



SAN FRANCISCO PLANNING DEPARTMENT

38-2018005

Notice of Exemption

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Approval Date: December 14, 2017
Case No.: 2015-001360ENV
Project Title: 793 South Van Ness Avenue
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Use District
 55-X Height and Bulk District
Block/Lot: 3591/024
Lot Size: 17,600 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Joe Toboni, The Toboni Group
 415-359-9842
joe.toboni@tobonigroup.com
Staff Contact: Elizabeth White
 415-575-6813
elizabeth.white@sfgov.org

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

JAN 23, 2018

by: **FALLON LIM**
Deputy County Clerk

JAN 23 2018
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: \$64 filing fee

PROJECT DESCRIPTION:

The project site is an approximately 17,600-square-foot lot located at 793 South Van Ness Avenue in San Francisco's Mission District on the northeast corner of South Van Ness Avenue and 19th Street. The project site is a former gas station built in 1968 that has been out of service since 2002. The proposed project would demolish two remaining structures on the site (a 20-foot tall gas pump canopy and an approximately 2,000-square-foot, single-story building), and construct an approximately 75-foot-tall (approximately 81 feet tall with rooftop appurtenances), seven-story, mixed-use building with 75 residential units, approximately 4,500 square feet of ground floor retail space, and 38 off-street parking spaces. The proposed project would provide common open space for the residential component of the project on the second and sixth stories of the building. The proposed project would provide an approximately 3,500-square-foot corner rear yard and a 1,100-square-foot roof deck on the sixth floor.

www.sfplanning.org

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 14, 2017 when the Planning Commission approved a Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 303, and 712. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-001360ENV.

- 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 proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area 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

for Chelsea G. Graham
By Lisa Gibson
Environmental Review Officer

Date 1/23/18

Notice of Exemption

**CASE NO. 2015-001360ENV
793 South Van Ness Avenue**

cc: Joe Toboni, Project Sponsor
Steve Vettel, Project Attorney



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER:

~~20~~ -1/23/2018- 005

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/23/2018
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 640608
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PROJECT TITLE
793 SOUTH VAN NESS AVE

PROJECT APPLICANT NAME ELIZABETH WHITE	PROJECT APPLICANT EMAIL elizabeth.white@sfgov.org	PHONE NUMBER (415) 575-6813
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PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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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 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ _____ |

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach) Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))

- | | | |
|---|----------|-----------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ 64.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ **64.00**

SIGNATURE
X

AGENCY OF FILING PRINTED NAME AND TITLE
FALLON LIM, DEPUTY COUNTY CLERK