Maureen Holt 1793 Green Street San Francisco, Ca 94123 Elizabeth Reilly 1791 Green Street San Francisco, Ca 94123 Paul Guermonprez 2634 Octavia Street San Francisco, Ca 94123 RECEIVED BOARD OF SUPERVISORS Jack Fowler SAN FRANCISCO 2616 Octavia Street San Francisco 2020 AAR - 6 AM 10: 03 94123

March 6, 2020

Angela Calvillo Clerk of the Board San Francisco Board of Supervisors City Hall, Room 244 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Re: Notice of Appeal and Appeal of San Francisco Planning Department CEQA Categorical Exemption for 2651-2653 Octavia Street, Case No. 2018-011022PRJ (Block 0554/Lot002)

Dear Ms. Calvillo

Please take notice that, pursuant to San Francisco Administrative Code Section 31.16(e)(2)(A), we the undersigned parties (Holt, Reilly, Guermonprez and Fowler), heretofore referred to as the "Appellant Group," are appealing the CEQA Categorical Exemption Determination for the project at 2651-2653 Octavia Street, Case No. 2018-011022PRJ, (Project) dated September 5, 2019. Specifically, this appeal arises from the San Francisco Planning Commission's denial of a Discretionary Review request for the Project on February 6, 2020 (DRA-683). By denying the Discretionary Review, the Planning Commission also took action on the Categorical Exemption. Per the Administrative Code, an appeal to the Clerk of the Board must be received within 30 calendar days of the approval action, which in this case was the denial of a Discretionary Review request by the Planning Commission. Please note, several of the members of the Appellant Group were also the Discretionary Review requesters. A copy of this appeal is also being delivered to the Planning Department's Environmental Review Officer today. We are providing the Clerk of the Board with one original copy and two hard copies.

Our appeal is based on the following:

- Under CEQA, sections 21084(e) and 21084.1, and CEQA guidelines sections 15064.5, and 15300.2, a categorical exemption from CEQA may not be issued for any project that may cause "substantial adverse change" in the significance of an historical resource. In this regard, the City of San Francisco failed to asses impacts to the known historic resource immediately adjacent to the Project, the Golden Gate Valley Branch Library (Library), a known Category A historic resource and previously identified, with a group of 6 other Carnegie Libraries, as an eligible San Francisco Landmark under Article 10.
- CEQA section 21099 d(2)B states that projects many not be exempt from CEQA for aesthetic reasons if they involve historical or cultural resources.
- 3) The wrong Categorical Exemption Determination was included in the Discretionary Review Packet provided to the Planning Commission on February 6, 2020. It appears to be for a completely different project altogether located at 2447 Francisco Street.

4) It is unclear from a review of the information available on the City's Property Information Map if any kind of additional written environmental analysis was completed by either the San Francisco Planning Department (Planning Department) or an outside consultant. For instance, was a Supplemental Historic Resource Evaluation completed for the building at 2651-2653 Octavia Street, which clearly appears on the 1950 Sanborn Map? Given that proposed alterations to the Project would change the front façade of the building a Supplemental Historic Resource Evaluation should have been completed and made available in the public record as part of the Discretionary Review hearing at the Planning Commission on February 6, 2020.

By issuing a CEQA Categorical Exemption for this project, the Planning Department failed to take the above into consideration. Furthermore, no detailed, publicly accessible analysis of impacts to the Library by the aforementioned Project was undertaken. First, the Planning Department did not complete an Historic Resources Evaluation Part 2 to apply *the Secretary of the Interior's Standards for the Treatment of Historic Properties* and assess impacts to the adjacent Library. Second, the Shadow Analysis provided by the project applicant, and included in the Discretionary Review Packet provided to the Planning Commissioners for the February 6, 2020 meeting, is dated December 1, 2019, post-dating the Categorical Exemption of September 5, 2019. How could this analysis have been factored into the Categorical Exemption or have provided any guidance of the Planning Department's analysis if it was submitted AFTER the Categorical Exemption?

