



# SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED  
FILED**  
SAN FRANCISCO County Clerk

## Notice of Exemption

NOV 05, 2018

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

by: **SUSANNA CHIN**  
Deputy County Clerk

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Final Approval Date:* October 30, 2018  
*Case No.:* **2014.0999E**  
*Project Title:* **2750 19<sup>th</sup> Street**  
*Zoning:* **UMU (Urban Mixed Use) Zoning District**  
**68-X Height and Bulk District**  
*Block/Lot:* **4023/004A**  
*Lot Size:* **15,000 square feet**  
*Lead Agency:* **San Francisco Planning Department**  
*Project Sponsor:* **Steve Perry, Perry Architects 415-806-1203**  
*Staff Contact:* **Justin Horner**  
**510-575-9023**  
**Justin.horner@sfgov.org**

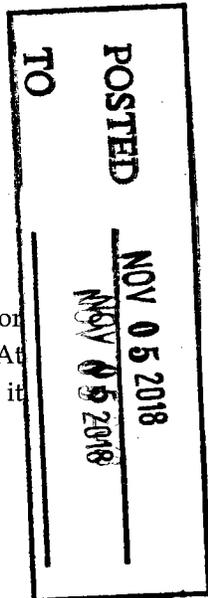
To: County Clerk, City and County of San Francisco  
City Hall Room 168  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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 proposed project would include the demolition of the three existing industrial buildings, retention of the principal two-story façade along 19<sup>th</sup> and Bryant streets and construction of a six-story, 68-foot-tall (77-foot, 7-inch tall with rooftop equipment) mixed use building with approximately 10,000 square feet of PDR space, 60 residential units (35 one-bedroom units and 25 two-bedroom units) above and bicycle and vehicle parking in a basement. The proposed project would include 3,200 sf of common open space on the second floor and a 4,800 sf roof deck. The residential lobby entrance would be located on Bryant Street and basement vehicle parking entry would be located on 19<sup>th</sup> Street. The proposed project would include 60 Class 1 bicycle parking spaces in the basement, three Class 2 bicycle parking spaces along 19<sup>th</sup> Street, and 26 vehicle parking spaces in the basement. The proposed project would remove an existing curb cut on Bryant Street and would retain an existing 10-foot curb cut off of 19<sup>th</sup> Street that would be used for the proposed garage entrance. Construction of the project would require approximately 8,533 cubic yards of excavation to a depth of approximately 15 feet below ground surface and would last approximately 18 months.



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

**DETERMINATION:**

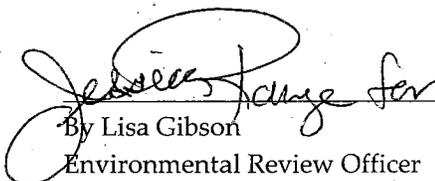
The City and County of San Francisco decided to carry out or approve the project on August 23, 2018. The Approval Action for the proposed project was the granting of a Large Project Authorization by the Planning Commission (Motion #20264). Within the 30-day appeal period, the CEQA determination was appealed to the Board of Supervisors, which affirmed the Planning Department's determination that the project qualifies for a Community Plan Exemption pursuant to CEQA Section 21083.3 and CEQA Guidelines Section 15183 at a duly-noticed public hearing on October 30, 2018. Therefore, the effective date of the project approval is October 30, 2018. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.0999E.

- 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 is consistent with the development density established for the project site in the Eastern Neighborhoods Area Plan, and will not result in effects on the environment that are peculiar to the project or the project site that were not previously identified as significant effects in the Programmatic EIR for the Eastern Neighborhoods Area Plan. The project will not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR, nor will the project 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 Eastern Neighborhoods PEIR. 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

Date 11/5/2018

cc: Steve Perry



State of California - Department of Fish and Wildlife

# 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print	Start Over	Finalize & Email
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RECEIPT NUMBER:  
 38 — 11052018 — 000 41 (SC)

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SF PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL <b>JUSTIN.HORNER@SFGOV.ORG</b>	DATE <b>11/05/2018</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>673646</b>	

PROJECT TITLE  
**2750 19TH STREET**

PROJECT APPLICANT NAME <b>JUSTIN HORNER</b>	PROJECT APPLICANT EMAIL <b>JUSTIN.HORNER@SFGOV.ORG</b>	PHONE NUMBER <b>(510) 575-9023</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST SUITE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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)           | \$3,168.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)    | \$2,280.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ | <u>0.00</u> |

- 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 | \$ | <u>0.00</u>     |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | <u>66.00</u>    |
| <input type="checkbox"/> Other  |          | \$ | <u>        </u> |

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other

**TOTAL RECEIVED \$ 66.00**

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Susanna Chin, Deputy County Clerk</b>
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