



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
893 Clayton St.		1271/010	
Case No.	Permit No.	Plans Dated	
2014.1158E	201404163412	2/10/2014 Rev. 4/20/17	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construct new two-vehicle garage with driveway ramp and garage door. Interior renovations.			

(54)

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation 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)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" type="checkbox"/>	5. 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"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. 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 type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION 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 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. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<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): Property determined to be a historic resource per HRER memo dated 3/31/15.	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Shelley Cattagione	Signature or Stamp: 
	Project Approval Action: Select One <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
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 first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date Reviewed: March 30, 2015 (Part I)
Case No.: 2014.1158E
Project Address: 893 Clayton Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District;
40-X Height and Bulk District
Block/Lot: 1271/010
Staff Contact: Shelley Caltagirone, Preservation Planner
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PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the west side of Clayton Street between Carl and Parnassus Streets in the Cole Valley neighborhood. The property is located in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. 893 Clayton Street is an attached, two-and-a-half-story with basement, single-family Edwardian-era residence. The house is wood-framed, set on a clinker-brick foundation, capped with a side gable roof, and clad in wood with stucco panels. The building was constructed circa 1900. The building does not appear on the 1899 Sanborn map, but it does appear on the 1913-1915 map. No architect or builder has been identified for 893 Clayton Street, but the first recorded owner is Lange Investment Company. The Company appears to have built the row of four houses between 893 Clayton and 881 Clayton, which all share the same style and architectural details.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1900).

Neighborhood Context

The Cole Valley neighborhood is located in the center of San Francisco to the southwest of the Haight-Ashbury neighborhood and to the east of the Sunset district. The neighborhood's approximate boundaries are Stanyan Street and Sutro Forest to the west, Tank Hill to the south, Clayton Street to the east, and Waller Street to the north. Cole Street is the primary north-south thoroughfare and commercial corridor in the neighborhood. Cole Valley's namesake is likely Dr. Beverly Cole (1829-1901), who was

instrumental in the founding of both Golden Gate Park, located to the northwest of the neighborhood, and the UCSF Medical Center, located to the east of the neighborhood.¹

Development of the Cole Valley neighborhood was influenced by the creation of Golden Gate Park, the founding of the Affiliated Colleges of the University of California, and the extension of cable car lines to the western side of the city in the 1880s along Haight, Oak, and McAllister Streets. The first significant wave of residential development in the area occurred around the turn of the 20th century. Before that time, much of the land was held in quarter-block and larger parcels by investors, including the Pope Estate and Lange Investment Company. Beginning around 1902, this land was sold to developers who built several rows of houses sharing characteristics of scale, massing, and materials. The building type is a large single-family home, suited for the emerging managerial class. Most were not designed by identified architects, but were constructed by contractor-builders who repeated designs in rows and small groups. Builders Jonathan Stierlen and the Rountree Brothers, two firms that built on speculation in the area, were responsible for the most prominent examples. In 1900, the majority of development on Cole Street had extended only as far south as Frederick Street. By 1913, the area between Frederick and Alma Streets had been subdivided into lots and occupied by flats and single-family residences.²

The second wave of development was spurred by the construction of the Twin Peaks and Sunset streetcar tunnels completed in 1918 and 1929, respectively. Substantial groups of buildings dating from the 1920s are found along Parnassus Avenue and Shrader Street and scattered throughout the neighborhood. The neighborhood was fully developed by the end of the 1920s, but sporadic construction continued on the more steeply sloped lots at the northern end of the neighborhood through the mid-20th century.

The Cole Valley neighborhood contains a mixture of building types predominately dating from the late-Victorian and Edwardian eras. Styles range from Queen Anne to Arts & Crafts, Tudor Revival, and Colonial Revival, and Classical Revival. Cladding materials are primarily wood and stucco. Hipped and gabled roof forms are common. Commercial buildings are found on Cole Street while the rest of the neighborhood is residential in nature with more multi-family buildings along Frederick Street and more single- and two-family residences throughout the rest of the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

¹ Carey & Co. Inc. *Historic Resource Evaluation Report: 1552 Cole Street*. March 2007. Located in the Planning Department Preservation Library.

² Tim Kelley Consulting. *Historic Resource Evaluation Report: 45 Grattan Street*. October 2010. Located in the Planning Department Preservation Library.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Period of Significance: 1911	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Period of Significance: 1900-1915 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the HRE, the Department finds that the subject property appears to be eligible for inclusion on the California Register as a contributor to a Cole Valley Historic District.

Criterion 1: Property is 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.

There is no information provided in the Environmental Evaluation application Supplemental Information form or located in the San Francisco Planning Department's background files to indicate that the subject building was 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. The building does not stand out as an early or unusual example of development in Cole Valley.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

There is no information provided in the Environmental Evaluation application Supplemental Information form or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important in our local, regional, or national history. None of the owners and occupants was influential or claims any noteworthy accomplishments that would make the property significant by association.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 893 Clayton Street does not appear to be individually eligible under Criterion 3 for embodying the distinctive characteristics of a type and period. It does not stand out as a noteworthy example of the Arts & Crafts style in the City. Neither does the property represent the work of master architect.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Historic District Analysis:

