

File No. 200284

Committee Item No. _____

Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 28, 2020

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Appeal Letter - 03/06/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Supplemental Response - 07/23/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Appellant Supplemental Letters - 07/23/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Appellant Supplemental Information - 07/22/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project Sponsor Response Brief - 07/21/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Department Response - 07/21/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Hearing Notices and Clerical Documents |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: July 24, 2020

Prepared by: _____

Date: _____

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

Jack Fowler
2616 Octavia Street
San Francisco, Ca
94123

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2020 MAR -6 AM 10:03
BY *rw*

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:

- 1) 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 assess 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.
- 2) CEQA section 21099 d(2)B states that projects may 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:

- 1) 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,


Maureen Holt


Elizabeth Reilly


Paul Guernonprez


Jack Fowler

1791-93-95 Green St #0A

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



SAN FRANCISCO PLANNING DEPARTMENT

Attachment One: CEQA Exemption Determination

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CEQA Categorical Exemption Determination

2020 MAR -6 AM 10:03

BY _____

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2651 OCTAVIA ST		0554002
Case No.		Permit No.
2018-011022PRJ		201808036405
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. 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).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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
<input type="checkbox"/>	Class _____

TO BE COMPLETED BY PROJECT PLANNER

**SAN FRANCISCO
PLANNING DEPARTMENT**

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 checked="" 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 checked="" type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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 (optional):	
Preservation Planner Signature: Shannon Ferguson	

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.	
	Project Approval Action: Building Permit	Signature: Shannon Ferguson
	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)
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:	
<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

Attachment Two: Copy of Cat Ex. Provided in DR
Packet to Planning Commission February 6, 2020

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CEQA Categorical Exemption Determination

2020 JAN -6 AM 10:03

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2447 FRANCISCO ST		0931031
Case No.		Permit No.
2018-017309PRJ		201812219037
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> 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).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	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? <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 > Maher layer).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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 (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments 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)	
<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 checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" 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 checked="" type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	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 (optional):	
Preservation Planner Signature: Shannon Ferguson	

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.	
	Project Approval Action: Building Permit	Signature: 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 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)
2447 FRANCISCO ST		0931/031
Case No.	Previous Building Permit No.	New Building Permit No.
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:	
<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:

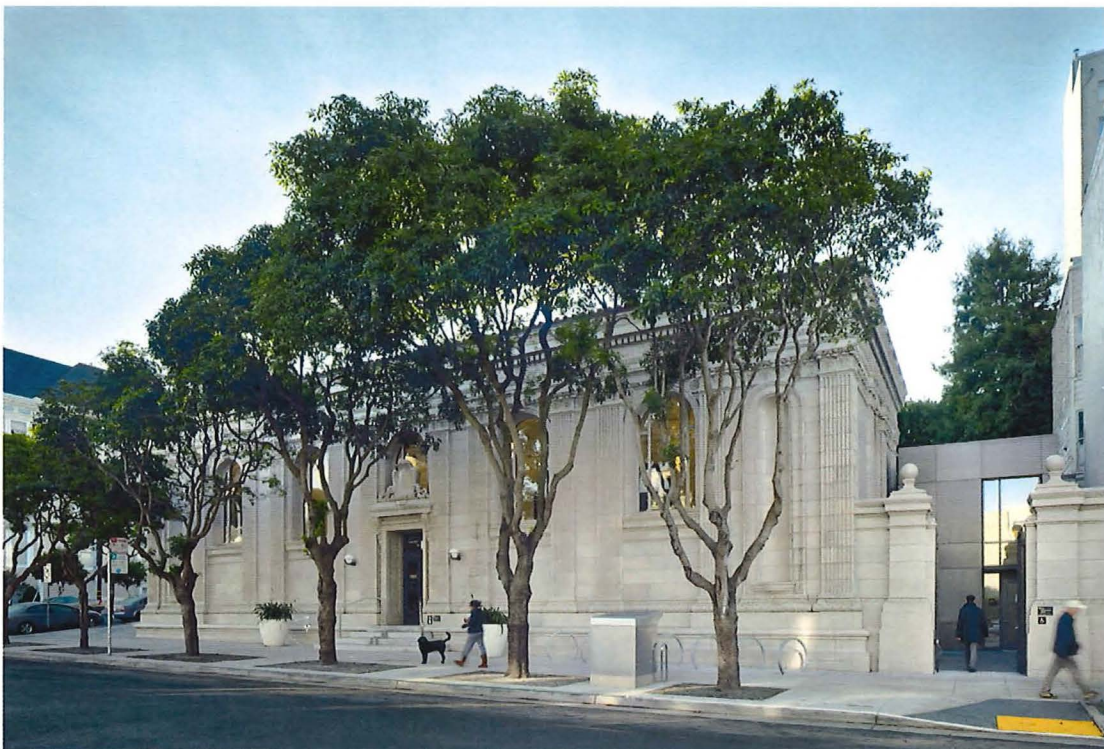


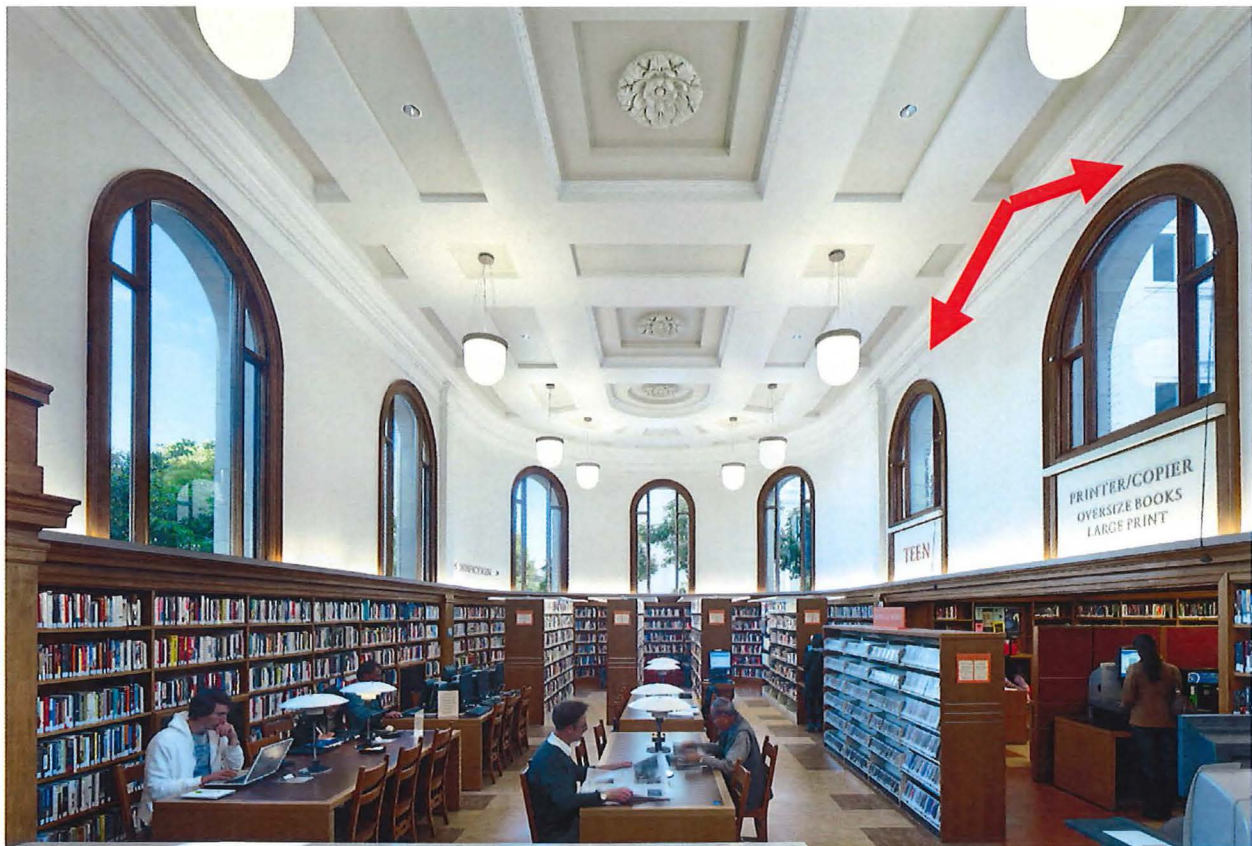
Attachment Four – Photographs of the Library



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

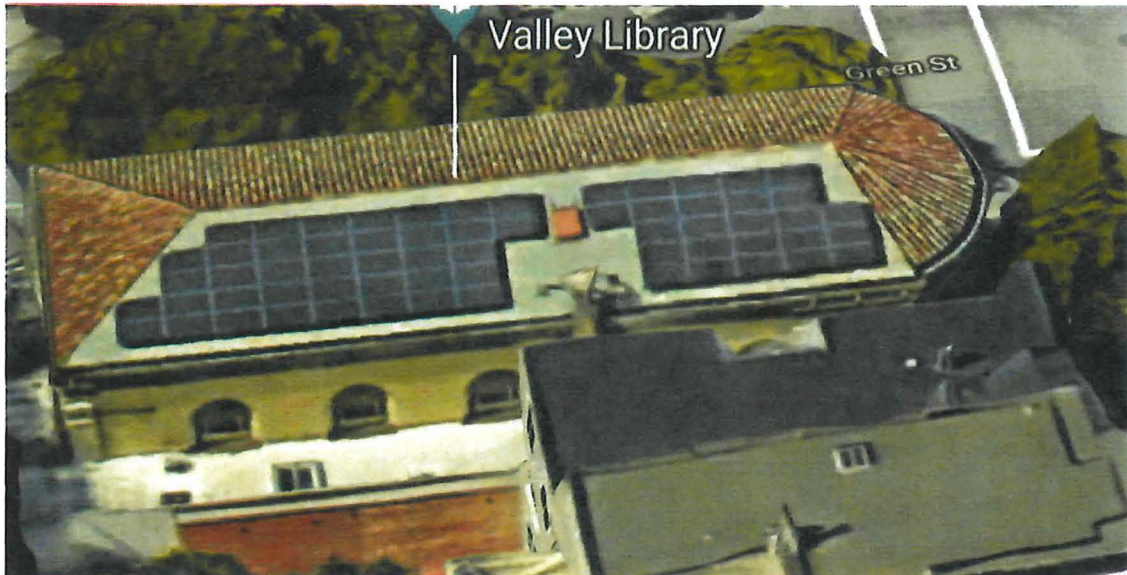
4 photos submitted with DR 2/6/20

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



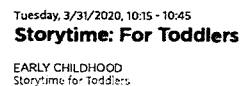
Regarding: Construction on 2651-2653 Octavia St,
Permit Application 2018.08.03.6405, Record number 2018-011022PRJ

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.

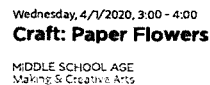


Photo 4: Library from the Green-Octavia corner, 2nd level height.

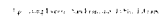




Quick View

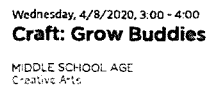


Quick View

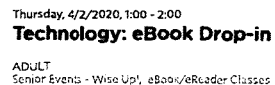
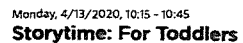


Storytime: For Toddlers

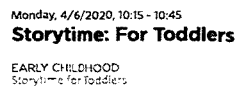
Quick View



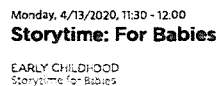
Quick View



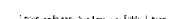
Quick View



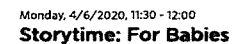
Quick View



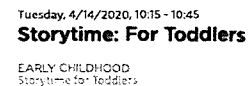
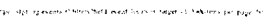
Quick View



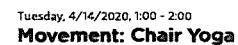
Quick View



Quick View



Quick View



Quick View



Thursday, 4/16/2020, 1:00 - 2:00

Technology: eBook Drop-in

ADULT

Senior Events - Wise Up!, eBook/eReader Classes

Quick View



Monday, 4/20/2020, 10:15 - 10:45

Storytime: For Toddlers

EARLY CHILDHOOD

Storytime for Toddlers

Quick View



Monday, 4/20/2020, 11:30 - 12:00

Storytime: For Babies

EARLY CHILDHOOD

Storytime for Babies

Quick View



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 MAR -6 AM 10:03

BY

1791-93-95 GREEN ST. HOA
ZERBE PROPERTY MGT
732 CABIN DR
MILL VALLEY CA 94941-3915

Bank of America

ACH R/T 121000358

2962

11-35/1210 CA
91270

DATE

3/2/20

PAY
TO THE
ORDER OF

SF Planning Department

\$ 640.00

Six Hundred Forty 00/100

DOLLARS

THIS CHECK IS DELIVERED IN CONNECTION WITH THE FOLLOWING ACCOUNTS

Benjamin

Photo
Safe
Deposit
Details on back

MP

From: [Lew, Lisa \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: PLANNING SUPPLEMENTAL RESPONSE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on July 28, 2020
Date: Thursday, July 23, 2020 7:42:47 PM
Attachments: [image001.png](#)

From: BOS Legislation, (BOS)

Sent: Thursday, July 23, 2020 7:41 PM

To: jack.fowler@gmail.com; maureen@ddmhww.com; elizbreilly@gmail.com;
paul.guermonprez@gmail.com; jcotecook@aol.com; sarah@louieroitman.com

Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Ferguson, Shannon (CPC) <Shannon.Ferguson@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Sullivan, Katy (BOA) <katy.sullivan@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>

Subject: PLANNING SUPPLEMENTAL RESPONSE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on July 28, 2020

Hello,

The Office of the Clerk of the Board has received supplemental response and an errata from the Planning Department, regarding the appeal of the determination of categorical exemption from environmental review under the California Environmental Quality Act for the proposed project at 2651-2653 Octavia Street, which is linked below for your information.

[Planning Department Supplemental Response - July 23, 2020](#)

[Planning Department Errata - July 23, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200284](#)

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



Supplemental Memorandum

DATE: July 23, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer - (415) 575-9032
Kei Zushi - kei.zushi@sfgov.org; (415) 575-9038
RE: Board of Supervisors File No. 200284
Planning Record No. 2018-011022APL
Appeal of Categorical Exemption for 2651-2653 Octavia Street
HEARING DATE: July 28, 2020

After the planning department provided its appeal response to the Clerk of the Board on July 20, 2020, two of the appellants and nine community members submitted comment letters. This supplemental memorandum provides the department's response to these letters. As explained below, the department determined that none of these letters provides any new information that changes the conclusion of the department's July 20, 2020 appeal response or that demonstrates that the department erred in issuing the September 5, 2019 categorical exemption for the 2651-2653 Octavia Street project under CEQA, the CEQA Guidelines, or San Francisco administrative code chapter 31.

On July 22, 2020, Ms. Maureen Holt, one of the appellants, submitted to the Clerk of the Board an email containing six photographs showing shadows on the south-facing windows of the Golden Gate Valley Library (library) and the existing solar panels on the library's roof. These photographs do not provide any information that changes the conclusion of the department's July 20, 2020 appeal response. As discussed below and more fully in the department's July 20, 2020 appeal response, the department is not required under CEQA to analyze the proposed project's shadow effects on these solar panels or the library building.

Between July 21, 2020 and July 23, 2020, Ms. Elizabeth Reily, one of the appellants, Diana Mitchell, Tracy Newstadt, Ann Bouse, Janet Bailey, Maggie Chang, Donatella Dina, Katherine Reilly, Elysse Bell, and William K Reilly submitted comment letters to the Clerk of the Board in support of the appeal of the 2651-2653 Octavia Street categorical exemption (supplemental letters). These supplemental letters raise issues that are substantially similar to those included in the appellant's March 6, 2020 appeal letter and do not provide any new information that changes the conclusion of the department's July 20, 2020 appeal response, as explained below.

Sunlight into Interior Space of Golden Gate Valley Library

The supplemental letters state that the proposed project would change the users' and the library staff's experience of the library and alter the character of the library's interior space permanently to the detriment of the library users by blocking sunlight into the heat controlling windows. Similar issues

were raised in the appellant's March 6, 2020 appeal letter. As discussed in the department's July 20, 2020 appeal response (pp.6-7), the department is not required under CEQA to analyze the changes caused by the proposed project in the amount of sunlight allowed into the interior space of the library.

Shadow on Solar Panels on Golden Gate Valley Library

The supplemental letters suggest that the proposed project would negatively impact the function of the solar panels located on the library's roof, potentially increasing the library's energy cost. The same concern was raised in the appellant's March 6, 2020 appeal letter. As discussed in the department's July 20, 2020 appeal response (pp.6-7), the department is not required under CEQA to analyze shading of solar panels or shadow effects on buildings.

Golden Gate Valley Library's Benefits to Community

The supplemental letters state that the library provides various immeasurable social and community benefits. However, these letters do not provide any evidence that the proposed project would result in a significant environmental impact under CEQA. As discussed in the department's July 20, 2020 appeal response, there is no evidence in the record that the 2651-2653 Octavia Street project could result in a significant impact under CEQA.

Conclusion

Based on the above information, neither the aforementioned photographs, nor the supplemental letters, provide any new information demonstrating that the department erred in issuing the September 5, 2019 categorical exemption for the proposed project at 2651-2653 Octavia Street under CEQA. There is no evidence in record that the proposed project could result in a significant impact under CEQA. Thus, the department's September 5, 2019 categorical exemption determination complies with the requirements of CEQA, the CEQA Guidelines, and San Francisco administrative code chapter 31.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 23, 2020

TO: Members of the Board of Supervisors

FROM: Shannon Ferguson, Senior Preservation Planner

Re: **Errata to the June 12, 2020 Historic Preservation Review Memo for the
2651-2653 Octavia Street (Board of Supervisors File No. 200284)**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Following submission of the Planning Department's response to the appeal of the 2651-2653 Octavia Street categorical exemption, the Planning Department determined it was necessary to clarify the location of the library's existing addition, historic resource status of the subject property, and visibility of the proposed rooftop addition in the June 12, 2020 Historic Preservation Review Memo, Attachment C to the Planning Department's response.

This erratum addresses this issue. New revisions are noted in red with additions noted with double underline and deletions noted in ~~double strikethrough~~.

Page 1, paragraph 3 has been modified as follows:

The main Reading Room in the library is contained in the one-story plus high basement portion of the building. The library also has a one-story, flat roofed portion at the ~~north~~ south elevation. This one-story portion helps to protect the historic integrity of the library from the mass of the proposed rooftop and rear additions to the existing residence at the subject property by providing a separation between the subject property and the main volume of the library.

Page 3, under the "Secretary of the Interior's Standards for Rehabilitation" section, Standard 1 subsection has been modified as follows:

The subject property is a two-family residence. It is classified as a potential historic resource. The proposed project will continue the residential use of the property. The proposed project will cause minimal change to the character defining features of the subject property. The mansard roof, false parapet, quoining, and fenestration pattern will be retained. While the proposed project may reduce some of the light to some of the windows along with south elevation, the proposed project will not change the character defining features of the adjacent library. The exterior composition and materials, and interior volume and ornamental ceiling of the reading room of the library will not be impacted by the proposed project, ~~thus the subject property will remain a potential historic resource.~~

Page 5, paragraph 2 has been modified as follows:

The rooftop addition is set back 15-feet from the front elevation of the property. Because Octavia Street slopes downhill to the north, the rooftop addition will be

minimally visible behind the library from Green Street. However, the addition is compatible with the massing, size and scale of the subject property and adjacent buildings to the south. Even with the rooftop addition at the subject property, the height of the buildings on Octavia Street will still appear to step down to the library.

Page 5, paragraph 3 has been modified as follows:

The main Reading Room in the library is contained in the one-story plus high basement portion of the building. The library also has a one-story, flat roofed portion at the ~~north~~ south elevation. This one-story addition helps to protect the historic integrity of the library from the mass of the proposed rooftop and rear additions to the existing residence at the subject property by providing a separation between the subject property and the main volume of the library.

From: [Paul Guermonprez](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284
Date: Thursday, July 23, 2020 11:43:24 AM
Attachments: [BOS in support of Appeal File200284.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284

July 22, 2020

I am writing as president of the 2634 Octavia HOA. We are concerned neighbors and community members in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

The building has 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 building comes from the south facing windows and the proposed additions to 2651-2653 Octavia would obstruct the daylight needed to maintain interior light levels and low cost operation of the library. Light into the main reading room interior of the building would be undermined, rendering the solar panels and windows much less effective and potentially useless.

By compromising light into the main reading room, the proposed project would change the visitor experience to the library considerably. The grand scale of the library reading room is one of San Francisco's great neighborhood gems.

As neighborhood residents who frequent the library, appreciate the character it lends to the neighborhood and the city and want our next generations to have the same bright, safe and enlightening experiences we had in libraries growing up, the project would impact the library by:

1. Infringing 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. The Library is open (in normal times!) six 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. 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 for residents and visitors to the neighborhood.

I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration.

Paul Guermonprez

President of the 2634 Octavia HOA

2634 Octavia St, apt 1

Paul.guermonprez@gmail.com

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 22, 2020

I am writing as president of the 2634 Octavia HOA. We are concerned neighbors and community members in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

The building has 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 building comes from the south facing windows and the proposed additions to 2651-2653 Octavia would obstruct the daylight needed to maintain interior light levels and low cost operation of the library. Light into the main reading room interior of the building would be undermined, rendering the solar panels and windows much less effective and potentially useless.

By compromising light into the main reading room, the proposed project would change the visitor experience to the library considerably. The grand scale of the library reading room is one of San Francisco's great neighborhood gems.

As neighborhood residents who frequent the library, appreciate the character it lends to the neighborhood and the city and want our next generations to have the same bright, safe and enlightening experiences we had in libraries growing up, the project would impact the library by:

1. Infringing 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. The Library is open (in normal times!) six 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. 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 for residents and visitors to the neighborhood.

I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration.

Paul Guermonprez

President of the 2634 Octavia HOA

2634 Octavia St, apt 1

Paul.guermonprez@gmail.com

From: [Maureen](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: additional input to file 200284
Date: Thursday, July 23, 2020 9:09:53 AM
Attachments: [Photos in support of File 200284 -2.docx](#)

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Photos in support of File 200284 – Appeal of CEQA Categorical Exception 2651-2653 Octavia
March 2020

South facing window of GGV Library interior showing

- Existing Building at 2651-2653 Octavia blocking 75%+ of natural light
- Proposed new building to block 100% of remaining light
- Shades down to allow maximum light



From: [BOS Legislation, \(BOS\)](#)
To: [jack.fowler@gmail.com](#); [maureen@ddmhw.com](#); [elizabethbreilly@gmail.com](#); [paul.guermonprez@gmail.com](#); [jcotecook@aol.com](#); [sarah@louieroitman.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Zushi, Kei \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on July 28, 2020
Date: Thursday, July 23, 2020 9:06:05 AM
Attachments: [image001.png](#)

Good morning,

The Office of the Clerk of the Board has received supplemental information from Maureen Holt, one of the Appellants, regarding the appeal of the determination of categorical exemption from environmental review under the California Environmental Quality Act for the proposed project at 2651-2653 Octavia Street, which is linked below for your information. Also linked is public correspondence received for the appeal.

[Appellant Supplemental Information - July 22, 2020](#)
[Public Correspondence](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200284](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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From: [Maureen](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: additional exhibits for Appeal of CEQA Exemption 2651-2653 Octavia File 200284
Date: Wednesday, July 22, 2020 10:23:49 PM
Attachments: [Photos in support of File 200284.docx](#)

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Maureen Holt

Photos in support of File 200284 – Appeal of CEQA Categorical Exception 2651-2653 Octavia
March 2020

SIDE VIEW OF 2651-2653 OCTAVIA AND PROXIMITY TO GGV LIBRARY SOLAR PANELS



South Side windows completely shaded , partial solar shading



South Side windows and solar panels completely shaded



Close up of solar panels partially shaded by existing building – south windows below



Shadows on Southern Windows by existing building



Shadows on Southern Windows and Solar Panels



From: [BOS Legislation, \(BOS\)](#)
To: [jack.fowler@gmail.com](#); [maureen@ddmhw.com](#); [elizabethbreilly@gmail.com](#); [paul.guermonprez@gmail.com](#); [jcotecook@aol.com](#); [sarah@louieroitman.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Vart, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Zushi, Kei \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: PROJECT SPONSOR RESPONSE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on July 28, 2020
Date: Wednesday, July 22, 2020 8:11:13 AM
Attachments: [image001.png](#)

Good morning,

The Office of the Clerk of the Board received the following appeal response from the Project Sponsor, Jane Coté-Cook, regarding the appeal of the determination of categorical exemption from environmental review under the California Environmental Quality Act for the proposed project at 2651-2653 Octavia Street.

[Project Sponsor Appeal Response Brief - July 21, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200284](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

Categorical Exemption Appeal 2651-2653 Octavia Street

DATE: July 20, 2020

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Jane Coté-Cook, project sponsor

RE: Planning Record No. 2018-011022APL Appeal of Categorical Exemption for 2651-2653 Octavia Street

HEARING DATE: July 28, 2020

ATTACHMENT(S): A – Proposed Elevation plans for the East and South Facades

B – Neighborhood Character Maintained

C- Light to interior of GG Library, aesthetic outlook of windows

D – Symphysis Shading Impact Analysis

E – 2651-53 Octavia Historical Report

Re: Project Sponsor response to the Appeal of San Francisco Planning Department CEQA Categorical Exemption for 2651-53 Octavia Street, Case No. 2018-011022PRJ (Block 0554 Lot 002)

The owners of 2651-53 Octavia have carefully reviewed the Appellant's appeal regarding the SF Planning's determination of CEQA Categorical Exemption, and have the following responses:

The Appellants would like for you to believe that the planning department has been negligent in giving a Categorical Exemption Determination to the project at 2651-53 Octavia Street. This brief will show that the opposite is true.

The members of the SF Planning department staff have been meticulous during the permit approval process, defending the citizens of San Francisco so that the proposed vertical and horizontal addition will not deter from the architectural integrity of the neighborhood and will have no adverse change in the significance of the Golden Gate Library. The owners and architects worked diligently for more than a year with the SF Planning Department on the overall façade and addition design. They had multiple in person meetings and countless email exchanges with planner Sharon Young and her supervisor Elizabeth Gordon-Jonckheer, and comprehensive input from Shannon Ferguson in Preservation and Luiz Barata from RDAT, after which many design changes were made.

Additionally, as part of the DR hearing, in their conscientious due diligence, David Winslow, Planning Staff Architect, Elizabeth Gordon-Jonckheer, Planning Supervisor, and Shannon Ferguson from Preservation conducted an on-site evaluation of adverse effects that the proposed addition at 2651-53 Octavia would have on the Golden Gate Library. In David Winslow's recorded words at the Discretionary hearing, the difference in the light to the Library, should the addition be built as proposed, would be "de minimis", too trivial or minor to merit consideration.

Neighborhood Impact- See photos in Exhibit B

A brief summary of the architectural considerations are as follows:

- 1) As read in the SF Planning Guidelines, section IV, to keep a building from massing in an unsightly way, and to maintain the character of neighborhoods, the guideline is to set back vertical additions from the façade, thus the visual "stepping" of properties at street level is visually maintained. This technique is effective in maintaining the stepping of houses along the street, and is used commonly through the city. Please refer to photos below in **Exhibit A**, showing 4 houses that utilized this technique within .5-2 blocks of the subject property.
- 2) Being sensitive that 2651-53 Octavia is located next to the Golden Gate Library, the preservation department, Shannon Ferguson, requested that we maintain the east (front) façade of the building. By keeping the false mansard roof and tucking the addition behind the mansard, the vertical addition will be virtually invisible from the street.

- 3) The planning department requested that we change the style and quality of the current windows to enhance the visual impact of the north façade, that which faces the Golden Gate Library, and can be seen from the street.
- 4) The planning department asked that we set back the roof deck 5 feet from the sides of the 4th floor addition, thus making it 20 feet from the front façade and invisible from the street.
- 5) The planning department requested that we use a roof hatch / skylight to access the roof deck, instead of a stair penthouse to further reduce massing. The only penthouse that exists on the proposed plans is necessary for the elevator mechanicals.
- 6) The planning department asked that we minimize the garage prominence. Currently 2651-53 Octavia has 2 garages spanning 19 feet of the front facade. The proposed plan is for one 10 ft garage door, in line with the north windows of the front façade.
- 7) The front entryway is currently unsightly with a black imposing gate. The planning department requested that we design a more prominent front entry, that is more in keeping with other buildings in the neighborhood.
- 8) The Appellants state: The height and flat roof of the proposed addition would be higher than the building upslope. This is not accurate, as the proposed addition will meet the height of its upslope neighbor 2619 Octavia Street.

Light to the Golden Gate Library- see photos in Exhibit C

The Appellants main concern is with the light entering the building through the South windows. They feel that the addition will adversely affect the light for the users of the Golden Gate Library.

The Golden Gate Library was designed to insure its own access to light by providing an 11 ft side set back to allow its southern windows natural light.

South Windows

On the south side of the library, adjacent to the subject property, there are 5 windows that are approximately 3ft x 4 ft. Only three of the windows (#3,4,5) are concerned with any effects of the proposed addition at 2651-53 Octavia.

In the appeal, the appellants include photos of the south windows where they are all are wide open and unobstructed. These photos are disingenuous, as all the windows on the south side of the building have grey shades that are consistently up, covering over half of the light entering through those windows. A natural assumption is that the library may receive too much light, damaging documents, books and resources, and direct sunlight cause issues of glare for the users working on laptops at the tables.

The appellants have provided a schedule of the Golden Gate Library's programming, which is a great benefit to the city and its users. However, these programs are conducted in the children's reading area, which is located on the west side of the building, nowhere near windows 3,4 or 5.

Aesthetic Outlook - The existing outlook on windows 2,3,4,5 is to the neighboring buildings (2651 and 2619 Octavia). Thus, the aesthetic outlook will be unchanged by the addition to 2651-5 Octavia.

North and East Windows

The depth of the library interior is narrow, a mere 25 feet, with six 7ft x 3ft widows and one 4ft x 3ft window along the north and east sides of the building. These enormous, architecturally significant windows are unobstructed by shades, and flood the entire library with natural light.

With regard to the library office spaces, there are skylights on the short one-story building, which provide natural light to those spaces.

Solar Panels – Golden Gate Library – See Shadow study attached and Exhibit D

Solar panels are not protected by state or local law as in doing so would allow them to be de facto impediments to development.

The Appellants state that the solar panels provide 25% of the cost energy savings to the Golden Gate Library each year. However, they failed to include the results of the independent study by Symphysis, which shows that the solar radiation impact of the vertical addition to the GG Library Solar Panels is only **5.8% annually, estimated at \$178 each year.**

Elevator Penthouse

The Appellants states: 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.

In the proposed plans, the roof deck is accessed by a skylight / hatch with zero increase in height. The only penthouse on the roof is for the mechanicals for the elevator.

Per planning code 260/B/1/B: This code references elevator, stair and mechanical penthouses, skylights and dormer windows. This exemption of a structure that is built over the 40 ft building height is limited to 10 feet. As designed and allowed by the planning codes, our elevator penthouse is well below this limit.

ADU – Accessory Dwelling Unit

The Appellants state: “Significantly increase the size of a private residential property, while not providing any additional housing units, and impacting an adjacent historically significant PUBLIC Building.

To date, there are no California or San Francisco laws or codes which mandate that an ADU must be added if there is an increase in square footage of a property.

Historical Report 2651-53 Octavia – See attached full report

The Historical Resource Evaluation Part I was conducted by independent expert Tim Kelley Consulting, LLC in August 2018. The report was examined by the Planning Department as part of their CEQA determination. In the report, it clearly states that 2651-53 Octavia has no historical significance. The report is attached.

Precedent of 2417 Green Street from the Board of Supervisors

The Appellants state that precedent has already been set by the Board of Supervisors in overturning the Categorical Exemption for 2417 Green Street. The owners of 2651-53 Octavia contend that their project is NOT even remotely similar to 2417 Green Street, for the following reasons:

Window Outlook

Coxhead Building - The existing window outlook is to the open space and with views to the east. The addition of 2417 Green Street will significantly impact the light and air to the historic Coxhead building. In addition, the lightwell proposed by 2417 will be only 5 feet from the Coxhead windows.

Golden Gate Library - The existing window outlook of the Golden Gate library faces neighboring buildings, 2651-53 and 2619 Octavia Streets. The outlook will not be impacted by the subject

property addition. There is a 11 ft side setback provides adequate light to the southern windows of the GG Library.

Foundation Degradation

The owner of 2417 Green Street proposes to excavate 15 ft deep below grade for the garage, potentially undermining the foundation of the Coxhead house.

The Coxhead house and surrounding neighborhoods have been identified as an area where there is an underground spring and the soil is of poor quality and sandy in nature. The proposed plans for 2417 include anchors that attached to the foundation of the Coxhead house, thus threatening to destabilize the brick foundation and do irreparable damage to the historic Coxhead house.

Potentially Contaminated Soils

As seen on the Maher Map, the Department of Public Health finds numerous hazardous underground leaky tanks in the immediate vicinity of 2417 Green Street. Improper excavation of the contaminated substances poses a health hazard for neighbors. Under the CEQA guidelines, a project may not be exempted from CEQA if there are potential hazardous materials present.

Contractor overreach with respect to Permits

The Appellants of the 2417 Green suggests that there is a lack of confidence that the owner and contractor are adhering to planning guidelines and is consistently working outside of the prevue of the issued permits. To date there have been four notices of violation (NOV) for doing such work.

Categorical CEQA Determination

As noted in the CEQA documentation for 2651-53 Octavia, the planning department staff was fully aware of the historical significance of the library, See the Categorical CEQA determination for 2651-53 Octavia, Step 5: **Project involves a known historical resource (CEQA Category A) and conforms entirely to proposed work checklist in Step 4.**

Because of their knowledge of the known historical adjacent asset, the planning department staff spent extraordinary time with every detail of the proposed plans for the 2651-53 Octavia. That diligence included the examination of conducted shadow studies and on-site visits to the Golden Gate Library.

They concluded that the proposed plans meet all the SF Design Guidelines, all California and San Francisco Building Codes, maintain the character of the neighborhood, and have no adverse effects to the treasured Golden Gate Library. Thus, we respectfully request that you move in favor of the Owners of 2651-53 Octavia and uphold the SF Planning Department's Categorical CEQA Exemption determination.

I am available to answer any questions or concerns.

Best Regards,

Jane Coté-Cook

Jane Coté- Cook

Owner

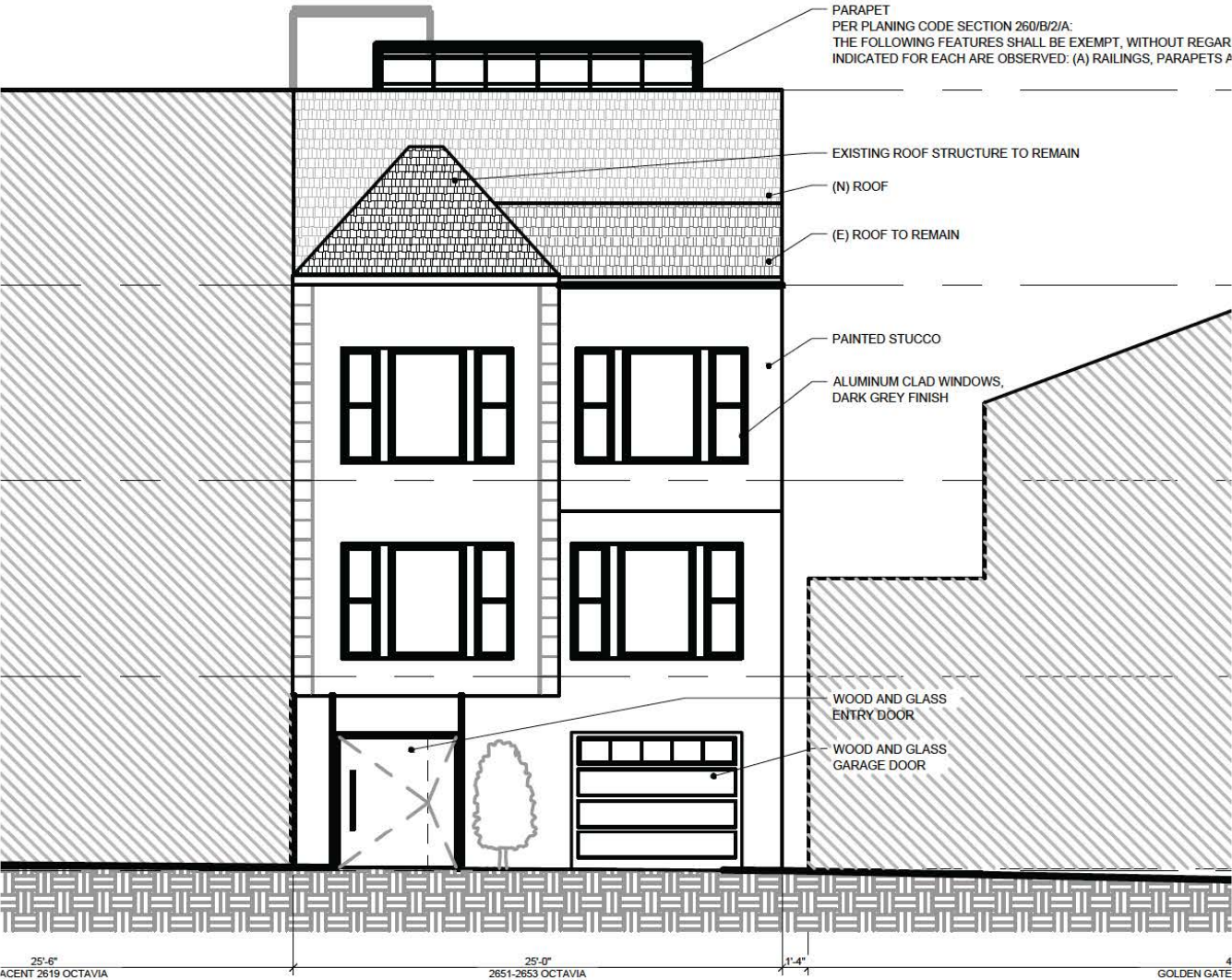
jcotecook@aol.com

Christopher Cook

Christopher Cook

Owner

Exhibit A



PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

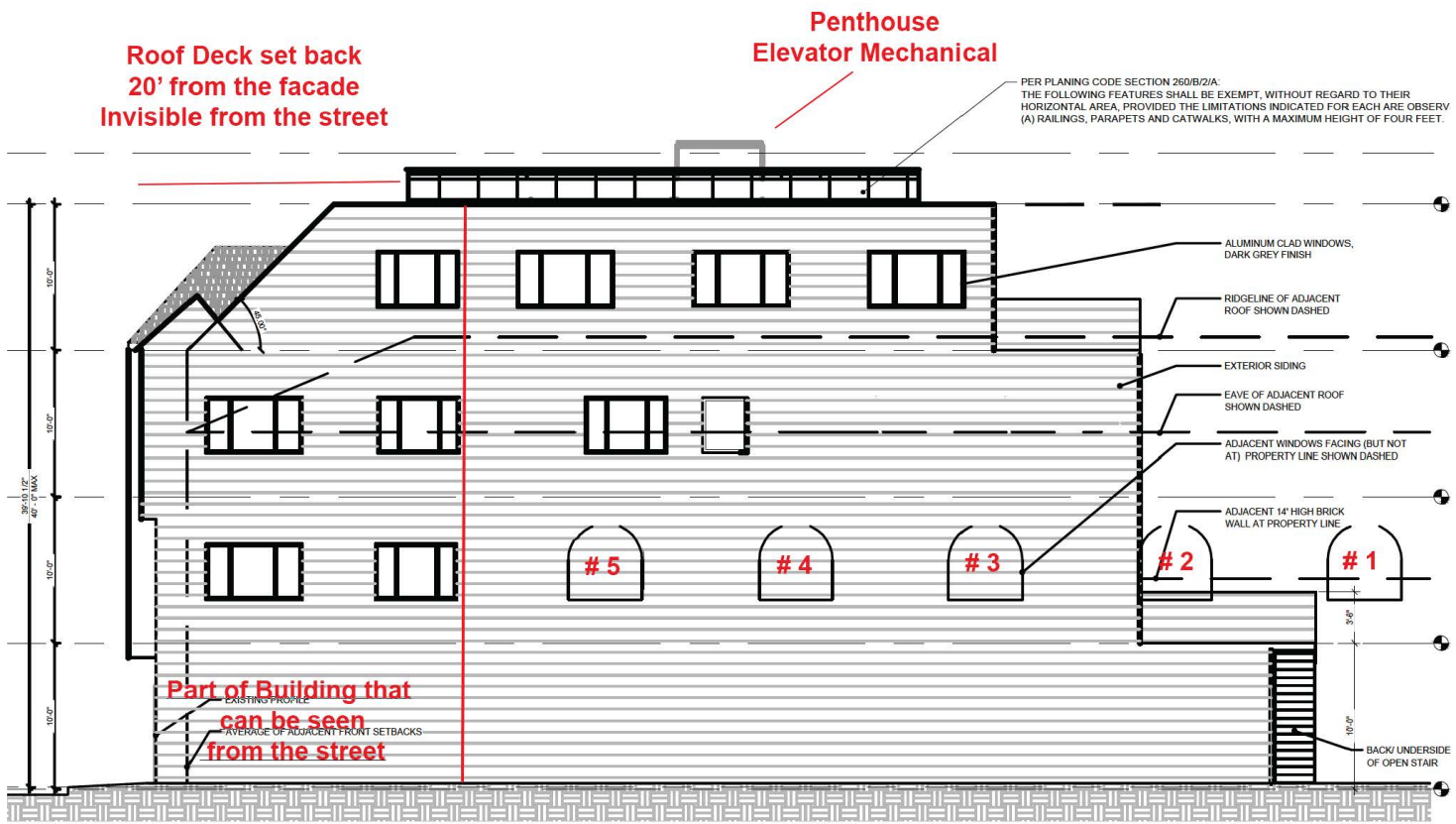


Exhibit B
Neighborhood Character – Maintained

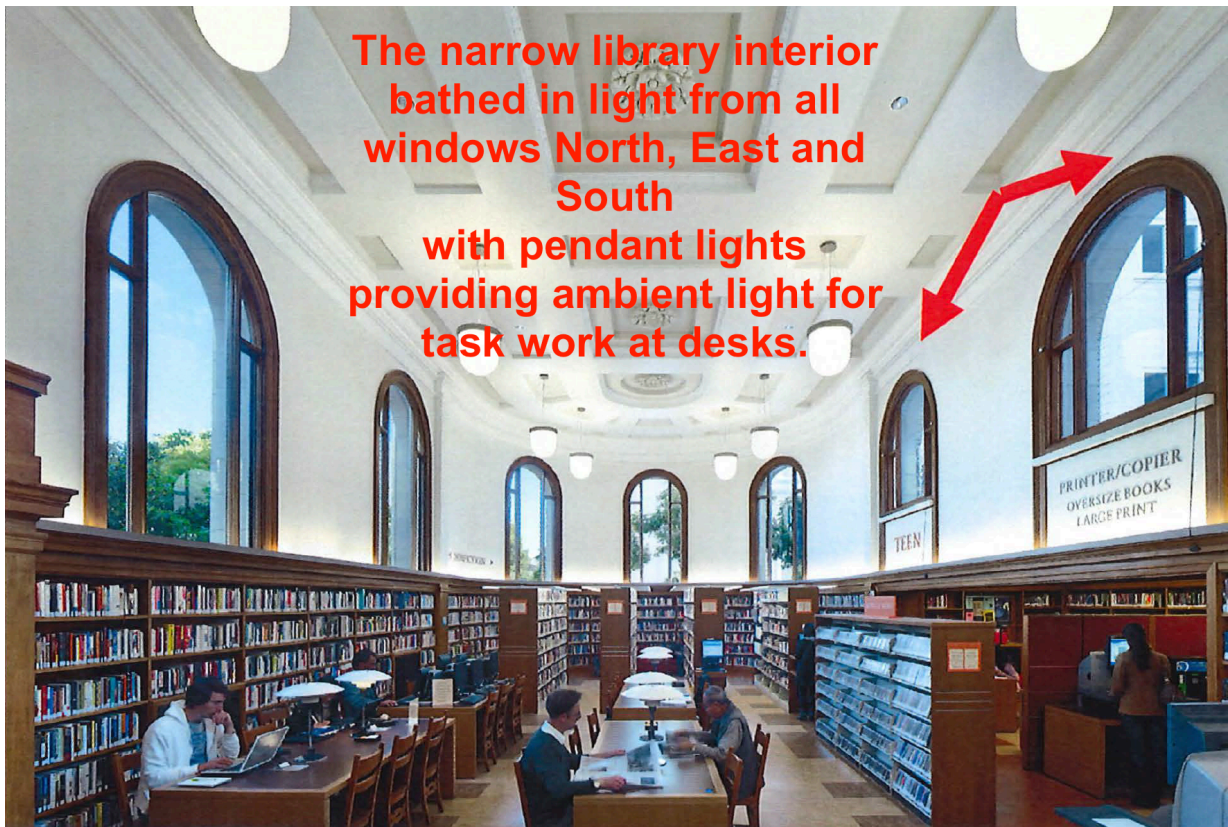
Addition at 2651-53 Octavia is set back 20 feet from the existing front façade – so the character of the stepped roof lines is intact. This is a common strategy used by planning to accommodate vertical additons and can be seen on many houses with additions in Pacific Heights, Cow Hollow, and Marina. Five houses with stepped back additions within .5 – 2 blocks of 2651-53 Octavia



Exhibit C

Light to interior of GG Library, aesthetic outlook of windows

- All five south windows are normally covered with a grey shade over 50% of the window.
- 11 ft side setback between buildings assures natural light to the library.
- No aesthetic change to the outlook of South windows #2 - #5 which view 2651 and 2619 Octavia buildings
- De minimis change in light to the interior of library due to the large windows on North and East sides of the library
- Children's area is located on the west side of the library – nowhere near windows 3-5.
-



Light to Golden Gate Library Windows

Large lightwell between the buildings allows for natural light to the GG Library south windows.

