



SAN FRANCISCO PLANNING DEPARTMENT

2017-28
ENDORSED
FILED
SAN FRANCISCO County Clerk

MAY 05, 2017

Notice of Exemption

by: **SONYA YI**
Deputy County Clerk

Approval Date: April 18, 2017
Case No.: **2014.1020ENV**
Project Title: **1515 South Van Ness Avenue**
Zoning: Mission Street NCT (Neighborhood Commercial Transit) Use District
 55-X and 65-X Height and Bulk
Block/Lot: 6571/008, 001, 001A
Lot Size: 35,714 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Peter Schellinger – (415) 975-4982
 peter.schellinger@lennar.com
Staff Contact: Melinda Hue – (415) 575-9041
 Melinda.Hue@sfgov.org

Fax:
415.558.6409

Planning
Information:
415.558.6377

MAY 05 2017
POSTED
TO

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 site is located on the northern portion of a block bordered by South Van Ness Avenue, 26th Street, Shotwell Street, and Cesar Chavez Street in San Francisco's Mission neighborhood. The project site currently includes a two-story, 34-foot-tall, 31,680-square-foot, production, distribution, repair (PDR) building (constructed in 1948) with a surface parking lot. The building was vacated in December 2015 by McMillan Electric, an electrical contractor business that has since moved to a new location at 1950 Cesar Chavez Street in San Francisco.

The proposed project would include the demolition of the existing building and the construction of a five- to six-story, 55- to 65-foot-tall (up to 75 feet tall with roof-top equipment), approximately 180,300-square-foot mixed-use building. The proposed building would consist of 157 residential dwelling units and approximately 1,080 square feet of retail uses. The proposed project would also include six ground floor trade shop spaces ranging from 630 to 760 square feet each (approximately 4,200 square feet total). The spaces are anticipated to be retail units with some reserved space for goods production (e.g., jewelry making, bag making, ceramics). Usable open space would be provided in a courtyard, roof terrace and

private patios. The proposed project would include a basement parking garage that would be accessed via an existing curb cut on Shotwell Street.

The garage would include 79 parking spaces, two carshare spaces, and 150 Class I bicycle spaces. The proposed project would include eight Class II bicycle spaces provided on the sidewalks in front of the building entrances on South Van Ness Avenue and on 26th Street. Proposed streetscape improvements would include planting of 23 street trees, installation of corner bulb-outs on the southeast corner of South Van Ness Avenue and 26th Street and on the southwest corner of Shotwell Street and 26th Street, and the removal of a curb cut on South Van Ness Avenue. A new 40-foot-long on-street loading space is also proposed on 26th Street to accommodate larger delivery vehicles. Two service vehicle parking spaces would be located in the garage to accommodate smaller delivery vehicles.

Construction of the proposed project is expected to last 23 months. Construction of the proposed project would require excavation of up to approximately six feet and the removal of about 4,800 cubic yards of soil.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 18, 2017, following the withdrawal of an appeal of the CEQA determination for this project, thereby upholding the CEQA determination. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1020ENV.

- 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: _____
- Statutory Exemption. State code number: _____
- Community Plan Exemption (Sec. 21083.3; 15183)

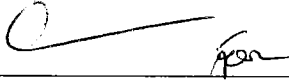
- 2. This project in its approved form has been determined to be exempt from environmental review because it: (1) is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans; (2) would not result in effects on the environment that are 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) the project 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

Notice of Exemption

CASE NO. 2014.1020ENV
1515 South Van Ness Avenue

environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines
Section 15183.

John Rahaim
Planning Director



By Lisa M. Gibson
Environmental Review Officer

5/4/17
Date

cc: Peter Schellinger



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **Start Over** **Finalize & Email**

RECEIPT NUMBER:
 38 — 20170505 — 28
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL	DATE 20170505
COUNTY/STATE AGENCY OF FILING San Francisco		DOCUMENT NUMBER 613368

PROJECT TITLE
1515 SOUTH VAN NESS AVENUE

PROJECT APPLICANT NAME MELINDA HUE	PROJECT APPLICANT EMAIL MELINDA.HUE@SFGOV.ORG	PHONE NUMBER (415) 575-9041
PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

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) | \$3,078.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,216.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,046.50 | \$ | <u>0.00</u> |

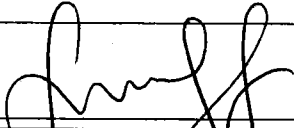
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-----------------|
| <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>62.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 62.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY COUNTY CLERK	SONYA YI
---	---	-----------------