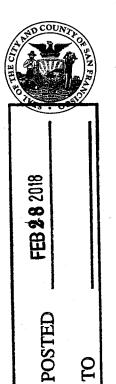


415.558.6409

415.558.6377

Planning Information:



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED

F I L E D

SAN FRANCISCO COUNTY CLER

Notice of Exemption

by: MARIBEL JAL

Deputy County Clerk

Approval Date:

January 18, 2018

Case No.:

2015-002825ENV

Project Title:

1965 Market Street/255-291 Duboce Avenue

Zoning:

NCT-3 (Moderate Scale Neighborhood Commercial Transit District)

RTO (Residential Transit Oriented District)

40-X, 50-X, 85-X

Block/Lot:

3534/058, 059, 061, 062

Lot Size:

16,823 square feet

Lead Agency:

San Francisco Planning Department

Project Sponsor:

Keller Grover Properties, LLC, Contact: David Prowler,

415-544-0445, david@prowler.org

Staff Contact:

Alana Callagy, 415-575-8734, alana.callagy@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 project site totals approximately 16,800 square feet and is currently composed of one existing twoand three-story building at 1965 Market Street, with retail (3,760 square feet) and commercial office (10,000 square feet) uses, and a surface parking lot. The existing surface lot contains 25 off-street parking spaces. The proposed project would merge the four lots comprising the project site into one lot.

The proposed project would include a vertical addition of four to five floors of residential dwelling units above a portion of the existing building to a total height of 75 feet (approximately 85 feet tall with rooftop structures), set back from the historic façade by 35 feet along Market Street and 15.5 feet along Duboce Avenue. The proposed project would retain 3,760 square feet of retail use at the ground floor level. The proposed project would construct a new eight-story 85-foot tall (approximately 95 feet tall with rooftop structures) residential building on the existing surface parking lot and interconnect to the new building addition. The project proposes a total of 96 dwelling units, including 14 on-site affordable units. A total of 48 off-street vehicle parking spaces would be provided for residential use in the proposed basement-level.

DETERMINATION:

The City and County of San Francisco decided to approve the project on January 18, 2018. A conditional use authorization was approved by the San Francisco Planning Commission for construction of a new 96-unit building on the lot. Conditional use authorization is required to allow for development of a lot larger than 10,000 square feet in the NCT-3 zoning district and for the merger of lots creating a lot greater than 5,000 square feet in the RTO zoning district. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-002825ENV.

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:					
	_XCommunity Plan Evaluation (Sec. 21083.3; 15183)					
2. This project in its approved form has been determined to be exempt from environme because it is consistent with and was encompassed within the analysis in the programmental impact report (PEIR) for the Market and Octavia Area Plan. This details also finds that the Market and Octavia PEIR adequately anticipated and described the the proposed 1965 Market Street/255-291 Duboce Avenue project, and identified the measures applicable to the 1965 Market Street/255-291 Duboce Avenue project. The project is also consistent with the zoning controls and the provisions of the plan applicable to the project site.						
John Ra						
Plannin	g Director					
	- For 2/22/18					
,	Gibson Date					
Enviror	nmental Review Officer					
cc: Dav	rid Prowler for Keller Grover Properties LLC, Project Sponsor					



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

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		RECEIPT	T NUMBER:			
		38 —	02282	2282018 — 008		
		STATE CLEARINGHOUSE NUMBER (If applicable)				
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.						
LEAD AGENCY	LEADAGENCY EMAIL			DATE		
SAN FRANCISCO PLANNING DEPT				02/28/2018		
COUNTY/STATE AGENCY OF FILING	<u> </u>			DOCUMENT N	UMBER	
San Francisco		644805				
PROJECT TITLE						
1965 MARKET STREET/255-291 DUBOCE AV	√ENUE					
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL			PHONE NUMBER		
ALANA ČALLAGY				(415) 575	-8734	
PROJECT APPLICANT ADDRESS	CITY	STAT	Ë	ZIP CODE		
1650 MISSION ST.,STE 400	SAN FRANCISCO	CA		94103		
PROJECT APPLICANT (Check appropriate box)						
✓ Local Public Agency School District	Other Special District	s	State Ag	gency	Private Entity	
CHECK APPLICABLE FEES:					0.00	
☐ Environmental Impact Report (EIR)		3,168.00	\$.		0.00	
☐ 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 cop	nu)					
Tee previously paid (attach previously issued cash receipt cop	······································					
☐ Water Right Application or Petition Fee (State Water Resource	es Control Board only)	\$850.00	\$		0.00	
✓ County documentary handling fee			\$		64.00	
Other			\$			
PAYMENT METHOD:						
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL R	ECEIVED	\$		64.00	

AGENCY OF FILING PRINTED NAME AND TITLE

Maribel Jaldon, Deputy County Clerk

COPY - LEAD AGENCY