Currently all five windows have dark grey shades over 50% of the area.



Exhibit D

Solar Panels and Shading Study

Shading Impact to Golden Gate Library Solar Panels

Golden Gate Library - 1801 Green Street INCIDENT SOLAR RADIATION (Wh/m2/DAY)			
ANALYSIS PERIOD	EXISTING CONDITIONS	PROPOSED CONDITIONS	% Δ
JAN	1,709	1,270	-25.7%
FEB	2,748	2,226	-19.0%
MAR	4,476	4,248	-5.1%
APR	5,683	5,614	-1.2%
MAY	6,212	6,147	-1.0%
JUN	6,792	6,730	-0.9%
JUL	6,765	6,705	-0.9%
AUG	6,323	6,267	-0.9%
SEP	5,755	5,663	-1.6%
OCT	3,571	3,100	-13.2%
NOV	2,316	1,714	-26.0%
DEC	1,667	1,161	-30.4%
YEAR	4,514	4,253	-5.8%

USING SFOG.US 4.6 kWh/M2/DAY BASE RADIATION, 15 kWh system, 28% efficacy

EXISTING CONDITIONS: 20.4% SHADING				PROPOSED CONDITIONS: 29.0% SHADING			
Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)	
January	3.14	913	82	3.14	813	73	
February	3.98	1,046	94	3.98	932	84	
March	5.53	1,570	141	5.53	1,399	125	
April	6.72	1,851	166	6.72	1,649	148	
May	7.05	1,986	179	7.05	1,769	159	
June	7.39	2,003	180	7.39	1,785	161	
July	6.92	1,919	172	6.92	1,710	154	
August	6.42	1,776	160	6.42	1,582	143	
September	6.26	1,658	149	6.26	1,477	133	
October	5.05	1,413	127	5.05	1,259	113	
November	3.89	1,074	97	3.89	957	86	
December	3.15	916	83	3.15	815	73	
Annual	5.46	18,123	\$1,628	5.46	16,147	\$1,451	\$178

Exhibit D

Historical Report

Please click on the link below and include the Historical Report in the Project Sponsor Response

<https://www.dropbox.com/s/mkmrqykg5droii9/2651-53%20Octavia%20Street%20Part%201%20HRE.pdf?dl=0>

HISTORICAL RESOURCE EVALUATION PART 1

2651-2653 OCTAVIA STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct a Part 1 Historical Resource Evaluation (HRE) for 2651-2653 Octavia Street, a two-story over basement, wood-frame, two family residence in the Pacific Heights neighborhood constructed in 1949. A scoping discussion with Stephanie Cisneros, Planner, conducted by email on July 24, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required.

II. SUMMARY

2651-2653 Octavia Street is not individually eligible for listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On July 30, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel: 0554002

Building Name:

Address: 2651 OCTAVIA ST

Planning Dept. Historic Resource Status: B - Unknown / Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with Mills Act approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

2651-2653 Octavia Street sits on the west side of Octavia between Green and Vallejo Streets. The building sits near its front lot line and abuts both neighbors. The street and the parcel slope up to the south. The surrounding buildings largely sit near their front lot lines and abut their neighbors.

On the north side the building abuts a low perimeter wall and an ell of the Golden Gate Valley Branch Library, a Carnegie library. The perimeter wall is finished in glazed terra cotta on the surface facing away from the subject building and is unfinished facing it.

B. Exterior

2651-2653 Octavia Street is a two story over basement rectangular plan two family residence clad in stucco and capped with a flat roof (**Figure 1**). The basement level features two single

car segmented roll up garage doors on the right. On the left is the primary entrance, housed within a tunnel entrance enclosed by a metal security gate. Within the tunnel, there is a paneled wooden door on the right and a quarter turn terrazzo stair rising to the primary entrances, which are not visible (**Figure 2**). A projecting square bay spans both the first and second stories on the left side of the primary façade. Both stories feature identical fenestration; fixed vinyl sash windows flanked by narrow vinyl sash double hung windows. The windows on the right side have metal balconnettes below them. The façade terminates with a pent parapet on the right side and a hip parapet on the left side atop the projecting bay.



Figure 1: 2651-2653 Octavia Street**Figure 2:** Detail, tunnel entrance

V. HISTORIC CONTEXT

A. Neighborhood

Pacific Heights became part of San Francisco in the 1850s after the city annexed the Western Addition, a tract encompassing 500 blocks between Larkin and Divisadero Streets, under the Van Ness Ordinance. This ordinance gave land ownership rights to squatters who had been living in the Western Addition. Between the 1850s and the 1870s, Pacific Heights was sparsely developed with a handful of dairy farms north of California Street and several large weekend retreats for prominent businessmen in the blocks south of California Street. The remainder of the district consisted of sand dunes and chaparral. Until transportation improved, Pacific Heights was effectively separated from San Francisco's business district by Nob and Russian Hills.

In 1873, Pacific Heights was brought within easy commuting distance of downtown with the construction of the Clay Street Railroad from Powell to Van Ness. This line was followed by the California Street Rail Road in 1876 and the Powell Street line in 1887, which ran west on

Washington Street to the Presidio. By the turn of the century, cable cars ran on Pacific, Jackson, Washington, Clay, Sacramento, and California Streets, providing convenient and rapid transportation to and from the financial district. The exceptional scenic views made the area more attractive to San Francisco's wealthy families, which in turn squeezed the working-class people out of the neighborhood.

By the late nineteenth century, transportation and infrastructure were functioning and the blocks adjoining the cable car lines were quickly subdivided and developed by owner-occupants or builder-developers. Of the latter, the Hinkel family was one of the most prolific, as were the Real Estate Associates. More prevalent, however, were the individuals that contracted with builders and architects to construct their own dwellings. These houses typically fell into two categories: ornate three-story mansions on corner lots; and two-story, two-bay dwellings with bay windows in the middle of the block. Most of these extravagant Victorians were demolished within a generation of their construction, due to the rapidly accelerating property values in what by 1900 had become San Francisco's most fashionable neighborhood. The buildings that took the place of the corner Victorians were of two basic kinds: elegant "community" or owner-occupied flats designed by fashionable architects, such as Edward E. Young and C.A. Meussdorfer, and apartment blocks of twenty to sixty units designed by architects such as H.C. Baumann. These buildings were designed in a variety of styles, ranging from Renaissance Revival to Spanish Colonial to the newly introduced Art Deco.

The Stock Market Crash of 1929 and ensuing Depression halted the construction of these imposing apartment buildings. During World War II, an influx of workers dramatically increased the city's population. Many of the surviving Victorians in Pacific Heights were converted into boarding houses to accommodate working people, but when building activity revived in the 1950s, these remaining nineteenth-century residences were rapidly demolished. The new buildings constructed in the 1950s were generally multi-story apartment buildings with balconies and large picture windows. Most were finished with stucco and bore little ornament.

B. Project Site History

The first Sanborn map illustrating the subject block was published in 1893 (**Figure 3**). Although the map is difficult to read, the subject block is partially developed. The subject property is occupied by a non-extant single family residence.

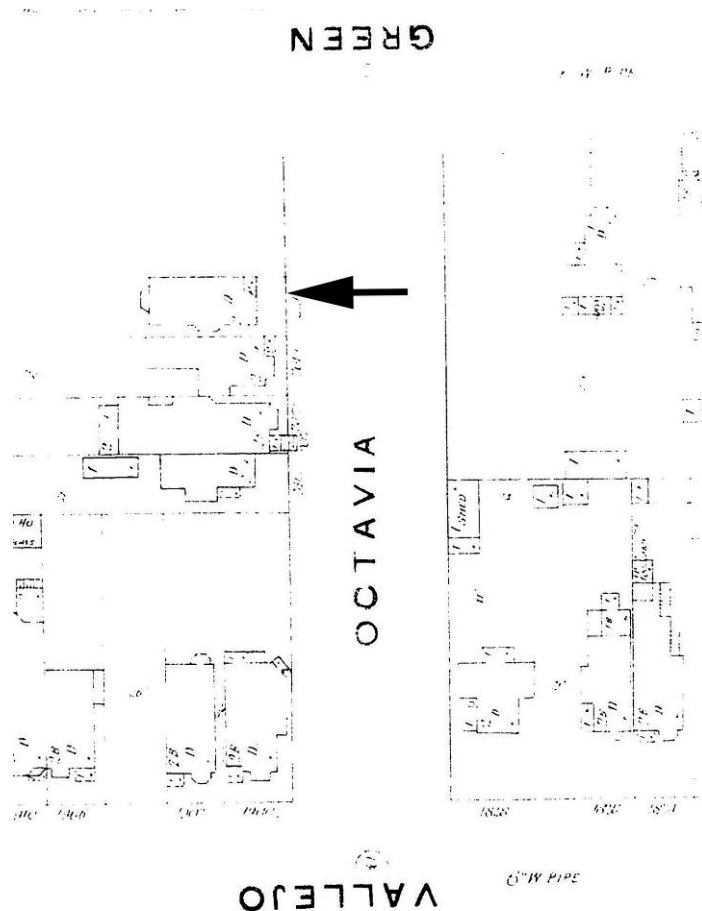


Figure 3: 1893 Sanborn Map showing approximate location of predecessor building noted with arrow.

The 1899 Sanborn Map shows a similar level of density to the previous map (**Figure 4**). The subject lot holds a non-extant two-story single family residence, identified as 2621 Octavia Street.

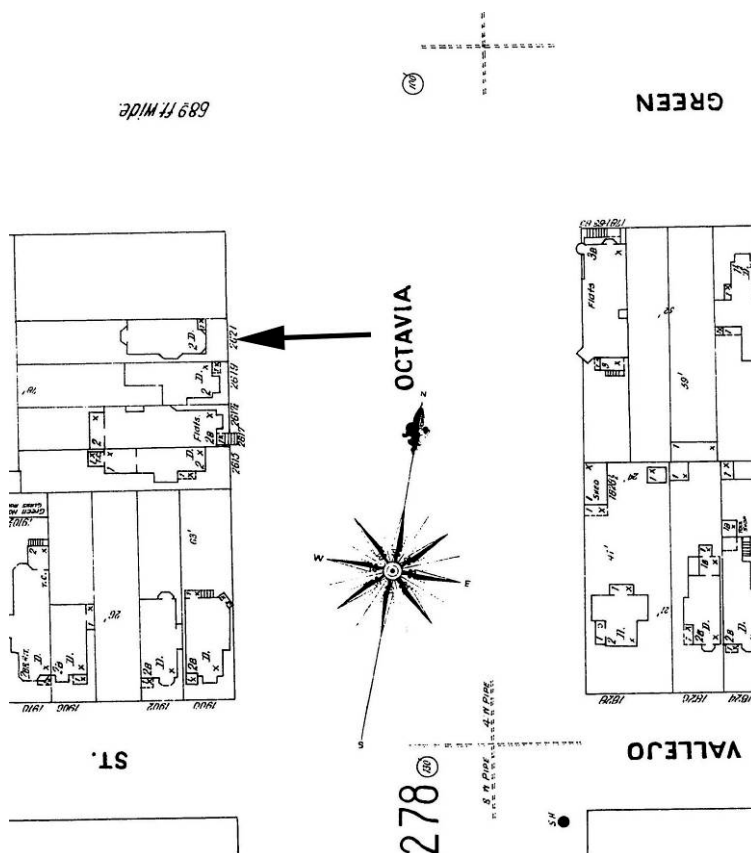


Figure 4: 1899 Sanborn Map showing predecessor building noted with arrow.

The 1905 Sanborn Map illustrates a similar level of development in the area (**Figure 5**). The same non extant predecessor residence, identified as 2621 Octavia Street, is located on the subject parcel.

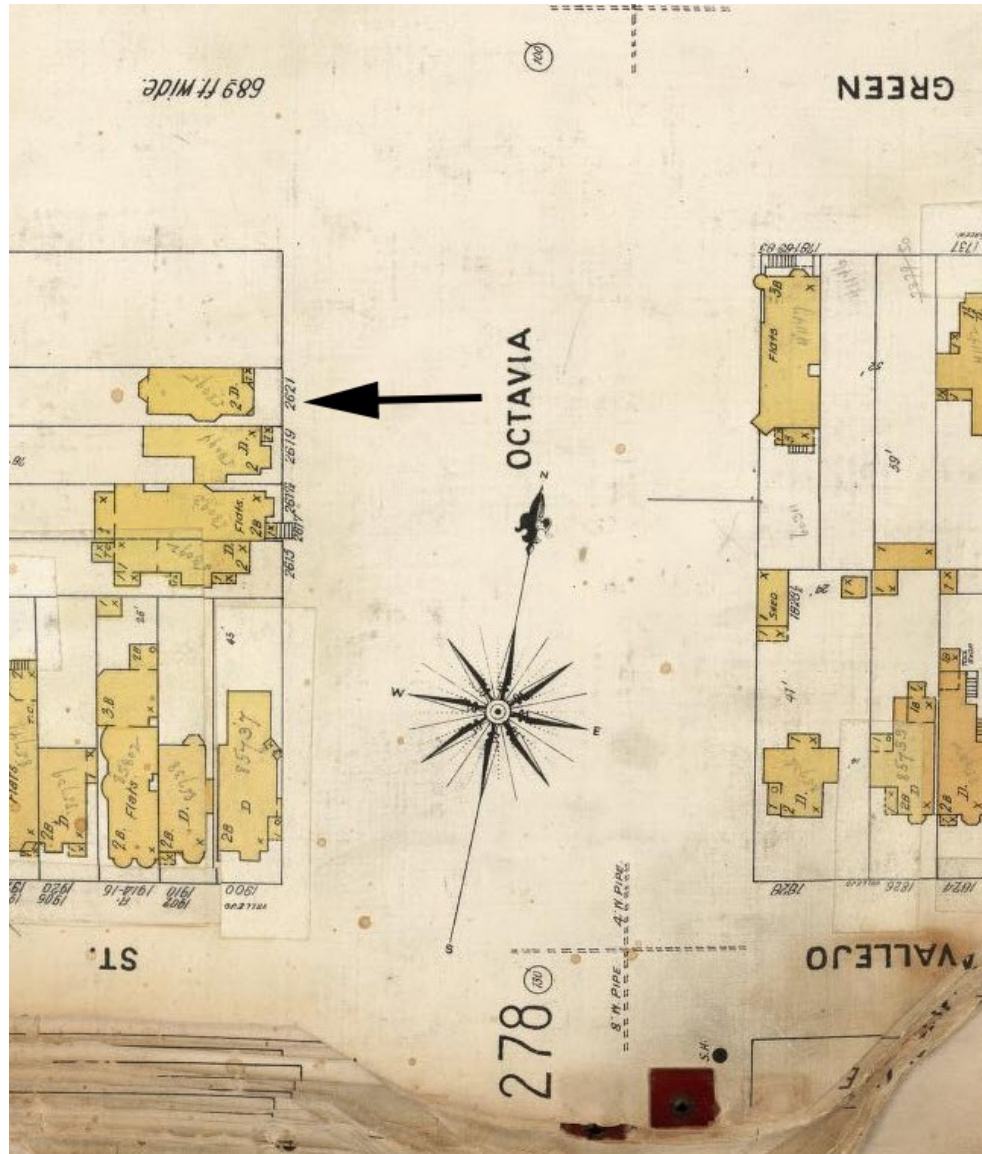


Figure 5: 1905 Sanborn Map showing approximate location of predecessor building noted with arrow

The 1913 Sanborn Map illustrates the same level of development in the area (**Figure 6**). The same non extant single family residence is located on the subject parcel, now with a projecting volume to the rear.

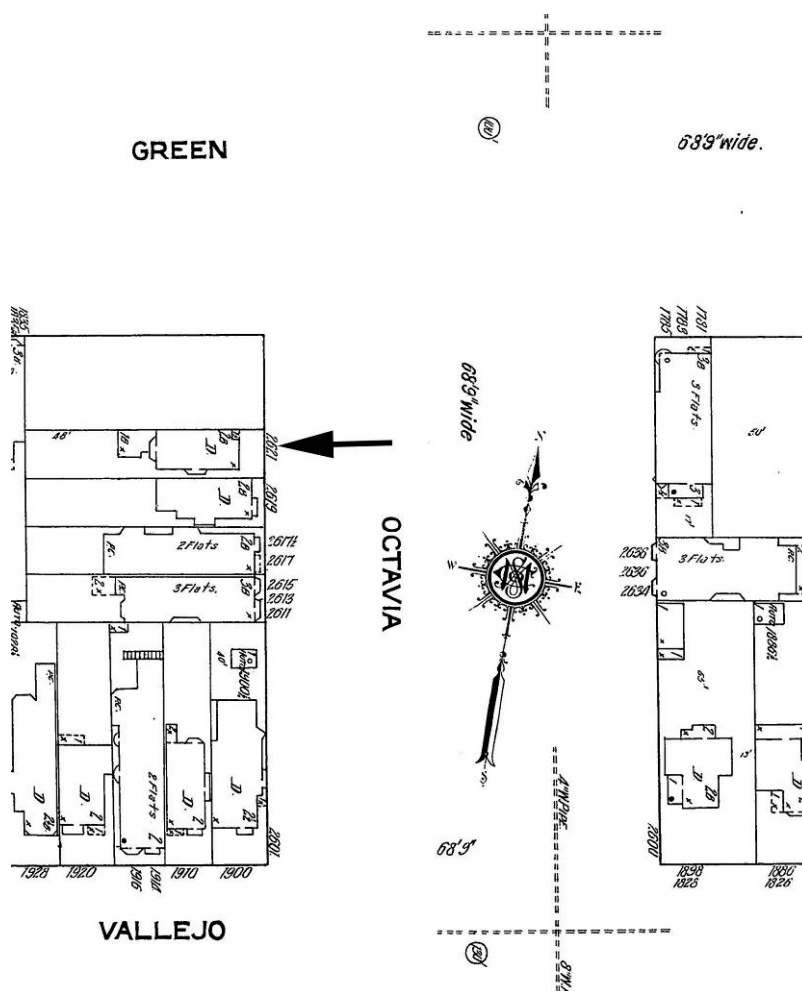


Figure 6: 1913 Sanborn Map showing approximate location of predecessor building noted with arrow

The 1938 Harrison Ryker aerial photograph shows the subject parcel vacant (**Figure 7**). It is unknown when the building previously located on this parcel was demolished. The other notable change to the subject block is the construction of the adjacent Golden Gate Valley Branch Library, a Carnegie library constructed in 1917.

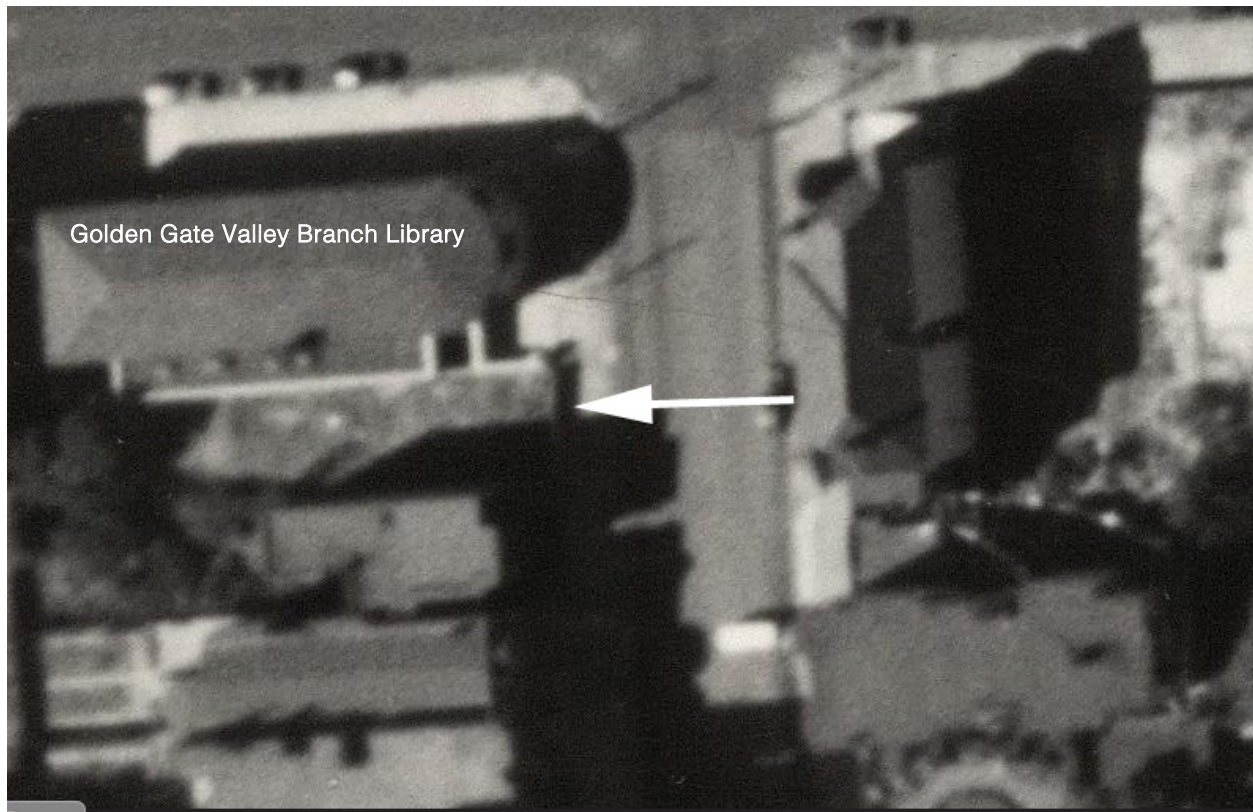


Figure 7: 1938 aerial photograph showing approximate location of subject building noted with arrow
Source: David Rumsey Historical Map Collection.

The 1950 Sanborn Map shows the subject building for the first time (**Figure 8**). It is illustrated as a rectangular plan, two story over basement two flat building with a light well on the north façade.

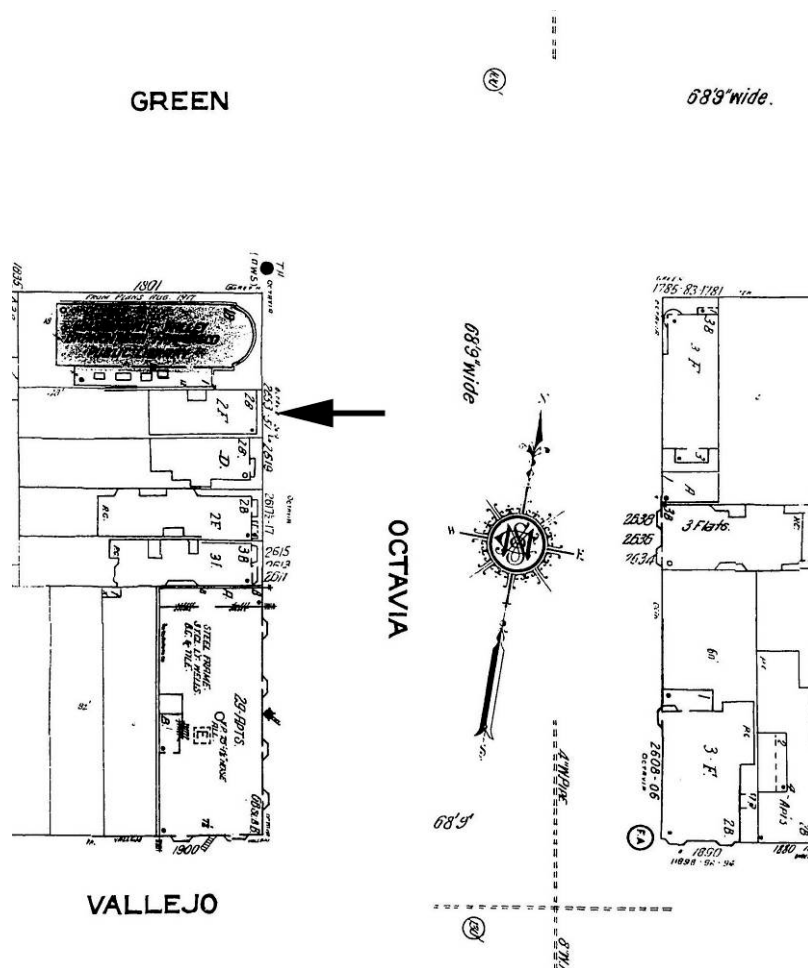


Figure 8: 1950 Sanborn Map showing 2651-53 Octavia Street noted with arrow.

C. Construction Chronology

2651-2653 Octavia Street was constructed in 1949 and designed by Eric Dahlberg & Sons builders as a two-story over basement flat building. The exterior façade has sustained few alterations: modern windows and modern garage doors.

Eric Dahlberg & Sons

The building tradition of the Dahlberg family began in 1892 with Andrew Dahlberg.¹ Eric Dahlberg was the brother of Andrew. They emigrated from Sweden. Eric's sons Clarence and Harvey joined the family business in 1945. They constructed residential buildings throughout

¹ *San Francisco Chronicle*, "A Family of Home Builders," April 10, 1955

San Francisco. After World War II, they constructed homes in Miraloma Park marketed towards veterans.² In 1953, they began developing Ocean Park Manor in Pacifica. Eric Dahlberg died in 1955. Clarence retired in 1971.³ Harvey died in 1986. No known historic resources were located by Eric Dahlberg & Sons. An example of their buildings includes: 100-160 O'Shaughnessy Blvd (1951); 331-333 West Portal Ave (1934); and 207-235 Evelyn Way (1950). (Photos in Appendix)

D. Permit Record

The following permits were located in the Department of Building Inspection files for the subject property:

- Permit #20509, October 28, 1949 – To build two story wood frame flat.
- Permit #1268216, June 29, 2012 – Remove and replace wood clad windows. 14 total.
Visible from street

Copies of the permits are in the Appendix to this report.

E. Architectural Style

2651-2653 Octavia Street can best be described as vernacular with minor elements of Mediterranean Revival. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements. The Mediterranean Revival elements present include the balconettes, the scored stucco, and the pent roof.

F. Owners and Occupants

The following three tables list all known owners and occupants of 2651-2653 Octavia Street.

Table 1: Owners of 2651-5263 Octavia

Name	Date	Occupation
------	------	------------

² Classified Ad, December 17, 1950, p 16, 33.

³ "A Tradition of Wood Architecture," May 3, 1992.

Alice S. Valleau	10/1/1920 – 5/29/1930	Husband - printer
H. & Claire Campana	5/29/1930 – 9/21/1945	Unknown
Charles and Sophia Savio	9/21/1945 – 3/25/1946	Owner of Villa Marina Market
Joseph and Constance Verhaug	3/25/1946 – 8/17/1948	Owner of Venetian Villa
Dominico and Susie Tognoli	8/14/1948 – 10/14/1949	Clerk
Eric and Anne Dahlberg	10/14/1949 – 7/7/1989	Contractor/Builder
Fred and Inez Boitano	7/7/1989 – 2/28/2006	Sherman Market
Barry, Michelle, Victoria G. and Victoria T. Potthoff	2/28/2006 – 1/19/2011	
Victoria Abendroth and Barry, Victoria T. and Michelle Potthoff	1/19/2011 – 3/1/2018	
Christopher B. Cook and Jane Cote Cook	3/1/2018 - current	

Table 2: Occupants of 2651 Octavia

Date	Name	Occupation
1951-1953	Wallace L. Dodd	Employee of Singer Sewing Machine
1955 - 1959	Sid Arpin	Owner of Sid and Jeannette's Restaurant
1960 - 1968	Paula Shragge	Secretary
1971 - 1982	Reana Hart	retired

Table 3: Occupants of 2653 Octavia

Date	Name	Occupation
1951 - 1982	Fred Boitano	Owner of Sherman Market at 1598 Union

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it is eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Significance

- Criterion 1 (Events)

2651-2653 Octavia Street is not eligible for individual listing in the California Register under Criterion 1. This building is an infill building. Most of the surrounding area was constructed in the early 20th century. This building did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. The building was owned by the builder Eric Dahlberg but he maintained the building as rental investment property. He did not reside at the building at any time. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 2651-5263 Octavia Street was constructed by builders Eric Dahlberg & Sons. They are not considered master builders. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear historically significant under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to a historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”⁴ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of July 24, 2018 with the Planning Department, no district analysis was performed.

C. Integrity

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity in order to be considered eligible for listing in the California Register. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.

⁴ Office of Historic Preservation, 1995.

- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since this building is not individually eligible for listing on the California Register, no period of significance is established and integrity can not be assessed.

VII. CONCLUSION

2651-2653 Octavia Street is not individually eligible for listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

VIII. BIBLIOGRAPHY

Published

California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1893, 1899, 1905, 1913, 1950,

IX. APPENDIX

WEST SIDE OF OCTAVIA STREET BETWEEN GREEN AND VALLEJO STREETS





EAST SIDE OF OCTAVIA STREET BETWEEN GREEN AND OCTAVIA STREETS

ERIC DAHLBERG & SONS PROJECTS

Above 100-160 O'Shaughnessy Blvd

Left: 331-333 West Portal Avenue

Below: 207-235 Evelyn Way



-24-

SAN FRANCISCO
P 181-302M

DEPARTMENT OF PUBLIC WORKS

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

RECEIVED
OCT 3 1 1949
BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

BLDG. FORM
2

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

104.9

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location of Lot W 3rd St Side of OCTAVIA Street
Lot 50 Foot 30.00 of CHERRY St. No. 8 Block No. 804
(2) Number of Stories A TWO FAMILY FRAME DWELLING (WITH) Basement
(3) Total Cost \$ 16,000.00 17,000
(4) Purpose of Occupancy FRAM No. of rooms 10 No. of families 8
(5) Size of lot 25'-0" x 124'-7" Ft. Front 25'-0" Ft. Rear 25'-0" Ft. Deep 124'-7"
(6) Size of proposed building 25'-0" x 56'-4" Ft. Any other building on lot at present NO
(7) APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE
(8) Supervision of construction by ERIC DAHLBERG & SONS
Address 533 Victoria Street #12 San Francisco, California
I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.
(9) Architect
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____
(10) Engineer
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____
(11) Plans and specifications prepared by
Other than Architect or Engineer _____
Address _____
(12) Contractor ERIC DAHLBERG & SONS (BUILDERS)
License No. 95239 License No. 1678
State of California _____ City and County of San Francisco
Address 533 Victoria Street San Francisco, California
(13) Owner SAME AS ABOVE
Address _____
By Clarence Dahlberg Clarence Dahlberg
Side Sewer In ☒ Not In ☐ Owner's Authorized Agent.
The Department will call up telephone No. 124-3-1517 if any alterations or changes are necessary on the plans submitted.
CERTIFICATE OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF BUILDING, PURSUANT TO SEC. 9, ORDINANCE 1008 (N.S.)



APPROVED
Dept of Building Insp

JUN 29 2012

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

W/N

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION**

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH

DATE FILED JUN 29 2012	PLANS FILE RECEIPT NO. 1/2	(1) STREET ADDRESS OF JOB 2651 OCTAVIA	BLOCK & LOT 0354/002
PERMIT NO. 1268216	ISSUED 6-29-12	(2) ESTIMATED COST OF JOB 1500	(3) REVISED COST \$7,500

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(A) TYPE OF CONSTR. V	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF ADJACENT AND COLLARS -	(D) PRESENT USE SEPT TWO UNITS	(E) OCCUP. CLASS R3	(F) NO. OF DWELLING UNITS 2
--------------------------	--------------------------------------	--------------------------------------	-----------------------------------	------------------------	--------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(A) TYPE OF CONSTR. V	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF ADJACENT AND COLLARS -	(D) PROPOSED LEGAL USE SEPT TWO UNITS	(E) OCCUP. CLASS R3	(F) NO. OF DWELLING UNITS 2
--------------------------	--------------------------------------	--------------------------------------	--	------------------------	--------------------------------

(G) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? NO	(H) WILL STREET SPACE BE USED FOR CONSTRUCTION? NO	(I) ELECTRICAL WORK TO BE PERFORMED? NO	(J) PLUMBING WORK TO BE PERFORMED? NO
---	---	--	--

(K) GENERAL CONTRACTOR OWNER	(L) OWNER (CHECK ONE) BARRY POTOFF	(M) ADDRESS 3524 Divisadero St. San Francisco Ca 94132	(N) PHONE FOR CONTACT BY DEPT. 827 8987
---------------------------------	---------------------------------------	---	--

(O) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) visible from the street. REMOVE & REPLACE WOOD CLAD WINDOWS 14 TOTAL (MAX 0.4 Factor 04)
--

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR EXIST TO BUILDING? NO	(2) WILL REMOVAL OR SUB-SEPARATE SPACE BE REPERFORMED OR ALTERED? NO	(3) ARCHITECT OR ENGINEER DESIGN? CONSTRUCTION	(4) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(5) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING? NO	(6) NEW EXISTING OR ON LOT? IF YES SHOW ON PLOT PLAN NO	(7) IF YES, STATE NEW GREENING FLOOR AREA SQ FT	(8) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO
---	---	---	--	--	--	--	--

(9) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
--	---------

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or existing used during construction, to be shown less 10' to any side containing more than 750 sq ft. See Sec. 888 California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Outside lines as shown on drawings accompanying this application are assumed to be correct. If actual ground lines are not the same as shown, related drawings showing correct ground lines, note and file together with construction details of retaining walls and wall footings required must be submitted to this department for approval.

ANY VIOLATION INCURRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING ON PERMIT OF OCCUPANCY GRANTED WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (2) (3) (4) (5) (6) (7) (8) (9) (10).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all adjacent wires or equipment.

CHECK APPROPRIATE BOX:
☐ OWNER
☐ ARCHITECT
☐ ENGINEER
☐ CONTRACTOR

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

8003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAIM. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City or County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have coverage under (i) or (j) designated below or shall indicate item (ii) or (iv) or (v) whichever is applicable. If however item (iv) is checked item (v) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of accident or health insurance for workers' compensation as required by Section 2700 of the Labor Code for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance as required by Section 2700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance number and policy number are:
Carrier: _____
Policy Number: _____
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2600 of the Labor Code, that the permit herein applied for shall be deemed revoked.

I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I shall employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Building Permit Bureau.

[Signature]
Signature of Permit Applicant
Date: June 29 2012

OFFICE COPY

SAN FRANCISCO		CONDITIONS AND STIPULATIONS	
<div> <div>OFFICIAL COPY</div> <div> <div>REFER TO</div> <div>APPROVED</div> <div>DEPARTMENT OF BUILDING INSPECTION</div> </div> </div>	<div> <div>Call 415-638-6670, to schedule inspections for building, electrical and / or plumbing. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.</div> <div> <div>Michael Gunnell, DBI</div> <div>29 2012</div> </div> </div>	<div>DATE _____</div> <div>REASON _____</div>	
<div> <div>APPROVED</div> <div> <div>As per applied & photo to replace all front facade windows in kind</div> <div>ORIGINAL EXEMPT FROM ENVIRONMENTAL REVIEW</div> </div> </div>	<div> <div>DEPT. OF BLDG. INSPECTION</div> <div>DEPARTMENT OF CITY PLANNING</div> </div>	<div>NOTIFIED MR. _____</div> <div>DATE _____</div> <div>REASON _____</div>	
<div> <div>APPROVED</div> <div> <div>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</div> </div> </div>	<div> <div>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</div> </div>	<div>NOTIFIED MR. _____</div> <div>DATE _____</div> <div>REASON _____</div>	
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<div> <div>APPROVED</div> <div> <div>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</div> </div> </div>	<div> <div>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</div> </div>	<div>NOTIFIED MR. _____</div> <div>DATE _____</div> <div>REASON _____</div>	
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<div> <div>APPROVED</div> <div> <div>REDEVELOPMENT AGENCY</div> </div> </div>	<div> <div>REDEVELOPMENT AGENCY</div> </div>	<div>NOTIFIED MR. _____</div> <div>DATE _____</div> <div>REASON _____</div>	
<div> <div>APPROVED</div> <div> <div>HOUSING INSPECTION DIVISION</div> </div> </div>	<div> <div>HOUSING INSPECTION DIVISION</div> </div>	<div>NOTIFIED MR. _____</div> <div>DATE _____</div> <div>REASON _____</div>	

From: [BOS Legislation, \(BOS\)](#)
To: [jack.fowler@gmail.com](#); [maureen@ddmhw.com](#); [elizabethbreilly@gmail.com](#); [paul.guermonprez@gmail.com](#); [jcotecook@aol.com](#); [sarah@louieroitman.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Zushi, Kei \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on July 28, 2020
Date: Monday, July 20, 2020 12:35:21 PM
Attachments: [image001.png](#)

Hello,

The Office of the Clerk of the Board received the following appeal response from the Planning Department, regarding the appeal of the determination of categorical exemption from environmental review under the California Environmental Quality Act for the proposed project at 2651-2653 Octavia Street.

[Planning Department Response - July 20, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200284](#)

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



Categorical Exemption Appeal

2651-2653 Octavia Street

DATE: July 20, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer - (415) 575-9032
Kei Zushi - kei.zushi@sfgov.org; (415) 575-9038
RE: Planning Record No. 2018-011022APL
Appeal of Categorical Exemption for 2651-2653 Octavia Street
HEARING DATE: July 28, 2020
ATTACHMENT(S): A - September 5, 2019 Categorical Exemption
B - Planning Department Staff Report for February 6, 2020 Planning Commission Discretionary Review Hearing
C - June 12, 2020 Historic Preservation Review Memo

PROJECT SPONSOR: Jane Cote-Cook, (415) 510-1610
APPELLANT(S): Maureen Holt, Elizabeth Reilly, Paul Guernonprez, and Jack Fowler

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the board of supervisors (the board) regarding the planning department's (the department) September 5, 2019 issuance of a categorical exemption determination (Planning Department Case No. 2018-011022PRJ) under the California Environmental Quality Act (CEQA) for the proposed 2651-2653 Octavia Street project (the project).

The department, pursuant to Article 19 of the CEQA Guidelines, issued a categorical exemption for the project on September 5, 2019 finding that the proposed project is exempt from CEQA as a Class 1 categorical exemption for existing facilities.

The decision before the board is whether to uphold the department's decision to issue a categorical exemption and deny the appeal or to overturn the department's decision to issue a categorical exemption and return the project to department staff for additional environmental review. This memorandum responds to all of the issues raised in the March 6, 2020 letter of appeal. Many of the appellant's claims are irrelevant to the decision before the board on this CEQA appeal. Issues that are unrelated to the department's September 5, 2019 determination that the proposed project is categorically exempt from CEQA are noted accordingly, and are addressed for informational purposes only.

SITE DESCRIPTION AND EXISTING USE

The approximately 3,100-square-foot project site (Assessor's Block 0554 and Lot 002) is located on the block bounded by Green Street to the north, Octavia Street to the east, Vallejo Street to the south, and Laguna Street to the west, in the Pacific Heights neighborhood. The project site is within the Residential, House, Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District. The project site is currently occupied by a two-family residence.

PROJECT DESCRIPTION

The proposed project would construct a fourth-floor-level vertical and horizontal addition to an existing 37-foot-tall (inclusive of a 7-foot-tall mansard roof), three-story, 4,151-gross-square-foot two-family residence constructed in 1950, resulting in a 40-foot-tall (exclusive of a 3.5-foot-tall parapet and clear glass guardrail on the roof deck), four-story, 6,512-gross-square-foot two family residence.

The project construction would involve localized excavation for new foundation and possible excavation to replace existing foundations in kind, resulting in a total of approximately 15 to 30 cubic yards of soil excavated. The average depth of excavation would be 1.5 feet, with a maximum depth of 2 feet.

BACKGROUND

The following is a brief summary of the relevant project background for the appeal of the September 5, 2019 categorical exemption issued for the 2651-2653 Octavia Street project.

On August 3, 2018, the project sponsor filed a building permit application for the proposed project with the department of building and inspection (building department).

On August 10, 2018, the project sponsor filed a project application with the department for its review of the project described above.

On September 5, 2019, the department issued a categorical exemption determination, which is the subject of this appeal, finding that the project was categorically exempt under CEQA Class 1 - alteration and addition to an existing structure, and that no further environmental review was required.

On September 19, 2019, the department issued neighborhood notification pursuant to planning code section 311 for the proposed project under building permit application #2018.08.03.6405.

On October 21, 2019, Paul Guermonprez, on behalf of the 2634 Octavia Street HOA and 1791-1795 Green Street HOA, filed with the department a discretionary review request regarding the project.

On February 6, 2020, the planning commission denied the discretionary review request at a public hearing (Planning Department Case No. 2018-011022DRP), which constituted the approval action for the project under CEQA.

On March 6, 2020, Maureen Holt, Elizabeth Reilly, Paul Guermonprez, and Jack Fowler (collectively, “Appellant”) timely filed an appeal of the September 5, 2019 categorical exemption to the board.

On March 17, 2020, the Office of the Clerk of the Board scheduled a hearing before the board to hear the appeal on April 21, 2020.

On March 20, 2020, the Office of the Clerk of the Board continued the appeal hearing indefinitely in accordance with Governor Gavin Newsom’s statewide order for all residents to stay at home and numerous preceding local and state proclamations, orders, and supplemental directions.

On July 14, 2020, the Office of the Clerk of the Board rescheduled the appeal hearing to July 28, 2020.

CEQA GUIDELINES

Categorical Exemptions

In accordance with CEQA section 21084, CEQA Guidelines sections 15301 through 15333 list classes of projects that have been determined by the State Secretary of the Natural Resources Agency not to have a significant effect on the environment and are exempt from further environmental review.

CEQA Guidelines section 15301, or Class 1, consists of the operation, repair, or minor alteration of existing public or private structures and facilities, including additions to an existing structure, provided that the addition will not increase by more than 10,000 square feet if 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 the area in which the project is located is not environmentally sensitive (CEQA Guidelines Section 15301(e)). The project involves the addition of approximately 2,370 square feet to an existing two-family residence and thus is exempt under Class 1.

In determining the significance of environmental effects caused by a project, CEQA Guidelines section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines section 15064(f)(5) provides, “Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts.”

The department determined that the proposed project qualifies for a Class 1 categorical exemption as noted in Step 1 of the September 5, 2019 categorical exemption document. As noted above, the proposed project involves an approximately 2,370-square-foot addition to an existing structure, adding a fourth-floor-level addition to an existing 4,151-gross-square-foot two-family residence and resulting in a 6,512-gross-square-foot two family residence. The project site is located in an area where all public services are available to allow for maximum development permissible in the General Plan. Finally, the project site is not located in an environmentally sensitive area.

PLANNING DEPARTMENT RESPONSES

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The fact that the September 5, 2019 categorical exemption was inadvertently omitted from the department staff report for the February 6, 2020 planning commission discretionary review hearing did not result in a violation of CEQA or San Francisco administrative code chapter 31. This is because the department issued and posted the September 5, 2019 categorical exemption on its website for public view on September 5, 2019. This posting was sufficiently in advance of the February 6, 2020 hearing to provide public notice, and the staff report clearly states that the project qualifies for a Class I categorical exemption.

The appellant points out that the correct categorical exemption was omitted and an incorrect categorical exemption was included in the department staff report for the February 6, 2020 discretionary review hearing for the 2651-2653 Octavia Street project, where the planning commission denied the discretionary review request. The planning commission's denial of the discretionary review request constituted the approval action for the project under CEQA. The appellant does not explain how this error resulted in a violation of CEQA or San Francisco administrative code chapter 31.

The department acknowledges that the department staff report for the February 6, 2020 hearing inadvertently included a categorical exemption issued for the 2447 Francisco Street project and did not include the September 5, 2019 categorical exemption issued for the 2651-2653 Octavia Street project (see Attachments A and B). However, this error does not render the September 5, 2019 categorical exemption invalid. This is because the September 5, 2019 categorical exemption was issued properly and posted on the department's website for public view on September 5, 2019, sufficiently in advance of the February 6, 2020 planning commission discretionary review hearing. Thus, members of the public had sufficient opportunity to review the 2651-2653 Octavia Street project's categorical exemption before the planning commission hearing. In addition, the department staff report for the February 6, 2020 hearing unambiguously states under the "Environmental Review" section that the proposed project qualifies for a Class 1 categorical exemption under CEQA Guidelines section 15301(e) - additions to existing structures, provided that the addition will not result in an increase of more than 10,000 square feet. Thus, the staff report correctly informed members of the public and the planning commissioners of the department's determination that the project qualifies for a Class 1 categorical exemption under CEQA.

Therefore, the omission of the September 5, 2019 categorical exemption from the department staff report prepared for the February 6, 2020 planning commission discretionary review hearing did not result in any procedural error under CEQA or San Francisco administrative code chapter 31.