The subject building appears to be eligible for inclusion on the California Register as a contributor to an eligible Cole Valley Historic District significant under Criteria A (Event) and C (Architecture). The

eligible historic district is composed predominantly of residential buildings constructed between 1900-1915 in the Queen Anne, Arts & Crafts, Tudor Revival, and Colonial Revival, and Classical Revival styles. These buildings significantly represent the first period of residential development in the area. Overall, the Cole Valley properties retain a high level of historical integrity, resulting in an area that uniquely reflects the early 20th-century work of San Francisco builders. The district is roughly T-shaped with the central axis along Cole Street (see attached map). Although Cole Street acts as the commercial spine of the neighborhood, development along this street is more varied and may have a broader period of significance than the residential portion of the neighborhood that is the focus of this study. The construction date (circa 1900) of the subject building at 893 Clayton Street places it within the 1900-1915 period of significance identified for the surrounding eligible historic district.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

In 1948, a building permit was issued to rebuild 893 Clayton Street, which had been damaged by fire. In comparing an aerial photograph dated 1938 with present-day aerial photography, the fire caused no apparent change to the roof form or footprint of the building. No other significant alterations are recorded in the permit history or are evident upon inspection of the building. As such, the building appears to retain overall high historic integrity.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The typical character-defining features of the historic district are:

- 2-3 story height
- Intensively developed lots with marginal front and side setbacks
- Wood or shingle cladding
- Brick or formed concrete foundations
- Raised entries
- Double-hung, wood-framed windows

- Ornamentation and forms reflective of Queen Anne, Arts & Crafts, Tudor Revival, and Colonial Revival, and Classical Revival styles
-

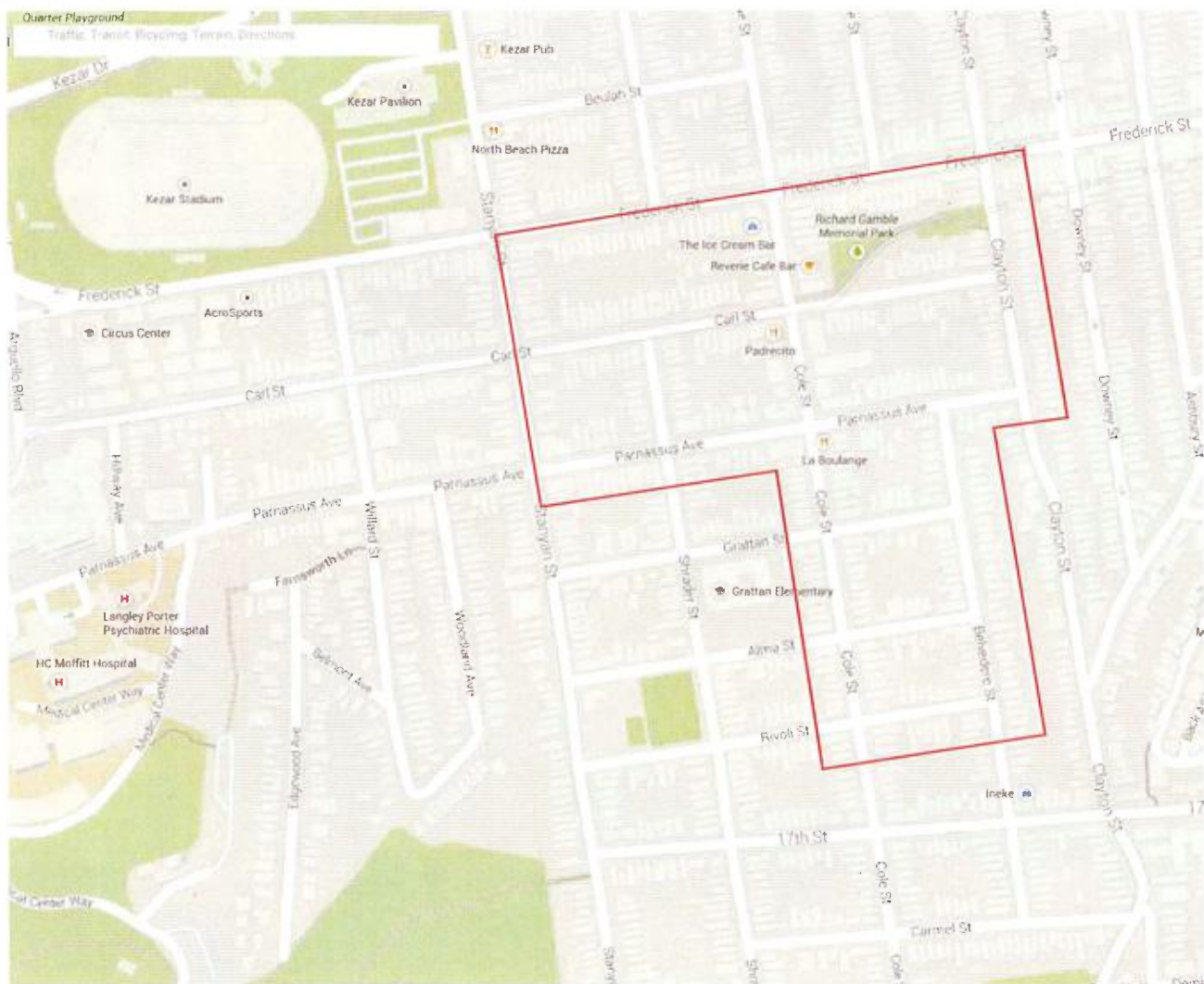
CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 3-31-2015



Map data ©2015 Google 200 ft

