SAN FRANCISCO
PLANNING DEPARTMENT

Notice of Exemption

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

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Planning
Information:
415.558.6377

Approval Date: November 3, 2016
Case No: **2014.1279ENV**
Project Address: 249 Pennsylvania Avenue
Zoning: UMU (Urban Mixed Use)
40-X Height and Bulk District
Block/Lot: 3999/010, 3999/013, 3999/014
Lot Size: 21,625 square feet
Plan Area: Eastern Neighborhoods (Showplace Square/Potrero Hill Sub-Area)
Project Sponsor: John Robinson, D-scheme Studio
222 8th Street
San Francisco, CA 94104
Staff Contact: Don Lewis
(415) 575-9168
don.lewis@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: $62 filing fee

PROJECT DESCRIPTION:

The proposed project involves demolition of the two existing industrial buildings, removal of an adajacent surface parking lot, and construction of a 40-foot-tall (52-foot-tall including the elevator penthouse), four-story, mixed-use building approximately 76,100 square feet in size. The proposed building would include 59 dwelling units and 3,450 square feet of ground-floor Production, Distribution, and Repair (PDR) use. The proposed project would include an underground garage that would be accessed via Pennsylvania Avenue. The garage would include 46 off-street vehicle parking spaces (including two car share spaces) and 60 Class I bicycle spaces. Twelve additional Class I bicycle parking spaces would be located on the ground floor and eight Class II bicycle spaces would be located on the sidewalk in front of the project site (four on Mariposa Street and four on Pennsylvania Avenue).
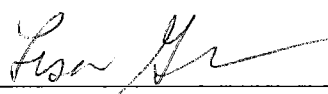
POSTED TO

JAN 11 2017

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 3, 2016. The City Planning Commission approved Large Project Authorization pursuant to Planning Code Section 329. No appeals were filed during the 15-day appeal period that expired on November 18, 2016. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1279ENX.

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: _____

   _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 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
Acting Environmental Review Officer

_____1/11/17_____
Date

cc: Project Sponsor

State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Print	StartOver	Finalize&Email

RECEIPT NUMBER:

38 — 20170111 — 006

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
		20170111

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
San Francisco	600296

PROJECT TITLE
249 PENNSYLVANIA AVENUE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DON LEWIS	DON.LEWIS@SFGOV.ORG	(415) 575-9168

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1650 MISSION STREET STE 400	SAN FRANCISCO	CA	94103

PROJECT APPLICANT *(Check appropriate box)*

[✓] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [ ] Private Entity

CHECK APPLICABLE FEES:

[ ] Environmental Impact Report (EIR)	$3,070.00	$	0.00
[ ] Mitigated/Negative Declaration (MND)(ND)	$2,210.25	$	0.00
[ ] Certified Regulatory Program document (CRP)	$1,043.75	$	0.00

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

[ ] Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
[✓] County documentary handling fee		$	62.00
[ ] Other		$	

PAYMENT METHOD:

[ ] Cash [ ] Credit [✓] Check [ ] Other   **TOTAL RECEIVED** $ 62.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	JESSA LAZO DEPUTY CLERK