Response 2: The department properly issued the September 5, 2019 categorical exemption, finding that the project would result in a less-than-significant impact on historical resources, including the Golden Gate Valley Library located at 1801 Green Street.

The appellant states that the department's issuance of the September 5, 2019 categorical exemption was improper because the project would cause a substantial adverse change to the significance of a historical

resource, the Golden Gate Valley Library located at 1801 Green Street, immediately to the north of the project site, and that the department failed to analyze impacts to the historical resource. The appellant asks that the department conduct a more robust analysis of the project's potential impacts on the existing on-site two-family residence and the surrounding neighborhood, including the Golden Gate Valley Library, which is eligible for designation as a San Francisco Landmark under the San Francisco planning code article 10.

According to CEQA sections 21084(a) and (e), categorical exemptions apply to a list of classes of projects that have been determined by the Secretary of the Natural Resources Agency not to have a significant effect on the environment and shall therefore be exempt from CEQA; however, projects that may cause a substantial adverse change in the significance of a historical resource shall not be exempted from CEQA. Under CEQA section 21084.1, a historical resource for the purposes of CEQA includes, among other things, a historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, as well as a resource included in a local register of historical resources.

Contrary to the appellant's contention, the department adequately evaluated the project's impacts on both the project site and the surrounding historical resources, including the Golden Gate Valley Library before reaching its categorical exemption determination. As a consequence, the September 5, 2019 categorical exemption determination complies with CEQA.

After several rounds of design revisions at the direction of the planning department historic preservation staff, the department determined that the proposed alteration would be minimally visible and meet the Secretary of the Interior's Standards for Rehabilitation (Standards) as indicated in Step 5, Item 7 in the September 5, 2019 categorical exemption (see attachment A). Consequently, the department determined that the existing two-family residence on the project site did not require formal evaluation through the department's historical resource evaluation process to determine if the property qualified as a historical resource under CEQA. The property continues to be classified as a Category B property, a potential historical resource.¹ Further, the department also determined that the proposed (redesigned) project would not adversely impact the character-defining features of the existing residence on the project site and the adjacent historical resource (i.e., the Golden Gate Valley Library), as well as the surrounding neighborhood character, and thus would result in a less-than-significant impact on historical resources.

The department has prepared a memo explaining how the project would meet the Secretary of the Interior's Standards for Rehabilitation (see Attachment C). Under CEQA Guidelines 15064.5, projects that meet the Secretary of the Interior's Standards² are generally presumed to result in a less-than-significant impact on historical resources, including both on-site and nearby off-site historical resources. These Secretary of the

¹ Category B properties are those requiring further consultation and review. Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA. Category A.1 resources are those listed on or formally determined to be eligible for the California Register. Category A.2 resources are those listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register.

² The Secretary of the Interior's Standards were published in 1995 and codified as 36 Code of Federal Regulations 68.

Interior's Standards, consisting of ten standards that help preserve the distinctive character of an historical building and its site and surroundings, while allowing for reasonable changes to meet new needs, are intended to promote responsible preservation practices that help protect irreplaceable cultural resources. As the memo states, the proposed project would not affect any of the character defining features of the Golden Gate Valley Library, which include its exterior composition and materials, paneled vestibule, spatial volume, and the ornamental ceiling of the main reading room. The proposed project would result in minimal changes to potential character defining features of the subject building. Therefore, the department determined that the project conforms with the Secretary of the Interior's Standards for Rehabilitation.

Additionally, contrary to the appellant's assertion, even if the Golden Gate Valley Brach library had been designated as a local landmark, the department's determination that the proposed project would result in a less-than-significant impact on the Golden Gate Valley Library would not have changed.

The appellant states that some of the information in the September 5, 2019 categorical exemption issued for the proposed project is misleading. Specifically, the appellant points out that the department erroneously characterized the Golden Gate Valley Library as a category B building in Step 3. The appellant also points out that the box in Step 5, Item 1, "[p]roject involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4" is checked. The appellant suggests that this language is confusing because it does not clarify what resource is being referred to and whether the proposed project would adversely impact the resource.

The department correctly completed Step 3 in the September 5, 2019 categorical exemption. The information in Step 3 is related to the existing on-site residence, not the Golden Gate Valley Library. The existing on-site residence is a potential historical resource, known as a Category B resource. The Golden Gate Valley Library is a known historical resource, known as a Category A resource. The department inadvertently checked the box under Step 5, Item 1. This box is intended to be checked when the proposed project involves a known historical resource located on the project site. The proposed project would not involve alterations or additions to any on-site known historical resource, as discussed above. Despite this clerical error, the September 5, 2019 categorical exemption remains valid because it clearly states the department's determination that the proposed project would meet the Secretary of the Interior's Standards and thus result in a less-than-significant impact on historical resources, whether known (Category A) or potential (Category B).

Response 3: The department adequately evaluated the proposed project's shadow impacts and correctly determined that the project would result in a less-than-significant shadow impact under CEQA.

The appellant contends that the department failed to evaluate the project's potential shadow impacts on the main reading room located inside of the Golden Gate Valley Library. The appellant also states that the proposed project would block sunlight onto the solar panels on the roof of the Golden Gate Valley Library and high-performance windows on the south-facing façade of the library, and the department failed to analyze these impacts.

Under CEQA, the department is required to analyze whether a project would create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open space, but is not required to analyze the changes caused by a project in the amount of sunlight allowed into an interior room of a public library. Similarly, the department is not required to analyze shading of solar panels or shadow effects on buildings. The department determined that the proposed project would not result in any shadow impacts on publicly accessible open space, and the appellant makes no claims to the contrary. Thus, no further shadow impact analysis is required under CEQA.

The appellant also questions whether a shadow report dated December 1, 2019, which was included in the staff report for the February 6, 2020 planning commission discretionary review hearing, was considered by the department before the department issued the September 5, 2019 categorical exemption. The December 1, 2019 shadow report was prepared by the project sponsor for the February 6, 2020 discretionary review hearing, not for the purpose of environmental review of the project.³ Thus, the department did not err by not considering the December 1, 2019 shadow report before the department issued the September 5, 2019 categorical exemption. This is because the department as part of the project's environmental analysis correctly determined that the project would not result in shadow impacts on any publicly accessible open spaces under CEQA, as discussed above.

Response 4: The appellant raises several issues that are not relevant to the board's decision to either reject or uphold this appeal of the department's September 5, 2019 categorical exemption for the proposed project. The department's responses to these issues are provided below for informational purposes only.

Aesthetics

The appellant contends that the department improperly issued the September 5, 2019 categorical exemption because the project would impact the consistent street roof lines on Octavia Street and distract from the character of the neighborhood.

Contrary to the appellant's contention, the department correctly issued the September 5, 2019 categorical exemption under CEQA. CEQA section 21099(d)(1) provides that aesthetic impacts of a residential project on an infill site within a transit priority area shall not be considered significant impacts on the environment.⁴ CEQA section 21099(a)(4) defines infill site as, among other things, a lot located within an urban area that has been previously developed. CEQA section 21099(a)(7) defines transit priority area as an area within one-half mile of a major transit stop.⁵ The 2651-2653 Octavia Street project, which involves

³ The department staff report for the February 6, 2020 planning commission hearing states that the shadow impact of the 2651-2653 Octavia Street project on the Golden Gate Valley Library is minimal – 5.8-percent decrease in annual solar generation.

⁴ The California legislature adopted CEQA section 21099 as part of Senate Bill No. 743 to encourage transit-oriented, infill development consistent with the goal of reducing greenhouse gases.

⁵ CEQA section 21064.3 defines major transit stop as a site containing any of the following:

- (a) An existing rail or bus rapid transit station,
- (b) A ferry terminal served by either a bus or rail transit service, or
- (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

an expansion of an existing two-family residence, is a residential project that meets the above locational criteria. The project site is on an infill site because it is in an urban area that has been previously developed. In addition, the project site is within a transit priority area.⁶ The appellant does not dispute whether the project site meets any of these criteria. Thus, the department properly excluded analysis of the project's aesthetic impacts, including those on the street roof lines on Octavia Street or character of the neighborhood.

The appellant further contends that CEQA section 21099(d)(2)(B)⁷ prohibits a project from being exempt from CEQA when the project involves historical or cultural resources. This is a misstatement of the law. CEQA section 21099(d)(2)(B) does not prohibit projects from being exempt from CEQA. Rather, section 21099(d)(2)(B) clarifies that an infill project's (such as the proposed project) impacts on historical resources must be analyzed even when the infill project's aesthetics impacts are not required to be analyzed under CEQA section 21099(d)(1). Contrary to the appellant's contention, the department adequately analyzed the proposed project's impacts on historical resources while correctly excluding analysis of the proposed project's aesthetic impacts consistent with section 21099(d)(2)(B), as discussed above.

The appellant also asserts that the department failed to apply the Cow Hollow Design Guidelines⁸ to the proposed project. The Cow Hollow Design Guidelines only apply within the boundaries of the Cow Hollow Neighborhood, which is the rectangular area bounded by Greenwich Street in the north, Pierce Street in the east, Pacific Avenue in the south, and Lyon Street in the west. The 2651-2653 Octavia Street project site is outside the Cow Hollow Neighborhood. Thus, the Cow Hollow Design Guidelines do not apply to the project.

Alleged Similarities to 2417 Green Street Project

The appellant requests that the board overturn the September 5, 2019 categorical exemption issued for the 2651-2653 Octavia Street project because the appellant argues that the 2651-2653 Octavia Street project is similar to the 2417 Green Street (Case No. 2017-002545ENV). The appellant does not explain how these alleged similarities cause the 2651-2653 Octavia Street project to result in a significant environmental impact under CEQA.

As discussed above, the department correctly evaluated each of the potential environmental impacts resulting from the 2651-2653 Octavia Street project. There is no evidence in the record that the 2651-2653 Octavia Street project could result in a significant impact under CEQA due to unusual circumstances, or for any other reason. Therefore, the department's issuance of the September 5, 2019 categorical exemption was appropriate.

⁶ The planning department has determined that a majority of the area, including the 2651-2653 Octavia Street project site, in San Francisco is located in a transit priority area under CEQA section 21099. A map of San Francisco transit priority area is available online at:

<https://sfmea.sfplanning.org/Map%20of%20San%20Francisco%20Transit%20Priority%20Areas.pdf>.

⁷ CEQA section 21099(d)(2)(B) states that "[f]or the purposes of [CEQA], aesthetic impacts do not include impacts on historical or cultural resources."

⁸ San Francisco Planning Department, Cow Hollow Neighborhood Design Guidelines, https://default.sfplanning.org/publications_reports/NeighborhoodDesignGuidelines_CowHollow.pdf.

Appeal of February 6, 2020 Planning Commission's Denial of Discretionary Review Request

The appellant requests that the board overturn the February 6, 2020 planning commission's denial of the discretionary review request. The appellant makes this request to an inappropriate review body. The board of the appeals, not the board of supervisors, has the authority to review an appeal of the planning commission's decision on a discretionary review case. Such an appeal may be made to the board of appeals within 15 calendar days after the building permit for the project is issued or denied by the department of building inspection.

CONCLUSION

The department has determined that the 2651-2653 Octavia Street project is categorically exempt from environmental review under CEQA Class 1 (alteration and addition to an existing structure) on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of the Natural Resources Agency has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption is applicable to the project. The appellant has failed to demonstrate that the department's determination is not supported by substantial evidence in the record.

For the reasons stated above and in the September 5, 2019 categorical exemption determination, the CEQA determination (Planning Department Case No. 2018-011022PRJ) complies with the requirements of CEQA and the department properly found that the project is exempt from environmental review pursuant to the cited exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

Attachment A
September 5, 2019 Categorical Exemption



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2651 OCTAVIA ST		0554002
Case No.		Permit No.
2018-011022PRJ		201808036405
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. 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).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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
<input type="checkbox"/>	Class ____

TO BE COMPLETED BY PROJECT PLANNER

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)	
<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 checked="" 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 checked="" type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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 (optional):	
Preservation Planner Signature: Shannon Ferguson	

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.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Shannon Ferguson 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)
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:	
<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:

Attachment B
Planning Department Staff Report
for February 6, 2020 Planning Commission
Discretionary Review Hearing



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 6, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 27, 2020
Case No.: **2018-011022DRP**
Project Address: **2651-2653 Octavia Street**
Permit Applications: 2018.0803.6504
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0554 / 002
Project Sponsor: Jane Cote-Cook
2651 Octavia Street
San Francisco, CA 94123
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to construct a 4th floor vertical and horizontal addition to an existing 3 -story, two-family house and a horizontal addition to the rear that incorporates decks at the step backs. A roof deck is also proposed.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 125' deep steeply lateral sloping lot with an existing 3-story 2-family home built in 1950 and is categorized as a 'B' – Potential Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediately adjacent set of buildings on this block of Octavia Street are 3-stories at the street face and step consistently down with the slope of the street to the 2-story corner public library. The library occupies the full lot and has a 15' side setback at the interior lot line to accommodate south facing windows. The adjacent residential buildings on Octavia define the mid-block open space fairly consistently and extend further into the rear than the subject property.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 19, 2019 – October 21, 2019	10.21. 2019	2.6. 2020	108 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 17, 2020	January 17, 2020	20 days
Mailed Notice	20 days	January 17, 2020	January 17, 2020	20 days
Online Notice	20 days	January 17, 2020	January 17, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR REQUESTORS

Paul Guermonprez on behalf of the of 2634 Octavia Street HOA, 1791-1795 Green Street HOA, neighbors across the street and to the East of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Is concerned by the following issues:

1. Refusal of concertation;
2. Loss of natural light to the library;
3. Proposed project is out architectural character of context, specifically with impact to the scale of the block face;

4. Project goes against the City's Climate change policy by blocking solar access to the library's solar panels.
5. The elevator and roof deck exceed the allowed height restrictions and the proposed roof deck will create privacy and noise impacts
6. Loss of light, view, and real estate value for neighbors

Proposed alternative: remove additional floor from project

See attached *Discretionary Review Application*, dated October 21, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has been extensively reviewed by Planning preservation staff and RDAT and complies with the letter and intent of the Planning Code and Residential Design Guidelines. The proposed design responds to and fits the adjacent context, and here are no exceptional or extraordinary circumstances.

See attached *Responses to Discretionary Review*, dated November 7, 2019.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to architectural character, scale, and preservation of access to light. The project sponsor has designed a building that adds to the existing building and maintains the scale of the street and access to light and midblock open space. As such Staff deems there are no exceptional or extraordinary circumstances.

Specifically, staff finds:

1. The refusal to consult the neighbors is not a requirement after project pre-application meeting, nor does the Department have any means to determine if and how the efforts were conducted.
2. The public library, which is non-complying, has ensured its own access to light by providing a 15' side setback
3. The proposed design of the 4th story extends the existing angled roof to incorporate the vertical addition in a way that maintain the form, scale at the street and roof features of the existing building front. A single 10' wide garage door replaces a double garage door at the ground level, and the entry is widened. The windows sizes and proportions are of similar scale and form as the neighboring are proposed to be maintained.
4. Solar panels are not protected by state or local law as doing so would allow them to act as de facto impediments to development.
5. The Code allow certain projections to exceed the height limit. The roof deck is set back 5' from side, front, and rear building edges, and because of the roof slope is set back approximately 20'

from the front building wall, so as to pose minimal impacts to the neighbors with respect to noise and privacy.

6. The loss of light due to this addition is not exceptional or extraordinary. The proposed setback and the width of the street provide a more than reasonable distance to ameliorate the effects of the additional story with respect to light. Per San Francisco policy, views are not protected, nor are economic values evaluated.

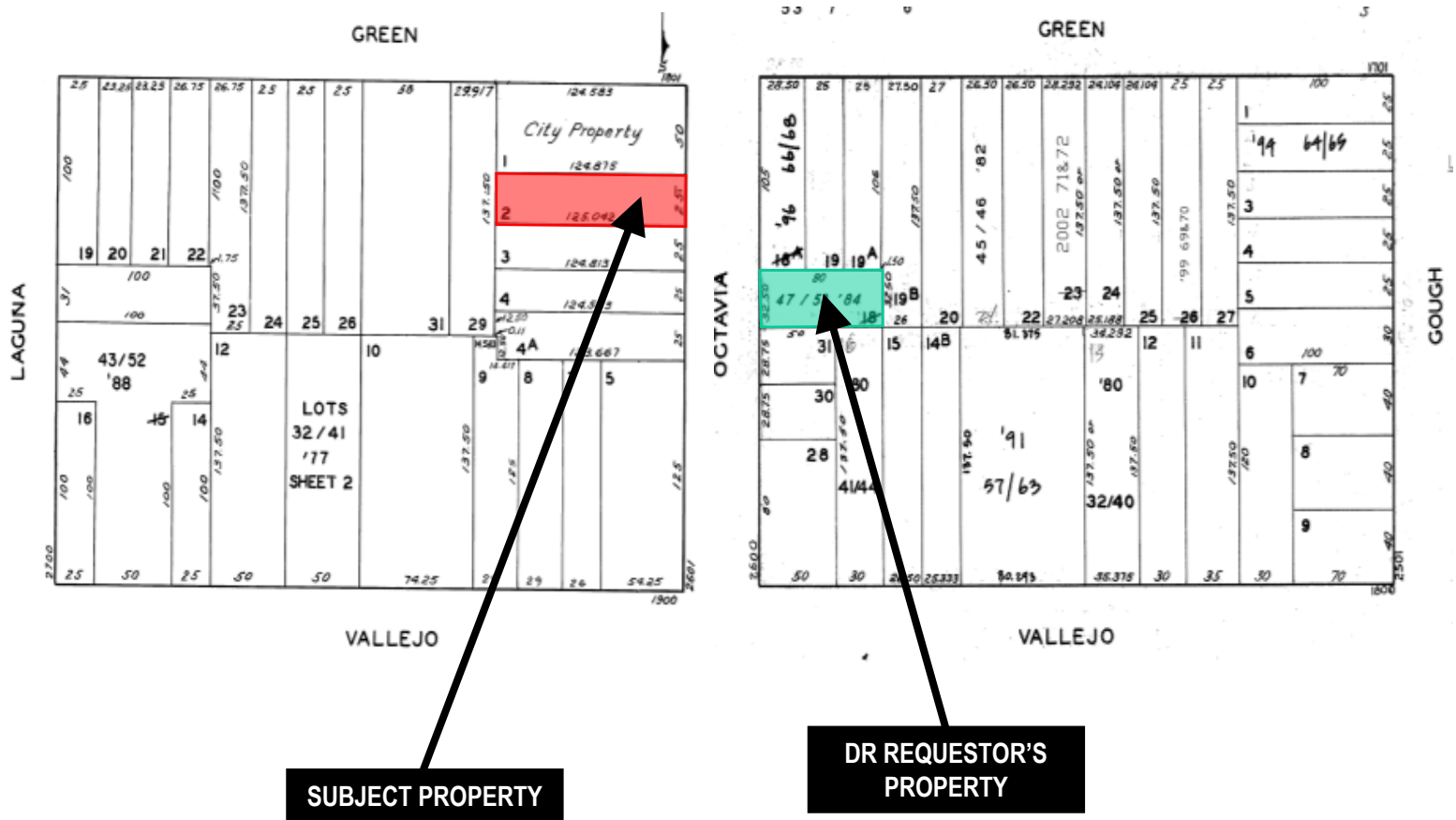
RECOMMENDATION: Do Not Take DR and Approve
--

Attachments:

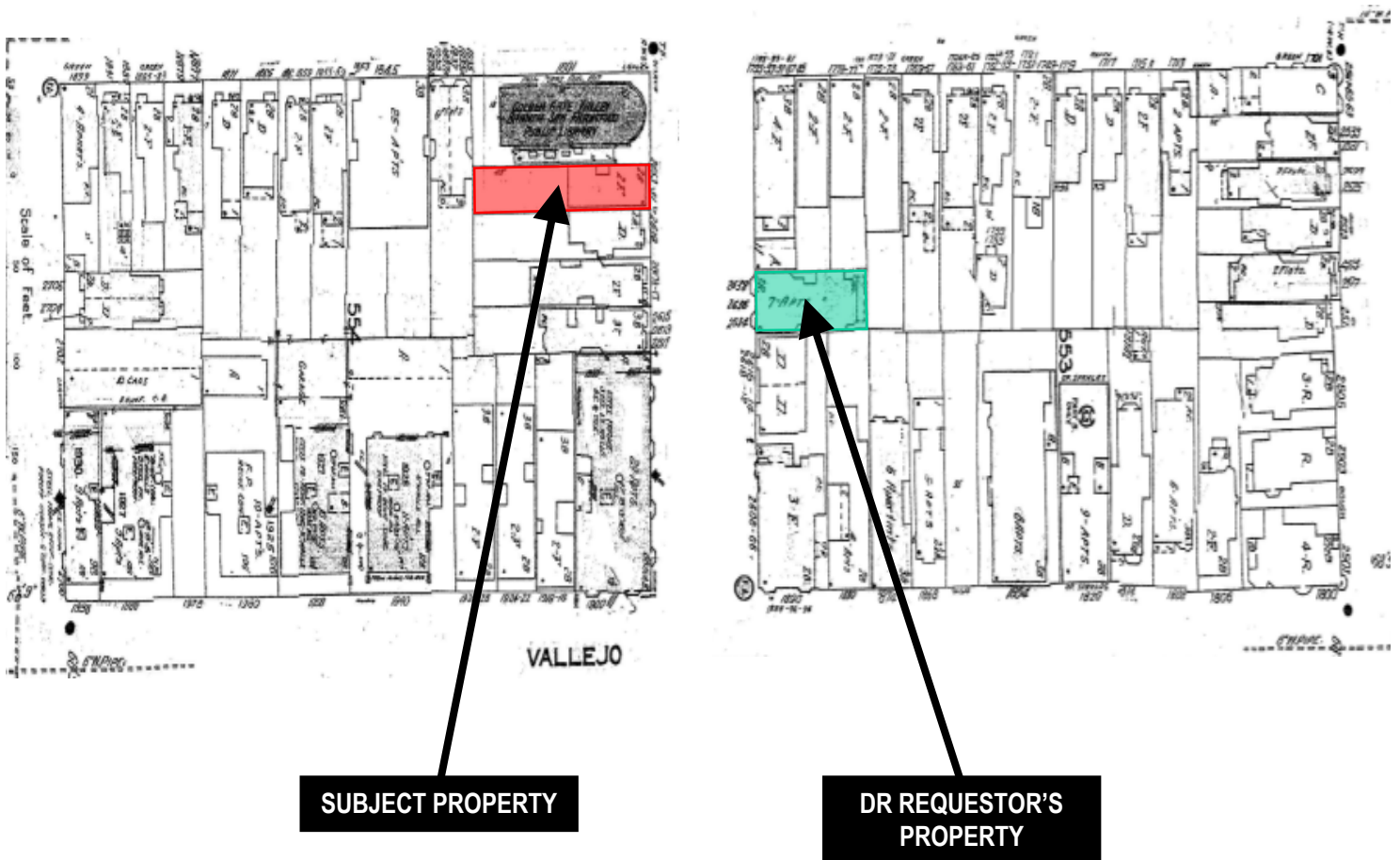
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, dated November 7, 2019
Reduced Plans
Solar analysis

Exhibits

Parcel Map



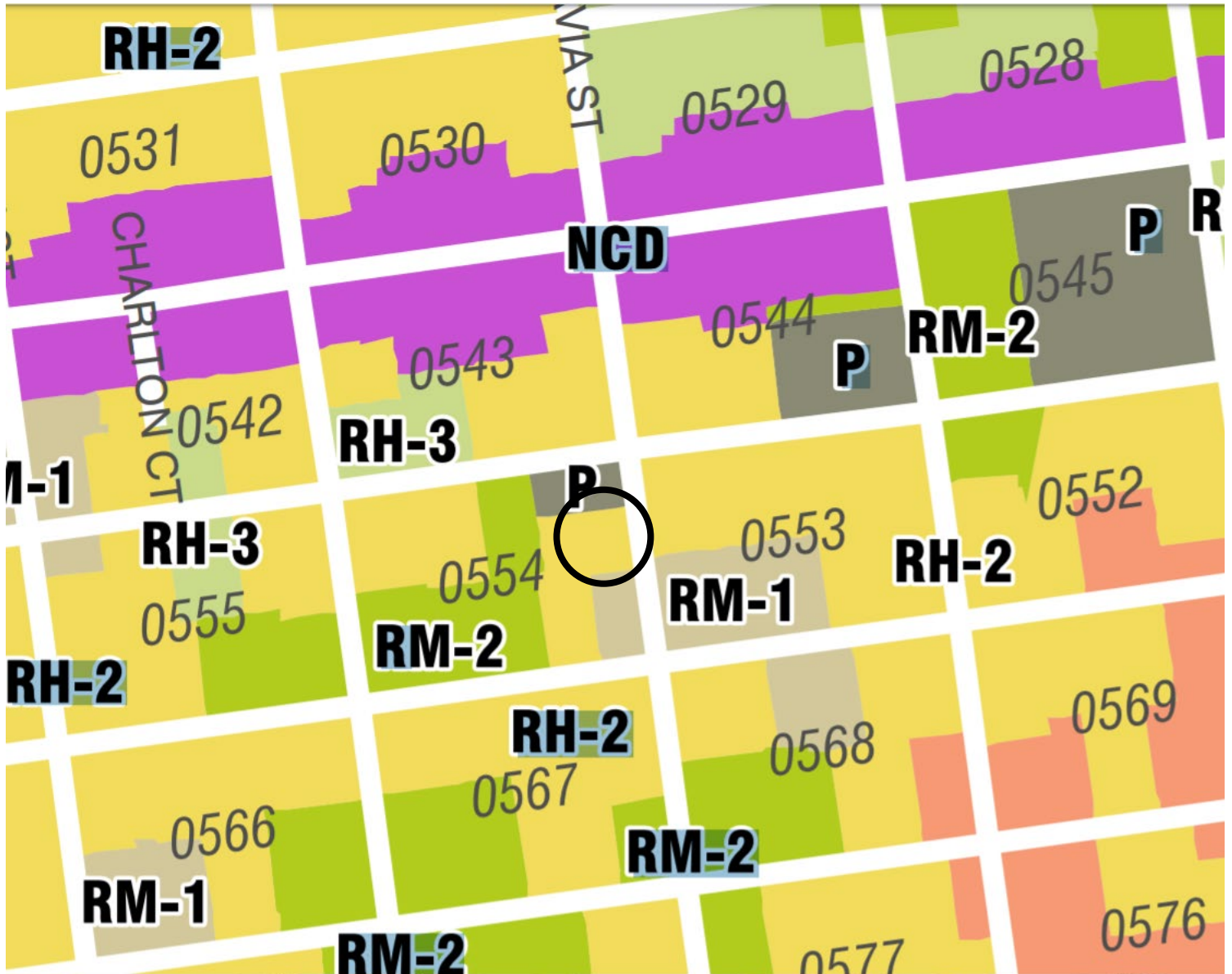
Sanborn Map*



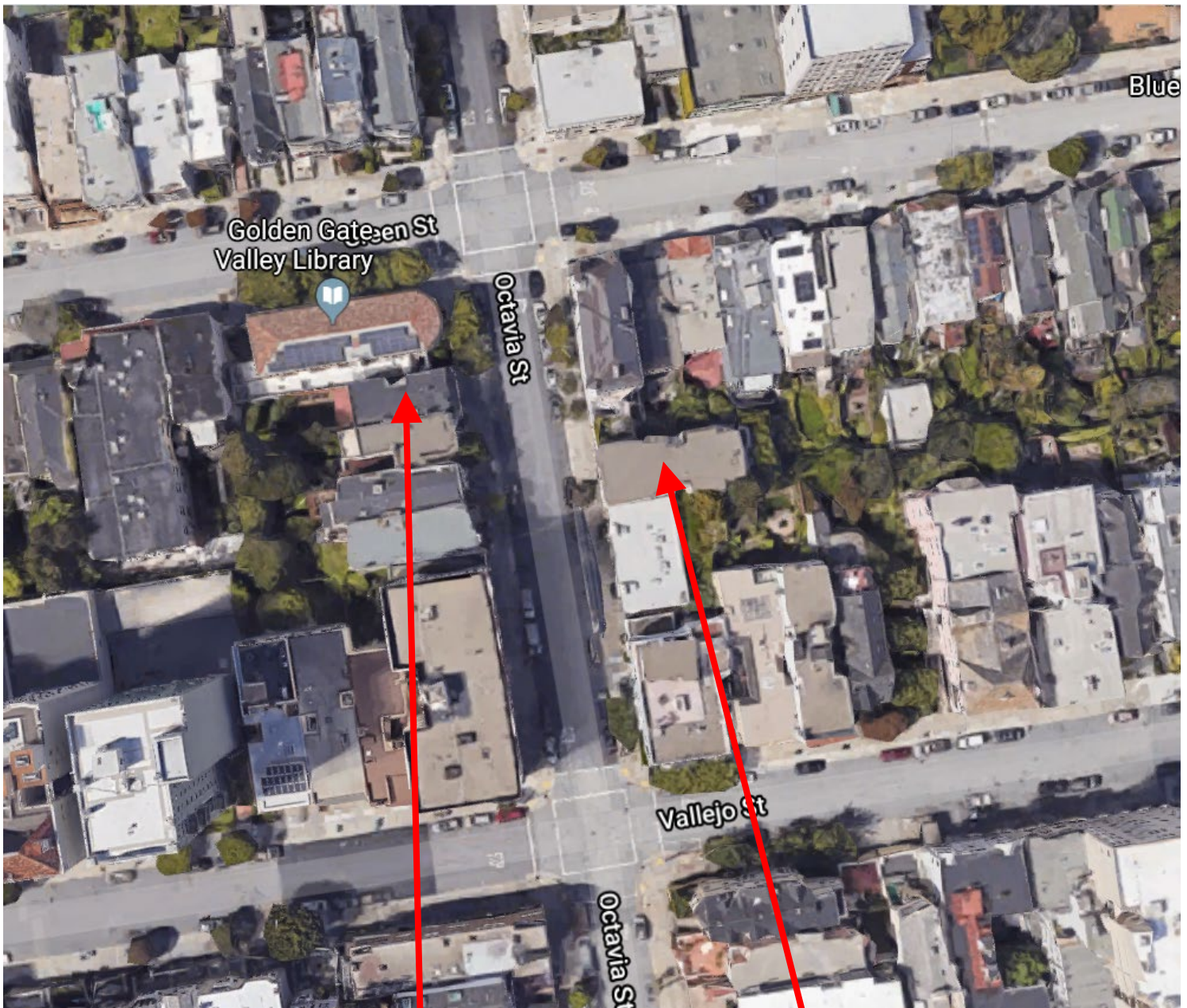
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-011022DRP
2651 Octavia Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-011022DRP
2651 Octavia Street

Aerial Photo



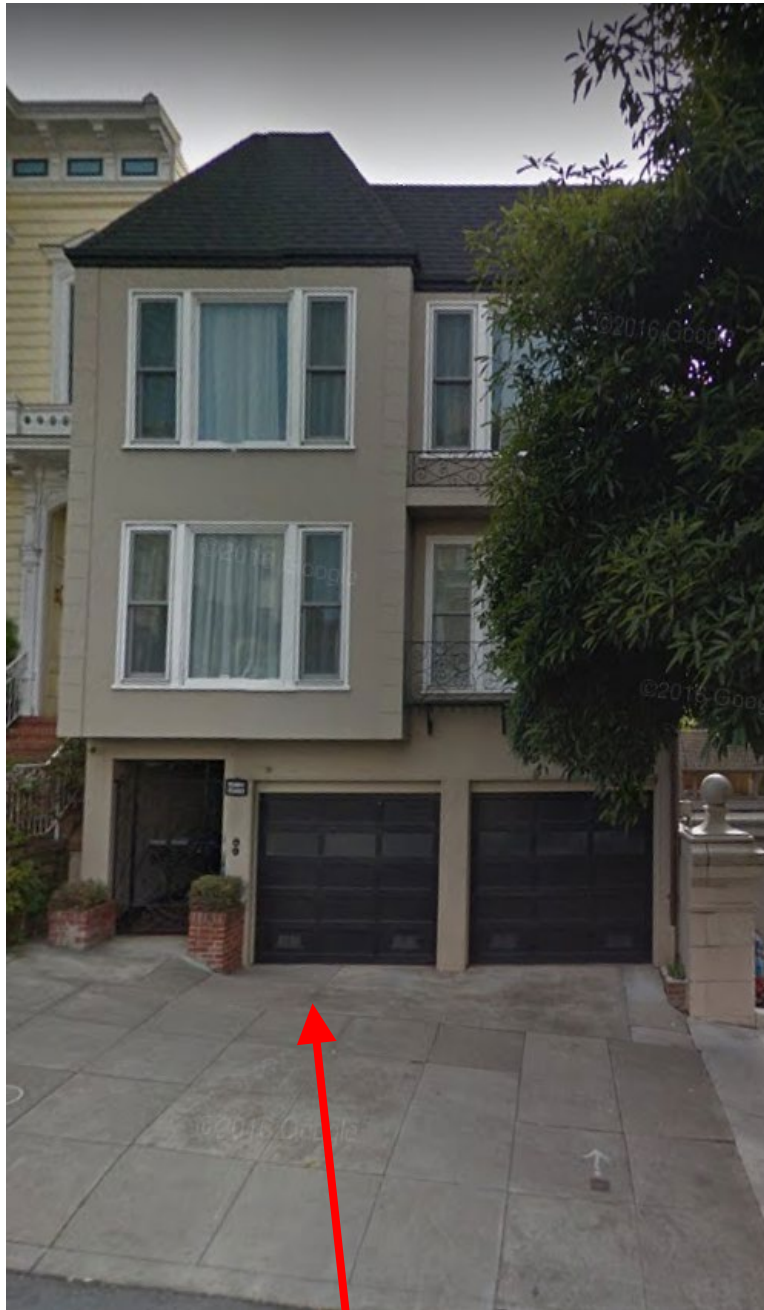
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-011022DRP
2651 Octavia Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-011022DRP
2651 Octavia Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 3, 2018**, Building Permit Application No. **2018.08.03.6405** was filed for work at the Project Address below.

Notice Date: 9/19/2019

Expiration Date: 10/21/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2651 - 2653 Octavia Street	Applicant:	Jane Cote-Cook
Cross Street(s):	Green Street / Vallejo Street	Address:	2651 Octavia Street
Block/Lot No.:	0554 / 002	City, State:	San Francisco CA
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 510-1610
Record Number:	2018-011022PRJ	Email:	jcotecook@aol.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Facade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	Approx. 3 feet	Approx. 3 feet
Building Depth	Approx. 56 feet 9 inches	Approx. 76 feet 3 inches
Rear Yard	Approx. 65 feet 3 inches	Approx. 45 feet 9 inches
Building Height	Approx. 37 feet (to roof)	Approx. 40 feet
Number of Stories	3	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	2	2
PROJECT DESCRIPTION		
<p>The proposed project is to construct vertical and horizontal additions to an existing three-story, two-unit residential building. The proposed project will also include new decks at the rear and roof (with elevator penthouse), facade modifications (new front entry, garage opening, window modifications), and interior renovations. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Sharon M. Young, (415) 558-6346, sharon.m.young@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2447 FRANCISCO ST		0931031
Case No.		Permit No.
2018-017309PRJ		201812219037
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> 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).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	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? <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 > Maher layer).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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 (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments 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)	
<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 checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" 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 checked="" type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	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 (optional):	
Preservation Planner Signature: Shannon Ferguson	

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.	
	Project Approval Action: Building Permit	Signature: 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 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)
2447 FRANCISCO ST		0931/031
Case No.	Previous Building Permit No.	New Building Permit No.
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:	
<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:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Paul Guermonprez for 2634 Octavia Street HOA, 1791-1795 Green Street HOA

Address: 2634 Octavia Street
94123 San Francisco

Email Address: paul.guermonprez@gmail.com

Telephone: 415-758-3366

Information on the Owner of the Property Being Developed

Name: Jane Cote-Cook

Company/Organization: Jane Cote-Cook

Address: 2651 Octavia Street
94123 San Francisco

Email Address: jcotecook@aol.com

Telephone: 415-510-1610

Property Information and Related Applications

Project Address: 2651-2653 Octavia Street - 94123 San Francisco

Block/Lot(s): 0554-002

Building Permit Application No(s): 2018.08.03.6405

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?		<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		
We tried several times to contact the building permit applicant with the information provided on the notice to discuss the project. She never answered and never called back.		

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

1. Refusal of concertation. 2. Major loss of natural light for the library users. 3. Architectural impact. 4. Loss of light for LEED-Gold solar panel on the library roof. 5. Exceeds 40' height restriction. 6. Loss of view and value for neighbors.

See attached documents for details and photos.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

Unreasonable impacts: The project would unreasonably impact the Golden Gate Library with a major loss of light for users and LEED-Gold solar panels on the roof. We are regular users of the library. The project would also unreasonably impact the Octavia roof line and architectural character of the library. We are facing this roof line. See attached documents for details and photos.


3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Removal of the additional level from the project is the only way to minimize the unreasonable effects of the project. Removal of the depth extension would further mitigate the unreasonable effects.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature 

PAUL GUERMONTPREZ

Name (Printed)

paul.guermontprez@gmail.com

President of 2634 Octavia

415-758-3366

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By:  Edgar Oropoz

Date: 

RECEIVED

OCT 21 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review

To: Planning Commission

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

From: 2634 Octavia Street HOA, 1791-1795 Green Street HOA

After carefully reviewing the impact of the construction proposed by 2651-2653 Octavia St, the 2634 Octavia Street HOA and the 1791-1795 Green Street HOA would like to oppose the construction for the following reasons:

1. **Refusal of concertation:** We tried several times to join the number listed in the permit application for a concertation. We got stonewalled: not answering and they never called back.
2. The construction would infringe on the light to the Golden Gate Valley Library, and cause a **major loss of natural light** for its many daily users. As shown on photo #1 and #2, the current 2651-2653 Octavia building is already blocking half of the light for the main windows. Additional levels would block all direct sunlight to the two windows and the depth extension would also block the light for a third window. The library is the focal point of the neighbourhood, it is a place of culture, learning and exchange plus it is a family-focused center for young children's play and learning groups.
3. **Architectural impact to the roof line and Golden Gate Valley Library:** Octavia St is made of A-shaped buildings of similar height, with an harmonious slope leading to the library. See photo #3. The proposed construction will totally break this harmony and bring a higher and larger rectangle close to the lower round library. It would also start a trend that would drastically change the character of San Francisco.
4. **The construction goes against the city's climate change policy and investments.** If approved, this construction will cause the new solar panels of the Golden Gate Valley Library roof to receive much less sunlight. The library is an LEED certified Gold structure, it will make this public investment less efficient and would show our city's lack of commitment to the climate change fight. See photo #2.
5. **Height restrictions:** The roof top garden appears to exceed the 40' maximum limit and the elevator to this roof top garden also appears to exceed the maximum 40' height restriction.
6. **Loss of value for neighbors:** The construction would cause the owners of the 2634 apartments (long time owners, most middle class workers, some retired) and 1791-1795 Green Street to lose sunset light (for the 2 lower levels) and Golden Gate/bay view (for the 2 upper levels). It means an aggregated loss of real estate value estimated of 640k\$ and transfer of that value from the long time middle class neighbors to the new real estate company requesting the permit.

To summarize, allowing this construction would mean prioritizing the speculative gains of a real estate developer over the loss of long time middle class neighbors, public library users, public land value and architectural character for the city. It would set an unstoppable trend in wild architectural modifications, further push the gentrification and transfer of value from old neighbors to new real estate developers.

We urge you to reject this building permit.

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.



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

Letter of authorization

From: 1791-1795 Green Street HOA - President
Subject: Authorization to represent

I, Elizabeth Reilly, president of the 1791-1795 Green Street HOA, authorize Paul Guermonprez, president of the 2634 Octavia Street HOA, to represent us and file the present discretionary review regarding the permit number 2018-08-03-6405.



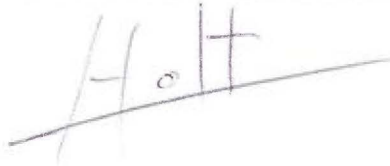
Elizabeth Reilly,
president of the 1791-1795 Green Street HOA

From: 1791-1795 Green Street HOA - President
Subject: Authorization to represent

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

I, Maureen Holt, CFO of the 1791-1795 Green Street HOA, authorize Paul Guermonprez, president of the 2634 Octavia Street HOA, to represent us and file the present discretionary review regarding the permit number 2018-08-03-6405.

Maureen Holt
1791-1795 Green Street HOA



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

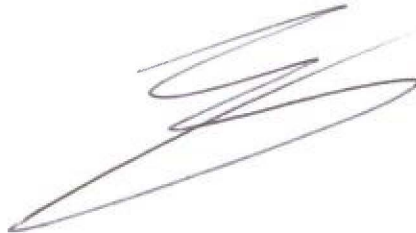
Letter of authorization

From: 2634 Octavia Street HOA - President

Subject: Authorization to represent

After deliberation, the 2634 Octavia Street HOA authorize the president Paul Guermonprez, to represent us and file the discretionary review regarding the permit number 2018-08-03-6405.

Paul Guermonprez
President of the 2634 Octavia Street HOA

A handwritten signature in dark ink, appearing to be 'PG' with a large, sweeping flourish underneath.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Discretionary Review Response

To: Planning Commission

Regarding: Construction on 2651-2653 Octavia St

Permit Application 2018.08.03.6405, Record Number 2018-01102PRJ

From: Jane Cote-Cook, Owner 2651-53 Octavia Street

Page 1 of 7

After carefully reviewing the Discretionary Review packet we have the following response:

1) Refusal of Concertation

The representatives from 2634 Octavia HOA and 1791-95 HOA state that they tried to reach out to us regarding the project and “were stonewalled and never called back”. However, we received no such phone call, and no messages were left on phone mail. We had four people call us, to which we (owners and/or architects Sarah Roitman and Alan Zee) responded quickly via email or telephone call.

Neighbor #1 - expressed concerns about the added roof top deck and the elevator penthouse. We listened carefully to his concerns, and provided more details with elevation photos. He expressed his thanks and was satisfied with our responses.

Neighbor #2 –concerned over the construction timeline and impact this construction would have on the neighbors. We gave her our proposed timeline, and suggested that we meet prior to construction to discuss ideas on how to mitigate inconvenience to neighbors.

Neighbor #3 –contacted our architects via telephone and said she had questions about our project. Our architects reached out to her on several occasions, and she did not call back.

Neighbor #4 – representative from the Pacific Heights Residents Association called about the 311 notice they received. She was meeting with her board and wanted a clear explanation of the project. Our architect, Sarah Roitman, walked her through the plans. Her specific questions were regarding the setbacks and where our plans accommodated our neighbor’s building at 2619 Octavia. She responded positively to the fact that the planning department had thoroughly gone over the plans, that accommodations were met with regard to design within parameters of the neighborhood character. There were no additional comments, objections or questions after this phone call.

2) Loss of Natural Light to Golden Gate Library

- a. The top two floors that currently exist and the proposed addition of 2651-53 Octavia are set back 15 feet from the Golden Gate Library, allowing a large “light well” for natural light to the Library.
- b. Currently, it appears that too much light is coming into the library windows, as all the bottom half of the windows that face 2651-53 Octavia Street are covered with a dark grey shade. (See photos attached). There may be many reasons for these shades: Direct sunlight proves to be damaging to the documents and books in the library and the glare from direct sunlight is distracting to users reading at the tables or using their laptops. We believe that our addition of one floor and roof deck (of which the railing will be glass) will not affect the natural light as the light well is 15 feet and the total height of our building will be the same height as 2619 Octavia and lower than the other buildings along the west side of Octavia.

Discretionary Review Response

To: Planning Commission

Regarding: Construction on 2651-2653 Octavia St

Permit Application 2018.08.03.6405, Record Number 2018-01102PRJ

From: Jane Cote-Cook, Owner 2651-53 Octavia Street

Page 2 of 7

3) Architectural Impact

- a. The architects and owners worked diligently for more than one year with the SF Planning Department on the overall façade and addition design. We had multiple meetings with planner Sharon Young and her supervisor Elizabeth Gordon-Jonckheer. There was extensive input from Shannon in Preservation and Luiz from RDAT, after which design changes were made. Thirteen months after we started the process, we received approval from the Planning department, that our design complied with their guidelines, and that we could proceed with the 311 process. A brief summary of the architectural considerations is as follows:

As suggested in the SF Planning Guidelines, section IV, to keep our building from sticking out in an unsightly way, and to maintain the character of the neighborhood, we set back the addition from the facade. The facade of the 2651-53 Octavia will remain unchanged, with the mansard roof details intact. The new addition will sit **behind** the current mansard roof, and will project up only an additional 3 feet over the mansard detail. This increase will have minimal design impact from the front and sides of the building.

The windows will be replaced with a better quality; however, the design will be unchanged on the façade. The side windows visible from the street are to compliment the façade and be lined up on all floors.

To minimize the garage door prominence, we designed 1 door centered on the right bay, reducing it to 10 feet. The curb cut will be reduced to allow for more curb and street parking.

The front entryway is currently unsightly with a black imposing gate. We designed the front entry way to be a more prominent feature and more in keeping with other buildings in the neighborhood.

Landscaping was added to the façade to soften the prominence of the building at street level, and add greenery.