Step 3 of the Categorical Exemption is marked Category B, "Potential Historic Resource." However, a known historic resource, the Library, is a defined Category A resource according to the Planning Department. While later in Step 5, number 1, "project involves a known historic resource is checked," no explanation is provided of what that resource is or how it may or may not be impacted. These statements on the Categorical Exemption Checklist are misleading. The CEQA guidelines state: a project may not be Categorically Exempt from the CEQA if it could cause impacts to historical or cultural resources.

Golden Gate Valley Branch Library – Landmark Eligible

The City of San Francisco Property Information Map (PIM) identifies the Golden Gate Valley Branch of the San Francisco Public Library at 1801 Green Street as a Category "A" historical resource. Furthermore, the San Francisco Public Library, as a component of its Branch Modernization Program, previously committed to formally designating each of the City's seven Carnegie Libraries as Landmarks under Article 10 of the Planning Code, upon completion of each rehabilitation. Six of the seven libraries were Landmarked including (in order of Landmark numbers):

- Landmark 234 Chinatown Branch, 1135 Powell Street, constructed 1921, architect Albert Landsburgh;
- Landmark 235 Mission Branch, 300 Bartlett Street, constructed 1915, architect Albert Landsburgh;
- Landmark 239 Sunset Branch, 1305 18th Avenue, constructed 1918, architect Albert Landsburgh;

- Landmark 240 Presidio Branch, 3150 Sacramento, constructed 1921, architect Albert Landsburgh;
- Landmark 247 Richmond Branch, 351 9th Avenue, constructed 1914, architect Bliss & Faville;
- Landmark 259 Noe Valley Branch,451 Jersey Street, constructed 1916, architect John Reid, Jr.

However, an unfortunate oversight occurred upon completion of the Golden Gate Valley Branch rehabilitation and the building was not Landmarked, unlike the city's other six Carnegie Branch Libraries. As the only Carnegie Library designed by master architect Ernest Coxhead, the building's significance is further elevated. Coxhead, known for his First Bay Tradition landmark residences and churches, did not design very many libraries, making this a rare work within his portfolio. Further, Coxhead's work did not include many projects in concrete and terra cotta. Coxhead's library is also unique among San Francisco's Carnegie Libraries for its oval-shaped, basilica-style plan.

For each of the six Carnegie Libraries Landmarked, the "spatial volume of the main reading room" is identified as a significant character-defining feature of the building. Had the Golden Gate Valley Branch Library been designated as a Landmark, as planned upon completion of its renovation in 2012, its main reading room would have been identified as a significant interior space and feature, as were the six other main reading rooms in the Landmarked Libraries.

With these important points about the Landmark eligibility of the Library in mind, the Appellant Group believes a more robust analysis of the potential impacts of the Project on the Library and the neighborhood, should have been undertaken by the Planning Department. A Categorical Exemption is not an appropriate CEQA determination in this particular instance because CEQA defines "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource **or its surroundings** such that the significance of the historical resource would be materially impaired. CEQA goes on to define "material impairment" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its status as an historical resource, in this case identified as a Category A resource by the San Francisco Planning Department.

In this instance, it is necessary for the City to consider not only the Project site and its existing building, but the "immediate surroundings" including the Library and its significant interior space, the main reading room. How could the Planning Department have evaluated impacts to the Library and its reading room, if they received the applicant's Shadow Analysis after the Categorical Exemption was issued? No Historic Resources Evaluation Part I or Part II was completed or attached to the Categorical Exemption. As such, the public has no means by which to understand how the Planning Department reviewed the Project for any impacts to historic resources, specifically impacts to the Library.

Public Funds Invested and Solar Benefits Potentially Impacted

In 2000, San Franciscans passed a bond measure to update and strengthen the physical structure of the City's branch libraries, including the seven Carnegie Branch libraries. Of the seven, Golden Gate Valley was the last to be renovated. The project, completed in October 2012, was funded both by bond monies and by private donations to the Friends of the San Francisco Public Library. At a cost of almost \$9 million dollars of public investment, the project attained LEED Gold certification for Commercial Interiors and significantly improved the facility for the neighborhood.

