



SAN FRANCISCO PLANNING DEPARTMENT

#270979

Notice of Exemption

Approval Date: July 24, 2014
Case No.: 2013.0494CE
Project Title: 233 Maple Street and 3839 Washington Street
Address: 233 Maple Street and 3839 Washington Street, San Francisco, CA 94118
Cross Streets: Washington, Maple, Clay and Cherry Streets
Zoning: RH-1 (Residential, House, One-Family) District
 40-X Height and Bulk District
Block/Lot: 0992/002 and 0992/034
Lot Size: Approximately 6,216 square feet and 11,268 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Presidio Hill School
 c/o Caroline A. Guibert
 Coblenz Patch Duffy & Bass LLP
 One Ferry Building, Suite 200
 San Francisco, CA 94111
Staff Contact: Jessica Range
 (415) 575-9018
 Jessica.Range@sfgov.org

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

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

Reception:
 415.558.6378

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 415.558.6409

Planning
 Information:
 415.558.6377

**ENDORSED
 FILED**
 San Francisco County Clerk
 AUG 28, 2014
 by: JENNIFER WONG
 Deputy County Clerk

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: \$58 filing fee

PROJECT DESCRIPTION:

The Project includes the conversion of a dwelling unit to educational uses and interior and exterior changes to the 233 Maple Street building (on Lot 002), including but not limited to a two-story rear addition, a rear staircase for emergency exiting and a new elevator tower. The Project will also reconfigure some of the interior space at 3839 Washington Street (Lot 034) and upon Project completion, the overall Project will result in a net increase of two classrooms, including a shared science room. The Presidio Hill School student body currently consists of 200 children and, pursuant to Planning Commission Motion No. 19199, the project sponsor may increase enrollment by up to 30 students (up to 230 students) plus five additional staff positions.

DETERMINATION:

On July 24, 2014, following a duly-noticed public hearing, the City and County of San Francisco Planning Commission granted Presidio Hill School a Conditional Use Authorization (Planning Commission Motion No. 19199) pursuant to Planning Code Sections 209.3(g), 303 and 317 to allow the conversion of a dwelling unit (on Lot 002 at 233 Maple Street) to a private elementary/middle school, and to modify Planning Commission Motion Numbers 17159 and 15031 (as modified by the Board of Supervisors' Motion Number M00-54) related to the existing Presidio Hill School (on Lot 034 at 3839 Washington Street). The effective date of the approval is August 25, 2014, which was the first business day after the 30-day appeal period for the Conditional Use Authorization expired. A copy of the Project approval document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0494CE.

1. An Exemption from Environmental Review has been prepared for the Project pursuant to the provisions of CEQA under:

Categorical Exemption. Class 32 – In-Fill Development Projects. CEQA Guidelines Section 15332.

2. This Project in its approved form has been determined to be exempt from environmental review for the following reasons, among others: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations (the Project is permitted with Conditional Use authorization, which has been granted by the City and County of San Francisco Planning Commission under Planning Commission Motion No. 19199); (b) The Project is within City and County of San Francisco limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The Project site has no value as habitat for endangered, rare or threatened species; (d) Implementation of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Project site can be adequately served by all required utilities and public services.

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

August 27, 2014
Date

cc: Caroline Guibert, Coblentz Patch Duffy & Bass LLP



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #	270979
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 08/28/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 509862	
PROJECT TITLE 233 MAPLE STREET AND 3839 WASHINGTON STREET			
PROJECT APPLICANT NAME JESSICA RANGE		PHONE NUMBER (415) 575-9018	
PROJECT APPLICANT ADDRESS 1650 MISSION ST STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box):

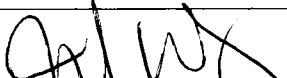
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$
<input checked="" type="checkbox"/> County Administrative Fee	\$58.00	\$ 58.00
<input checked="" type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 58.00

SIGNATURE X 	Printed Name: JENNIFER WONG	TITLE Deputy County Clerk
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