- b. With the additional floor, 2651-53 Octavia will be approximately the same height as its neighbor, 2619 Octavia Street. See Photo attached.

Discretionary Review Response

To: Planning Commission

Regarding: Construction on 2651-2653 Octavia St

Permit Application 2018.08.03.6405, Record Number 2018-01102PRJ

From: Jane Cote-Cook, Owner 2651-53 Octavia Street

Page 3 of 7

4) Climate Change Investments

- a. Currently, there are no Building Department regulations regarding the protection of sunlight to solar panels.
- b. We hired an independent Bioclimatic Consulting firm, Symphysis to complete a shadow study of our property and its impact on the Golden Gate Library. The complete report can be found at the end of this response. In summary, the shadow impact of the expansion of 2653 Octavia on the Golden Gate Library is minimal – 5.8% decrease in solar generation annually. This decrease of production represents in dollars approximately \$178 - \$187.

5) Height Restrictions

- a. The maximum allowed height of a building is 40 feet, with which 2651-53 complies.
- b. Per Planning code section 260/B/2/A: The following features shall be exempt, without regard to their horizontal area, provided the limitations indicated for each are observed: Railings, parapets and catwalks with a maximum of four feet. The railing/windscreen for the roof deck and garden is under four feet, and we have designed the windscreen is to be glass.
- c. Per planning code 260/B/1/B: This code references elevator, stair and mechanical penthouses, skylights and dormer windows. This exemption of a structure that is built over the 40 ft building height is limited to 10 feet. As designed, our elevator penthouse is below this limit.

6) Loss of Value for Neighbors

- a. We believe that the owners of 2634 Octavia and 1791-1795 Green are exaggerating the impact of our addition on their sunlight. Both of these buildings are on the East side of the street, a minimum distance of 67 feet from our building. They will not be adversely affected with limiting sunlight from our project. As well, 2634 Octavia is not directly across from our property, but two doors up the block – with its front door across from 2617 Octavia.
- b. We believe that the owners also exaggerate the impact to their views since the current building height, with the mansard roof detail, is 37 feet, and the addition will only be adding an additional 3 feet, and properly set back from the mansard roof.
- c. The Urban Design Element of the General plan protects views from public spaces, but do not provide for protecting views from private property. (See pg. 11 of the SF Planning Design Guidelines).

To: Planning Commission

Regarding: Construction on 2651-2653 Octavia St

From: Jane Cote-Cook, Owner 2651-53 Octavia Street

Page 4 of 7

In conclusion, the Discretionary Review Applicants are under the impression that we are real estate developers. However, we are long-time 30-year residents of San Francisco, who have lived and raised our family in Pacific Heights. Our plan is to occupy the two units with our extended family (my husband and I, elderly parents, and children). The elevator and the elevator penthouse are integral to our plans for ADA mobility.

The renovation of 2651-53 Octavia achieves our desire to renovate a property that is in disrepair, create a more usable space for our family, and a more appealing building that will add aesthetic value to the neighborhood.

Our plans have been in an extensive review process by the Planning Department for over one year. We have made many changes to enhance the architectural value, neighborhood character, and comply with the San Francisco Building Codes and Design Guidelines. The Discretionary Review comments from representatives of 2634 Octavia HOA and 1791-1795 HOA grossly exaggerate the impact on their buildings and on the Golden Gate Library.

We wish to proceed with our project as it is currently designed. We would like to request an intermediary meeting, and depending on the results of that meeting, plan to attend the Discretionary hearing scheduled on February 6, 2020.

Regards,

Jane Coté-Cook
Christopher Cook
Cook Family Trust, Owners, 2651-53 Octavia

SF Planning Department Design Guidelines

https://default.sfplanning.org/publications_reports/residential_design_guidelines.pdf

Notes:

The current building depth is 59' 9" and the proposed building has varied depths depending on the floor. We matched the depths of 2619 (our neighbor to the south) so as not to impact their property in depth.

1st floor: 76' 2" - Provides for parking garage, storage, elevator, and living space

2nd floor: 70' 2" – living spaces, 9' deck (outdoor space with access to back yard)

3rd floor: 70' 2" – Living spaces

4th floor: 53' 1" – living spaces, 10' deck

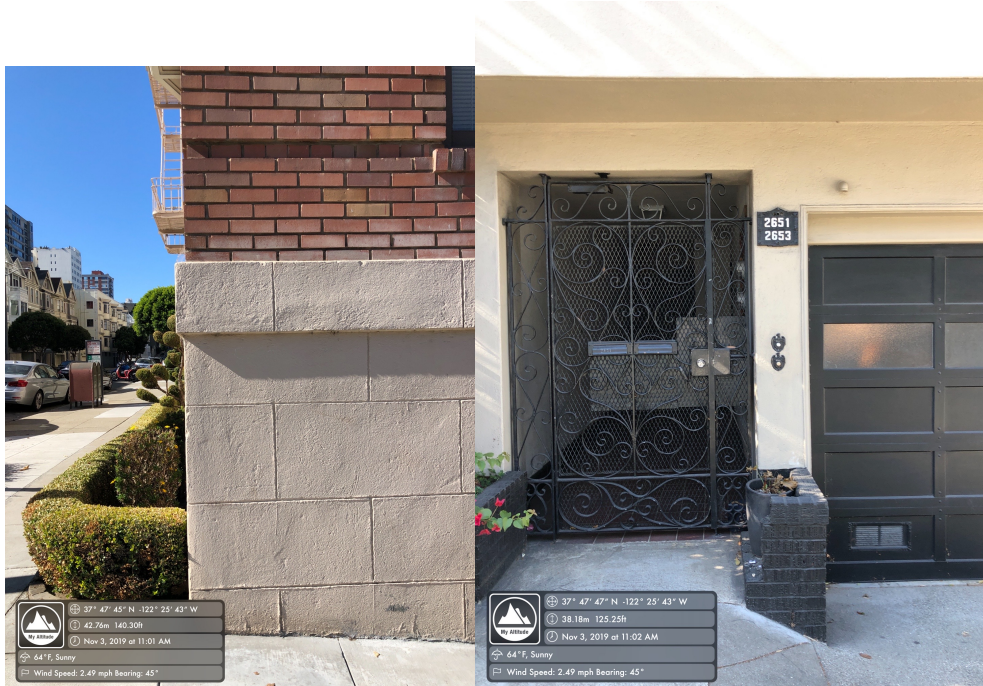
To: Planning Commission

Regarding: Construction on 2651-2653 Octavia St

Grey Shades on bottom half of window at Library



Elevation change from Vallejo Street to 2651-53 Octavia Street



To: Planning Commission
Regarding: Construction on 2651-2653 Octavia St

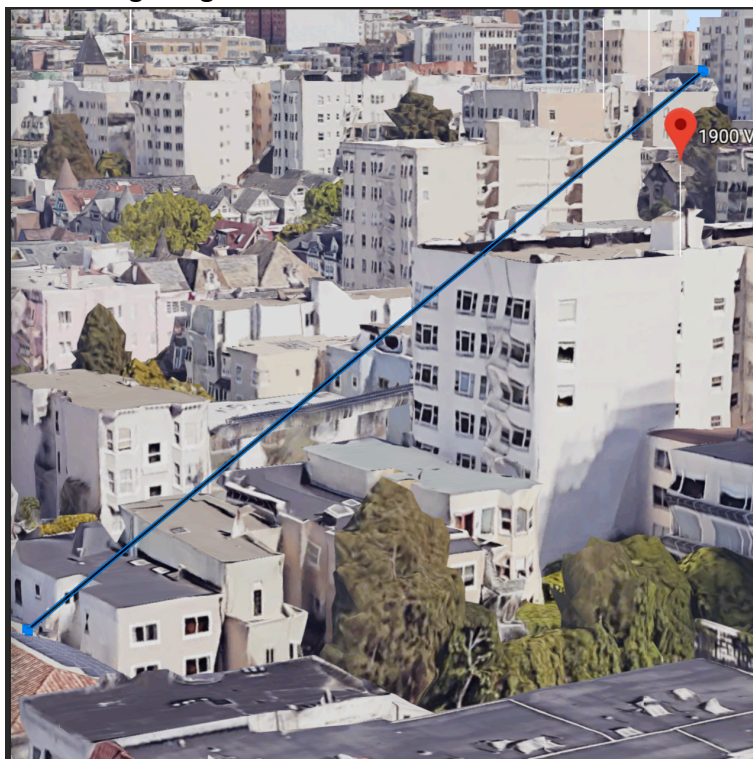
From: Jane Cote-Cook, Owner 2651-53 Octavia Street

Page 6 of 7

View from above 2651-953 Octavia. The 4th floor addition will be behind the mansard roof detail, and its height will be only 3 feet above the highest Mansard detail.



West side of Octavia – 1900 Vallejo looms large at the top of the hill and poses the biggest threat to shadowing of light to the entire block.



Discretionary Review Response

To: Planning Commission

Regarding: Construction on 2651-2653 Octavia St

Permit Application 2018.08.03.6405, Record Number 2018-01102PRJ

From: Jane Cote-Cook, Owner 2651-53 Octavia Street

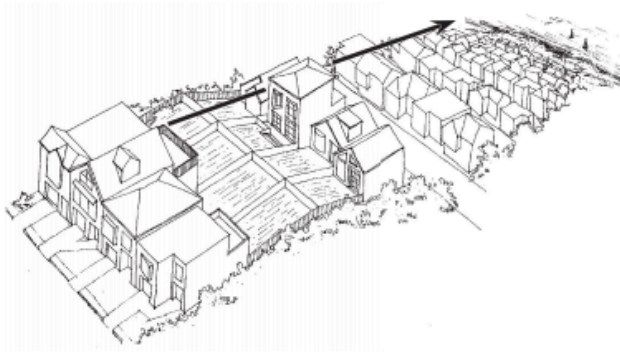
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VIEWS

GUIDELINE: Protect major public views from public spaces.

The Urban Design Element of the General Plan calls for the protection of major public views in the City, with particular attention to those of open space and water. Protect major views of the City as seen from public spaces such as streets and parks by adjusting the massing of proposed development projects to reduce or eliminate adverse impacts on public view sheds. The General Plan, Planning Code and these Guidelines do not provide for protecting views from private property.

The Urban Design Element identifies streets that are important for their quality of views (page I.5.16) and identifies outstanding and unique areas that contribute to San Francisco's visual form and character (page I.5.25).



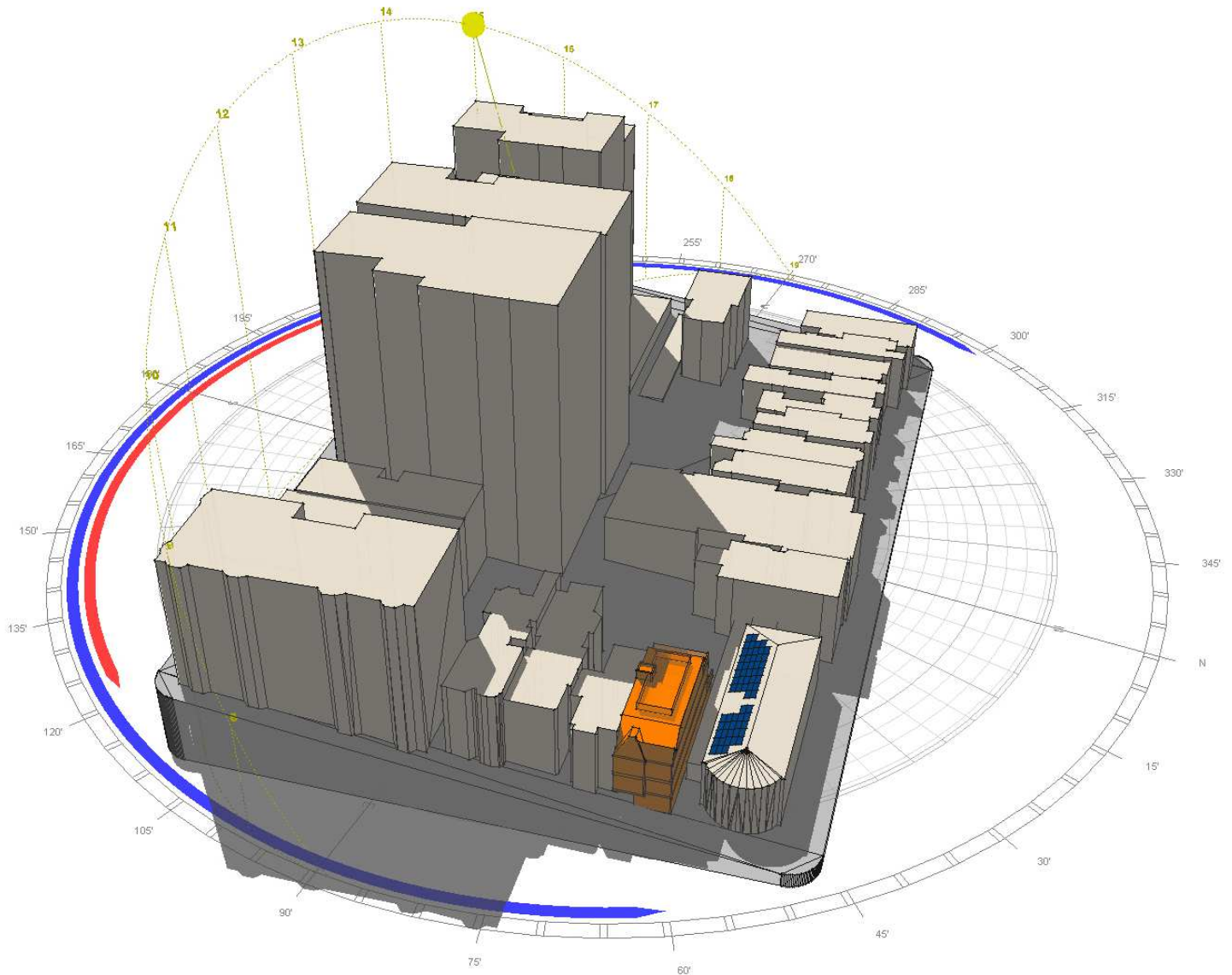
Views from this private building and deck are not protected.



Views from public areas, such as parks, are protected. The massing of this building impacts the view from the public park.

SHADING IMPACT ANALYSIS REPORT

FOR 2653 OCTAVIA STREET | DECEMBER 1ST 2019



Report prepared by
Olivier PENNETIER, LEED AP, CEA
SYMPHYSIS
Bioclimatic Design Consulting
olivier@symphysis.net

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III. PROPOSED PROJECT DESCRIPTION _____ 5

IV. ANALYSIS METHODOLOGY & FINDINGS _____ 7

I. INTRODUCTION & ANALYSIS SUMMARY

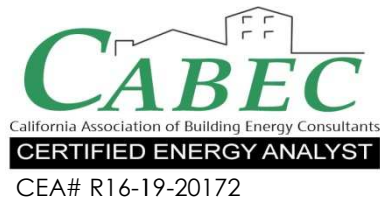
SYMPHYSIS was asked to perform a shading analysis to assess the shading impact of a proposed vertical and horizontal addition, located at 2651-2653 Octavia Street, upon the adjacent building's photovoltaic system located on the roof of 1801 Green Street.

After performing the analysis, SYMPHYSIS concludes that **the proposed project at 2653 Octavia Street would reduce solar radiation by an average of 5.8%** on the existing photovoltaic system at 1801 Green Street.

The report herein describes the proposed project, as well as the methodology used for the shading analysis along with its results. ■



Olivier A. Pannetier, MArch, LEED AP
SYMPHYSIS Principal
12/01/2019



Our services consist of professional opinions and conclusions developed in accordance with generally accepted environmental design, solar engineering and daylighting design principles and practices. Our conclusions and recommendations are based on the information provided by the clients, USGS Digital Elevation Model and publically available Geographic Information System database.

II. PROJECT LOCATION

The proposed project is located at 2653 Octavia Street, in the Northeastern corner of the Pacific Heights neighborhood, block 0554, lot 002. ■

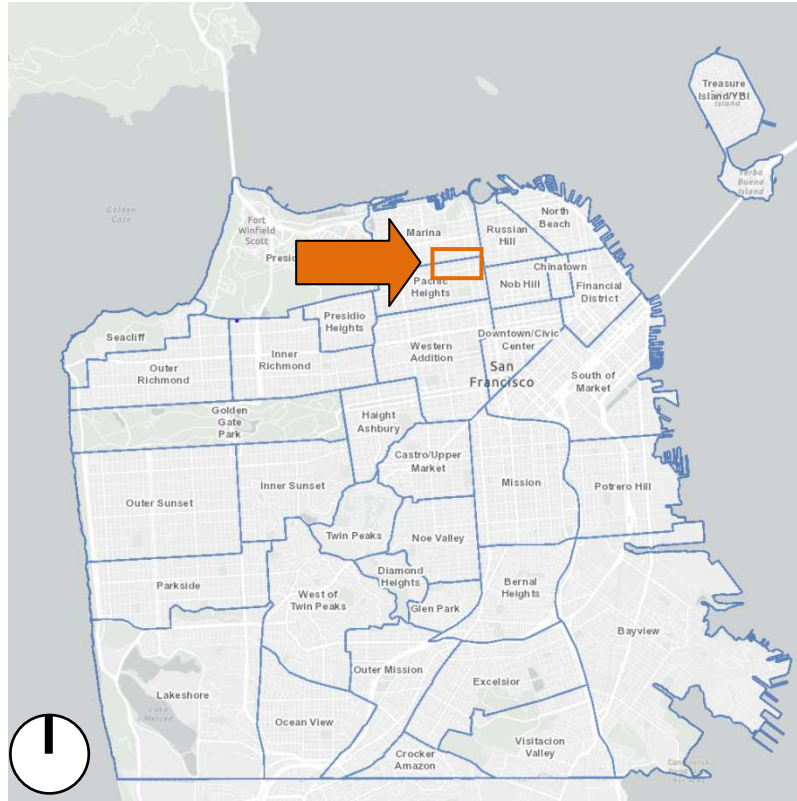


FIGURE 1: LOCATION MAP



FIGURE 2: BLOCK MAP

III. PROPOSED PROJECT DESCRIPTION

The proposed design features a new fourth story addition on top of an existing 3 story single family residence. The new addition will increase the height of the building to 39'-10 ½".

The following images show the 3D massing models for the existing conditions and proposed design. ■

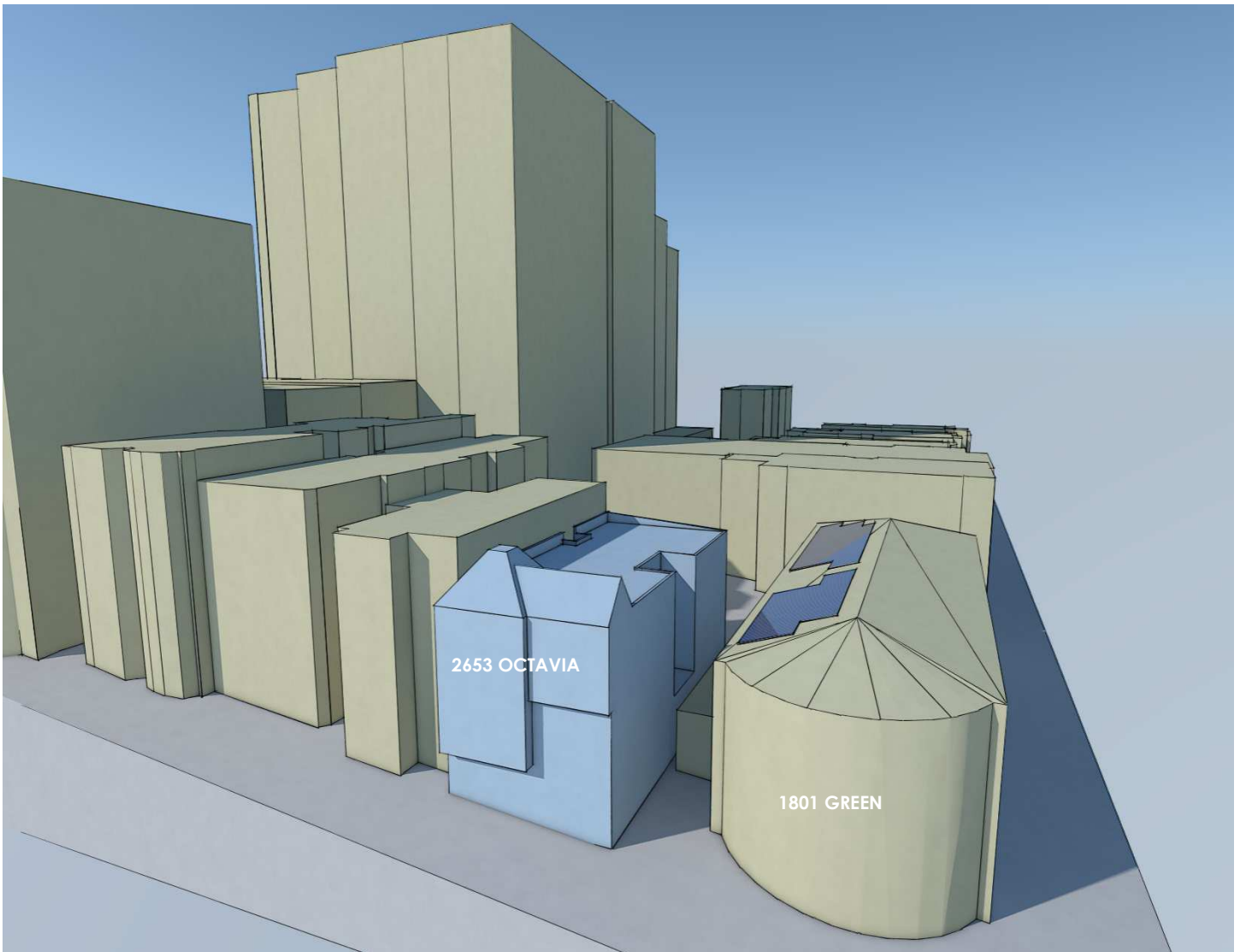


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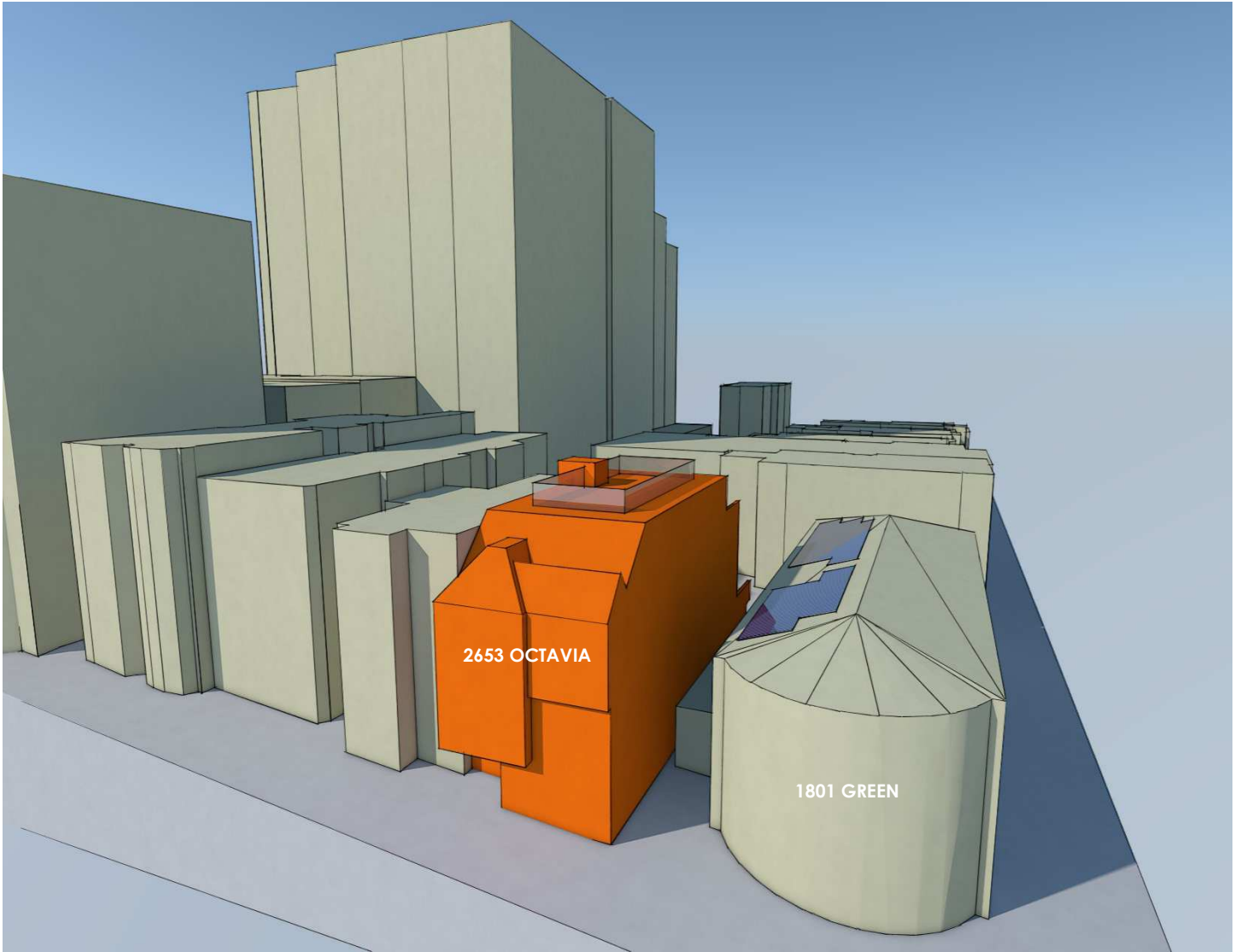


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SYMPHYSIS utilized various tools to develop this shading impact analysis. Here is a breakdown of the analysis process, and the tools used at each stage of the analysis:

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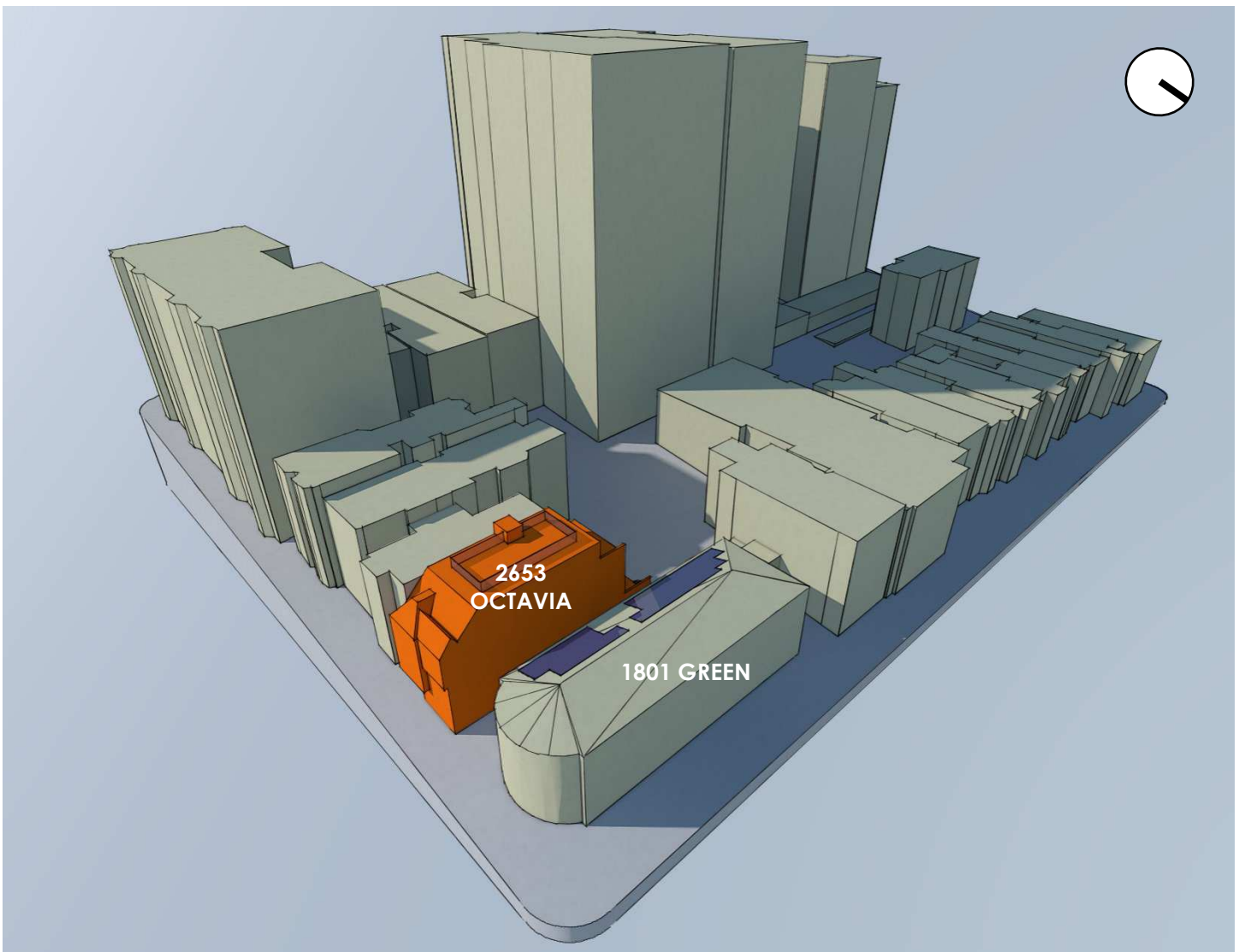


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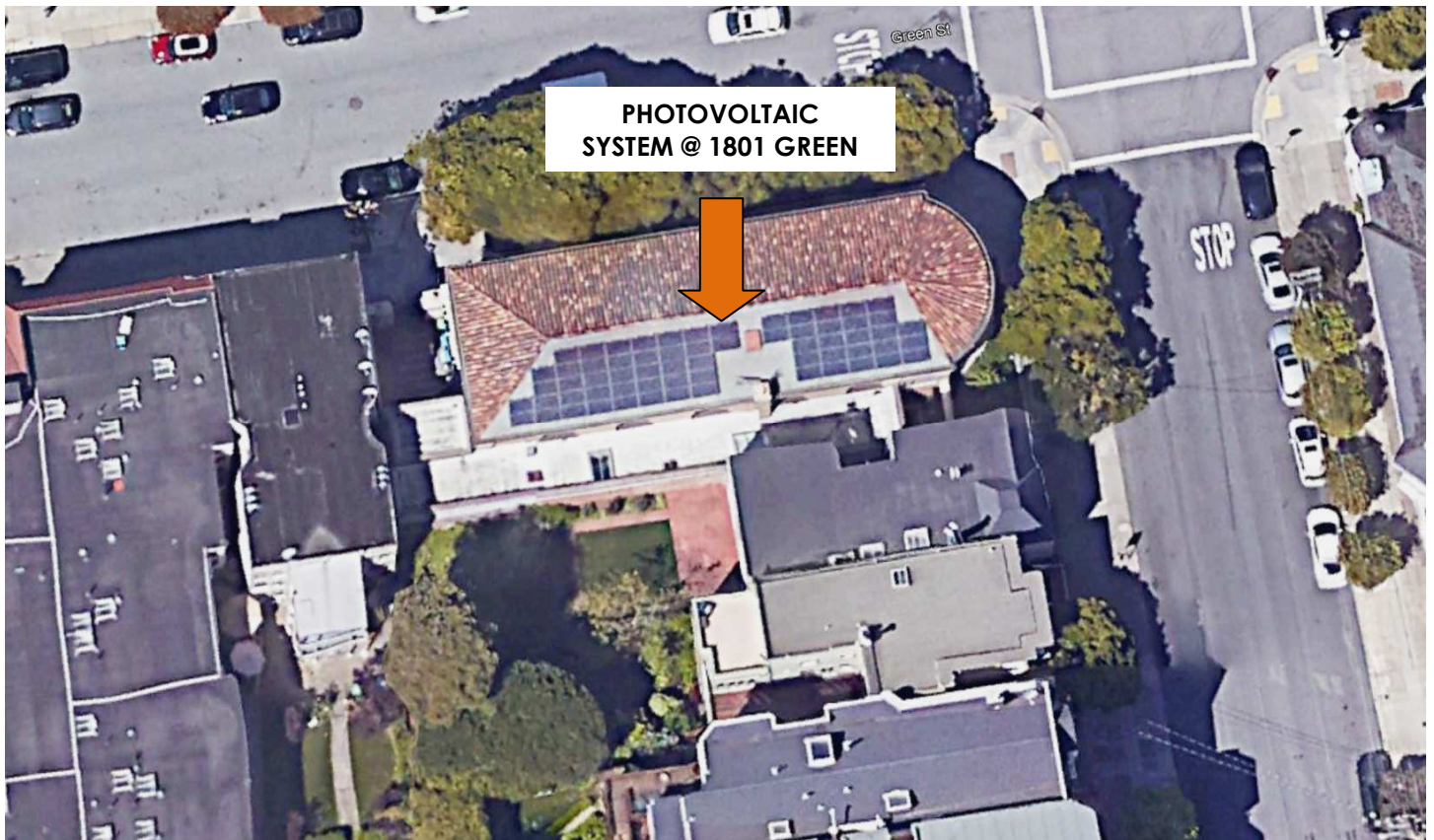


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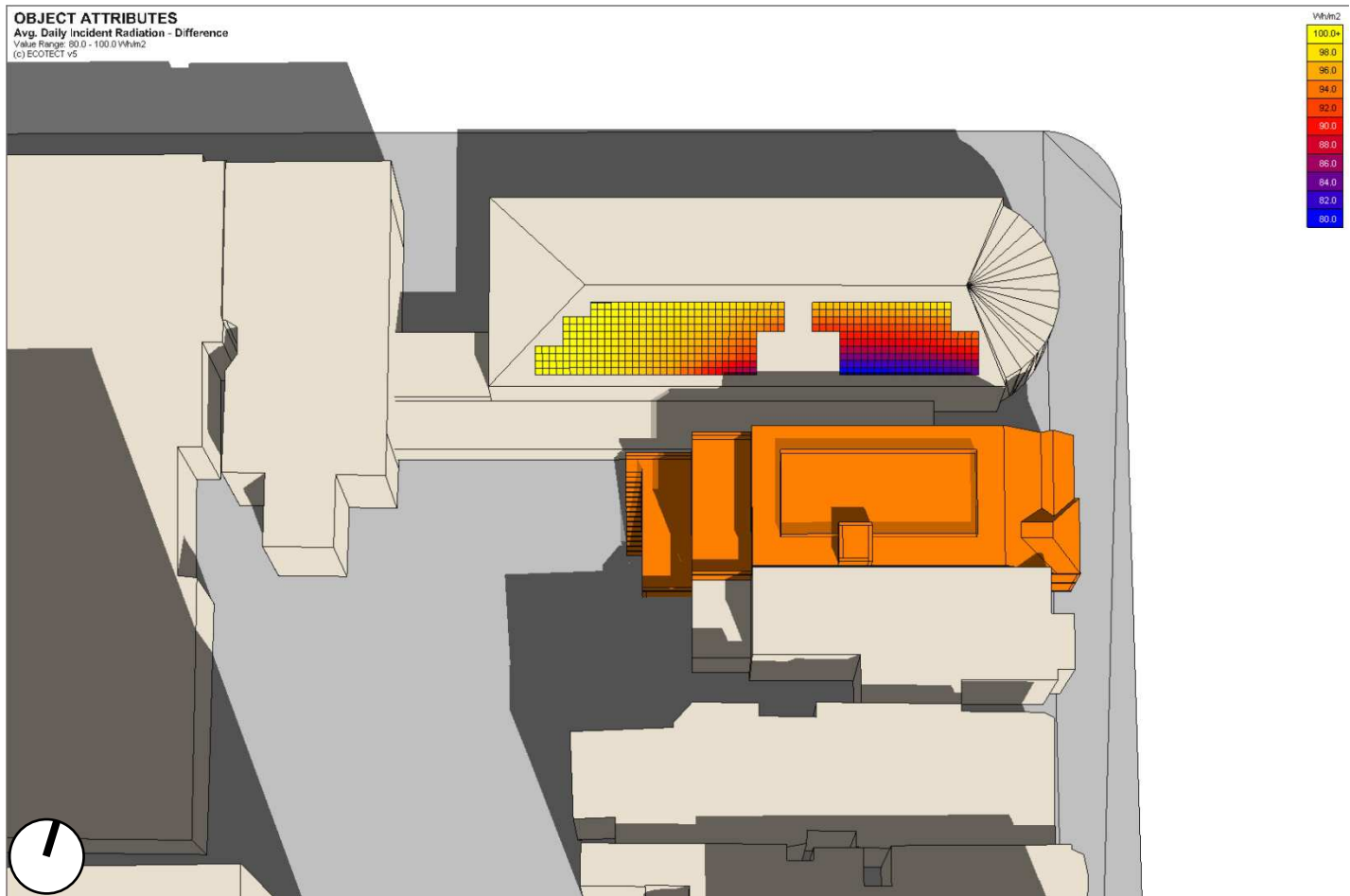


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After compiling all the results of the various analyses, SYMPHYSIS concludes that the proposed project at 2653 Octavia Street would reduce the amount of solar radiation on the existing photovoltaic system by 5.8%. Most of the shading impact would occur on the lower right (southeastern) panels located closer to the proposed project, and mainly between Fall and Winter, time at which solar radiation is weakest. At most, the solar array would see a 19.8% decrease in solar radiation on lower solar panels. Table 1 below highlights these numbers.

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	EXISTING CONDITIONS	PROPOSED CONDITIONS	PERCENTAGE DIFFERENCE
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West Array	4,452 Wh/m ² /day	4,331 Wh/m ² /day	-2.7%
SHADING	20.4%	29.0%	+42.1%
East Array	17.4%	29.4%	+69.0%
West Array	22.7%	28.7%	+26.4%

Of note, the photovoltaic system is broken down into two arrays. The Eastern array is quite a bit more impacted than the Western array, with a 69% increase in shading on the Eastern array versus a 26.4% shading increase on the Western array. Similarly, the Eastern array would see its incident solar radiation reduced by 9.7%, versus a solar radiation decrease of 2.7% on the Western array. ■

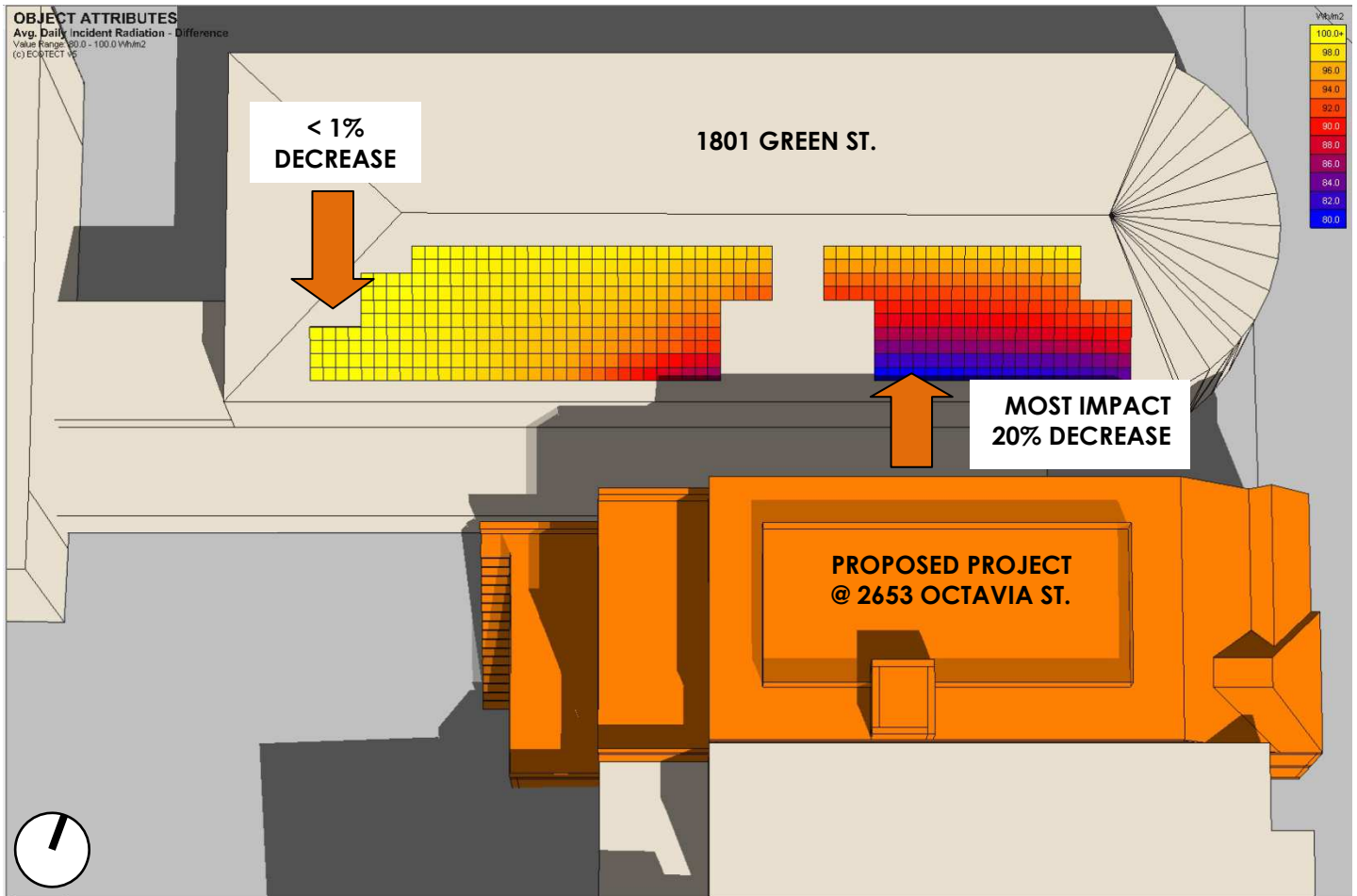


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A01

WINTER SOLSTICE SHADING ANALYSIS – PROPOSED vs EXISTING

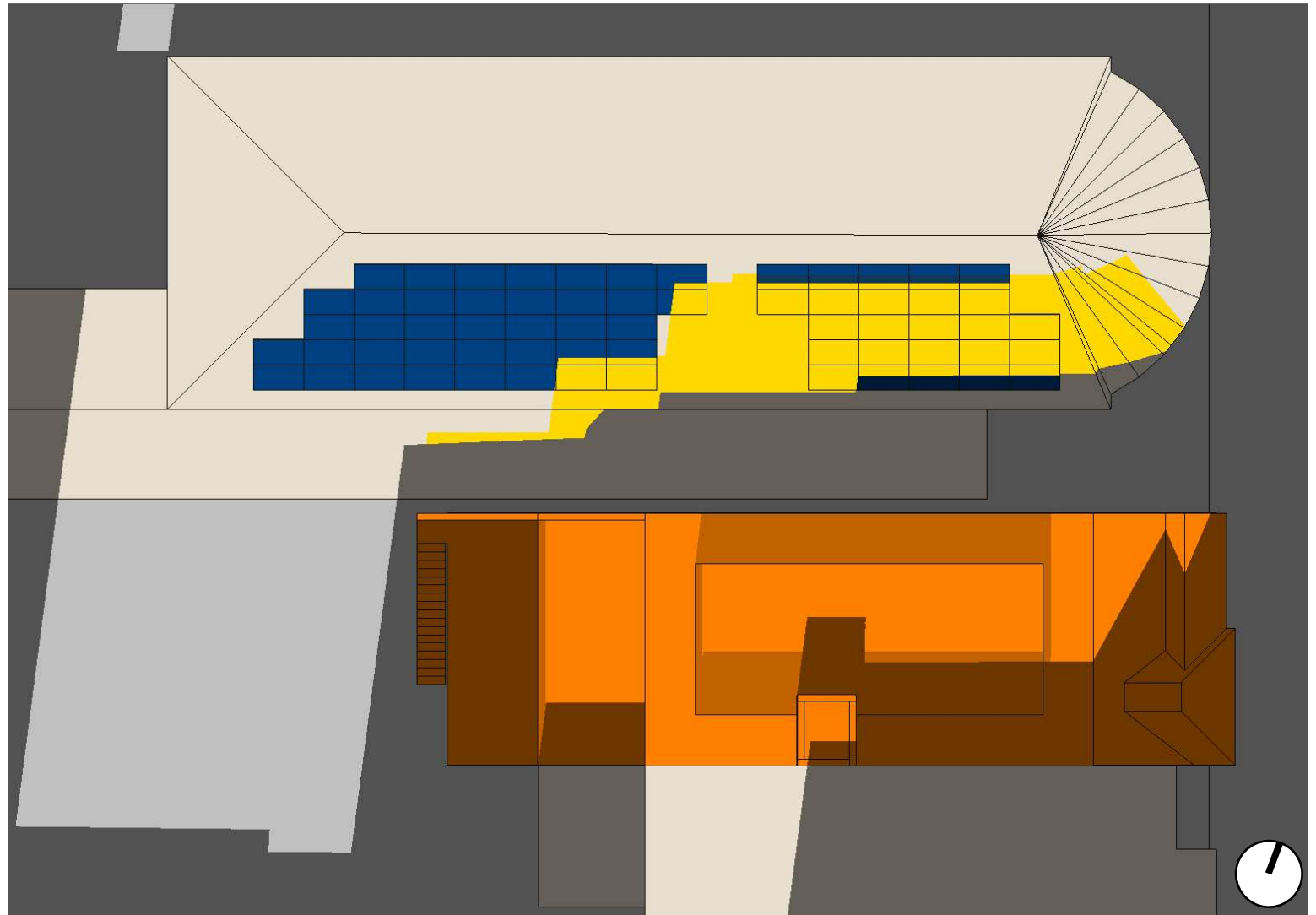
DECEMBER 21ST

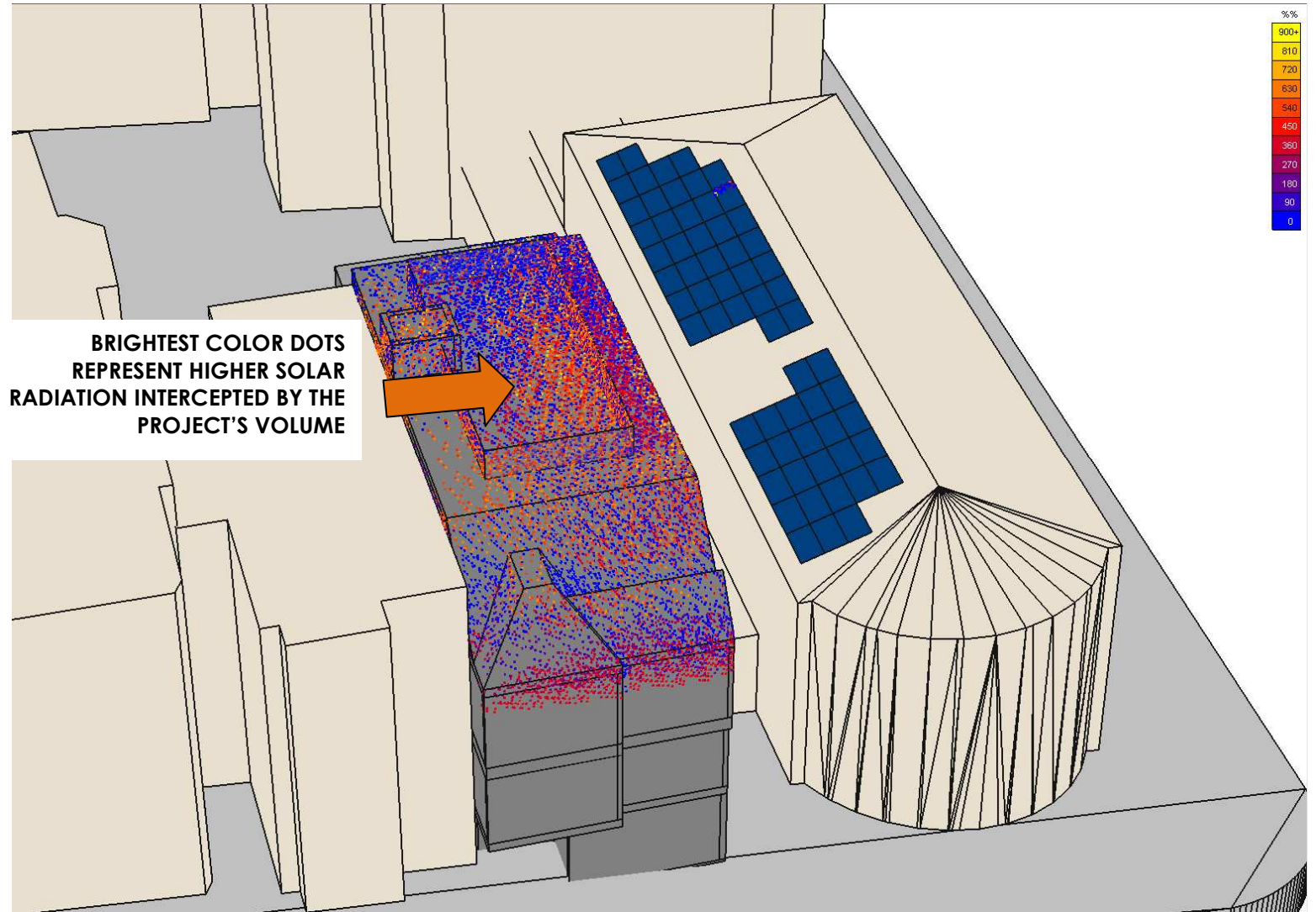
12:00 PM Noon

PROPOSED PROJECT
@ 2653 OCTAVIA ST.