The renovation included substantial investment in new, south-facing, high-performance windows controlling solar heat exchange, and a new photovoltaic system on the south-facing roof providing 25% of the library's energy needs. The primary source of light into the Library comes from the south. The proposed additions to 2651-2653 Octavia Street, which is immediately adjacent to the south, would block sunlight, greatly reducing the function of these windows and solar panels, negatively affecting the temperature control of the interior. The neighborhood supported the San Francisco Public Library's stated goal to ensure that this library, one of the most important anchors of our neighborhood, has an environment that is a positive, healthy model of the larger community ecosystem, part of the SFPL/Green Stack strategy.

The Library renovation project received a number of architectural awards and accolades including: a 2012 AIA California Council Honor Award for Architecture, a 2012 California Preservation Foundation Honor Award for Rehabilitation. and a 2012 AIASF Honor Award for Historic Preservation.

The Library is open seven days a week and is a prime example of how a public space can provide immeasurable benefits to our community. These benefits extend well beyond loaning books, periodicals and other media to the public at no cost. The Library is also a community center for a diverse population ranging from infants to school-aged children to seniors, and everyone in between. There's an extraordinarily rich schedule of free programming for all ages, including story time, music and movement classes, technology instruction, crafting, film nights, and STEM courses (see Attachment Five) To give you a sense of the popularity of these programs, the branch manager of the Library reports that the playtime and story time events for infants and toddlers, which typically occur three times a week, usually attract approximately 70 people per session. There are also ample free resources and services available to visitors including laptops, software, printers and private meeting space. Clearly, the Library is one of our best neighborhood examples of a public good and serves as a center of gravity for residents and visitors to the neighborhood.

Similar Circumstances to Recent Case at 2417 Green Street (Case No. 2017-002545ENV)

The Appellant Group sees distinct similarities to the issues recently at 2417 Green Street, for which the Board of Supervisors unanimously (11-0) overturned a Categorical Exemption on February 6, 2018. These similarities include:

- Design of rear additions to a hillside residence with adjacent known historic resources;
- Blocking of light to significant character-defining windows of an important Ernest Coxhead designed building;
- Failure to apply the Cow Hollow Design Guidelines; in this case failure to consider the hillside stepping of adjacent Victorian-era houses; and
- Lack of an analysis employing the Secretary of the Interior's Standards for the Treatment of Historical Properties to assess impacts to the adjacent resource.

Therefore, given the precedent set by the Board of Supervisors in overturning the Categorical Exemption for 2417 Green Street, a case with many similarities the Project, we ask you to apply the same standards in this case and protect and preserve an even more significant, highly-popular, publicly-accessible Ernest Coxhead-designed historical resource which is a valuable public good in the City of San Francisco.

Summation

The proposed project at 2651-2653 Octavia Street would impact a known historic resource, the Library, as it would:

- Infringe on the natural light to the main reading room of the Library, as well as light to the staff office spaces, changing the experience of the library interior for its many daily users and numerous staff. The current configuration of 2651-2653 Octavia Street building already blocks some light into the east end of the Library. Blockage of sunlight to the heat controlling windows will alter the character of the interior space permanently to the detriment of the public users.
- 2) Negatively impact the function of the solar panels and south facing heat controlling windows, which were funded with significant public investment, to make the Library more energy efficient. Together they provide 25% of the Library's energy and significantly reduce the building's operating cost. The proposed project would likely impact the energy cost to the Library, possibly impacting the Library's overall budget each year.
- 3) Impact a grouping of consistent street roof lines on Octavia Street. The height and flat roof of the proposed addition would be higher than the building upslope. It will break a set of rooflines of a series of Victorian-era buildings that march up Octavia Street.
- 4) Distract from the character of the neighborhood. The elevator penthouse is out of character with neighboring properties. There are many other properties in the area with roof deck access via external staircase, which does not exceed the 40-foot height limit. This Project should be held to the same standard as other recently approved neighborhood projects.

5) Significantly increase the size of a private residential property, while not providing any additional housing units, and impacting an adjacent historically significant PUBLIC building.

