



# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

2016-9

SEP 16, 2016

## Notice of Exemption

by: **SUSANNA CHIN**  
Deputy County Clerk

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Approval Date:* September 13, 2016  
*Case No.:* **2013.0677E**  
*Project Address:* **2000-2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street**  
*Zoning:* Urban Mixed Use (UMU) District  
68-X Height and Bulk District  
*Block/Lot:* 4022/001, 002, and 021  
*Lot Size:* Three lots totaling approximately 65,000 square feet (1.50 acres)  
*Plan Area:* Eastern Neighborhoods Area Plan  
*Project Sponsor:* Linsey Perlov, 2070 Bryant Street JV LLC  
*Staff Contact:* Chris Thomas  
(415) 575-9036  
christopher.thomas@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

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:* \$62 filing fee

### PROJECT DESCRIPTION:

The Project involves the demolition of seven existing buildings, merging of three lots into two parcels, and construction of a six-story, 68-foot-tall, approximately 203,656-gross-square-foot (gsf) mixed-use residential and commercial building with a ground-level garage at 2000 Bryant Street (the north building) and a 100 percent affordable eight-story, 85-foot-tall, approximately 127,983 gsf mixed-use residential and arts activity building with a ground-level car-share garage at 2070 Bryant Street (the south building). The mixed-use buildings will provide 335 dwelling units (136 affordable dwelling units in the south building and 196 market-rate and three affordable dwelling units in the north building), 7,007 gsf of commercial retail space, 3,938 gsf of Production, Distribution and Repair (PDR) space, 6,947 gsf of arts activity space, and approximately 26,800 sf of common useable open space in the form of courtyards, rooftop terraces, and the pedestrian mews. 84 vehicle parking spaces, four car-share spaces, and 237 bicycle parking spaces will be provided in a ground floor garage. Approximately 7,911 cubic yards of soil to a depth of up to 14 feet below grade will be excavated. Plantings will be added to the adjacent sidewalks, along with street furniture, sidewalk bicycle parking, and sidewalk bulbouts at various locations around the project site. At its hearing of June 2, 2016, the Planning Commission required the Project to increase the amount of PDR space from 3,938 gsf to about 12,000 gsf, resulting in the reduction of the number of dwelling units in the north building from 199 to 194 and commercial retail space from 7,007 gsf to about 5,000 gsf.

TO  
POSTED  
SEP 16 2016

**DETERMINATION:**

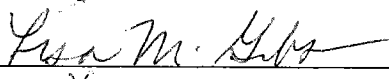
The City and County of San Francisco decided to carry out or approve the project on September 13, 2016. The City Planning Commission approved Large Project Authorization pursuant to Planning Code Section 329. The project will be carried out by Linsey Perlov (Project Sponsor) on behalf of 2070 Bryant Street JV LLC (Property Owner). A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0677E.

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

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_
- Community Plan Exemption (Sec. 21083.3; 15183)

- 2. This project in its approved form has been determined to be exempt from environmental review because the project: (1) is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans; (2) would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR; (3) would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR; (4) would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and (5) sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts. Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

John Rahaim  
Planning Director

  
By Lisa B. Gibson  
Acting Environmental Review Officer

9/15/16  
Date

cc: Project Sponsor  
Other interested parties



# 2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

<b>Print</b>	<b>StartOver</b>	<b>Finalize&amp;Email</b>
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RECEIPT NUMBER:  
38 — 20160916 — 051

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SF PLANNING DEPT</b>	LEAD AGENCY EMAIL CHRISTOPHER.THOMAS@SFGOV.ORG	DATE 20160916
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 589347	

PROJECT TITLE  
2000-2070 BRYANT STREET, 2815 18TH STREET, AND 611 FLORIDA STREET

PROJECT APPLICANT NAME CHRIS THOMAS	PROJECT APPLICANT EMAIL CHRISTOPHER.THOMAS@SFGOV.ORG	PHONE NUMBER (415) 575-9036
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PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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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)	\$3,070.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00

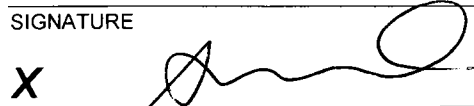
- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
  - Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	62.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

- Cash     Credit     Check     Other

**TOTAL RECEIVED** \$ 62.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE SUSANNA CHIN, DEPUTY COUNTY CLERK
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RECEIPT # 0000589347  
September 16, 2016 15:41:04

SAN FRANCISCO County Clerk  
CATHERINE STEFANI

Default #16-2016380-51

Check Number 800

READ BY

Env Impact Rpt \$2.00

Total fee ..... \$2.00

Amount tendered... \$2.00

Change ..... \$0.00

CFB-SC/L 0