EXISTING SHADING

ADDITIONAL SHADING
@ 1801 GREEN ST.







SYMPHYSIS

Bioclimatic Design Consulting

435 S. ALEXANDRIA AVENUE #308

LOS ANGELES CA 90020

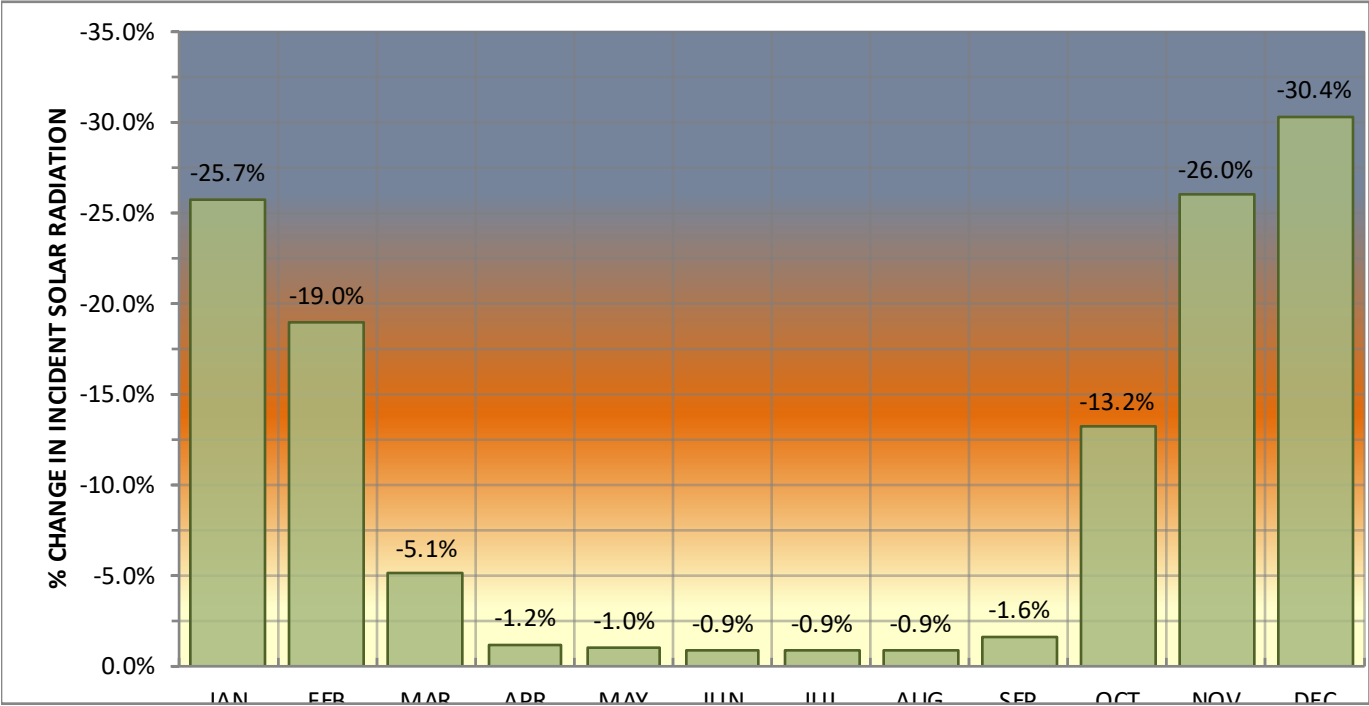
www.symphysis.net

info@symphysis.net

Golden Gate Library - 1801 Green Street INCIDENT SOLAR RADIATION (Wh/m2/DAY)			
ANALYSIS PERIOD	EXISTING CONDITIONS	PROPOSED CONDITIONS	% Δ
JAN	1,709	1,270	-25.7%
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AUG	6,323	6,267	-0.9%
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OCT	3,571	3,100	-13.2%
NOV	2,316	1,714	-26.0%
DEC	1,667	1,161	-30.4%
YEAR	4,514	4,253	-5.8%

Δ			
SHADE @ 9AM	30-Sep 18-Mar	8-Sep 5-Apr	
NO-IMPACT DAYS	197	157	40
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The tall buildings (1911, 1921, 1960 and 1990 Vallejo) south of the Golden Gate Library shade the solar panels after 3pm, therefore there is no effect of the Octavia addition during late afternoon and evening hours.



To determine the net dollar effect of shading due to the addition at 2651-53 Octavia, Symphysis compared two methods of radiation calculation. The parameters used is a 15KWh system, with 20% efficacy, existing shading at 20.4% and proposed shading at 29%

- 1) PV Watts Calculator uses a radiation base of 4.85 Kwh/m2/day.
This calculator overstates the sunlight conditions as it uses SFO as the locator, which is sunnier place than our district.
- 2) SFOG.US uses a radiation base of 4.6 Kwh/M2/Day, which is more accurate of the sunlight conditions at 2651-53 Octavia and the Golden Gate Library.

The net effect of the addition at 2651-53 Octavia will be a loss of power generation at the Golden Gate Library of 5.8% annually. Using the commercial electrical rate of \$.09 per kWh, this translates to **\$178-\$187 annually**.

<https://pvwatts.nrel.gov/pvwatts.php>

USING PVWATTS 4.85 kWh/M2/DAY BASE RADIATION, 15 Kwh System, 20% efficacy

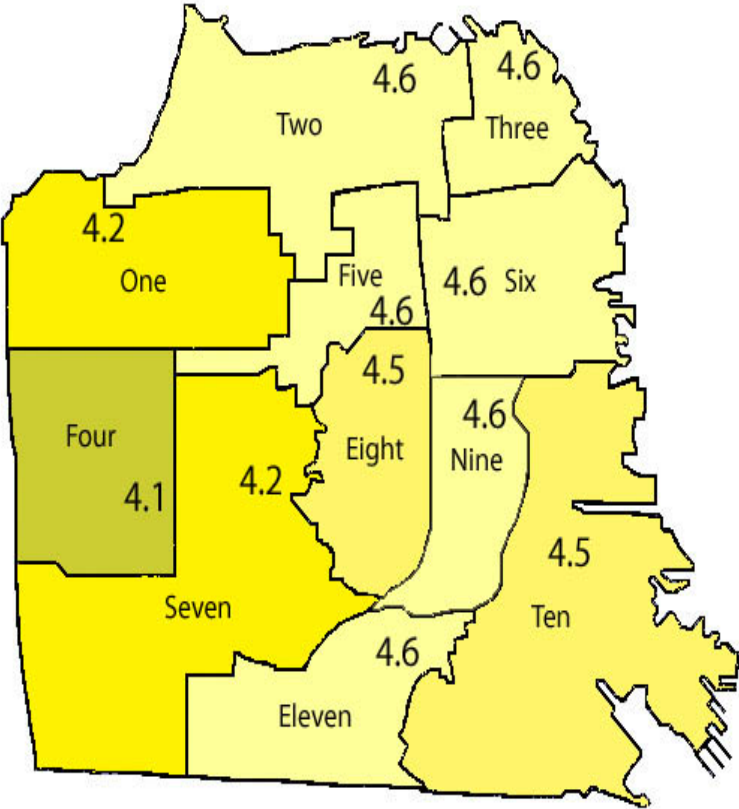
EXISTING CONDITIONS: 20.4% shading				PROPOSED CONDITIONS: 29% shading		
Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)	Value (\$)
January	3.14	961	86	3.14	856	77
February	3.98	1101	99	3.98	981	88
March	5.53	1,653	148	5.53	1,473	132
April	6.72	1,948	175	6.72	1,736	156
May	7.05	2,090	188	7.05	1,862	167
June	7.39	2,108	189	7.39	1,879	169
July	6.92	2,020	181	6.92	1,800	162
August	6.42	1,869	168	6.42	1,665	150
September	6.26	1,745	157	6.26	1,555	140
October	5.05	1,487	134	5.05	1,325	119
November	3.89	1,131	102	3.89	1,007	90
December	3.15	964	87	3.15	858	77
Annual	5.46	19,077	\$1,714	5.46	16,997	\$1,527

\$187

USING SFOG.US 4.6 kWh/M2/DAY BASE RADIATION, 15 kWh system, 20% efficacy

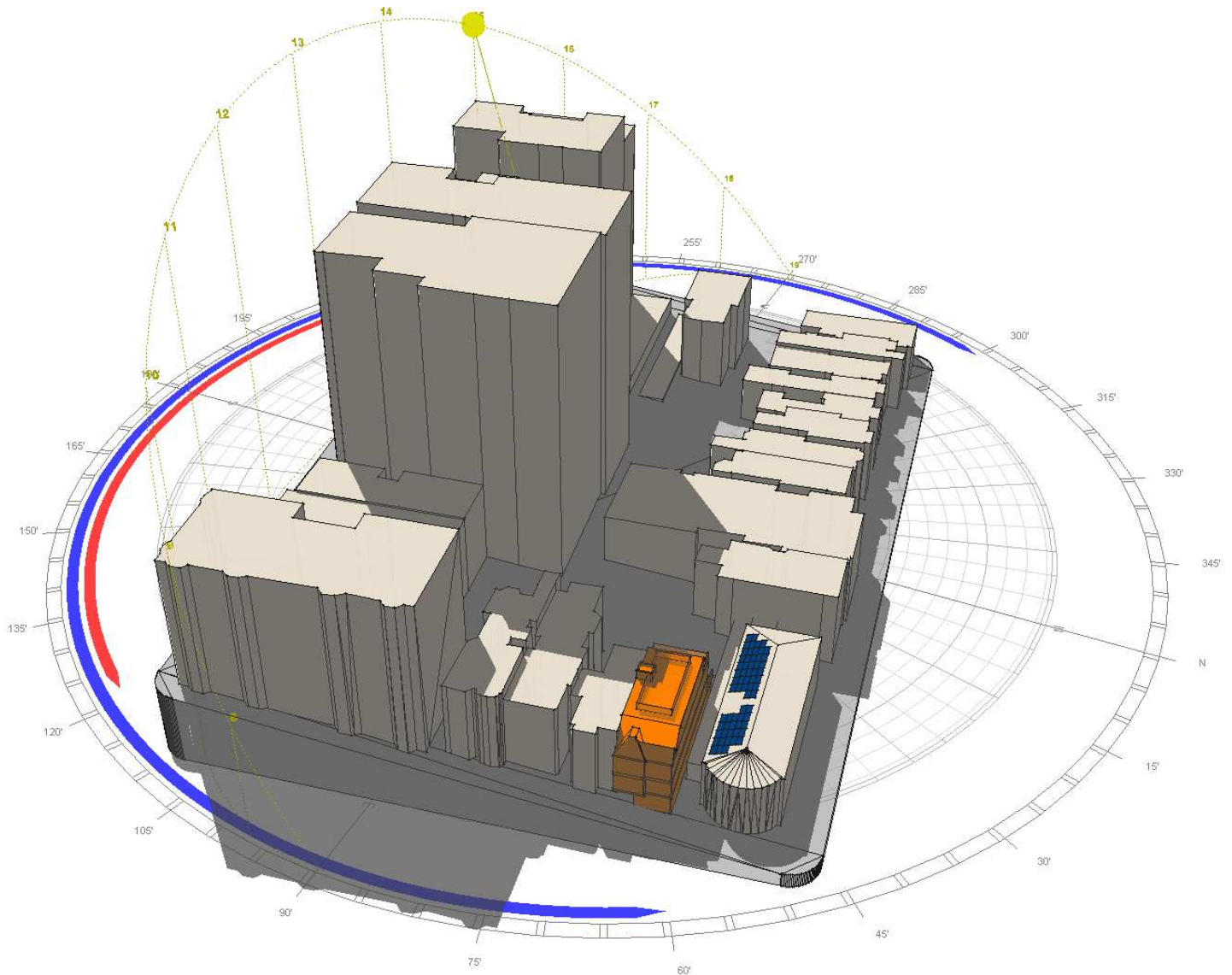
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January	3.14	913	82	3.14	813	73
February	3.98	1,046	94	3.98	932	84
March	5.53	1,570	141	5.53	1,399	125
April	6.72	1,851	166	6.72	1,649	148
May	7.05	1,986	179	7.05	1,769	159
June	7.39	2,003	180	7.39	1,785	161
July	6.92	1,919	172	6.92	1,710	154
August	6.42	1,776	160	6.42	1,582	143
September	6.26	1,658	149	6.26	1,477	133
October	5.05	1,413	127	5.05	1,259	113
November	3.89	1,074	97	3.89	957	86
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Annual	5.46	18,123	\$1,628	5.46	16,147	\$1,451

\$178



SHADING IMPACT ANALYSIS REPORT

FOR 2653 OCTAVIA STREET | DECEMBER 1ST 2019



Report prepared by
Olivier PENNETIER, LEED AP, CEA
SYMPHYSIS
Bioclimatic Design Consulting
olivier@symphysis.net

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II. PROJECT LOCATION _____ 4

III. PROPOSED PROJECT DESCRIPTION _____ 5

IV. ANALYSIS METHODOLOGY & FINDINGS _____ 7

I. INTRODUCTION & ANALYSIS SUMMARY

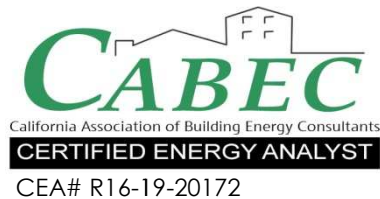
SYMPHYSIS was asked to perform a shading analysis to assess the shading impact of a proposed vertical and horizontal addition, located at 2651-2653 Octavia Street, upon the adjacent building's photovoltaic system located on the roof of 1801 Green Street.

After performing the analysis, SYMPHYSIS concludes that **the proposed project at 2653 Octavia Street would reduce solar radiation by an average of 5.8%** on the existing photovoltaic system at 1801 Green Street.

The report herein describes the proposed project, as well as the methodology used for the shading analysis along with its results. ■



Olivier A. Pennetier, MArch, LEED AP
SYMPHYSIS Principal
12/01/2019



Our services consist of professional opinions and conclusions developed in accordance with generally accepted environmental design, solar engineering and daylighting design principles and practices. Our conclusions and recommendations are based on the information provided by the clients, USGS Digital Elevation Model and publically available Geographic Information System database.

II. PROJECT LOCATION

The proposed project is located at 2653 Octavia Street, in the Northeastern corner of the Pacific Heights neighborhood, block 0554, lot 002. ■

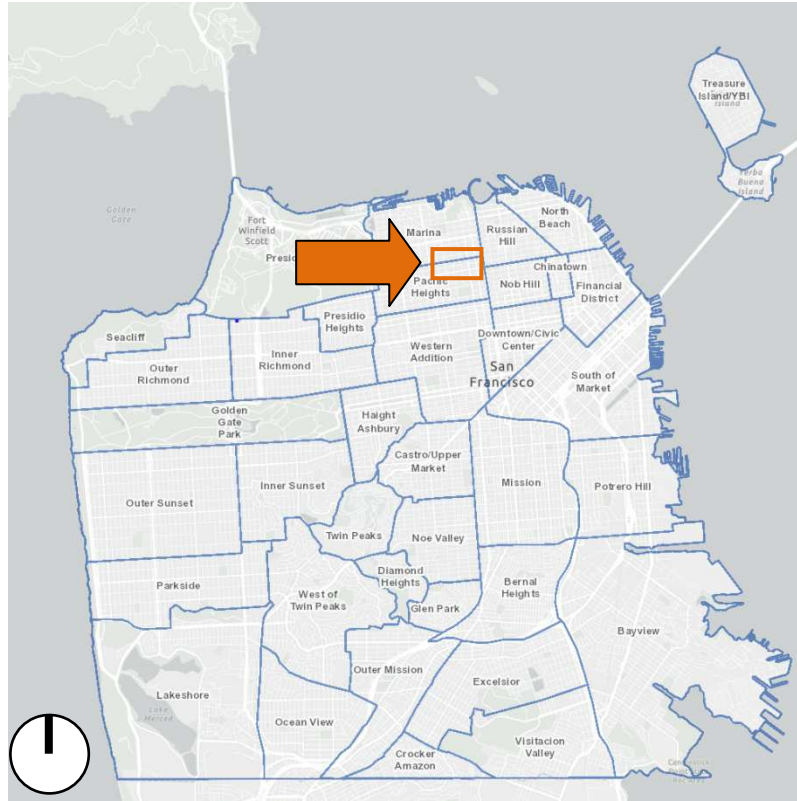


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FIGURE 2: BLOCK MAP

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The proposed design features a new fourth story addition on top of an existing 3 story single family residence. The new addition will increase the height of the building to 39'-10 ½".

The following images show the 3D massing models for the existing conditions and proposed design. ■

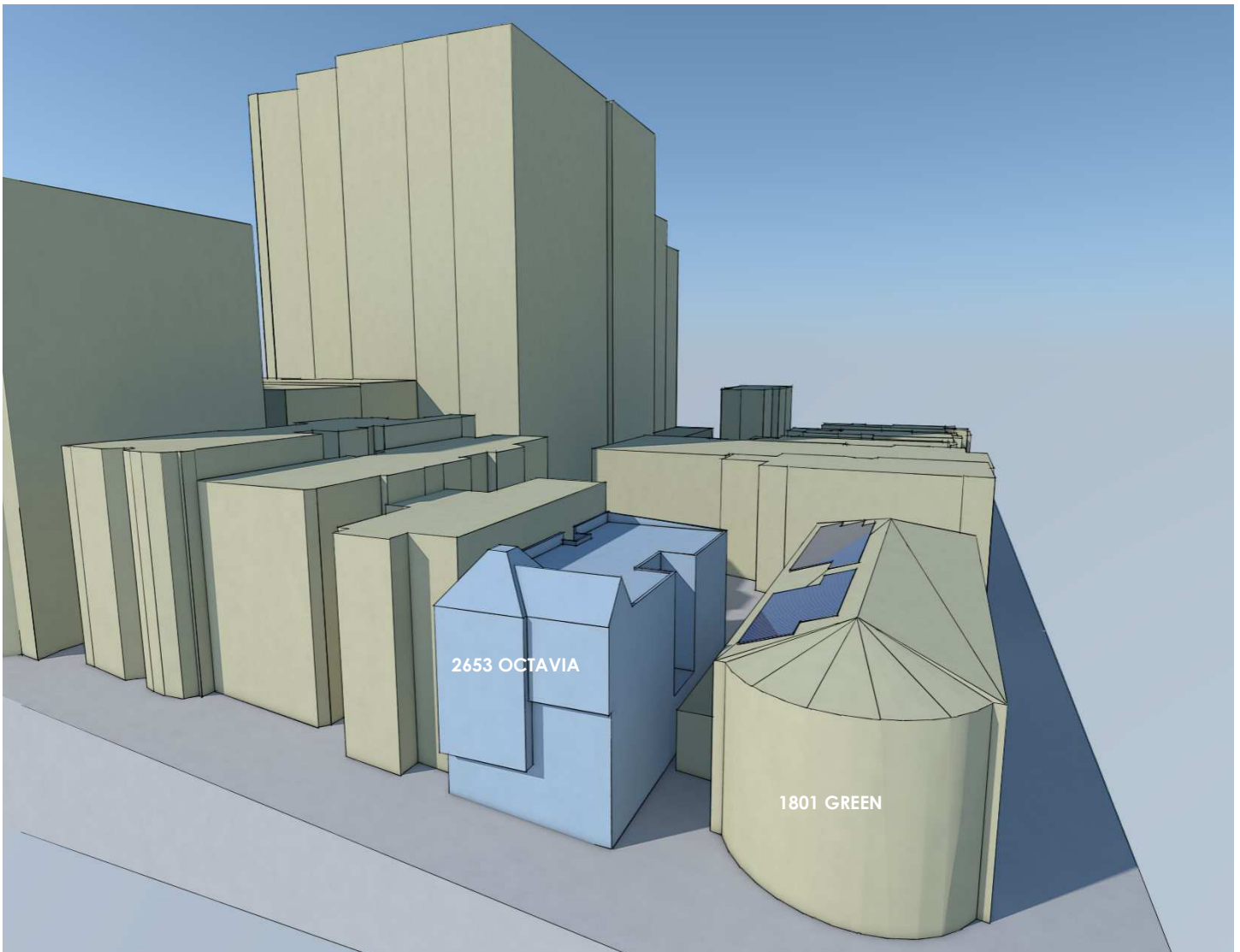


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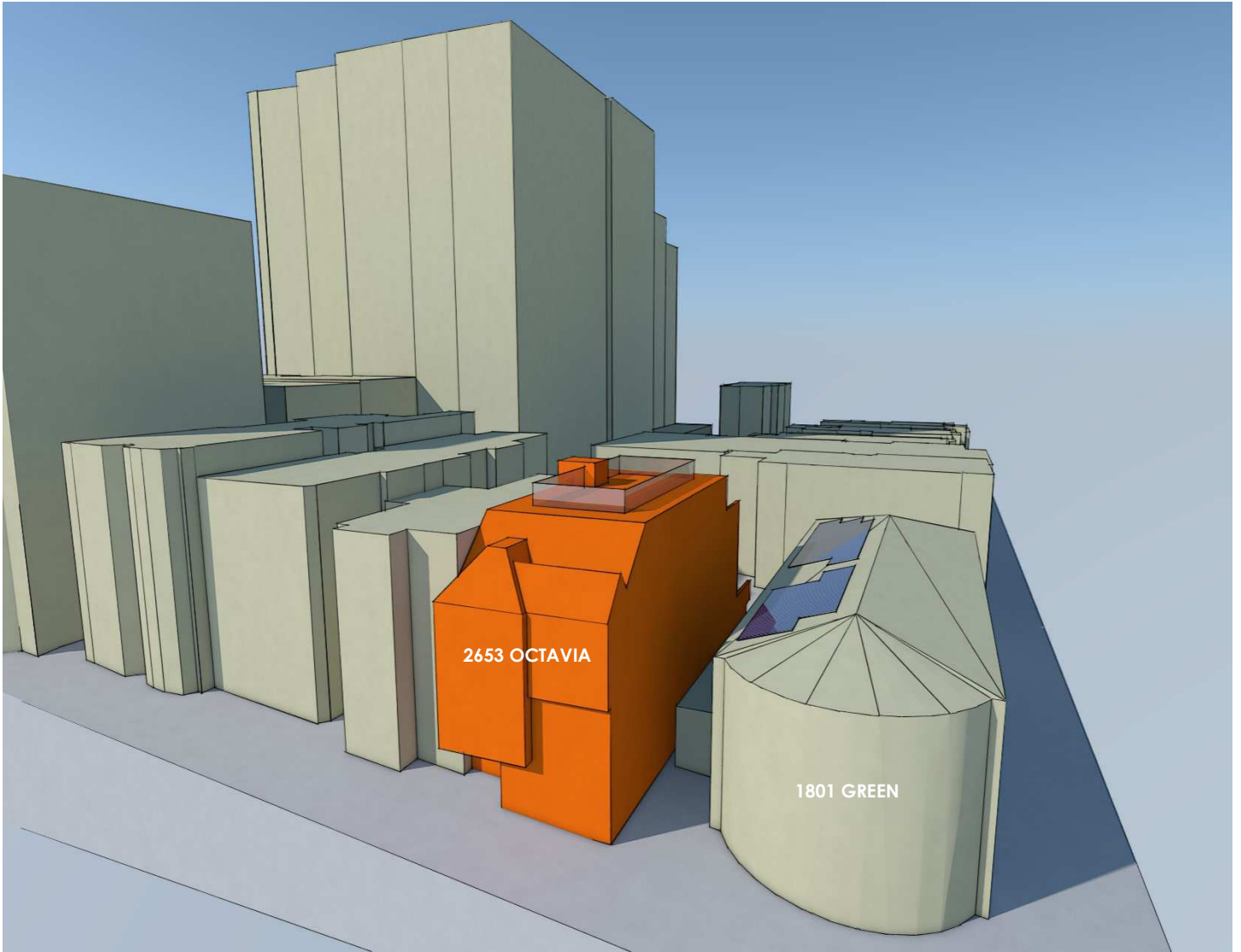


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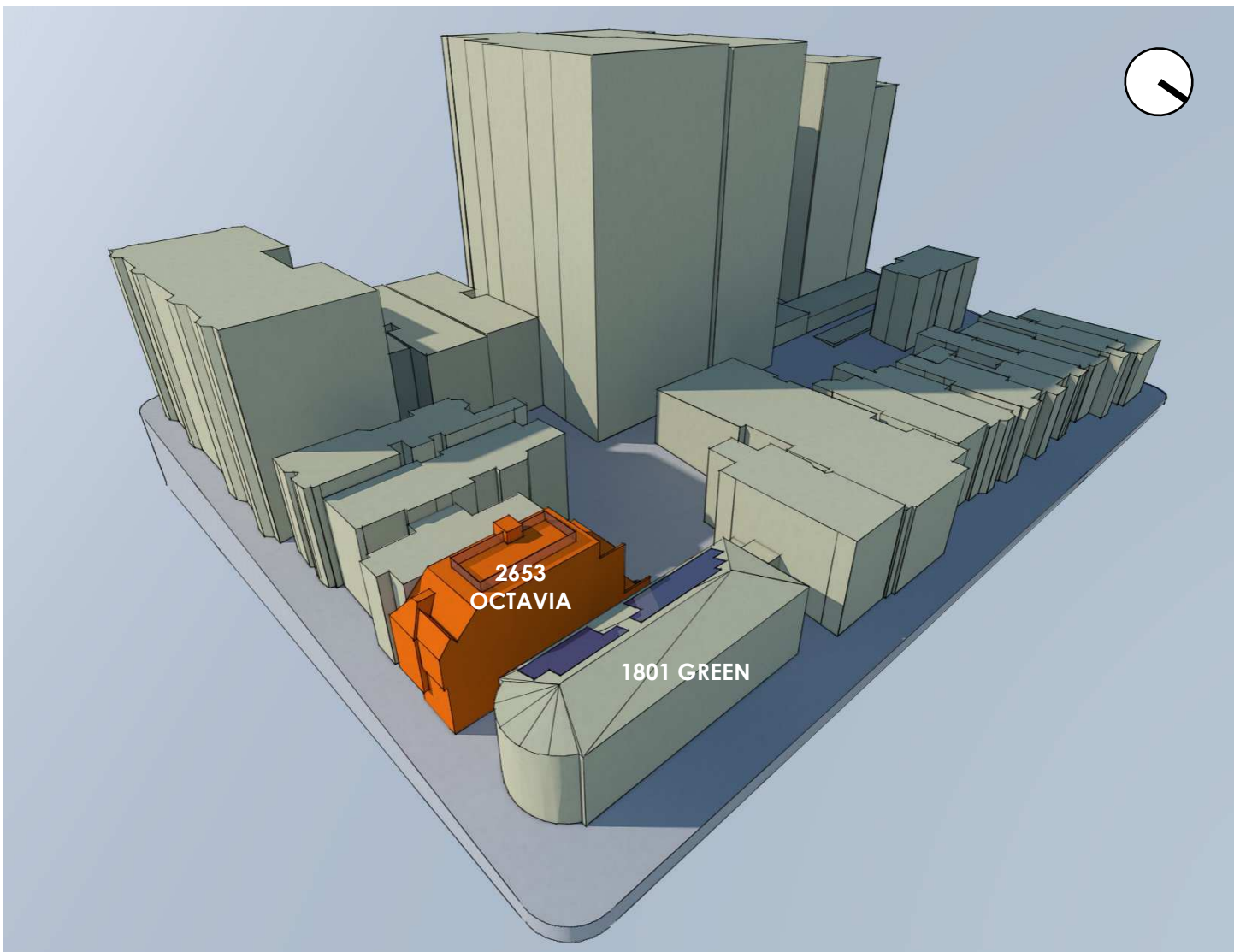


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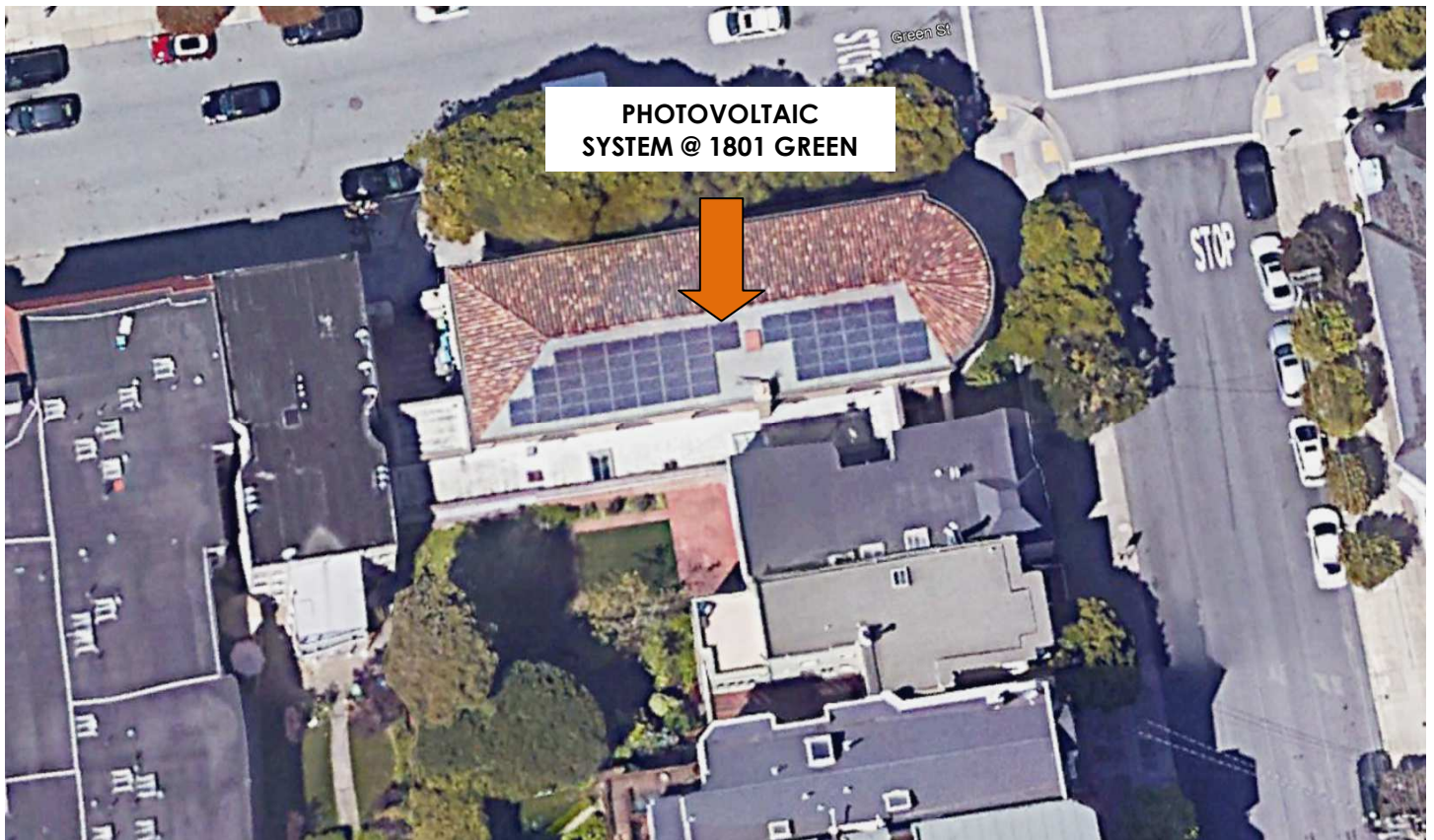


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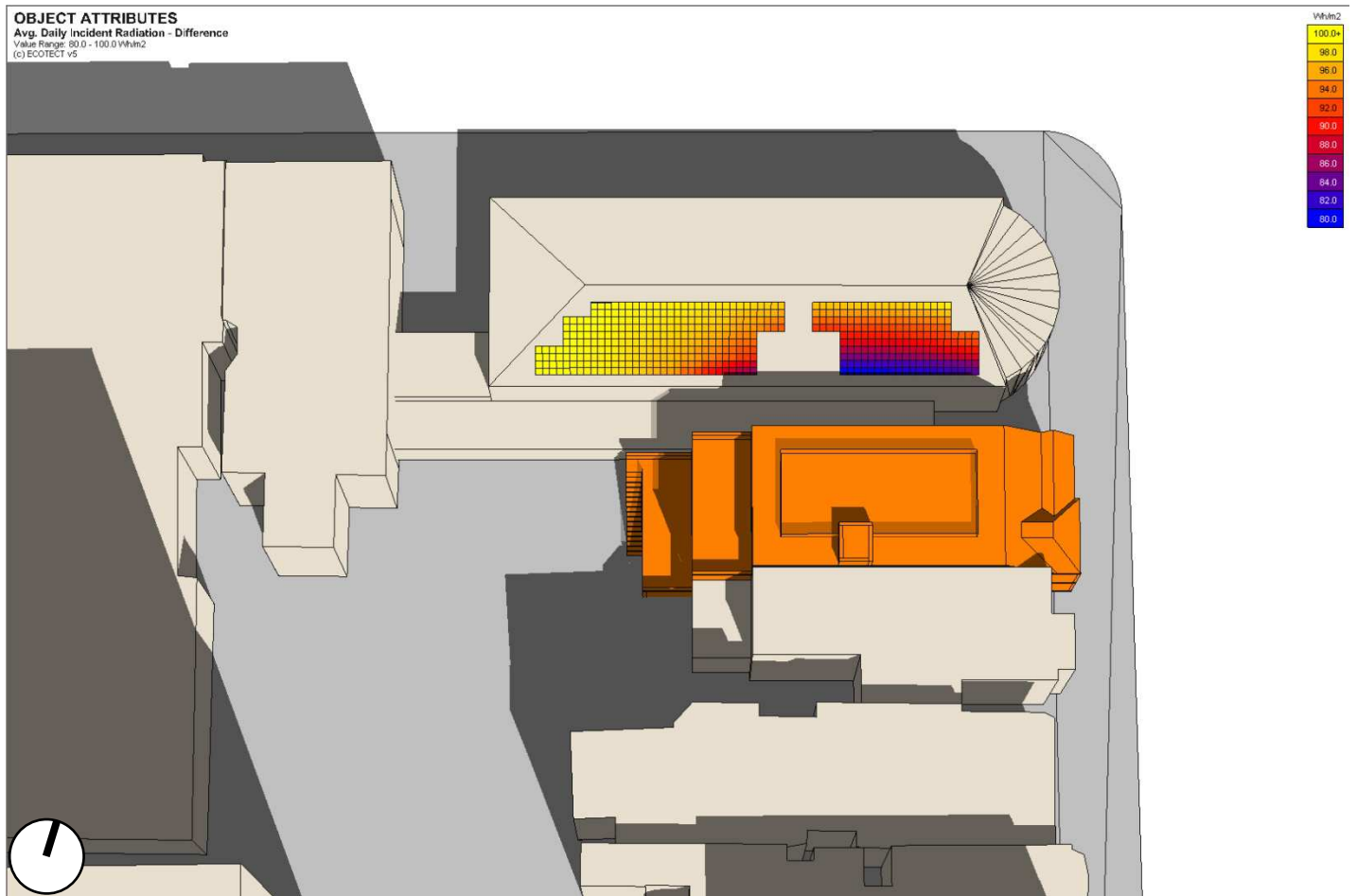


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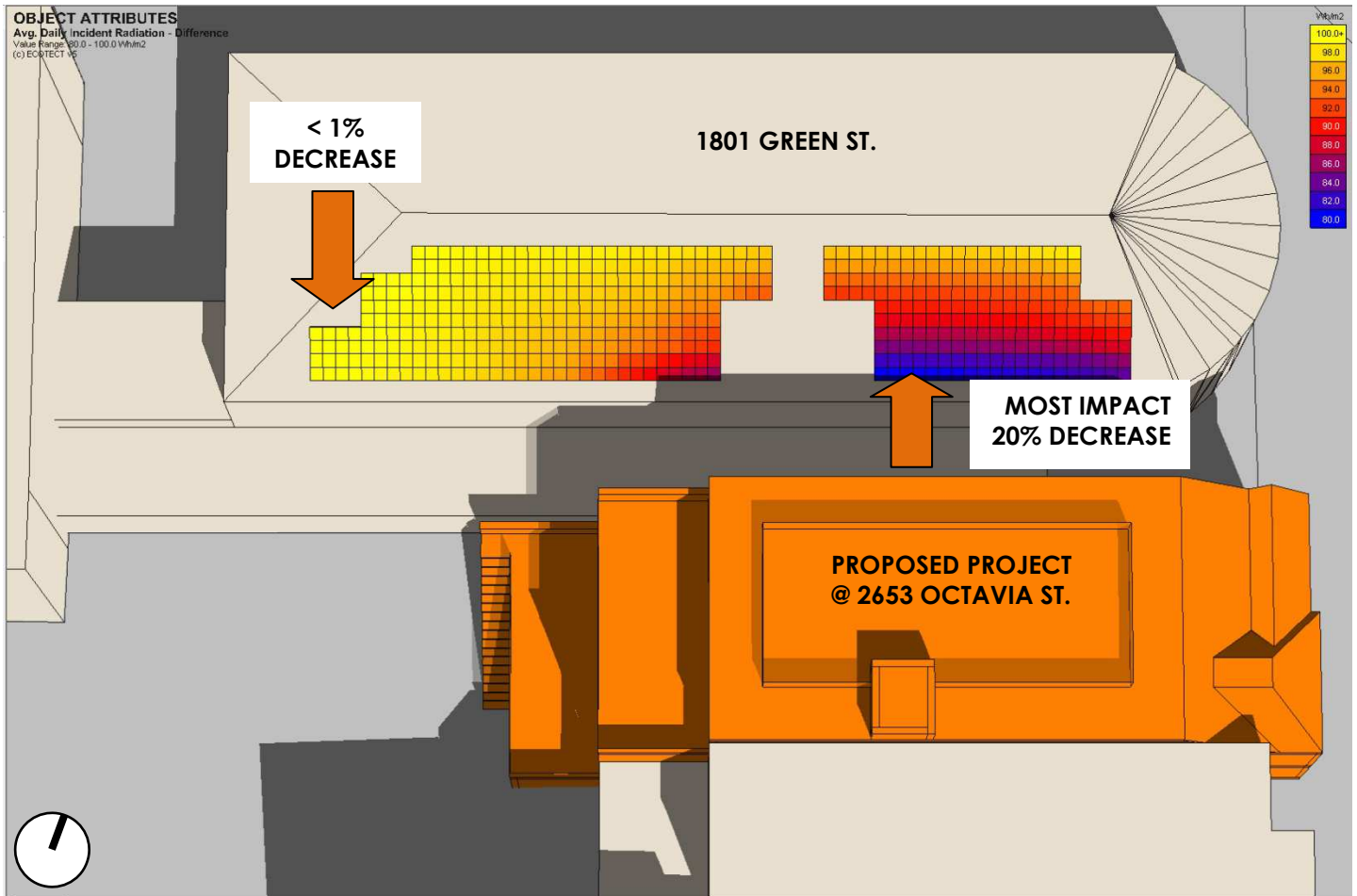


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A01

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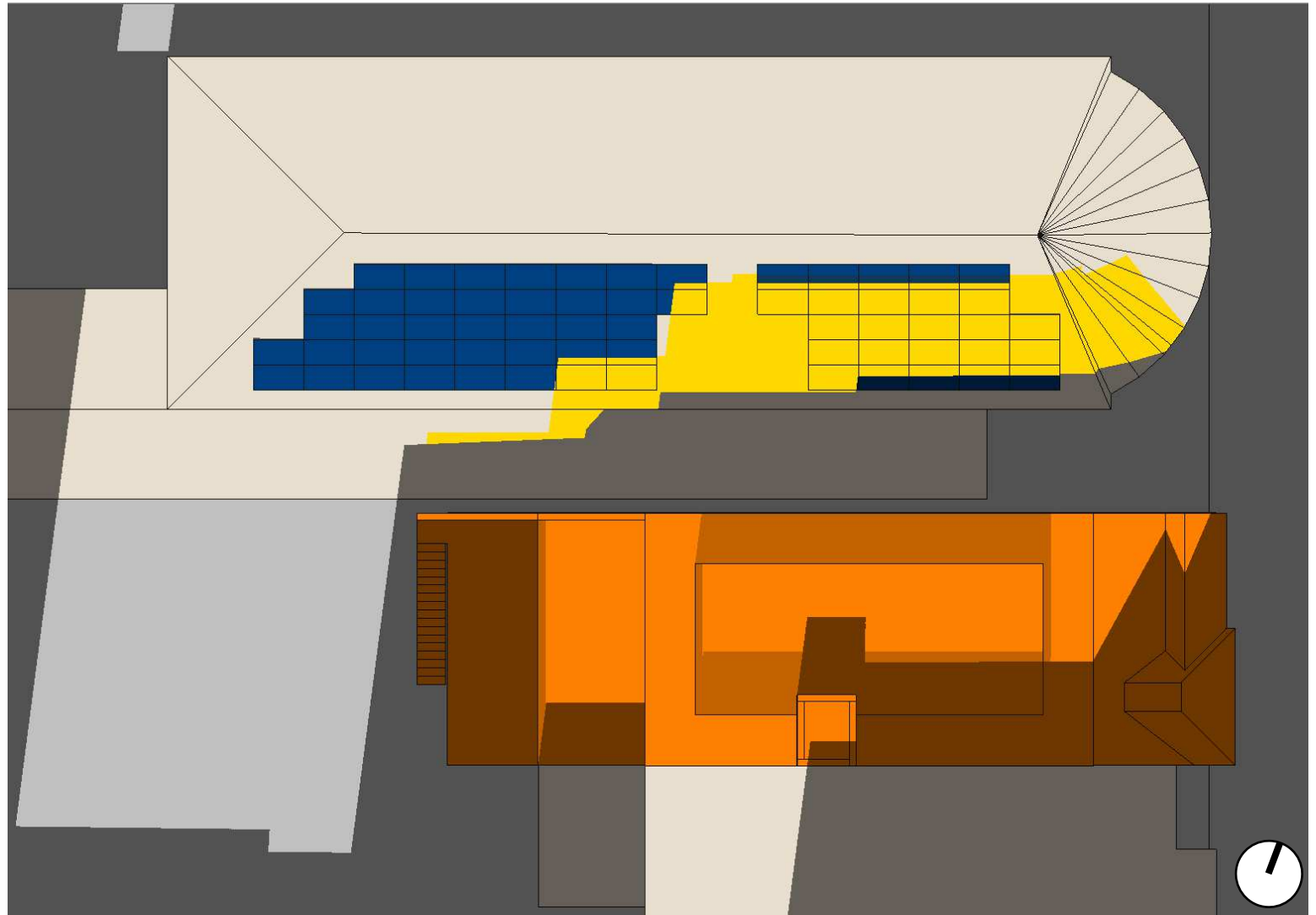
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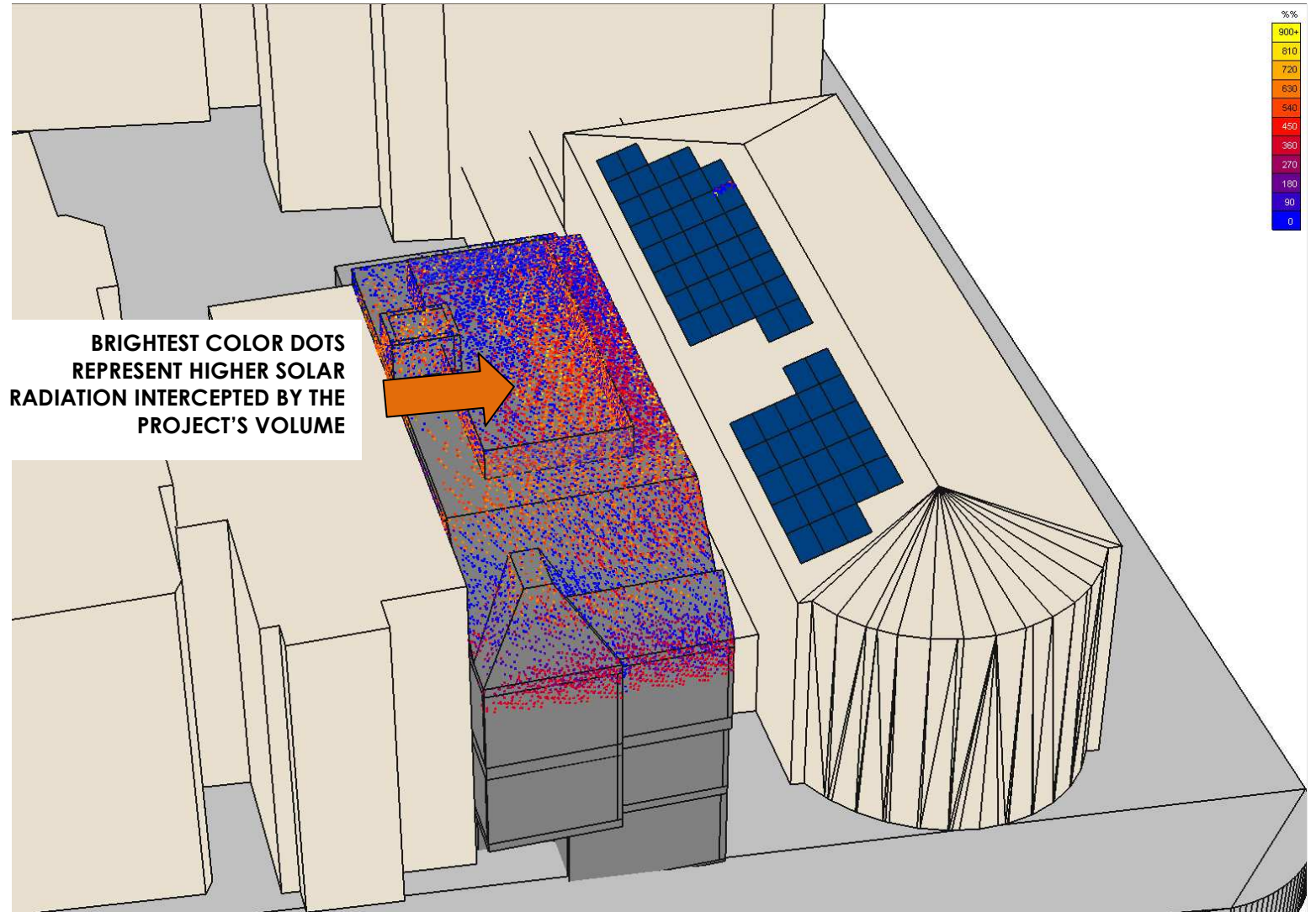
12:00 PM Noon

PROPOSED PROJECT
@ 2653 OCTAVIA ST.