We implore you to think very carefully before allowing a private project that would impact a historically significant, treasured, neighborhood PUBLIC building, which recently benefited from significant public funds for a carefully designed, environmentally friendly rehabilitation. We ask that you overturn the Planning Commission's denial of the Discretionary Review and de facto acceptance of the Categorical Exemption. We ask that you send the Project back to the Planning Department for a full analysis of the potential impacts to the Golden Gate Valley Branch Library, including a discussion of the how the project at 2651-2653 Octavia Street will impact the light and character of the Library's interior main reading room, a clear contributor to the resource and a treasured public interior space in the neighborhood.

In conclusion, a Categorical Exemption is an inappropriate CEQA determination in this case and we ask the Board of Supervisors to instruct the Planning Department to conduct further, much-deserved, more robust environmental analysis by upholding our appeal.

Sincerely,

Ulamen B.Re Jack Fowler Paul Guermonprez **Elizabeth Reilly** Maureen Holt 1791-93-95 Green St HOA

Attachments:

- 1) Categorical Exemption Determination Dated September 5, 2019
- 2) The Categorical Exemption Determination provided in the Discretionary Review packet to the Planning Commission on February 6, 2020 which is for a project on Francisco Street, not the project the Planning Commission was reviewing for DR.
- 3) 1950 Sanborn Map red arrow pointing to 2651-2653 Octavia Street.
- 4) Photographs of the Library (exterior and interior)
- 5) Flyer illustrating range of Public Benefit programs at the Library

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination MAR -6 AM 10: 03

PROPERTY INFORMATION/PROJECT DESCRIPTION

SAN FRANCISCO

Project Address		Block/Lot(s)
2651 OCTAVIA ST		0554002
Case No.		Permit No.
2018-011022PRJ		201808036405
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction
Project description for Planning Department approval.		
HODIZONIZAL A VERZIOAL A RRITIONIZO AN EVIOTINO A ATORY REQUEENTIAL RURO INTERIOR		

HORIZONTAL & VERTICAL ADDITION TO AN EXISTING 3 STORY RESIDENTIAL BLDG. INTERIOR LAYOUT CHANGES TO INCLUDE (N) PARTITIONS, FIXTURES & FINISHES, MEP & LIFE SAFETY TO BE DEFERRED SUBMITTAL AS REQ'D

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).		
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.	
	Class 3 - New Construction. 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.	
	 Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. 	
	Class	

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

	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 Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)		
	Hazardous Materials: 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 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 > Maher layer).		
	Transportation: 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?		
	Archeological Resources: 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 requried (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)		
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>). If yes, Environmental Planning must issue the exemption.		
	Slope = or > 25%: 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 > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.		
	Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.		
	Seismic: Liquefaction Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.		
Com	Comments and Planner Signature (optional):		

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)		
	Category A: Known Historical Resource. GO TO STEP 5.	
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.	
	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.
	1. Change of use and new construction. Tenant improvements not included.
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
	3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.
	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.
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
	 Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning</i> Administrator Bulletin No. 3: Dormer Windows.
	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: I	Project Planner must check box below before proceeding.
	Project is not listed. GO TO STEP 5.
	Project does not conform to the scopes of work. GO TO STEP 5.
	Project involves four or more work descriptions. GO TO STEP 5.
	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Chec	Check all that apply to the project.		
	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.		
	2. Interior alterations to publicly accessible spaces.		
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.		
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.		
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.		
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.		

	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.		
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):		
	9. Other work that would not materially impair a historic district (specify or add comments):		
	(Requires approval by Senior Preservation Planner/Preservation Coordinator)		
	10. Reclassification of property status . (Requires approval by Senior Preservation Planner/Preservation		
	Reclassify to Category A Reclassify to Category C		
	a. Per HRER or PTR dated (attach HRER or PTR)		
	b. Other (specify):		
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.		
	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.		
Comm	ents (optional):		
Preser	vation Planner Signature: Shannon Ferguson		
STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER			

roject Approval Action:	Signature:
uilding Permit	Shannon Ferguson
Discretionary Review before the Planning Commission is requested, he Discretionary Review hearing is the Approval Action for the project.	09/05/2019

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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 from	Block/Lot(s) (If different than front page)	
2651 OCTAVIA ST		0554/002
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011022PRJ	201808036405	
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:		
	Result in expansion of the building envelope, as defined in the Planning Code;	
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;	
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?	
	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

	The proposed modification would not result in any of the above changes.				
approv website with Ch	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:			



PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination -6 AM 10: 03

PROPERTY INFORMATION/PROJECT DESCRIPTION

SAN FRANCISCO

PROPERTY INFORMATION/PROJECT DESCRIPTION		8Y
Project Address		Block/Lot(s)
2447 FRANCISCO ST		0931031
Case No.		Permit No.
2018-017309PRJ		201812219037
Addition/ Demolition (requires HRE for Alteration Category B Building)		New Construction

Project description for Planning Department approval.

