✓ ***“The addition is setback 4 feet and 5 inches further than the typical 15 feet from the front building wall, and the upper floor addition would be **setback 19 feet and 5 inches from the front facade**”***

SF Planning routinely issues CEQA exemptions for Class B properties if the project does not alter the front facade



SAN FRANCISCO **PLANNING DEPARTMENT**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
58 Harper St.		6652/009	
Case No.	Permit No.	Plans Dated	
2014.1553E		9/12/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REMODEL OF SINGLE FAMILY HOME, TO INCLUDE INCLUDE EXCAVATION TO ESTABLISH LEVEL GROUND FLOOR AND NEW REAR PATIO.			

Appellant at 58 Harper received a CEQA exemption as a Class B resource for his own 2014 project without further study

58 HARPER (APPELLANT)

Class B resource



No changes to front facade



Checklist CEQA exemption



72 HARPER

Class B resource

No changes to front facade

Checklist CEQA exemption

Appellants' appeal is frivolous and unsubstantiated. It is designed to waste time and resources.

- Our project is a **typical, code and objective design standard compliant project** without any requested variances or conditional use authorizations
- The Appellants are **abusing CEQA** to delay our project and force subjective design changes the Planning Commission has already rejected
- The Appellants have **provided zero substantive evidence** that demonstrate substantial adverse change to the environment from our proposal

We respectfully ask for the Board to affirm the work of the Planning Department, allow us to build our home, and keep our growing family in SF