EXISTING SHADING

ADDITIONAL SHADING
@ 1801 GREEN ST.







SYMPHYSIS

Bioclimatic Design Consulting

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LOS ANGELES CA 90020

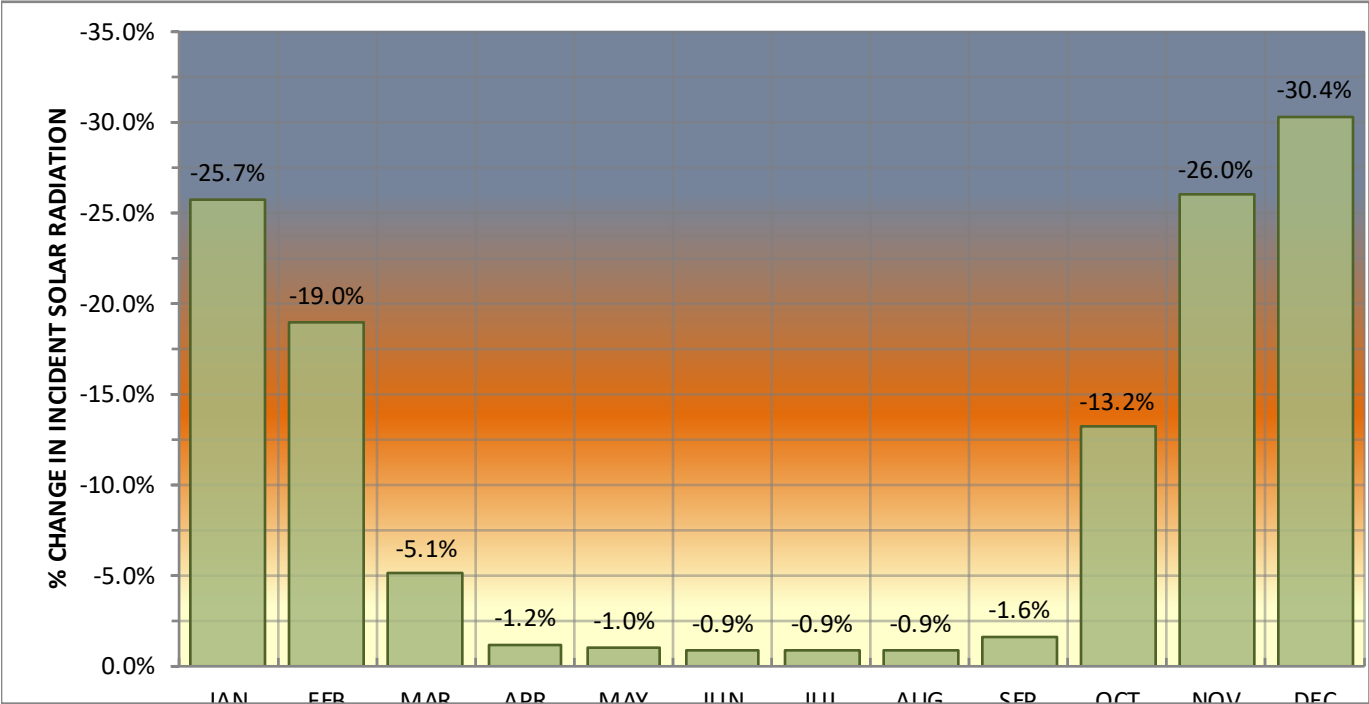
www.symphysis.net

info@symphysis.net

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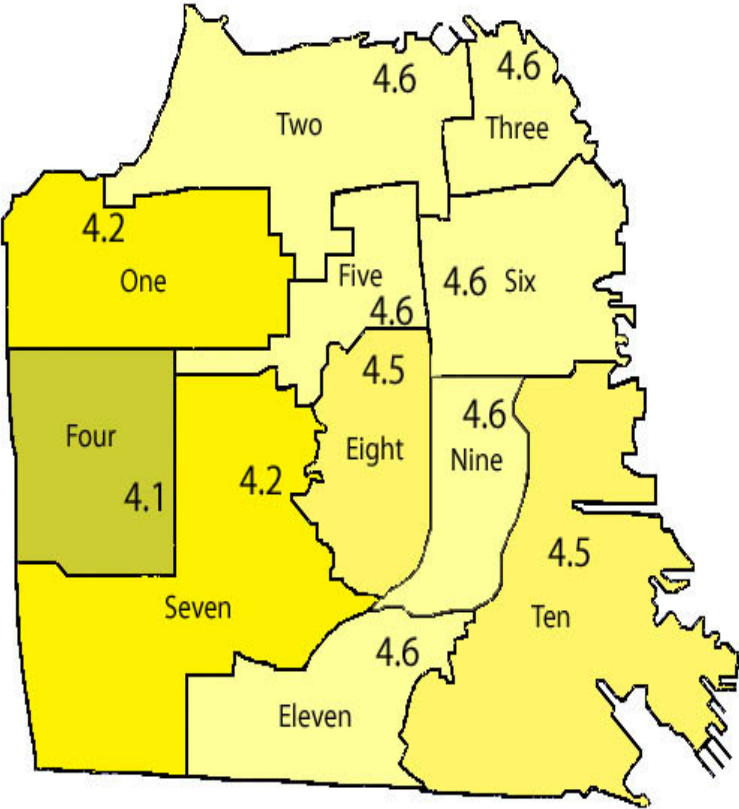
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USING SFOG.US 4.6 kWh/M2/DAY BASE RADIATION, 15 kWh system, 20% efficacy

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December	3.15	916	83	3.15	815	73
Annual	5.46	18,123	\$1,628	5.46	16,147	\$1,451

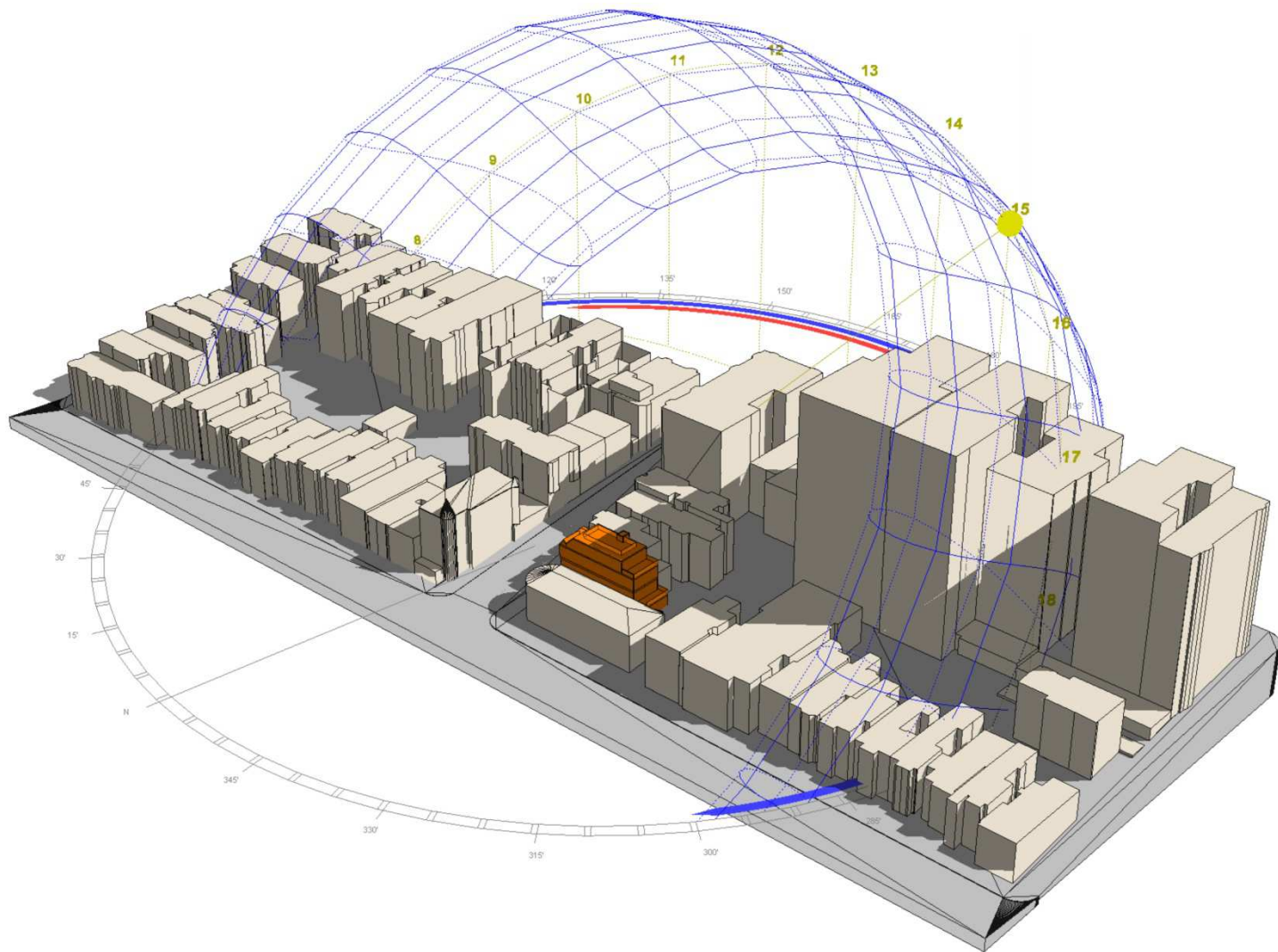
\$178



SHADING IMPACT ANALYSIS REPORT

- ADDENDUM -

FOR 2653 OCTAVIA STREET | JANUARY 23rd 2020



Report prepared by
Olivier PENNETIER, LEED AP, CEA

SYMPHYSIS

Bioclimatic Design Consulting

olivier@symphysis.net

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I. INTRODUCTION & ANALYSIS SUMMARY

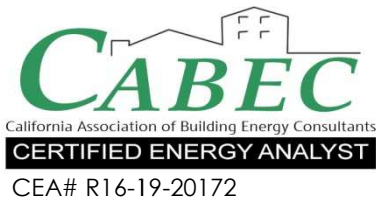
SYMPHYSIS was asked to perform a shading analysis to assess the shading impact of a proposed vertical and horizontal addition, located at 2651-2653 Octavia Street, upon the adjacent building facades located at 2634 Octavia and 1791 Green Street

After performing the analysis, SYMPHYSIS concludes that **the proposed project at 2653 Octavia Street would reduce the number of sunlight hours by a maximum of 4.6% on the façade of 2634 Octavia Street and 2.0% on the facing façade of 1791 Green Street.**

The report herein outlines the results of the analysis. ■



Olivier A. Pennetier, MArch, LEED AP
SYMPHYSIS Principal
01/23/2020



Our services consist of professional opinions and conclusions developed in accordance with generally accepted environmental design, solar engineering and daylighting design principles and practices. Our conclusions and recommendations are based on the information provided by the clients, USGS Digital Elevation Model and publically available Geographic Information System database.

ADDENDUM TO PREVIOUS ANALYSIS

The 3D modeling was extended to include the block East of the proposed project, which includes the buildings at the concerned properties at 2634 Octavia Street and 1791 Green Street. The following image shows the updated 3D model. ■



FIGURE 1: 3D MASSING MODEL OF THE PROPOSED CONDITIONS.

II. ADDENDUM TO PREVIOUS FINDINGS

The same methodology as the previous analysis was used to determine the amount of sunlight lost on the concerned properties. The image below is a 06/04/2019 photograph of the block East of the proposed project.



FIGURE 2: AERIAL PHOTOGRAPH OF THE BLOCK EAST OF THE PROPOSED PROJECT DATED 06/04/2019.

After compiling all the results of the analysis, SYMPHYSIS concludes that the proposed project at 2653 Octavia Street would reduce the amount of sunlight on the facing facades only minimally. At its most impacted area, the façade at 2634 Octavia Street would receive 48 hours less of sunlight than it currently does. That is a 4.8% difference with existing conditions. The impact would occur between April 23rd at 7:15 pm and August 25th at 7:15 pm. The impacted area does include the bay window of the first floor at the Northern corner of the building.

The façade facing the proposed project at 1791 Green Street would also be minimally impacted in mid Spring from March 11th at 7:00 pm to April 4th at 7:15 pm, and then again later in mid fall from September 12th at 7:00 pm to October 18th at 7:15 pm. The proposed project would cut out a maximum of 25 hours of sunlight to the facing façade at its most impacted location, which includes windows. That is a 2.0% decrease in sunlight availability from current conditions.

The patio located between the two buildings at 2634 Octavia and 1791 Green Street would see some minimal impact as well from the proposed project, mainly from May 2nd at 6:45 pm until August 11th at 7:00 pm. The patio would see a

maximum of 26 hours reduction of available sunlight at its most impacted location, which is a reduction of 3.8% from existing conditions.

The following table summarizes the findings:

TABLE 1: SUNLIGHT HOURS

	EXISTING SUNLIGHT	PROPOSED SUNLIGHT	PERCENTAGE DIFFERENCE	IMPACTED SEASON
2634 OCTAVIA ST.	1,034 HRS	986 HRS	-4.6%	April - August
1791 GREEN ST.	1,261 HRS	1,236 HRS	-2.0%	March – April & September - October
PATIO	679 HRS	653 HRS	-3.8%	May - August

The following image shows the areas of the facades that are most impacted by the proposed project:

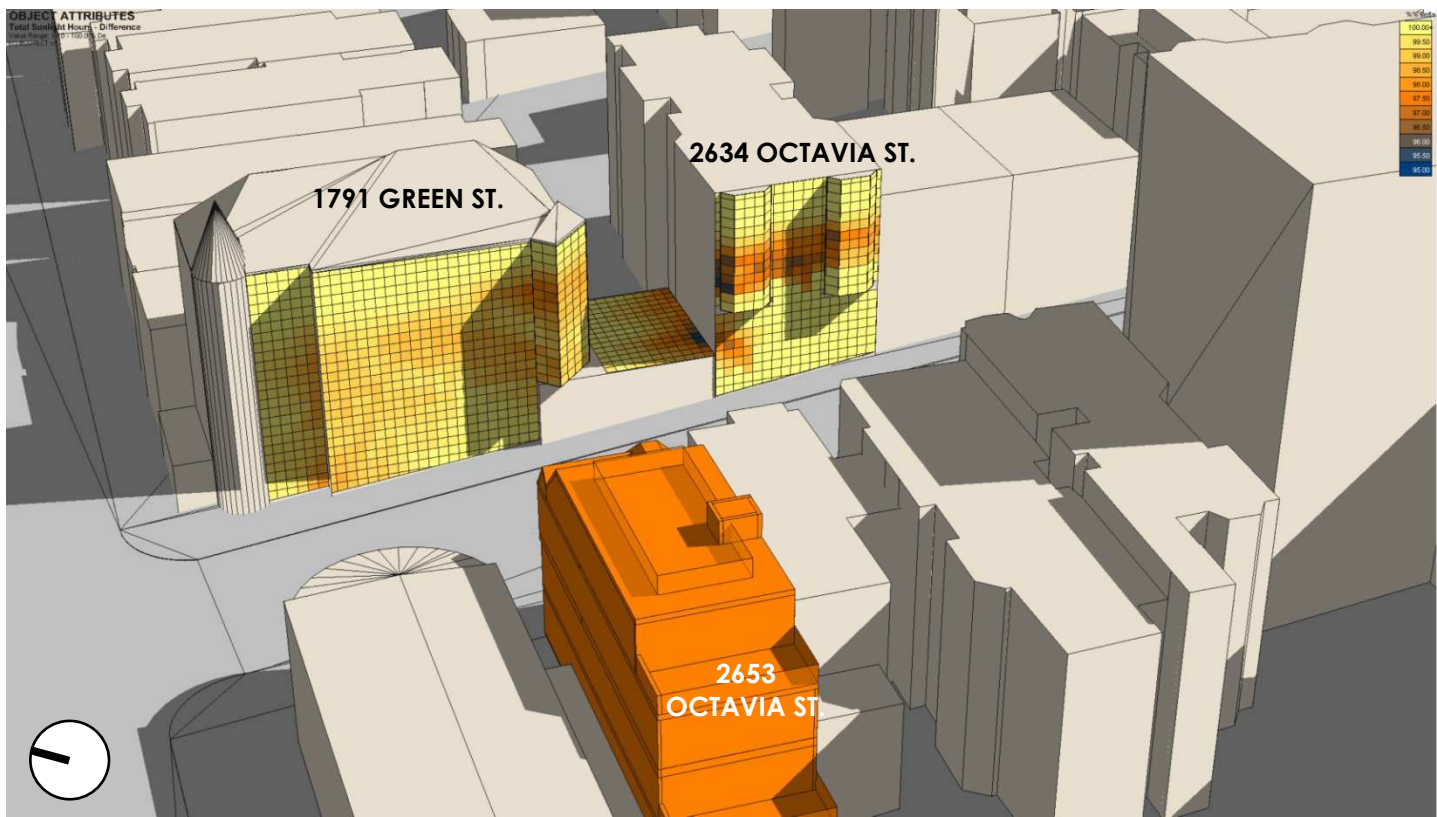


FIGURE 3: AREAS MOST IMPACTED BY THE PROPOSED PROJECT. DARK BLUE REPRESENTS A 5% DECREASE OF SUNLIGHT HOUR.

The following diagram shows the shading difference between the existing and proposed conditions, highlighting in bright yellow the newly created shade on the facades of the facing properties for dates ranging from June 21st to October 21st.

A01

SHADING IMPACT

JUNE 21ST

08:15 PM

PROPOSED PROJECT
@ 2653 OCTAVIA ST.

EXISTING SHADING

ADDITIONAL SHADING






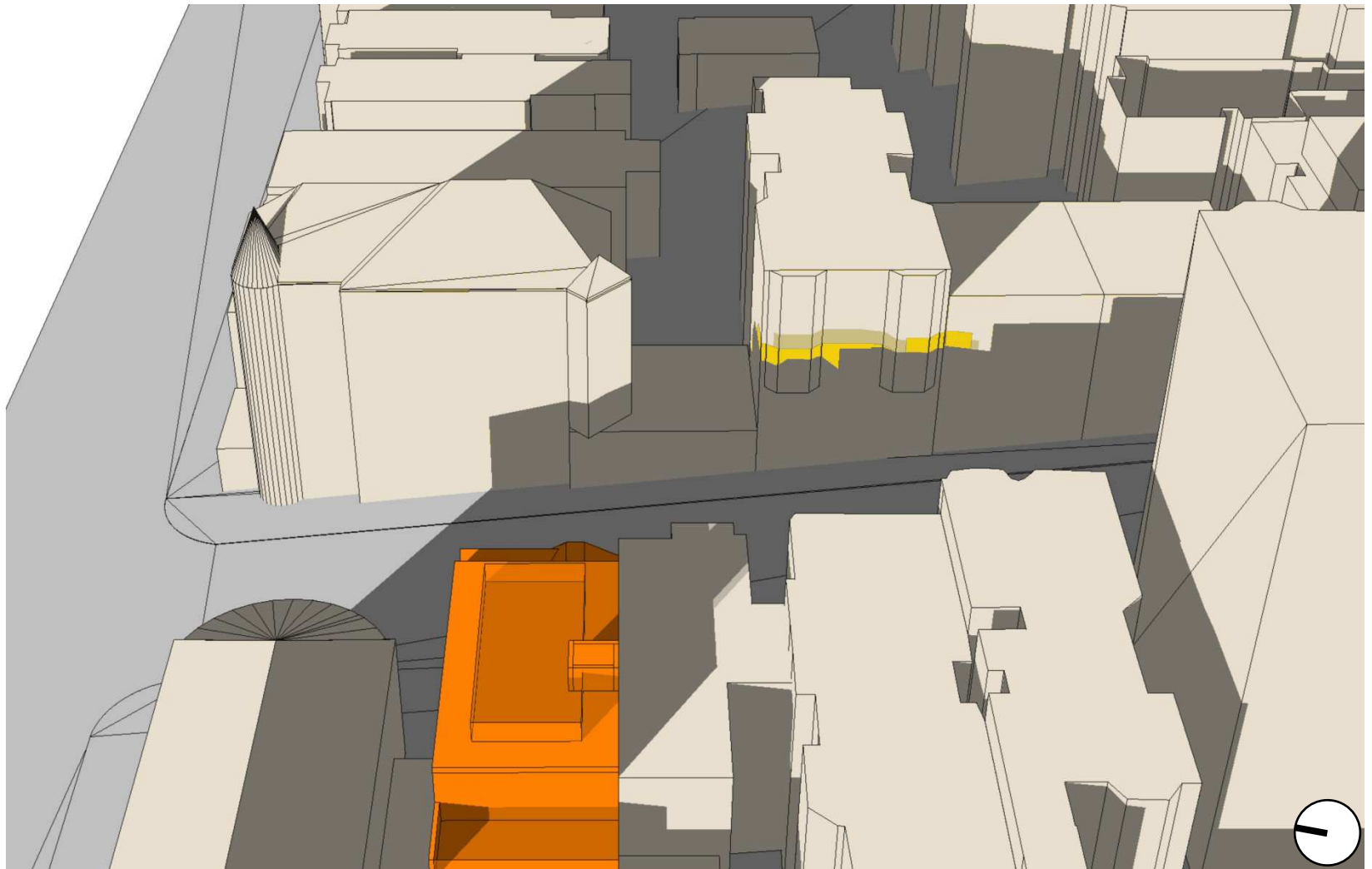
A02

SHADING IMPACT

JULY 21ST

08:00 PM

-  PROPOSED PROJECT
@ 2653 OCTAVIA ST.
-  EXISTING SHADING
-  ADDITIONAL SHADING






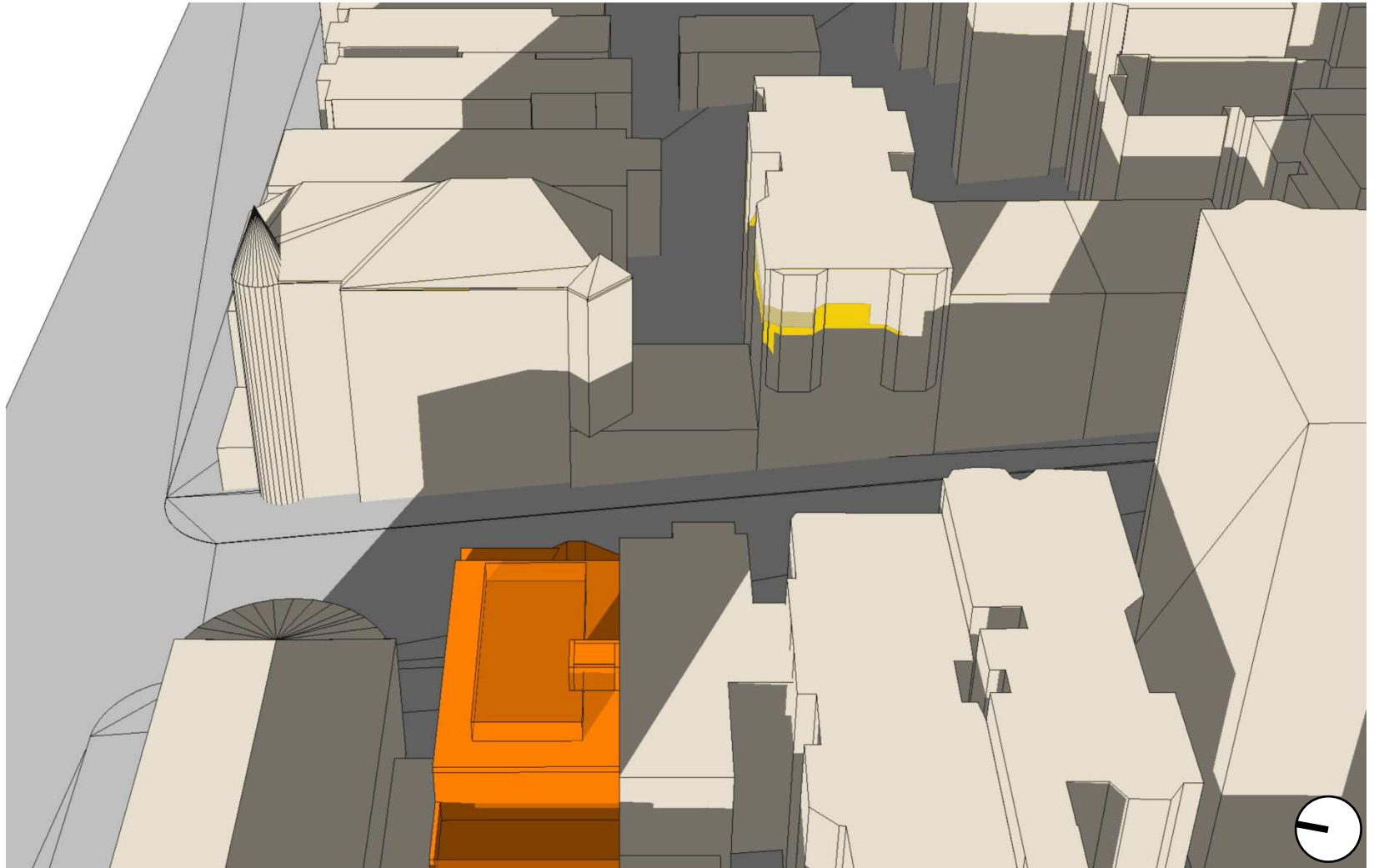
A03

SHADING IMPACT

AUGUST 21ST

07:45 PM




-  PROPOSED PROJECT
@ 2653 OCTAVIA ST.
-  EXISTING SHADING
-  ADDITIONAL SHADING

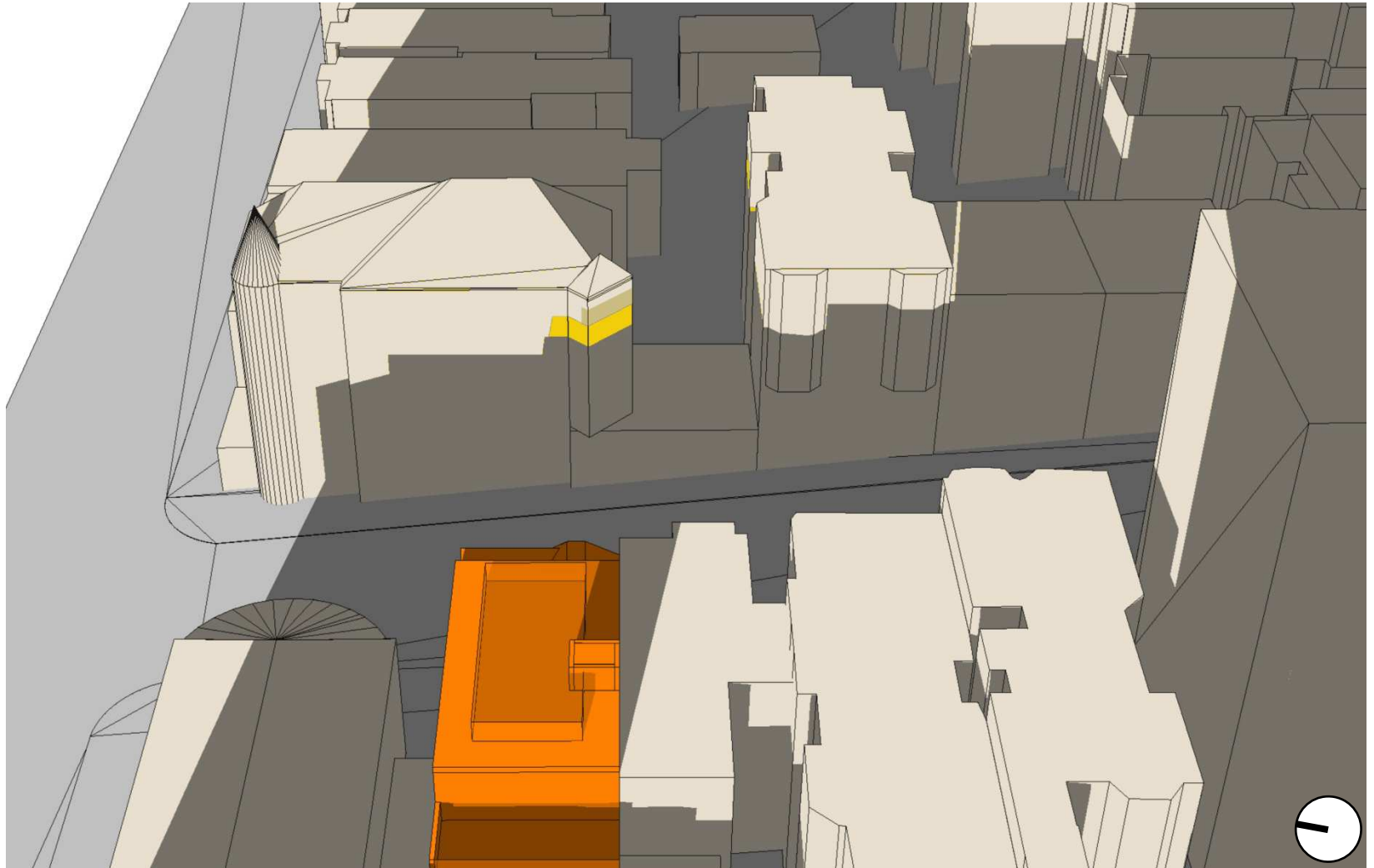


A04

SHADING IMPACT

SEPTEMBER 21ST 07:00 PM

-  PROPOSED PROJECT
@ 2653 OCTAVIA ST.
-  EXISTING SHADING
-  ADDITIONAL SHADING






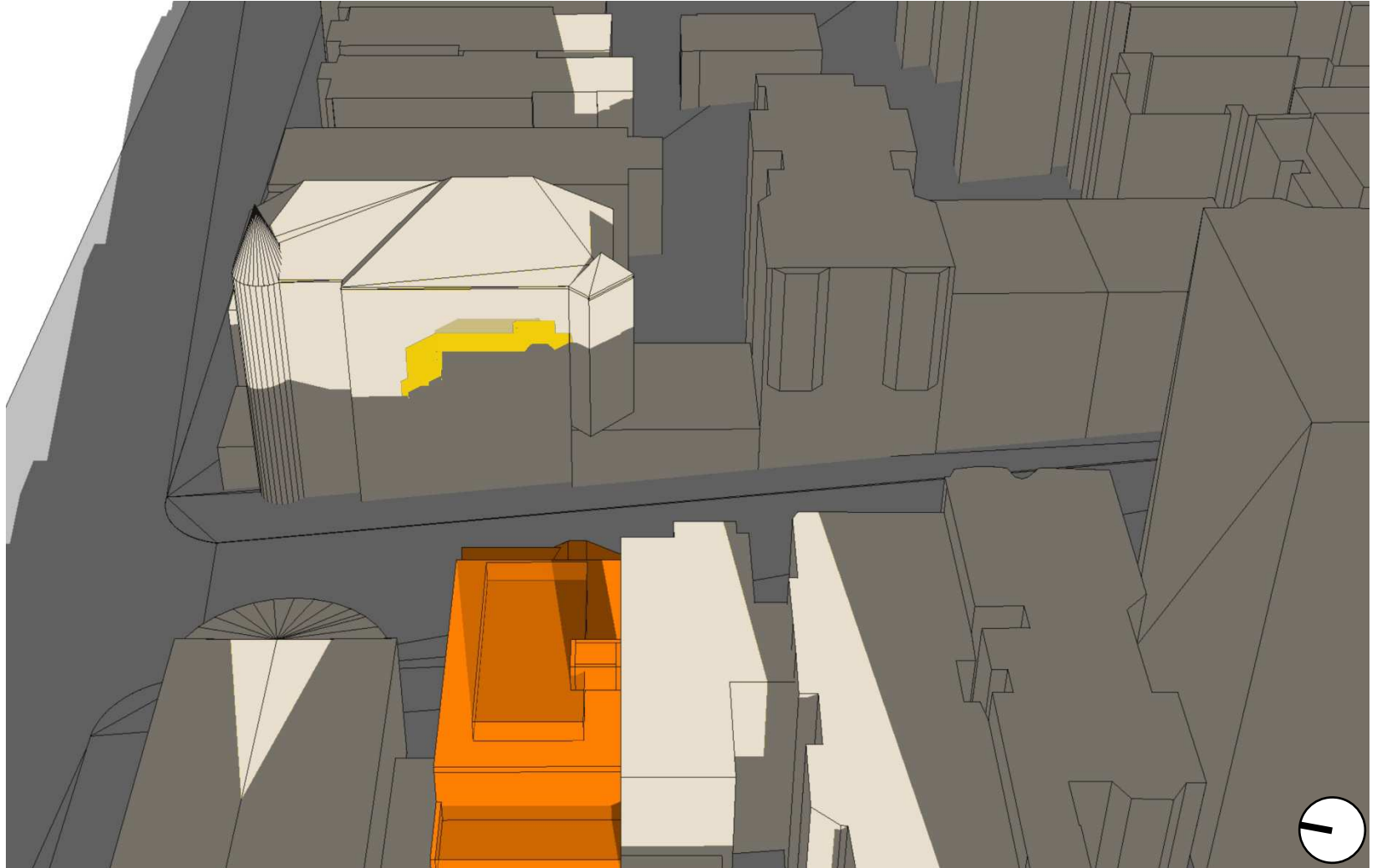
A05

SHADING IMPACT

OCTOBER 21ST

06:00 PM

-  PROPOSED PROJECT
@ 2653 OCTAVIA ST.
-  EXISTING SHADING
-  ADDITIONAL SHADING





SYMPHYSIS

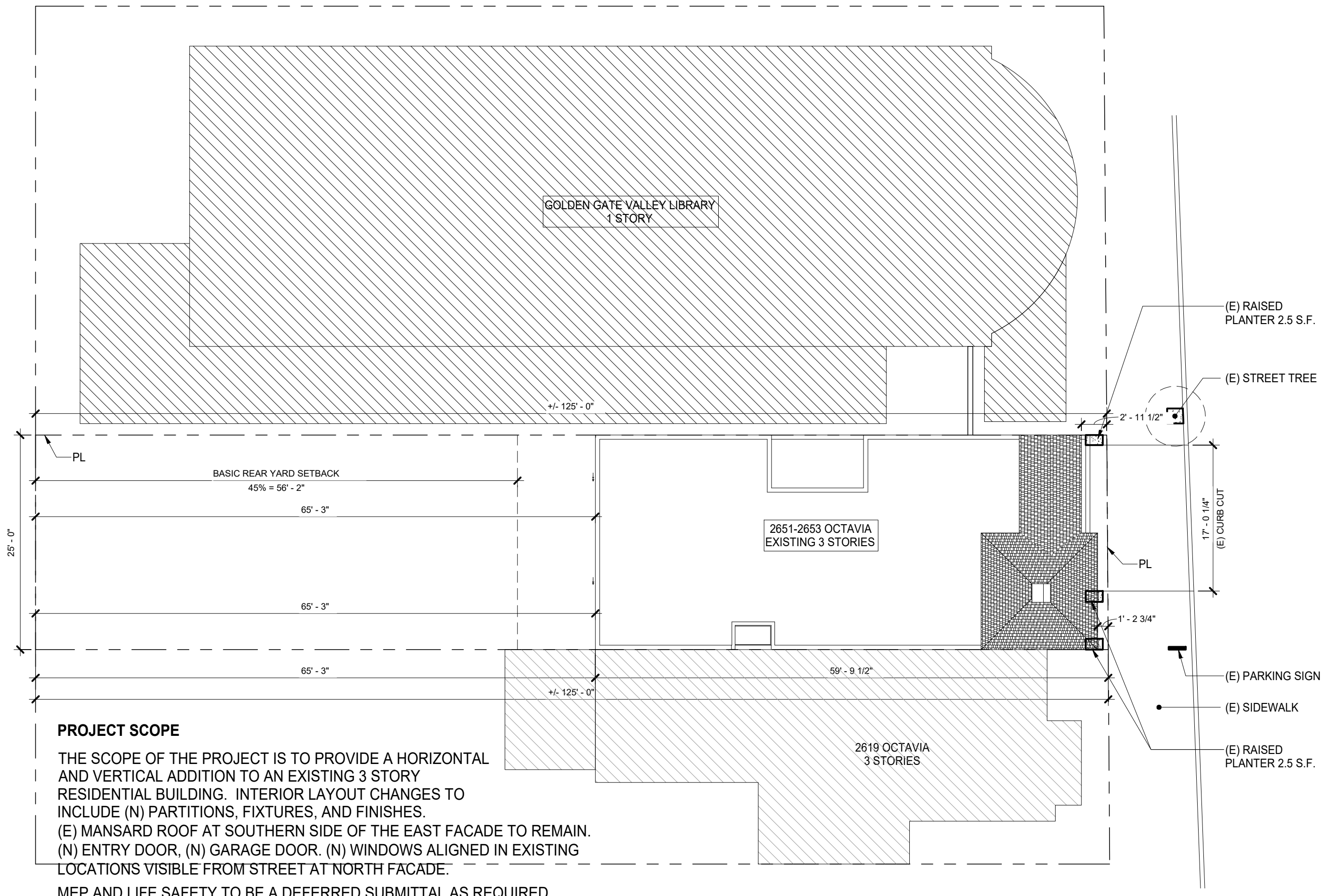
Bioclimatic Design Consulting

435 S. ALEXANDRIA AVENUE #308

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EXISTING SITE PLAN 3/32" SCALE

