



**SAN FRANCISCO  
PLANNING DEPARTMENT FILED**

SAN FRANCISCO County Clerk

2017 - 47

AUG 09, 2017

**Notice of Exemption**

by: **SUSANNA CHIN**  
Deputy County Clerk

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Approval Date:* August 7, 2017  
*Case No.:* **2013.1404E**  
*Project Address:* **1298 Valencia Street**  
*Zoning:* NCT (Valencia Street Neighborhood Commercial Transit)  
55-X Height and Bulk District  
*Block/Lot:* 3644/021  
*Lot Size:* 9,630 square feet (0.18 acres)  
*Plan Area:* Eastern Neighborhoods Area Plan (Mission)  
*Project Sponsor:* Ian Birchall/Ian Birchall + Associates - (415) 512-9660  
*Staff Contact:* Chris Thomas - (415) 575-9036, [christopher.thomas@sfgov.org](mailto: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:* \$64 filing fee

**PROJECT DESCRIPTION:**

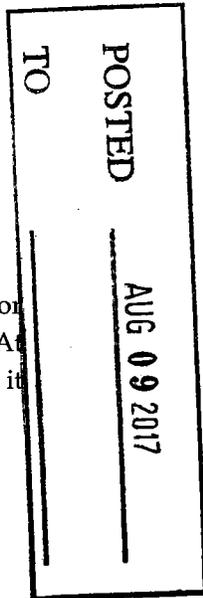
The project involves demolition of an approximately 1,750-square-foot (sf), one-story gas, service and repair station built in 1956 and construction of a six-story, 55-foot-high (70-foot-high including elevator penthouse), approximately 42,445-gross-square-foot mixed-use residential building with 35 dwelling units, about 3,500 sf of retail space, and off-street parking for nine vehicles and 37 bicycles. The project sponsor will meet Inclusionary Affordable Housing requirements via a combination of payment of \$2,325,959 of the Affordable housing Fee, and by providing one on-site below market rate unit.

**DETERMINATION:**

On July 6, 2017, following a duly-noticed public hearing, the City and County of San Francisco Planning Commission approved a building permit for the project. No appeals were filed during the 30-day appeal period that expired on August 7, 2017. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.1404E.

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

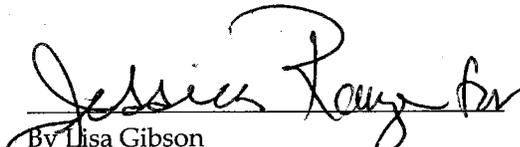
[www.sfplanning.org](http://www.sfplanning.org)



- 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 Gibson  
Environmental Review Officer

8/8/17  
Date

cc: Ian Birchall + Associates  
David Silverman, Reuben, Junius & Rose

