

2018-44



# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

NOV 14, 2018

## Notice of Exemption

by: **SONYA YI**  
Deputy County Clerk

NOV 14 2018  
POSTED  
TO

*Approval Date:* October 11, 2018  
*Case No.:* 2014.0376ENV  
*Project Title:* 2918-2924 Mission Street  
*Zoning:* Mission Neighborhood Commercial Transit (NCT) District  
 65-B/55-X, and 65-B/45-X Height and Bulk Districts  
*Block/Lot:* 6529/002, 002A, 003  
*Lot Size:* 11,653 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Mark Loper – Reuben, Junius & Rose, LLP  
 (415) 567-9000; [mloper@reubenlaw.com](mailto:mloper@reubenlaw.com)  
*Staff Contact:* Julie Moore  
 (415) 575-8733; [julie.moore@sfgov.org](mailto:julie.moore@sfgov.org)

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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:* \$66 filing fee

### PROJECT DESCRIPTION:

The proposed project would demolish an approximately 5,200-square-foot (sf), one story, commercial building and adjacent 6,400-sf surface parking lot to construct an eight-story, 85-foot-tall, residential building with ground floor retail. As proposed, the project would require waivers, concessions, and/or incentives from Planning Code physical development limitations pursuant to California Government Code section 65915, commonly known as the state density bonus law, including for building height that is 20 feet above the 65-foot height limit.

The proposed 67,300-sf building would include 75 dwelling units (18 studio, 27 one-bedroom, and 30 two-bedroom). Retail spaces, totaling about 6,700 sf, would front Mission Street on either side of the building lobby. A 44-foot-long white loading zone would be provided in front of the lobby and the existing parking lot curb cut would be replaced with sidewalk. A bicycle storage room with 76 class 1 bicycle spaces would be accessed through the lobby area and from Osage Alley. Six street trees and seven bicycle racks (14 class 2 bicycle parking spaces) would be installed on Mission Street. Open space would be provided by common terraces on the second floor and rooftop of approximately 1,050 sf and 5,750 sf, respectively, and approximately 1,100 sf of private decks. The proposed building would include an elevator and stair penthouse approximately 9 feet in height above the 85-foot-tall roof.

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on October 11, 2018, the date on which the San Francisco Planning Commission approved the project (Planning Commission Motion No. 20313, Planning Department Case No. 2014.0376CUA). A copy of the document(s) may be examined at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2014.0376CUA.

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

- 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: 1 and 3
- 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 proposed project is consistent with the development density established for the project site in the Mission Area Plan of the Eastern Neighborhoods Plans;
- The proposed project 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;
- The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
- The proposed project 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