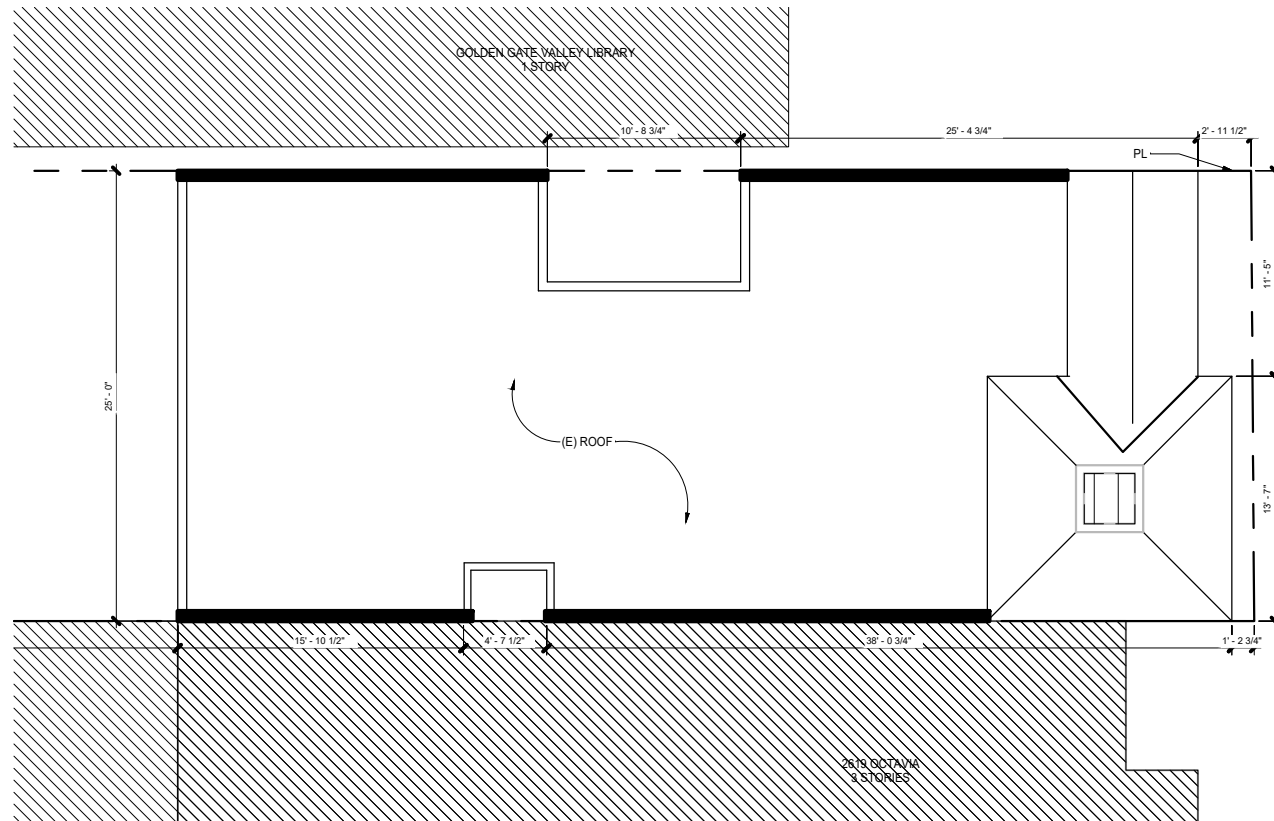
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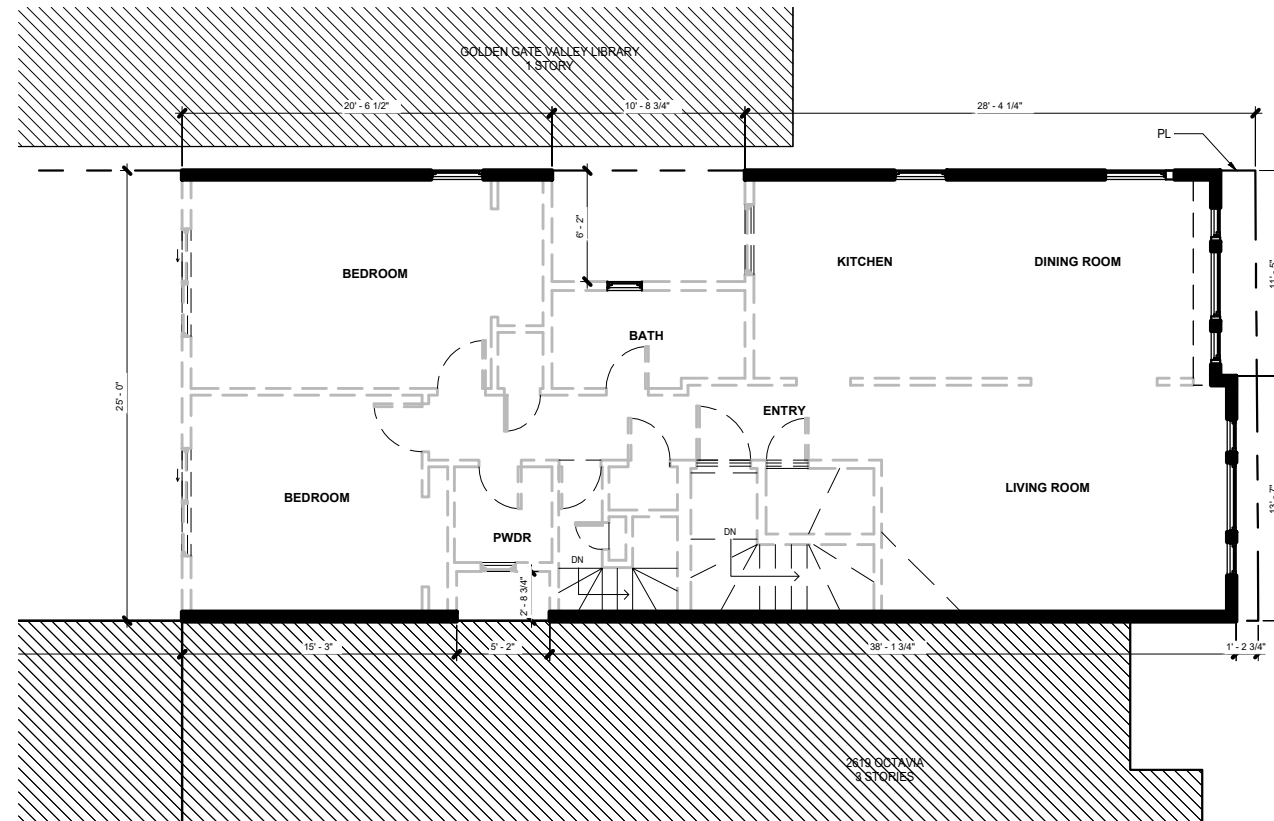
OWNER

JANE COTE-COOK
2651 OCTAVIA STREET
SAN FRANCISCO, CA 94123

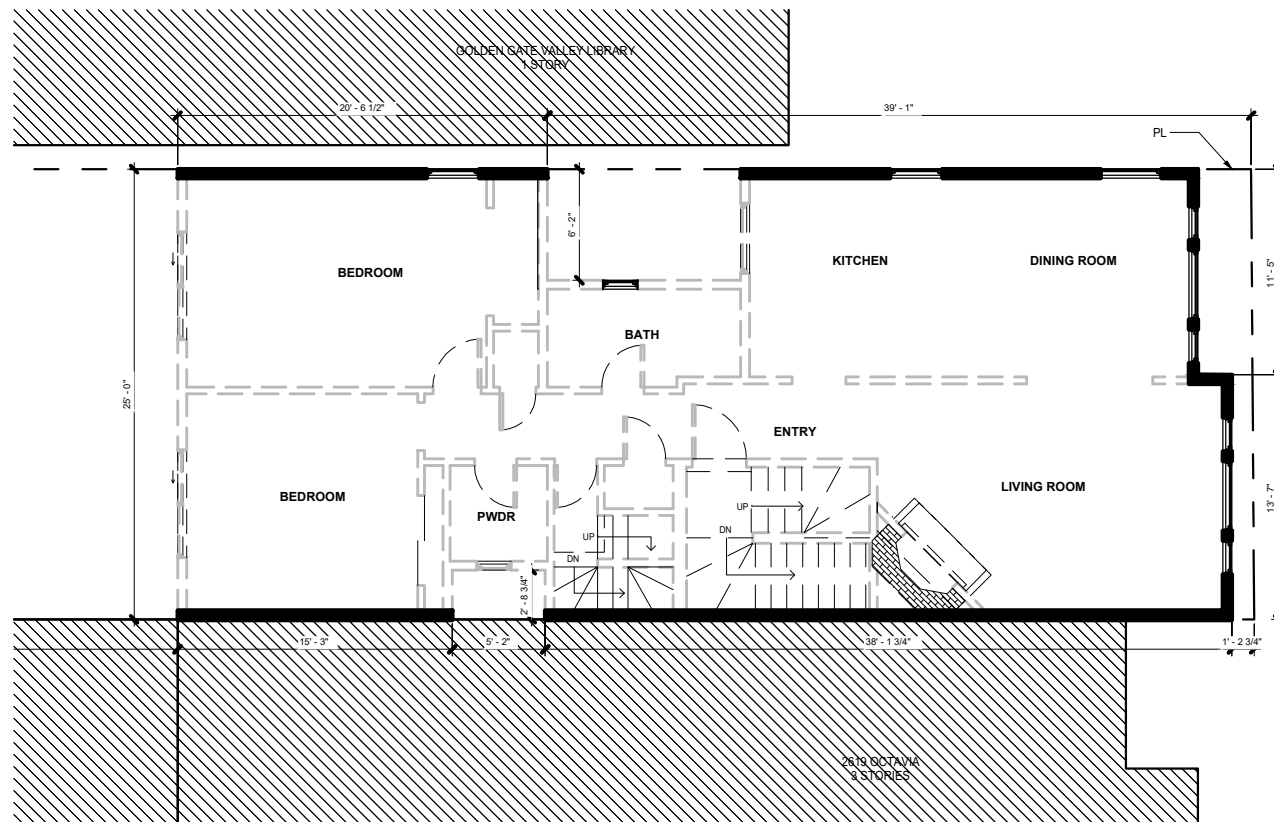
NEIGHBORHOOD
NOTIFICATION



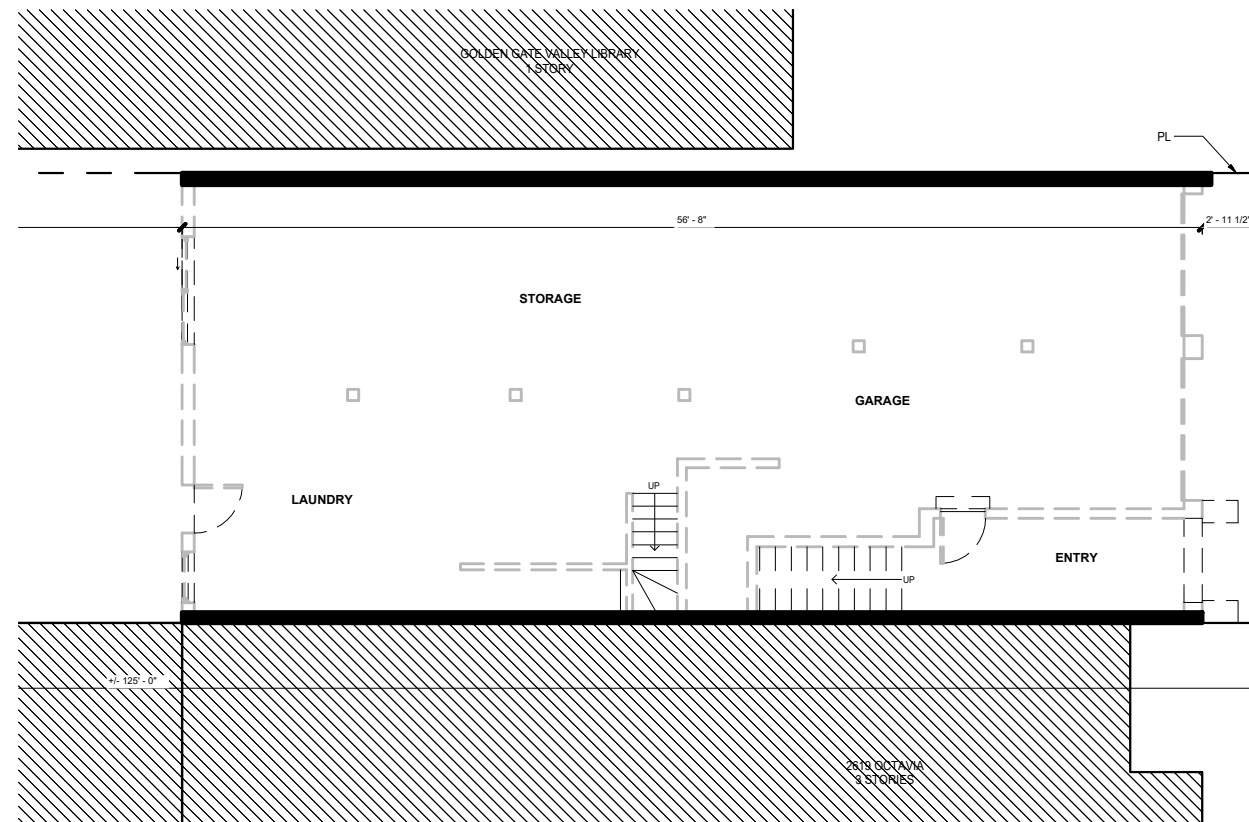
EXISTING ROOF 3/32" SCALE



EXISTING LEVEL 2 3/32" SCALE



EXISTING LEVEL 3 3/32" SCALE



EXISTING LEVEL 1 3/32" SCALE

ARCHITECT

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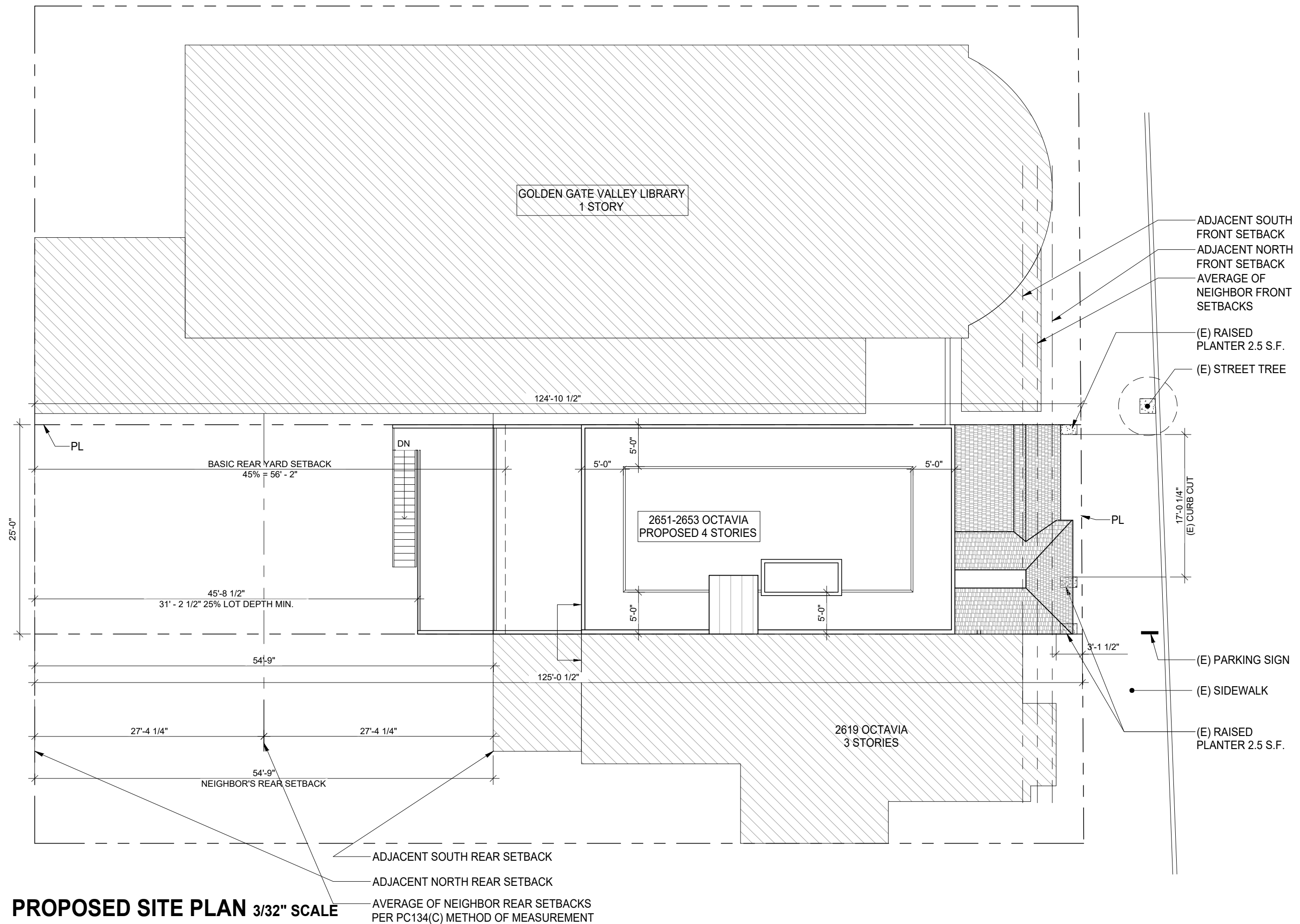
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NEIGHBORHOOD
NOTIFICATION

02



ARCHITECT

A L L A N Z E E

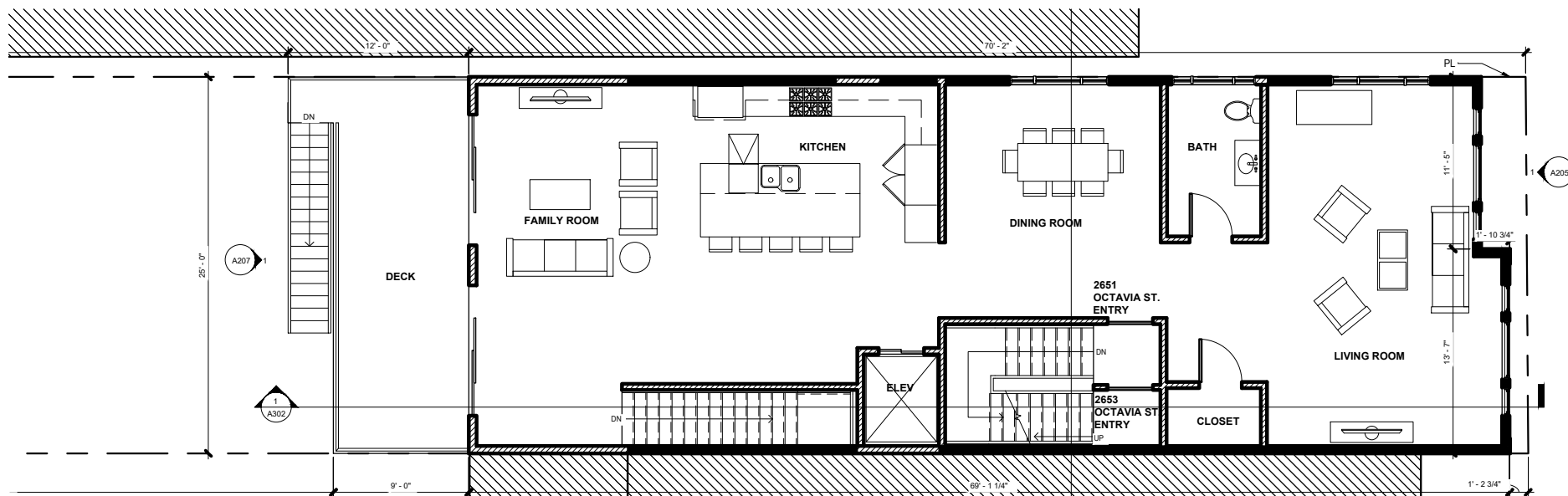
SARAH LOUIE ROITMAN

A R C H I T E C T U R E

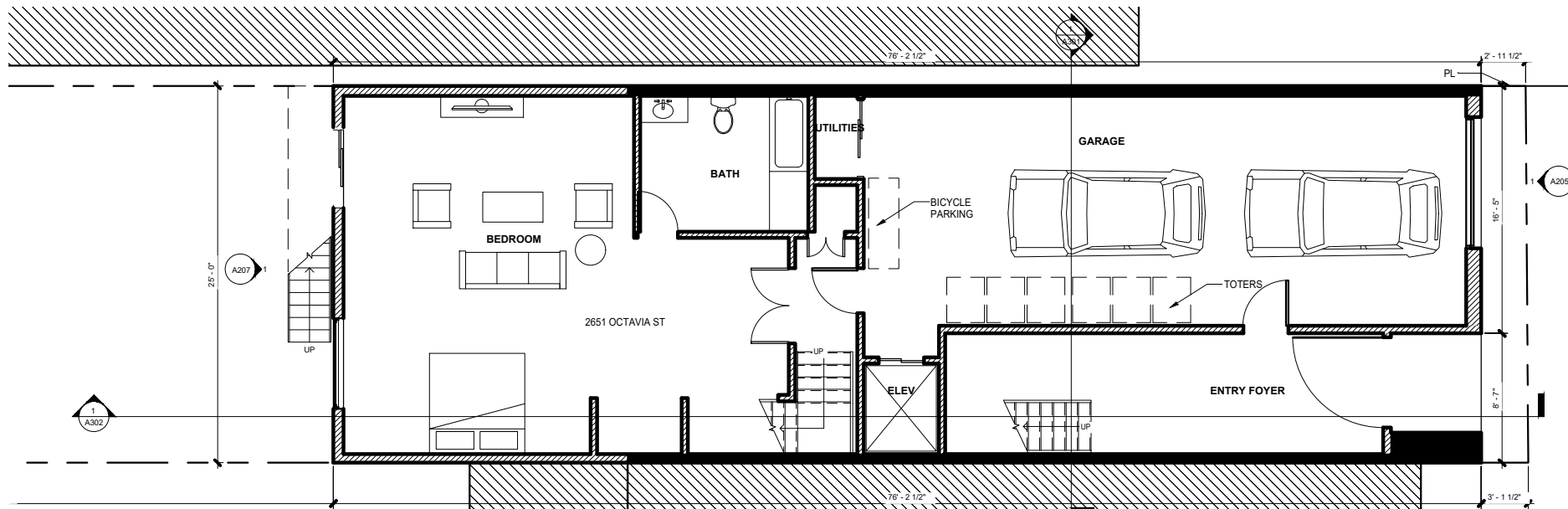
1 0 2 9 L O N G R I D G E R O A D
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OWNER

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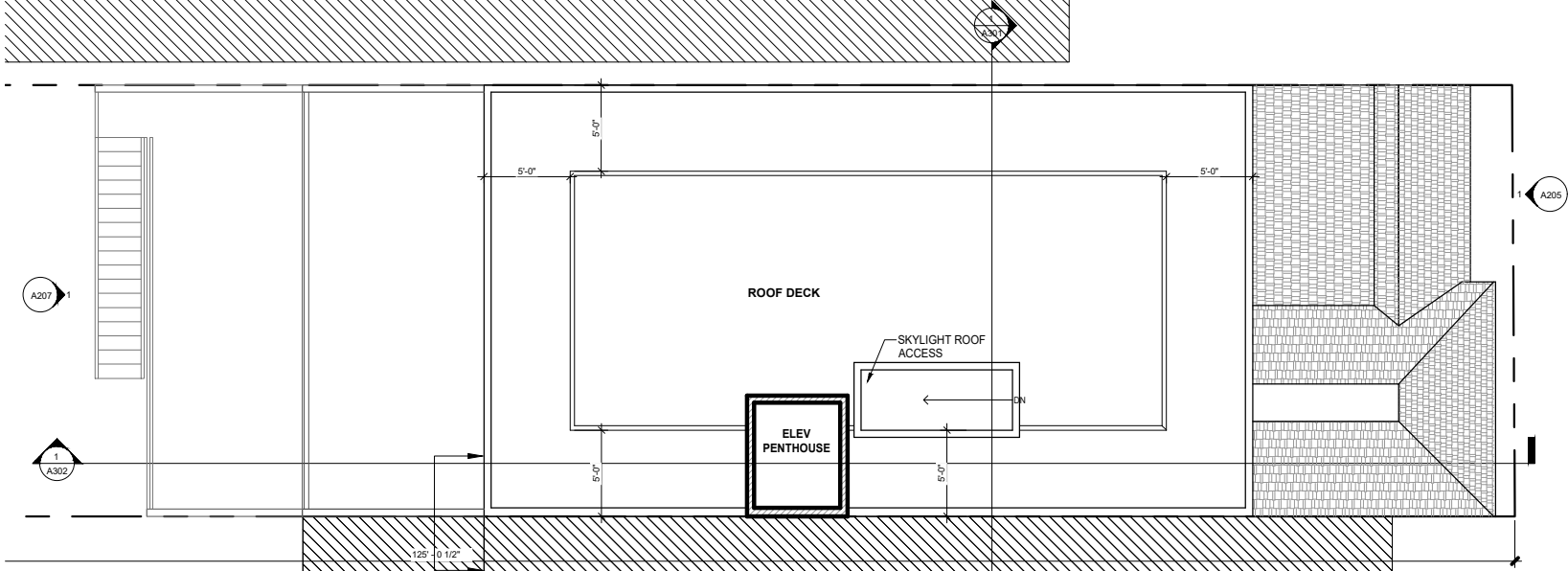
PROPOSED LEVEL 2 3/32" SCALE



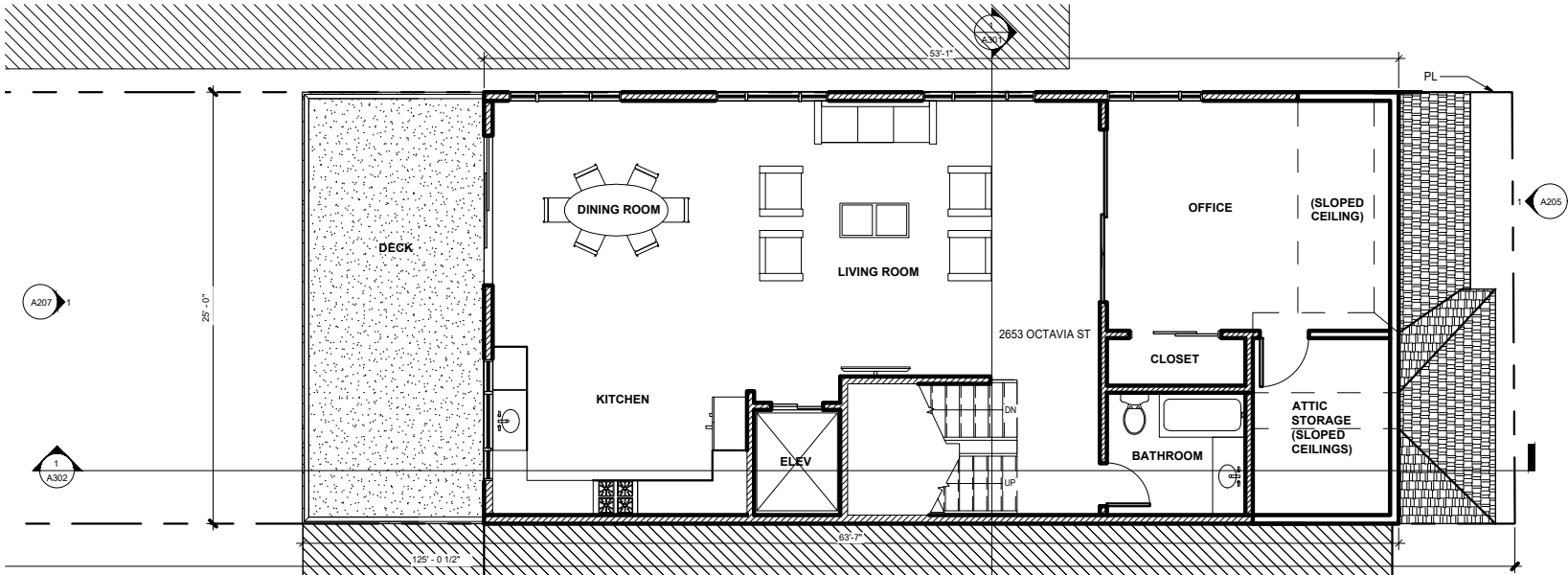
PROPOSED LEVEL 1 3/32" SCALE



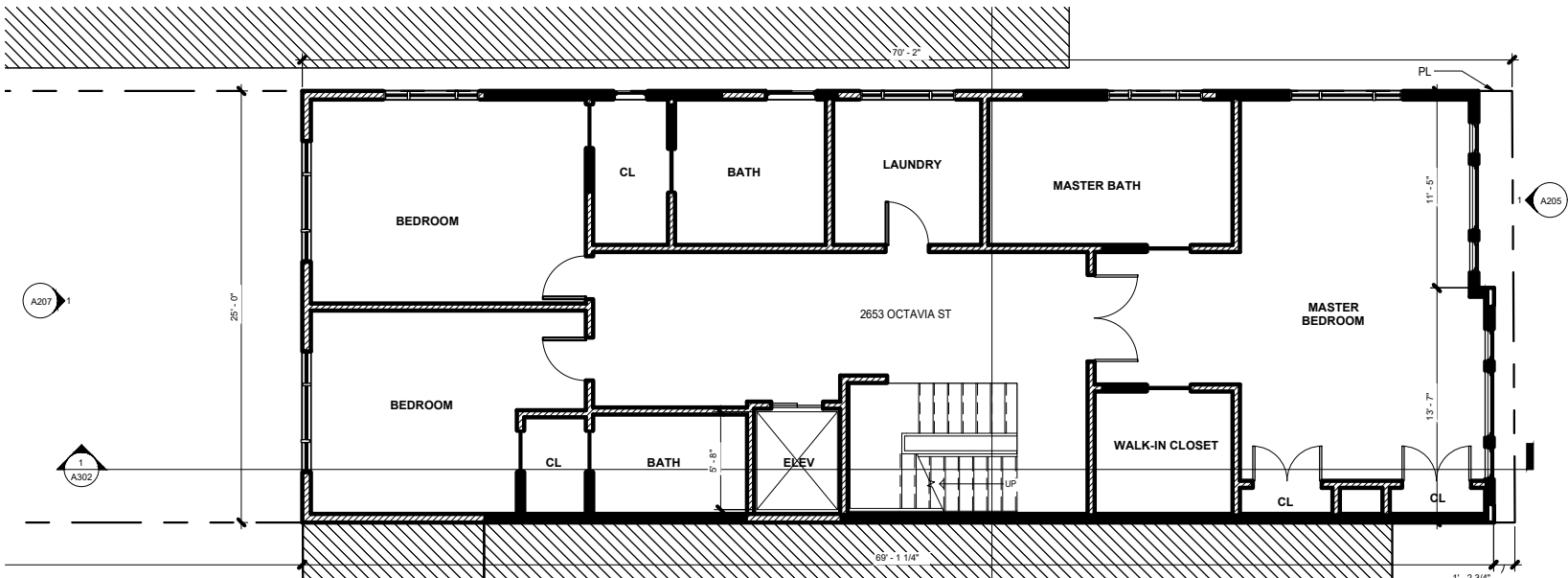
NEIGHBORHOOD
NOTIFICATION



PROPOSED ROOF 3/32" SCALE



PROPOSED LEVEL 4 3/32" SCALE



PROPOSED LEVEL 3 3/32" SCALE

ARCHITECT

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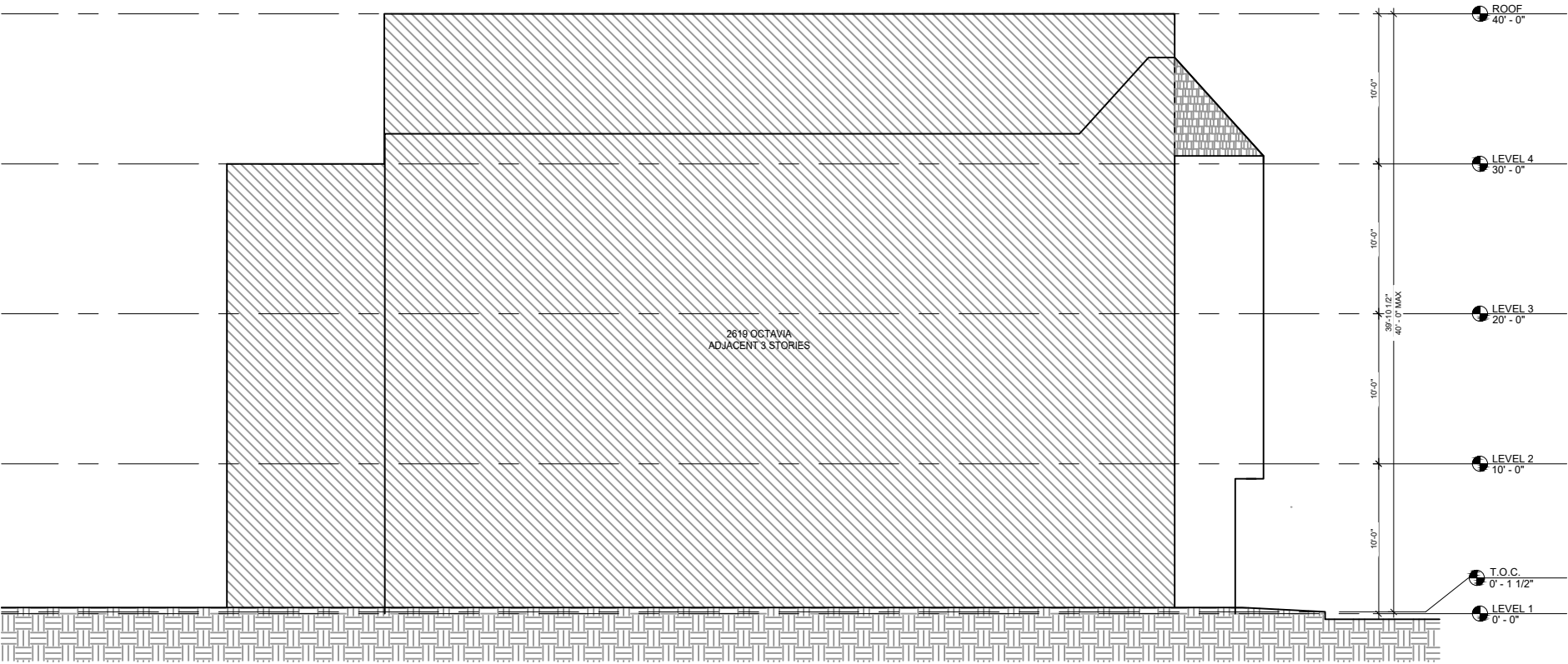
OWNER

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NEIGHBORHOOD
NOTIFICATION

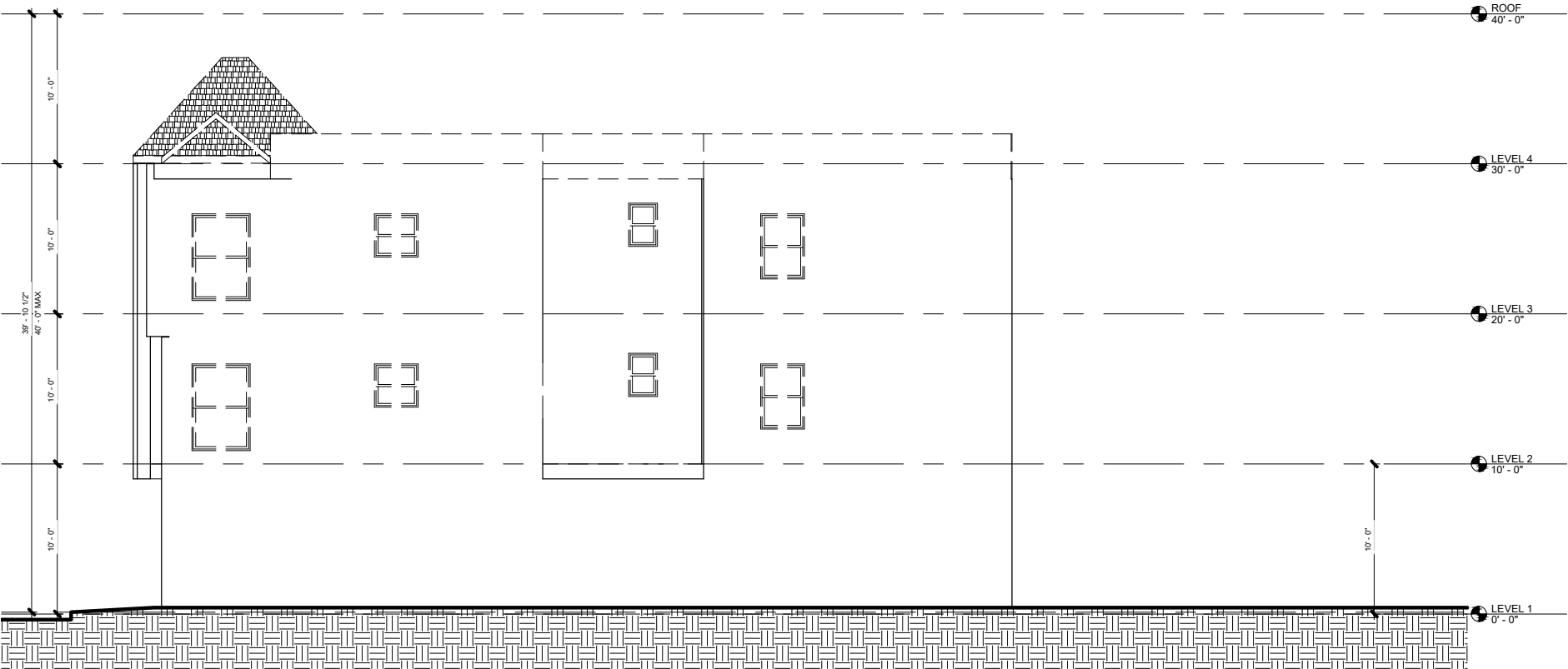
05



EXISTING SOUTH ELEVATION 3/32" SCALE



EXISTING WEST ELEVATION 3/32" SCALE



EXISTING NORTH ELEVATION 3/32" SCALE



EXISTING EAST ELEVATION 3/32" SCALE

ARCHITECT

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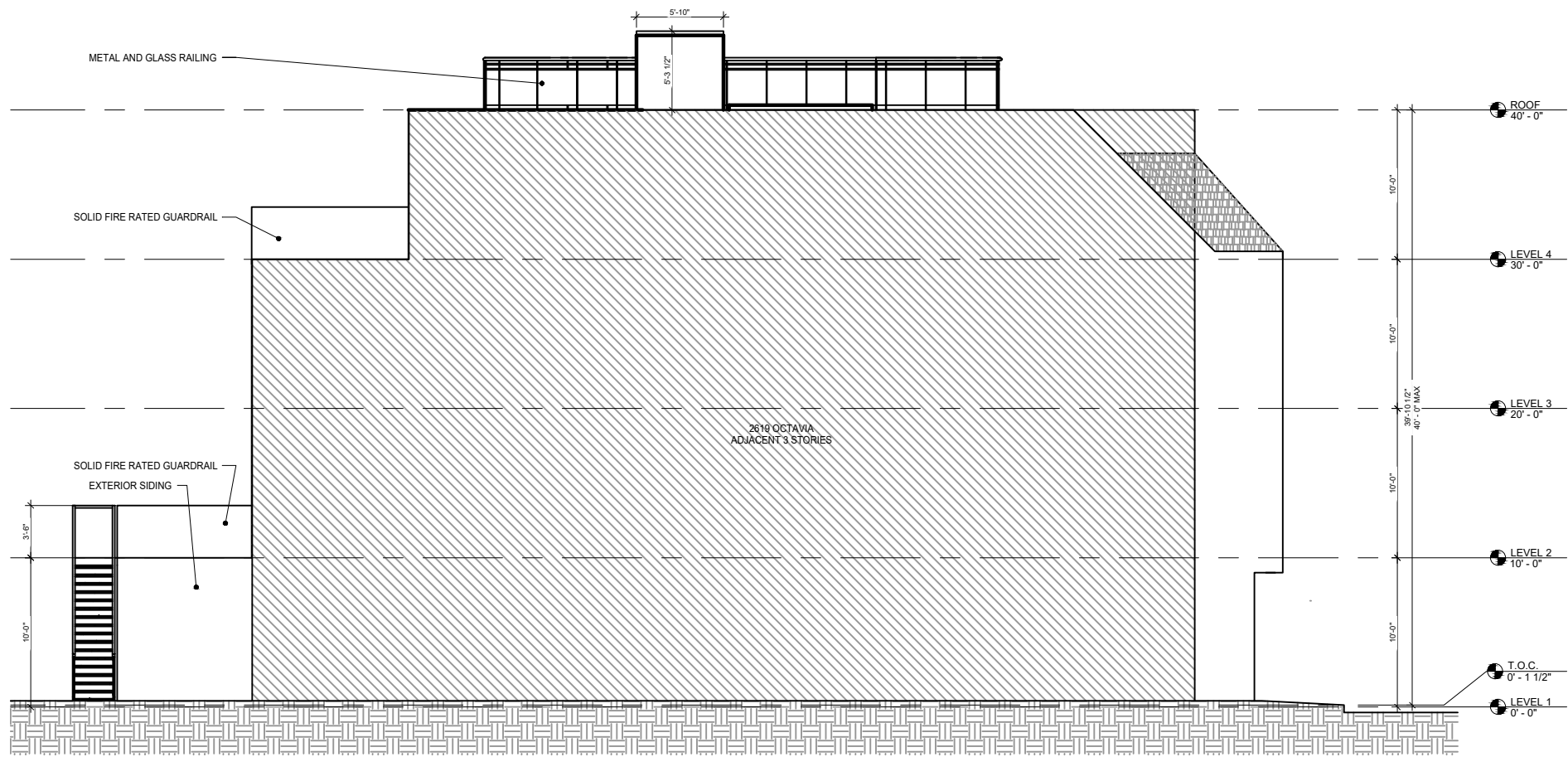
1 0 2 9 L O N G R I D G E R O A D
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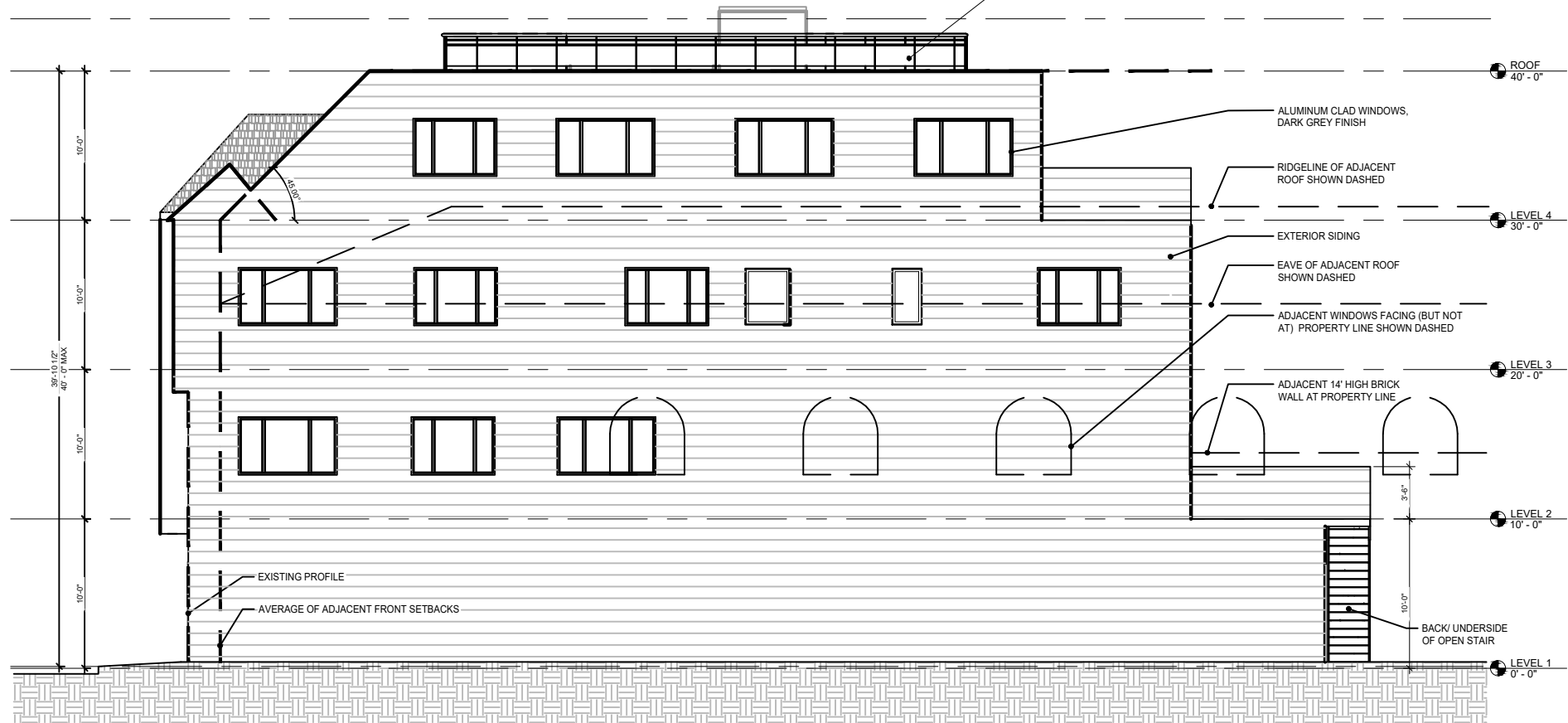
NEIGHBORHOOD
NOTIFICATION

06

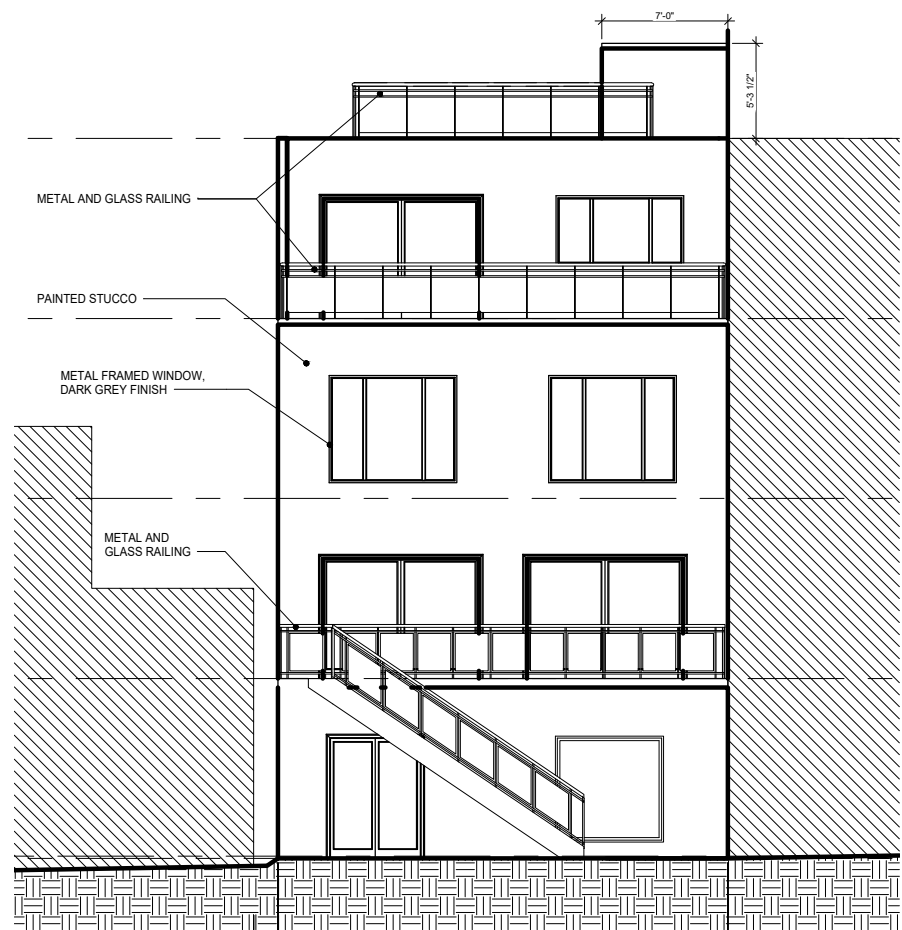


PROPOSED SOUTH ELEVATION 3/32" SCALE

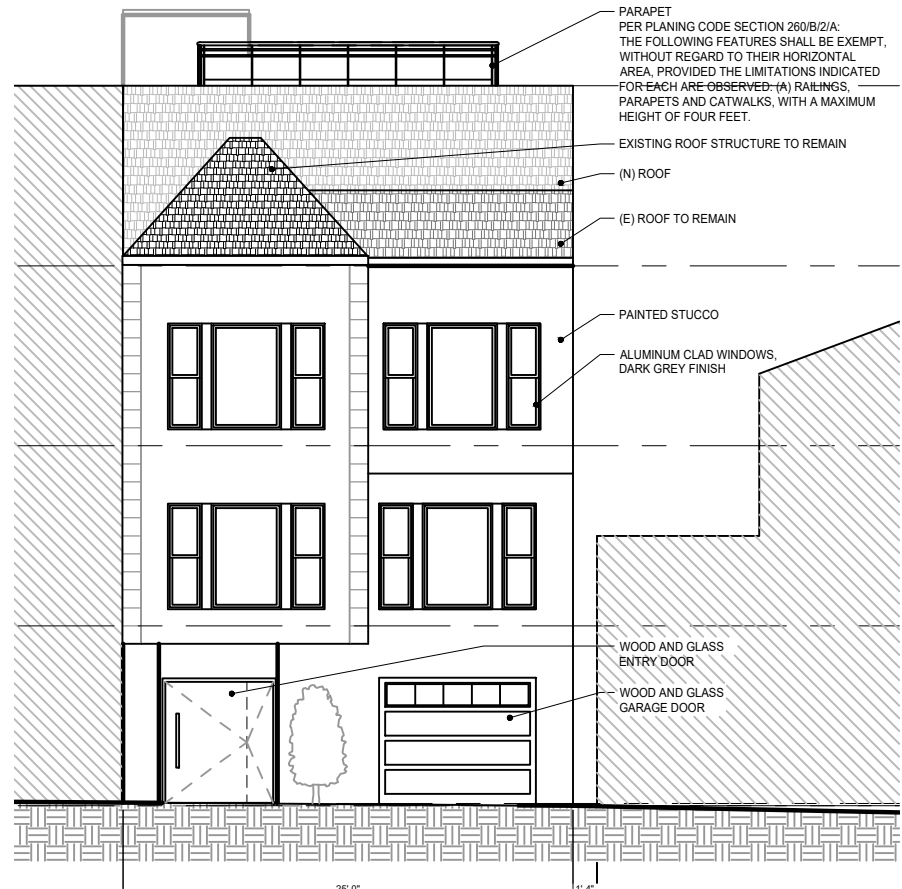
PER PLANNING CODE SECTION 260(B)(2)(A):
THE FOLLOWING FEATURES SHALL BE EXEMPT, WITHOUT REGARD TO THEIR
HORIZONTAL AREA, PROVIDED THE LIMITATIONS INDICATED FOR EACH ARE OBSERVED:
(A) RAILINGS, PARAPETS AND CATWALKS, WITH A MAXIMUM HEIGHT OF FOUR FEET.



