

# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED F I L E D

NOV 14, 2018

## **Notice of Exemption**

by: SONYA YI

Deputy County Clerk

Fax:

Planning Information:

415.558.6409

415.558.6377

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

Staff Contact:

Julie Moore

(415) 575-8733; julie.moore@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:

\$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.

•	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:
	X_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

• The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

John Rahaim Planning Director

By Lisa Gibson

**Environmental Review Officer** 

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cc: Mark Loper – Reuben, Junius & Rose, LLP
Linda Ajello Hoagland – Current Planning Division



# State of California - Department of Fish and Wildlife

WILDLIFE 2018 ENVIRONMENTAL FILING F		' [				
DFW 753.5a (Rev. 01/03/18) Previously Di	FG /53.5a	Prin	1111/16	StartOver s	Finalize&Email	
		RECEIPT	NUMB	ER:		
				1142018 — 044 ARINGHOUSE NUMBER (If applicable)		
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.						
LEAD AGENCY	LEADAGENCY EMAIL			DATE		
SF PLANNING DEPT				11/14/2018 DOCUMENT NUMBER 674632		
COUNTY/STATE AGENCY OF FILING						
San Francisco						
PROJECT TITLE	7			<u> </u>		
2918-2924 MISSION STREET						
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL			PHONE NUMBER		
JULIE MOORE	JULIE.MOORE@SFGOV.ORG			(415) 575-8733		
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE		
1650 MISSION ST, STE 400	SAN FRANCISCO	O CA		94103		
PROJECT APPLICANT (Check appropriate box)	<del>                                     </del>				<del></del>	
✓ Local Public Agency School District	Other Special District		State Ag	ency	Private Entity	
CHECK APPLICABLE FEES:						
☐ Environmental Impact Report (EIR)		\$3,168.00	\$_			
☐ Mitigated/Negative Declaration (MND)(ND)		\$2,280.75	\$_		0.00	
☐ Certified Regulatory Program document (CRP)		\$1,077.00	\$_		0.00	
☐ Exempt from fee						
☐ Notice of Exemption (attach)						
CDFW No Effect Determination (attach)						
☐ Fee previously paid (attach previously issued cash receipt copy	<i>(</i> )					
_					0.00	
Water Right Application or Petition Fee (State Water Resource:	s Control Board only)	\$850.00	\$ _		0.00	
County documentary handling fee			\$	· <del>·</del>	66.00	
Other			\$_			
PAYMENT METHOD:					66.00	
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL F	RECEIVED	\$_		66.00	

SIGNATURE

Sonya Yi, Deputy County Clerk

AGENCY OF FILING PRINTED NAME AND TITLE