Horizontal addition. Renovate & horizontal addition at rear. New roof terrace, new terrace & stair at rear. 2 new bedrooms, 3 new baths. ** maher: n/a **

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).		
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.	
	Class 3 - New Construction. 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.	
	 Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY 	
	Class	

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

-		
	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 Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)	
	Hazardous Materials: 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 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 > Maher layer).	
	Transportation: 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?	
	Archeological Resources: 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 (<i>refer to EP_ArcMap > CEQA Catex Determination Layers ></i> <i>Archeological Sensitive Area</i>)	
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers ></i> <i>Topography</i>). If yes, Environmental Planning must issue the exemption.	
	Slope = or > 25%: 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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.	
	Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.	
	Seismic: Liquefaction Zone: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers ></i> <i>Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.	
Com	ments and Planner Signature (optional): Shannon Ferguson	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)		
	Category A: Known Historical Resource. GO TO STEP 5.	
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.	
	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.			
	1. Change of use and new construction. Tenant improvements not included.		
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.		
	3. Window replacement that meets the Department's Window Replacement Standards. Does not include , storefront window alterations.		
	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.		
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.		
	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.		
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .		
	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.			
	Project is not listed. GO TO STEP 5.		
	Project does not conform to the scopes of work. GO TO STEP 5.		
	Project involves four or more work descriptions. GO TO STEP 5.		
	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.

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.	
2. Interior alterations to publicly accessible spaces.	
3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.	
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.	
5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.	
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.	

	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.		
	8. Other work consistent with the Secretary of th <i>Properties</i> (specify or add comments):	e Interior Standards for the Treatment of Historic	
	9. Other work that would not materially impair a h	istoric district (specify or add comments):	
	(Requires approval by Senior Preservation Planne	er/Preservation Coordinator)	
	10. Reclassification of property status. (Require Planner/Preservation	s approval by Senior Preservation	
	Reclassify to Category A	Reclassify to Category C	
	a. Per HRER or PTR dated	(attach HRER or PTR)	
	b. Other <i>(specify)</i> :		
	Note: If ANY box in STEP 5 above is cho	ecked, a Preservation Planner MUST sign below.	
	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.		
Comments (<i>optional</i>):			
Preservation Planner Signature: Shannon Ferguson			
STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER			
	No further environmental review is required. Th	e project is categorically exempt under CEQA. Lesult in a reasonable possibility of a significant	

Project Approval Action:	Signature:
Building Permit	Shannon Ferguson
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/17/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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) 2447 FRANCISCO ST		Block/Lot(s) (If different than front page) 0931/031
2018-017309PRJ	201812219037	
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:		
	Result in expansion of the building envelope, as defined in the Planning Code;	
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;	
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?	
	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

ן ב	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:



Attachment Three: 1950 Sanborn Map - FIMO Database SFPL



Attachment Four – Photographs of the Library

Photograph 1– Historic view of the Library.

Photograph 2 – View shortly after 2012 renovation.





Photograph 3 – Library interior showing the reading room. The addition to 2651-53 Octavia would further block the windows marked with the arrows.

Photograph 4 – Library interior showing the reading room. The addition to 2651-53 Octavia would further block these windows.





Photograph 5 – Library exterior showing how the light hits the solar panels at 1:30pm on March 4, 2020

4 photos submitted with DR 2/6/20

Regarding: Construction on 2651-2653 Octavia St, Permit Application 2018.08.03.6405, Record number 2018-011022PRJ

Photo1: South facing windows of the Golden Gate Valley Library. The additional level would totally block the south natural light.