PROPOSED NORTH ELEVATION 3/32" SCALE



PROPOSED WEST ELEVATION 3/32" SCALE



PROPOSED EAST ELEVATION 3/32" SCALE

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NEIGHBORHOOD
NOTIFICATION

07

Attachment C
June 12, 2020
Historic Preservation Review Memo



DATE: June 12, 2020
TO: Lisa Gibson, Environmental Review Officer
FROM: Shannon Ferguson, Senior Planner – Preservation
RE: 2651-2653 Octavia Street

Background

On September 5, 2019, the Department issued a Categorical Exemption for a residential alteration project at 2651-2653 Octavia Street under Case 2018-011022PRJ. After several rounds of design revisions at the direction of Department Preservation staff, preservation staff determined that the proposed alteration would be minimally visible and meet the Secretary of the Interior's Standards for Rehabilitation (Standards). This review took into account the subject property and its environment, including the adjacent Golden Gate Valley Library, an individually-eligible historic resource. This determination was documented in Step 5 of the Categorical Exemption checklist. Based on Department process, as the project was found to meet the Standards and to meet a scope of work under Step 5 of the Categorical Exemption checklist, an historic resource evaluation of the subject property was not required, the need for a Historic Resource Determination (HRD) or Historic Resource Evaluation (HRE) was not triggered, and no further documentation of this determination was undertaken.

The project sponsor worked with department staff to revise the proposal to avoid removal of historic materials and alteration of features that characterize the property. As originally designed, the project proposed to remove the mansard roof, false parapet, stucco quoining and construct a rooftop addition with decks at the third and fourth story roofs. Based on staff recommendations and multiple design meetings with the project sponsor, the proposal was revised to retain the mansard roof, false parapet, stucco quoining, and have a compatible fenestration pattern on the visible portion of the north elevation. In addition, the revised proposal reduced the mass of the rooftop addition and set it back by 15-feet from the front elevation and also set it back at the rear elevation, eliminated the third story roof deck and set back and reduced the size of the fourth story roof deck.

The main Reading Room in the library is contained in the one-story plus high basement portion of the building. The library also has a one-story, flat roofed portion at the north elevation. This one story portion helps to protect the historic integrity of the library from the mass of the proposed rooftop and rear additions to the existing residence at the subject property by providing a separation between the subject property and the main volume of the library.

This separation minimizes the effect of the proposed rooftop and rear additions on the amount of available light to the reading room. There are four full height windows and one half size window at the north elevation of the reading room. The west elevation has one full height window and the east elevation has three full height windows. The south elevation has four half size windows. The

proposed project may have the potential to block light to three of the half windows at the south elevation. The project will not block light to the windows on the east, north and west elevations, thus providing ample light to the reading room.

Project Description

The proposed project would construct a fourth-floor-level vertical and horizontal addition to an existing 37-foot-tall (inclusive of a 7-foot-tall mansard roof), three-story, 4,151-gross-square-foot two-family residence constructed in 1950, resulting in a 40-foot-tall (exclusive of a 3.5-foot-tall parapet and clear glass guardrail on the roof deck), four-story, 6,512-gross-square-foot two family residence.

Golden Gate Valley Library and Article 10 Landmarking

The Golden Gate Valley library, located at 1801 Green Street, stands adjacent to the proposed project at the southwest corner of Green and Octavia streets. The San Francisco Carnegie libraries are significant for their association with the patterns of social and cultural history of San Francisco, particularly with the contesting of political and cultural power between working class based groups and middle class based Progressives; architectural embodiment of Progressive and City Beautiful tenets of civic grandeur used as a means of social organization, particularly to the acculturation of working class and immigrant populations; architectural embodiment of the distinctive characteristics of branch libraries, especially those delineated in “Notes of the Erection of Library Buildings.” As part of a discontinuous grouping of Carnegie libraries in San Francisco, the Golden Gate Valley library is an individually significant resource and eligible for landmarking under Article 10 of the Planning Code. At the time the other Carnegie libraries were landmarked, the Golden Gate Valley branch was under construction. The building was proposed for landmark designation upon completion of construction. The Department expects to move forward with landmarking in Summer/Fall 2020.

Character defining features of the six landmark designated Carnegie libraries include the following:

- **Landmark #234, Carnegie Library Mission Branch, 300 Bartlett Street** - character defining features include exterior composition and materials, spatial volume and ornamental ceiling of the main Reading Room.
- **Landmark #235, Carnegie Library Chinatown Branch, 1135 Powell Street** - character defining features include exterior composition and materials, spatial volume, and ornamental ceiling of the main Reading Room.
- **Landmark #239, Carnegie Library Sunset, 1305 18th Avenue** – character defining features include exterior composition and materials, the paneled vestibule, the spatial volume and ornamental ceiling of the main Reading Room, and the glazed and paneled partition between the Main Reading Room and the Children's Room.
- **Landmark #240, Presidio Carnegie Library, 3150 Sacramento Street** – character defining features include exterior composition and materials, spatial dimensions of Sacramento Street set back, the paneled vestibule, the spatial volume and ornamental ceiling of the main Reading Room, and the glazed and paneled partition between the Main Reading Room and the Children's Room.

- **Landmark #247, Richmond Branch Library, 351 9th Avenue** – character defining features include exterior composition and materials, spatial dimensions and mature palm trees of the 9th Avenue set back, paneled vestibule, and spatial volume and ornamental ceiling of the main Reading Room.
- **Landmark #259, Carnegie Library Noe Valley, 451 Jersey Street** – character defining features include the exterior composition and materials, the paneled vestibule, the primary stairway, the spatial volume of the Main Reading Room, the ornamental ceiling of the Main Reading Room, the glazed and paneled partition between the Main Reading Room and the Children's Room.

Character defining features are similar for all the Carnegie libraries. The character defining features of the Golden Gate Valley library that would likely be included in the landmark designation are the exterior composition and materials, paneled vestibule, spatial volume and ornamental ceiling of the main Reading Room.

Even if the landmarking of the library had been undertaken prior to the review of the proposed project, our review process would not have changed, specifically no HPC hearing would have been required and nor would any further documentation would have been required to issue the Categorical Exemption. Further, the conclusions noted in the Categorical Exemption, dated September 5, 2019, would not have changed.

Secretary of the Interior's Standards for Rehabilitation

As discussed above, Planning Department preservation staff determined that the proposed project would meet the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)* and this was documented in the Categorical Exemption checklist. A full analysis documenting that the proposed project complies with the *Secretary's Standards* provided:

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property is a two-family residence. It is classified as a potential historic resource. The proposed project will continue the residential use of the property. The proposed project will cause minimal change to the character defining features of the subject property. The mansard roof, false parapet, quoining, and fenestration pattern will be retained. While the proposed project may reduce some of the light to some of the windows along with south elevation, the proposed project will not change the character defining features of the adjacent library. The exterior composition and materials, and interior volume and ornamental ceiling of the reading room of the library will not be impacted by the proposed project, thus the subject property will remain a potential historic resource.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project sponsor worked with department staff to revise the proposal to avoid removal of historic materials and alteration of features that characterize the property. As originally designed, the project proposed to remove the mansard roof, false parapet, stucco quoining and construct a rooftop addition with decks at the third and fourth story roofs. Based on staff recommendations and multiple design meetings with the project sponsor, the proposal was revised to retain the mansard roof, false parapet, stucco quoining, and have a compatible fenestration pattern on the visible portion of the north elevation. In addition, the revised proposal reduced the mass of the rooftop addition and set it back by 15-feet from the front elevation and also set it back at the rear elevation, eliminated the third story roof deck and set back and reduced the size of the fourth story roof deck. Thus, the historic character of the property is retained and preserved.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not create a false sense of historical development, nor does it add architectural elements from other buildings.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not applicable.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project preserves the distinctive mansard roof, false parapet, quoining, and fenestration pattern that characterizes the property.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project proposes to replace deteriorated and incompatible vinyl windows at the front elevation with double-hung, wood-clad windows. Due to the construction date of the property and properties in the surrounding neighborhood, the property likely had double-hung, wood sash windows. The proposed windows will better match historic windows and the character of the property in design, visual qualities and materials. The use of double-hung, wood clad windows complies with the Department's *Standards for Window Replacement*.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.

Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed additions will subsume a small portion of the historic mansard roof for the rooftop addition. However, this portion of the roof is not visible from the street or library because it is hidden behind the front portion of the mansard and the false parapet. The majority of the mansard roof, as well as the false parapet will be retained.

The rooftop addition is set back 15-feet from the front elevation of the property. Because Octavia Street slopes downhill to the north, the rooftop addition will be visible behind the library. However, the addition is compatible with the massing, size and scale of the subject property and adjacent buildings to the south. Even with the rooftop addition at the subject property, the height of the buildings on Octavia Street will still appear to step down to the library.

The main Reading Room in the library is contained in the one-story plus high basement portion of the building. The library also has a one-story, flat roofed portion at the north elevation. This one-story addition helps to protect the historic integrity of the library from the mass of the proposed rooftop and rear additions to the existing residence at the subject property by providing a separation between the subject property and the main volume of the library.

This separation minimizes the effect of the proposed rooftop and rear additions on the amount of available light to the reading room. There are four full height windows and one half size window at the north elevation of the reading room. The west elevation has one full height window and the east elevation has three full height windows. The south elevation has four half size windows. The proposed project may have the potential to block light to three of the half windows at the south elevation. The project will not block light to the windows on the east, north and west elevations, thus providing ample light to the reading room.

The rear elevation will be removed for the proposed rear addition. The existing rear elevation is not a character defining feature. The existing rear of the building is not visible from Green Street as it is behind the library. The new rear addition may be minimally visible from Green Street. However, the additions will be clad in horizontal wood siding that is compatible with the materials of the subject property and neighborhood.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Given the rear elevation and flat portion of the roof will be removed for the new additions, it would be difficult to remove the new construction in the future. However, the form of the front elevation, a portion of the visible side elevation, as well as the mansard roof, false parapet, quoining, and fenestration pattern, will be retained. Thus, the integrity of the visible features of the subject property would be unimpaired. The essential form of the original footprint of the

property will also be retained within the additions. The adjacent buildings and library would also be unimpaired if the additions were removed in the future.

Impact Analysis to Adjacent Resources

As just discussed, the proposed project meets the Standards as the project will not impact the proposed property nor will it impact the adjacent Golden Gate Valley library. None of the character defining features of the Golden Gate Valley library as defined above would be impacted by the proposal. The project will not cause any direct impacts to the adjacent resource as no work is proposed outside of the proposed subject parcel. Additionally, the paneled vestibule, spatial volume and ornamental ceiling of the main Reading Room would still be visible and able to be experienced by patrons when inside the library at the completion of the proposed project.

In order to understand project impacts to adjacent resources, the Department also focus on setting, one of the seven aspects of historical integrity. Setting is the physical environment of a historic property. Projects can have setting impacts on adjacent resources if they will change the setting of the resource. As the library is in a residential setting and an addition to an adjacent residential property will not change the character of the residential neighborhood, the library would retain its integrity of setting.

Summary

Based on the above Standard's analysis, the project meets the Standards and will not cause an impact to the subject property and its environment, this includes the adjacent Golden Gate Valley library and the residential character of the street. As discussed above, the character-defining features of the library would not be materially impaired by the proposed project as the library would still be able to convey its historical significance and would retain its historical integrity, including integrity of setting.

As discussed above, Department preservation staff determined that the proposed residential alteration project would be minimally visible and meets the Standards. Following the Department's normal procedures, this is a scope of work identified in the Department's Categorical Exemption checklist that does not require further written analysis on the part of staff nor did this project require additional historical information from the project sponsor or a consultant report. The Department agrees that an oversight occurred in regard to landmarking of the library and is working to correct it. However, no additional historic preservation review process would have been required if landmarking of the library had been completed prior to review of this project. Further, the conclusions noted in the Categorical Exemption, dated September 5, 2019, would not have changed.

From: [Paul Guermonprez](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284
Date: Thursday, July 23, 2020 11:43:24 AM
Attachments: [BOS in support of Appeal File200284.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284

July 22, 2020

I am writing as president of the 2634 Octavia HOA. We are concerned neighbors and community members in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

The building has 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 building comes from the south facing windows and the proposed additions to 2651-2653 Octavia would obstruct the daylight needed to maintain interior light levels and low cost operation of the library. Light into the main reading room interior of the building would be undermined, rendering the solar panels and windows much less effective and potentially useless.

By compromising light into the main reading room, the proposed project would change the visitor experience to the library considerably. The grand scale of the library reading room is one of San Francisco's great neighborhood gems.

As neighborhood residents who frequent the library, appreciate the character it lends to the neighborhood and the city and want our next generations to have the same bright, safe and enlightening experiences we had in libraries growing up, the project would impact the library by:

1. Infringing 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. The Library is open (in normal times!) six 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. 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 for residents and visitors to the neighborhood.

I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration.

Paul Guermonprez

President of the 2634 Octavia HOA

2634 Octavia St, apt 1

Paul.guermonprez@gmail.com

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 22, 2020

I am writing as president of the 2634 Octavia HOA. We are concerned neighbors and community members in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

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I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration.

Paul Guermonprez

President of the 2634 Octavia HOA

2634 Octavia St, apt 1

Paul.guermonprez@gmail.com

From: [Bridget Maley](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Appeal of CEQA Exemption - 2651-2653 Octavia Street - Hearing July 28, 2020
Date: Thursday, July 23, 2020 11:35:31 AM
Attachments: [Maley Ltr July 23 2020 CEQA Appeal 2651-53 Octavia Street.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom it May Concern - See the attached letter and photographs regarding the Appeal of the CEQA Exemption for 2651-2653.

Thank you,

Bridget Maley

1715 Green Street

San Francisco Ca 94123

--

Bridget Maley

bridget.maley@gmail.com

Bridget Maley
1715 Green Street
San Francisco, Ca 94123

July 23, 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: Appeal of San Francisco Planning Department CEQA Categorical Exemption for 2651-2653 Octavia Street, Case No. 2018-011022PRJ (Block 0554/Lot002)

Dear Ms. Calvillo:

When the CEQA Categorical Exemption for the above project was issued, the Planning Department (Department) failed to take into account if the project would result in any impacts to the Golden Gate Valley Branch of San Francisco Public Library at 1801 Green Street, just to the north of the subject property. The Department did not provide any publicly accessible, detailed analysis of impacts to the Library by the proposed adjacent project. The 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? I have attached several photographs (on two supplemental pages) that illustrate how the south facing windows that provide natural light into the library reading room, a character-defining feature of this Landmark-eligible historic resource.

In its response to the above referenced appeal, the Planning Department issued a response dated July 20, 2020 and included Appendix C, a Historic Preservation Review Memo, dated July 12, 2020. Why is this memo being provided now? Would it not be more appropriate to issue such a memorandum or a Part II Historic Resources Evaluation in tandem with the issuance of the Categorical Exemption so that the public could have understand how the Department determined that there were no impacts to the Library, a known historic resource?

Procedurally, the CEQA Categorical Exemption was issued without benefit of the Historic Preservation Review included in the City's Response to this appeal and dated July 12, 2020.

Sincerely,



Bridget Maley

Photographs showing how natural light floods the library interior space.

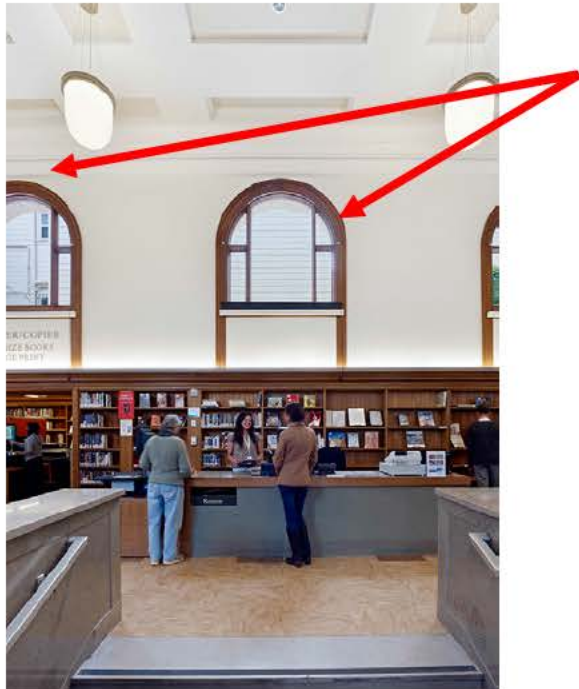


Above: Golden Gate Valley Branch Library, interior looking southwest, 2012 after renovation. (Source: TEF Design).

Below: Golden Gate Valley Branch Library, interior looking east, 2012 after renovation. The subject building which would be increased in size is visible. (Source: TEF Design).



Photographs showing how natural light floods the library interior space.



Above: Golden Gate Valley Branch Library, interior looking south, 2012 after renovation, the subject building which would be increased in size is visible. (Source: TEF Design).

Below: Golden Gate Valley Branch Library, interior looking south out windows showing relationship with adjacent building, 2012 after renovation. (Source: TEF Design).



From: [Letitia Yang](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284
Date: Thursday, July 23, 2020 10:59:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing as a concerned neighbor and community member in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

The building has 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 building comes from the south facing windows and the proposed additions to 2651-2653 Octavia would obstruct the daylight needed to maintain interior light levels and low cost operation of the library. Light into the main reading room interior of the building would be undermined, rendering the solar panels and windows much less effective and potentially useless.

By compromising light into the main reading room, the proposed project would change the visitor experience to the library considerably. The grand scale of the library reading room is one of San Francisco's great neighborhood gems.

As neighborhood residents who frequent the library, appreciate the character it lends to the neighborhood and the city and want our next generations to have the same bright, safe and enlightening experiences we had in libraries growing up, the project would impact the library by:

1. Infringing 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.
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likely impact the energy cost to the Library, possibly impacting the Library's overall budget each year

3. The Library is open (in normal times!) six 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. 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 for residents and visitors to the neighborhood.

I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

With kind regards,

Letitia Yang
1769 Green St.

From: [Diane Valenti](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284
Date: Thursday, July 23, 2020 9:39:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

I am writing as a concerned neighbor and community member in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

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I hope the BOS will think carefully before allowing renovations to a private residence that would have a negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration, Diane

--

Diane C. Valenti

Instructional Design & Sales Enablement Consulting
Applied Performance Solutions, Inc.
[\(415\) 701-7600](tel:4157017600)

From: [DIANA MITCHELL](#)
To: [BOS Legislation. \(BOS\)](#)
Subject: Green Street Library
Date: Thursday, July 23, 2020 1:07:36 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - [2651-2653 Octavia Street](#) –
File # 200284

July 21, 2020

I am writing as a concerned neighbor and community member in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

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As neighborhood residents who frequent the library, appreciate the character it lends to the neighborhood and the city and want our next generations to have

the same bright, safe and enlightening experiences we had in libraries growing up, the project would impact the library by:

1. Infringing 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
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I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration and attention to this matter.

Diana Mitchell
950 Bay St.
SF, CA. 94109
dancermitchell29@gmail.com

From: [Tracy](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Green St Library File # 200284
Date: Wednesday, July 22, 2020 9:50:41 PM
Attachments: [Green St Library File # 200284.msg](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 22, 2020

I am writing as a concerned community member and library supporter in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

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Thank you for your consideration.

Tracy Newstadt

2351 17th Ave

tracynewstadt@gmail.com

From: anne.bouse@yahoo.com
To: [BOS Legislation, \(BOS\)](#)
Subject: File # 200284 - Appeal of CEQA Determination 2651-2653 Octavia
Date: Wednesday, July 22, 2020 9:36:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board,

I am writing as a concerned neighbor and community member in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification with major infrastructure improvements as well improvements of the facility for public use. This was accomplished at great taxpayer expense in the amount of 8.5 million as well as significant private money contributions by residents in the neighborhood. The neighborhood supported the San Francisco Public Library 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 as part of the SFPL/Green Stack strategy.

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I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your time and consideration.

Regards,
Anne Bouse
2955 Van Ness Ave, Apt 10
San Francisco, CA 94109
anne.bouse@yahoo.com

From: [Janet Bailey](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Support Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - File # 200284
Date: Wednesday, July 22, 2020 6:58:51 PM
Attachments: [BOS in support of Appeal File200284.docx](#)

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(Below letter is also attached)

To: SF Board of Supervisors

RE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street -
File # 200284

July 22, 2020

As a concerned neighbor and community member, I oppose the vertical and horizontal additions to the property at 2651-2653 Octavia. These proposed additions will negatively and irreversibly impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification, with major infrastructure improvements as well as improvements of the facility for public use. This was accomplished at great taxpayer expense -- \$8.5 million -- as well as significant private money contributions by residents in the neighborhood. 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 as part of the SFPL/Green Stack strategy. The building has 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 building comes from the south-facing windows, and the proposed additions to 2651-2653 Octavia would obstruct the daylight needed to maintain interior light levels and low-cost operation of the library. Light into the main reading room interior of the building would be undermined, rendering the solar panels and windows much less effective and potentially useless.

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My husband and I regularly use the library, appreciate the character it lends to the neighborhood and the city, and want our next generations to have the same bright, safe and enlightening experiences we had in libraries growing up. The project would impact the library by:

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I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on this treasured PUBLIC resource.

Thank you for your consideration.

Janet Bailey
2634 Octavia Street, #4
San Francisco, CA 94123
janet@janetbailey.com

TO: SF Board of Supervisors

bos.legislation@sfgov.org

RE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 22, 2020

As a concerned neighbor and community member, I oppose the vertical and horizontal additions to the property at 2651-2653 Octavia. These proposed additions will negatively and irreversibly impact an historic and treasured neighborhood and city resource.

The historic Beaux-Arts library at 1801 Green Street underwent significant renovation in October 2012 to achieve LEED Gold certification, with major infrastructure improvements as well as improvements of the facility for public use. This was accomplished at great taxpayer expense -- \$8.5 million -- as well as significant private money contributions by residents in the neighborhood. 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 as part of the SFPL/Green Stack strategy.

The building has 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 building comes from the south-facing windows, and the proposed additions to 2651-2653 Octavia would obstruct the daylight needed to maintain interior light levels and low-cost operation of the library. Light into the main reading room interior of the building would be undermined, rendering the solar panels and windows much less effective and potentially useless.

By compromising light into the main reading room, the proposed project would change the visitor experience to the library considerably. The grand scale of the library reading room is one of San Francisco's great neighborhood gems.

My husband and I regularly use the library, appreciate the character it lends to the neighborhood and the city, and want our next generations to have the same bright, safe and enlightening experiences we had in libraries growing up. The project would impact the library by:

1. Infringing 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. Interfering with 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 increase the energy cost to the Library, potentially impacting the Library's overall budget each year.
3. The Library is open (in normal times) six 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. 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 for residents and visitors to the neighborhood.

I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on this treasured PUBLIC resource.

Thank you for your consideration.

Janet Bailey

2634 Octavia Street, #4
San Francisco, CA 94123

janet@janetbailey.com

From: [Ming-Ji Chang](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284
Date: Wednesday, July 22, 2020 5:46:27 PM
Attachments: [BOS in support of Appeal File200284.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 21, 2020

I am writing as a concerned neighbor and community member in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

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I hope the BOS will think carefully before allowing renovations to a private residence that would have negative impact on an historic, treasured, community PUBLIC resource.

Thank you for your consideration.

Maggie Chang

2634 Octavia Street, #3
San Francisco, CA 94123

chouette@sbcglobal.net

From: [Donatella Dina](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File # 200284. Appeal of CEQA Exemption Determination 2651-2653 Octavia
Date: Tuesday, July 21, 2020 5:14:44 PM
Attachments: [BOS in support of Appeal File200284.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Donatella Dina
2351A Pacific Ave
San Francisco, CA 94115

415 531 0341 Cell

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 21, 2020

I am writing as a concerned neighbor and community member in opposition of the vertical and horizontal additions to the property at 2651-2653 Octavia as they will negatively impact an historic and treasured neighborhood and city resource.

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Thank you for your consideration.

From: [Katherine Reilly](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: BOS in support of Appeal File200284.docx
Date: Tuesday, July 21, 2020 3:44:20 PM
Attachments: [BOS in support of Appeal File200284.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find attached a letter in support of the Appeal on File 200284.

Sincerely,
-Katherine Reilly

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 21, 2020

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Thank you for your consideration.

From: [Elysse Bell](#)
To: [BOS Legislation. \(BOS\)](#)
Subject: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284
Date: Tuesday, July 21, 2020 3:38:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street – File # 200284

July 21, 2020

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Thank you for your consideration.

Elysse Bell
3322 Buchanan Street
San Francisco, CA
94123

--

Elysse Bell
elyssebell@gmail.com

From: [William K Reilly](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: Board Of Supervisors San Francisco, support of Appeal of CEQA Exemption Determination-2651-2653 Octavia Street-File#200284
Date: Tuesday, July 21, 2020 3:31:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

William K Reilly
1791 Green Street
San Francisco, CA
94123

Dear Supervisors,

The windows of my living room, kitchen and two bedrooms all overlook the library and proposed construction on Octavia Street. I frequently have studied in the library. My own sense of the protection the library requires is its window light, especially in winter, and its solar panels. The library is an urban jewel! I have a masters in urban planning from Columbia and special feeling for the elegant public buildings of an earlier era. And I hate to see their best properties crowded, obscured, infringed upon.

I urge you to protect the library.

Sincerely,

William K Reilly
MS Urban Planning
Columbia School of Architecture

Sent from my iPad

To: SF Board of Supervisors

bos.legislation@sfgov.org

Re: Support of Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street –
File # 200284

July 21, 2020

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Thank you for your consideration.

Kathleen B. Reilly, 1791 Green St.,
S.F. 94123

From: [BOS Legislation, \(BOS\)](#)
To: [jack.fowler@gmail.com](#); [maureen@ddmhw.com](#); [elizabethbreilly@gmail.com](#); [paul.guermonprez@gmail.com](#); [jcotecook@aol.com](#); [jcotecook@aol.com](#); [sarah@louieroitman.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Zushi, Kei \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: HEARING NOTICE: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on July 28, 2020
Date: Tuesday, July 14, 2020 2:08:46 PM
Attachments: [image001.png](#)

Good afternoon,

The Office of the Clerk of the Board has scheduled a remote hearing for Special Order before the Board of Supervisors on **July 28, 2020, at 3:00 p.m.**, to hear an appeal of CEQA Exemption Determination, for the proposed 2651-2653 Octavia Street project. If there is additional information that is to be included for the hearing, and would like to be part of the Board Agenda packet, please email it to bos.legislation@sfgov.org by Thursday, July 23, 2020, at noon.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - July 14, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200284](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, July 28, 2020

Time: 3:00 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

SF Cable Channel 26 once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 200284.** Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on February 6, 2020, for the proposed project at 2651-2653 Octavia Street, Assessor's Parcel Block No. 0554, Lot No. 002; to construct a fourth floor vertical and horizontal rear addition that incorporates decks at the step backs to an existing three-story, two-family house within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. (District 2) (Appellant: Maureen Holt and Elizabeth Reilly, on behalf of 1791-93-95 Green Street HOA, Paul Guermonprez, and Jack Fowler) (Filed March 6, 2020)

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment due to the Coronavirus - 19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment through teleconferencing. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN

WATCH: SF Cable Channel 26, once the meeting starts, and the telephone number and Meeting ID will be displayed on the screen; or

VISIT: <https://sfbos.org/remote-meeting-call>

Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted.

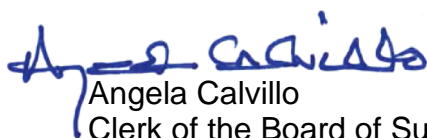
In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 24, 2020.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew (lisa.lew@sfgov.org) ~ (415) 554-7718)

Jocelyn Wong (jocelyn.wong@sfgov.org) ~ (415) 554-7702)

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

From: [BOS Legislation, \(BOS\)](#)
To: [maureen@ddmhw.com](#); [elizbreilly@gmail.com](#); [jcotecook@aol.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Zushi, Kei \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: INDEFINITE CONTINUANCE OF HEARING: Appeal of CEQA Exemption Determination - Proposed 2651-2653 Octavia Street Project - Appeal Hearing to a Future Date
Date: Friday, March 20, 2020 11:33:09 AM
Attachments: [image001.png](#)

Good morning,

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. Therefore, the Board of Supervisors – in conjunction with advice from the City Attorney that is consistent with all local, state and federal orders – will be continuing all special orders and appeals to the Board indefinitely until the emergency is over. The President of the Board will decide future scheduling of each continued matter for an appropriate meeting at a later date. We will provide Appellants and all parties involved with updates as soon as additional direction is received.

The Board of Supervisors and the Office of the Clerk of the Board are committed to providing members of the public with as much access as possible during this health crisis. We appreciate your patience as we are handling a number of critical issues while working remotely. If you have any questions or concerns in the meantime, please reach out and our team will be diligently reviewing and addressing all issues as timely as possible.

Thank you for your patience.

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Tuesday, March 17, 2020 9:55 AM

To: maureen@ddmhw.com; elizbreilly@gmail.com; jcotecook@aol.com

Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Ferguson, Shannon (CPC) <shannon.ferguson@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Sullivan, Katy (BOA) <katy.sullivan@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on April 21, 2020

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **April 21, 2020, at 3:00 p.m.** Please find linked below a letter of appeal filed regarding the proposed project at 2651-2653 Octavia Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Categorical Exemption Appeal Letter - March 6, 2020](#)

-

[Planning Department Memo - March 12, 2020](#)

[Clerk of the Board Letter - March 16, 2020](#)

-

Please be advised that under the current existing health emergency, this hearing may not be scheduled as noticed and may be required for a continuance. We will keep interested parties apprised of any change of the hearing date, but everyone is encouraged to check back with the Clerk of the Board to determine if the Board of Supervisors is considering this appeal on the said meeting date.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200284](#)

Regards,

Brent Jalipa

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

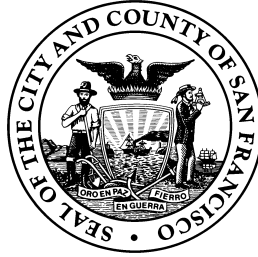
brent.jalipa@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

NOTE:	Due to the local health emergency, the President will entertain a motion to continue this Hearing indefinitely until the emergency is over; future scheduling will be decided for the appropriate meeting at a later date. Public Comment will be taken on the continuance only.
--------------	---

Date: Tuesday, April 21, 2020

Time: 3:00 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: San Francisco Cable Channel 26

Watch: www.sfgovtv.org

Public Comment Call-In: 1 (888) 204-5984 / Access Code 3501008

Subject: **File No. 200284.** Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on February 6, 2020, for the proposed project at 2651-2653 Octavia Street, Assessor's Parcel Block No. 0554, Lot No. 002; to construct a fourth floor vertical and horizontal rear addition that incorporates decks at the step backs to an existing three-story, two-family house within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. (District 2) (Appellant: Maureen Holt and Elizabeth Reilly, on behalf of 1791-93-95 Green Street HOA, Paul Guermonprez, and Jack Fowler) (Filed March 6, 2020)

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

Watch San Francisco Cable Channel 26 or visit the SFGov TV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. Members of the public are encouraged to participate remotely by submitting comments (<https://sfbos.org/participate-and-submit-comments-remotely>).

PUBLIC COMMENT CALL-IN

1 (888) 204-5984 / Access Code 3501008

As the COVID-19 disease progresses, please visit the Board's website (www.sfbos.org) regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or board.of.supervisors@sfgov.org. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, April 17, 2020.

Angela Calvillo
Clerk of the Board

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

PROOF OF MAILING

Legislative File No. 200284

Description of Items: Hearing - Appeal of Conditional Use Authorization - 2651-2653
Octavia Street - 5 Notices Mailed

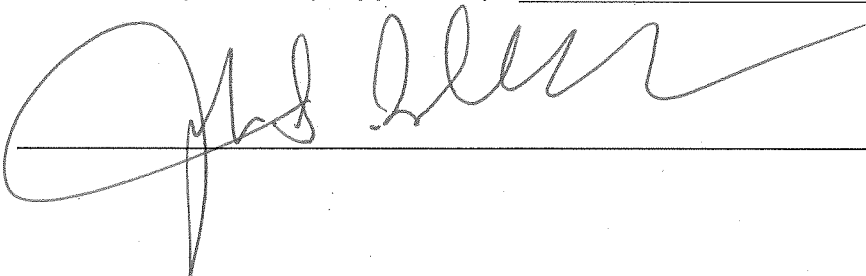
I, John Bullock, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: July 14, 2020

Time: 3:00 p.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

From: [BOS Legislation, \(BOS\)](#)
To: [Ko, Yvonne \(CPC\)](#); [BOS Legislation, \(BOS\)](#)
Subject: APPEAL CHECK PICKUP: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on April 21, 2020
Date: Tuesday, March 17, 2020 10:32:53 AM
Attachments: [image001.png](#)

Good morning,

A check for the appeal filing fee for the CEQA Exemption Determination appeal of the proposed project at 2651-2653 Octavia Street is ready to be picked up here in the Clerk's Office, weekdays from 8:00 a.m. through 5:00 p.m. A fee waiver was not filed for this appeal.

Thanks as always,

Brent Jalipa

Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
brent.jalipa@sfgov.org | www.sfbos.org

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Tuesday, March 17, 2020 9:55 AM
To: maureen@ddmhw.com; elizbreilly@gmail.com; jcotecook@aol.com
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Ferguson, Shannon (CPC) <shannon.ferguson@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Sullivan, Katy (BOA) <katy.sullivan@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on April 21, 2020

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of

Supervisors on **April 21, 2020, at 3:00 p.m.** Please find linked below a letter of appeal filed regarding the proposed project at 2651-2653 Octavia Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Categorical Exemption Appeal Letter - March 6, 2020](#)

-

[Planning Department Memo - March 12, 2020](#)

[Clerk of the Board Letter - March 16, 2020](#)

-

Please be advised that under the current existing health emergency, this hearing may not be scheduled as noticed and may be required for a continuance. We will keep interested parties apprised of any change of the hearing date, but everyone is encouraged to check back with the Clerk of the Board to determine if the Board of Supervisors is considering this appeal on the said meeting date.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200284](#)

Regards,

Brent Jalipa

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

March 17, 2020

File Nos. 200284-200287

Planning Case No. 2018-011022PRJ

Received from the Board of Supervisors Clerk's Office one check payment in the amount of Six Hundred Forty Dollars (\$640), representing the filing fee paid by 1791-93-95 Green Street HOA, on behalf of Maureen Holt, Elizabeth Reilly, Paul Guernonprez, and Jack Fowler for the appeal of the Categorical Exemption under CEQA for the proposed 2651-2653 Octavia Street Project:

Planning Department

By:

Tony Young
Print Name

[Signature] 7/9/20
Signature and Date

From: [BOS Legislation, \(BOS\)](#)
To: [maureen@ddmhw.com](#); [elizbreilly@gmail.com](#); [jcotecook@aol.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Zushi, Kei \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal of CEQA Exemption Determination - 2651-2653 Octavia Street - Appeal Hearing on April 21, 2020
Date: Tuesday, March 17, 2020 9:54:34 AM
Attachments: [image001.png](#)

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **April 21, 2020, at 3:00 p.m.** Please find linked below a letter of appeal filed regarding the proposed project at 2651-2653 Octavia Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Categorical Exemption Appeal Letter - March 6, 2020](#)

-

[Planning Department Memo - March 12, 2020](#)

[Clerk of the Board Letter - March 16, 2020](#)

-

[Please be advised that under the current existing health emergency, this hearing may not be scheduled as noticed and may be required for a continuance. We will keep interested parties apprised of any change of the hearing date, but everyone is encouraged to check back with the Clerk of the Board to determine if the Board of Supervisors is considering this appeal on the said meeting date.](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200284](#)

Regards,

Brent Jalipa

Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

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the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

March 16, 2020

Ms. Maureen Holt
on behalf of 1791-93-95 Green Street HOA
1793 Green Street
San Francisco, CA 94123

Mr. Paul Guermonprez
2634 Octavia Street
San Francisco, CA 94123

Ms. Elizabeth Reilly
on behalf of 1791-93-95 Green Street HOA
1791 Green Street
San Francisco, CA 94123

Mr. Jack Fowler
2616 Octavia Street
San Francisco, CA 94123

**Subject: File No. 200284 - Appeal of CEQA Categorical Exemption
Determination - Proposed Project at 2651-2653 Octavia Street**

Dear Ms. Holt, Ms. Reilly, Mr. Guermonprez, and Mr. Fowler:

The Office of the Clerk of the Board was in receipt of a memorandum dated March 12, 2020, from the Planning Department regarding their determination on the timely filing for appeal of the Categorical Exemption Determination issued by the Planning Department under CEQA for the proposed project at 2651-2653 Octavia Street.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a hearing date has been scheduled for **Tuesday, April 21, 2020, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please be advised that under the current existing health emergency, this hearing may not be scheduled as noticed, and may be required for a continuance. Please check back with the Clerk of the Board to determine if the Board of Supervisors is considering this appeal on the said meeting date.

Please provide to the Clerk's Office by noon:

20 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

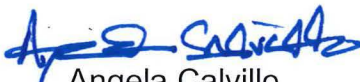
11 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and two copies of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, or Brent Jalipa at (415) 554 7712.

Very truly yours,



Angela Calvillo
Clerk of the Board

c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Rich Hillis, Planning Director
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Kei Zushi, Staff Contact, Planning Department
Chris Kern, Staff Contact, Planning Department
Allison Vanderslice, Staff Contact, Planning Department
Shannon Ferguson, Staff Contact, Planning Department
Julie Rosenberg, Executive Director, Board of Appeals
Katy Sullivan, Legal Assistant, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals



Categorical Exemption Appeal Timeliness Determination

DATE: March 12, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
RE: Appeal Timeliness Determination – 2651-2653 Octavia Street
Planning Department Case No. 2018-011022PRJ

On March 6, 2020, Maureen Holt, Elizabeth Reilly, Paul Guermonprez, and Jack Fowler (Appellant) filed an appeal with the Office of the Clerk of the Board of Supervisors of the Categorical Exemption for the proposed project at 2651-2653 Octavia Street. As explained below, the appeal is timely.

Date of Approval Action	30 Days after Approval Action	Appeal Deadline (Must Be Day Clerk of Board's Office Is Open)	Date of Appeal Filing	Timely?
Thursday, February 6, 2020	Saturday, March 7, 2020	Monday, March 9, 2020	Friday, March 6, 2020	Yes

Approval Action: On September 5, 2019, the Planning Department issued a Categorical Exemption for the proposed project. The Approval Action for the project was the Planning Commission's Discretionary Review Action, which occurred on February 6, 2020 (Date of the Approval Action).

Appeal Deadline: Sections 31.16(a) and (e) of the San Francisco Administrative Code state that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the Date of the Approval Action. The 30th day after the Date of the Approval Action was Saturday, March 7, 2020. The next day when the Office of the Clerk of the Board of Supervisors was open was Monday, March 9, 2020 (Appeal Deadline).

Appeal Filing and Timeliness: The Appellant filed the appeal of the exemption determination on Friday, March 6, 2020, prior to the end of the Appeal Deadline. Therefore, the appeal is timely.

From: [BOS Legislation. \(BOS\)](#)
To: [BOS Legislation. \(BOS\)](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Ferguson, Shannon \(CPC\)](#); [Winslow, David \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: Appeal of CEQA Exemption Determination - Proposed Project - 2651-2653 Octavia Street
Date: Monday, March 9, 2020 3:13:46 PM
Attachments: [image001.png](#)
[COB Ltr 030920.pdf](#)
[Appeal Ltr 030620.pdf](#)

Good afternoon,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Categorical Exemption for the proposed project located at 2651-2653 Octavia Street. The appeal was filed by Maureen Holt and Elizabeth Reilly, on behalf of 1791-93-95 Green Street HOA, Paul Geurmonprez, and Jack Fowler.

Please find attached the letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination. Thank you.

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

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BOARD of SUPERVISORS



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March 9, 2020

To: Rich Hillis
Planning Director

From: *ACC* Angela Calvillo
Clerk of the Board of Supervisors

Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption from Environmental Review - 2651-2653 Octavia Street

An appeal of the CEQA Determination of Exemption from Environmental Review for the proposed project at 2651-2653 Octavia Street was filed with the Office of the Clerk of the Board on March 6, 2020, by Maureen Holt and Elizabeth Reilly, on behalf of 1791-93-95 Green Street HOA, Paul Guermonprez, and Jack Fowler.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three (3) working days of receipt of this request.

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554-7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7702.

c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Shannon Ferguson, Staff Contact, Planning Department
David Winslow, Staff Contact, Planning Department
Julie Rosenberg, Executive Director, Board of Appeals
Katy Sullivan, Legal Assistant, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- ☐ 2. Request for next printed agenda Without Reference to Committee.
- ☒ 3. Request for hearing on a subject matter at Committee.
- ☐ 4. Request for letter beginning : "Supervisor inquiries"
- ☐ 5. City Attorney Request.
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget Analyst request (attached written motion).
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on February 6, 2020, for the proposed project at 2651-2653 Octavia Street, Assessor's Parcel Block No. 0554, Lot No. 002; to construct a fourth floor vertical and horizontal rear addition that incorporates decks at the step backs to an existing three-story, two-family house within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. (District 2) (Appellant: Maureen Holt and Elizabeth Reilly, on behalf of 1791-93-95 Green Street HOA, Paul Guernonprez, and Jack Fowler) (Filed March 6, 2020)

Signature of Sponsoring Supervisor:

For Clerk's Use Only