Photo2 : Sky view of 2651-2653 Octavia St next to the library. The additional level would cause several hours of shade to the solar panels



Regarding: Construction on 2651-2653 Octavia St, Permit Application 2018.08.03.6405, Record number 2018-011022PRJ

Photo 3: Octavia St roof line is made of 2-levels houses leading to the library. The proposed building would destroy the character of the roof line and create a big square building next to the library.



Photo 4: Library from the Green-Octavia corner, 2nd level height.



4 = 225 Epongliers Series with Linn 1426-I pompleters Soffman Pitheliters Lawney Inex Configured Falls Lines Attachment Five Events at Library Q. Search by Keywords T San Francisco Public Library Unless otherwise noted all programs will be presented in English. All programs and events are free and open to the public. Library Locations > **Calendar View** Home > Upcoming Events **Upcoming Events** Monday, 3/9/2020, 11:30 - 12:00 х Filter & Sort Results Storytime: For Babies < Clear all × Golden Gate Valley EARLY CHILDHOOD Storytime for Babies 1 - 41 of 41 results **Quick View** $\leq p_{\rm c}$ 5 Monday, 3/9/2020, 10:15 - 10:45 Location **Storytime: For Toddlers** - Anv EARLY CHILDHOOD Storytime for Toddlers Topic **Quick View** - Any Tuesday, 3/10/2020, 10:15 - 10:45 **Storytime: For Toddlers** Audience EARLY CHILDHOOD Storytime for Toddlers - Anv -Figs. (appropriate of the structure as \mathcal{A} is target of the borns propagation bigs right reported three held point is used toget of AMicroscoper page for hips out spaces of thesi tall even logg in topic of Advinis on page The maphies Solar as 125, 1105 Approximation to the test of the test of Typenerg Evens, and an events the type Monday, 3/16/2020, 11:30 - 12:00 **Quick View Guick View** Storytime: For Babies EARLY CHILDHOOD Storytime for Bables **Quick View**

Wednesday, 3/11/2020, 3:00 - 4:00 **Craft: Word Bracelets with Sophie**

MIDDLE SCHOOL AGE Making & Creative Arts

Quick View



Thursday, 3/12/2020, 1:00 - 2:00 Technology: eBook Drop-in

ADULI Senior Events - Wise Upl, eBook/eReader Classes

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Storytime: For Toddlers

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Tuesday, 3/17/2020, 10:15 - 10:45

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Monday, 3/23/2020, 11:30 - 12:00

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Storytime: For Babies

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EARLY CHILDHOOD Storytime for Toddlers 412.2

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Tuesday, 3/24/2020, 10:15 - 10:45 Storytime: For Toddlers

EARLY CHILDHOOD Storytime for Toddlers

Quick View



Tuesday, 3/24/2020, 1:00 - 2:00 Movement: Chair Yoga

Storytime: For Toddlers

EARLY CHILDHOOD Storytime for Toddlers

Quick View



Monday, 3/30/2020, 11:30 - 12:00 Storytime: For Babies

EARLY CHILDHOOD Storytime for Babies

Quick View



Thursday, 3/19/2020, 1:00 - 2:00 Technology: eBook Drop-in

ADULT Senior Events - Wise Up1, eBook/eReader Classes

Quick View



Thursday, 3/19/2020, 2:00 - 3:00 Technology: Stream Movies With Kanopy and Hoopla

ADULT Films & Videos, Computers & Technology

Quick View

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Wednesday, 3/25/2020, 3:00 - 4:00 STEM: LEGO Club

ELEMENTARY SCHOOL AGE

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Thursday, 3/26/2020, 1:00 - 2:00 Technology: eBook Drop-in

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Sunday, 3/29/2020, 4:00 - 5:30 Food: Make Kombucha

ADULT Health & Weliness

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Tuesday, 3/31/2020, 10:15 - 10:45 Storytime: For Toddlers

EARLY CHILDHOOD Storytime for Toddlers

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Wednesday, 4/1/2020, 3:00 - 4:00 **Craft: Paper Flowers**

MIDDLE SCHOOL AGE Making & Creative Arts

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Wednesday, 4/8/2020, 3:00 - 4:00 **Craft: Grow Buddies**

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