



# SAN FRANCISCO PLANNING DEPARTMENT

2019-001

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

JAN 08, 2019

by: **MARIEDYNE L. ARGENTE**  
Deputy County Clerk

St.

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## Notice of Determination

*Approval Date:* December 31, 2018  
*Case No.:* 2015-004297ENV  
*Project Title:* 271 Upper Terrace, 301 – 303 Upper Terrace, and 4500 17th Street  
*Zoning:* RH-2 (Residential-House, Two Family) Use District  
 40-X Height and Bulk District  
*Block/Lot:* 2628/032, 034, and 035  
*Lot Size:* 15,800 square feet  
*Project Sponsor:* Tim Clinton, Dawson & Clinton, 415-359-9991  
*Staff Contact:* Alana Callagy – (415) 575-8734, [alana.callagy@sfgov.org](mailto:alana.callagy@sfgov.org)

Reception:  
415.558.6378

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415.558.6409

Planning  
Information:  
415.558.6377

To: County Clerk, City and County of San Francisco State of California  
 City Hall Room 168 Office of Planning and Research  
 1 Dr. Carlton B. Goodlett Place PO Box 3044  
 San Francisco, CA 94102 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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:*

\$66 filing fee AND  \$2,354.75 Negative Declaration Fee

### PROJECT DESCRIPTION:

The project site is approximately 15,800 square feet (0.36 acre), composed of three adjacent parcels (Assessor's Block 2628, Lots 032, 034, and 035), and is situated on a steeply sloping hillside. The project site fronts three streets, Upper Terrace on the north and Roosevelt Way and 17th Street on the south, in the Castro/Upper Market neighborhood.

Lot 032 is a through lot fronting Upper Terrace and Roosevelt Way, with the northern end of the lot occupied by a two-story single-family dwelling (271 Upper Terrace). Lot 034 fronts 17th Street and Roosevelt Way and is undeveloped. Lot 035 is a through-lot fronting Upper Terrace and 17th Street with the northern end occupied by a three-story two-family dwelling (301 – 303 Upper Terrace).

The proposed project would subdivide three contiguous lots into five lots, demolish a single-family residence, remodel an existing two-unit residence, and construct eight new units. The proposed project would also make streetscape improvements on Upper Terrace, 17th Street, and Roosevelt Way. The proposed project would result in 10 dwelling units and 15 off-street parking spaces (seven net new units and 11 net new parking spaces).

JAN 08 2019

POSTED

TO

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on November 29, 2018. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file no 2015-004297ENV

1. A Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

John Rahaim  
Planning Director



By Lisa Gibson  
Environmental Review Officer

cc: Tim Clinton, Clinton & Dawson



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print Start Over Finalize&Email

RECEIPT NUMBER:  
 38 — 01082019 — 001  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: San Francisco Planning Dept. LEAD AGENCY EMAIL: \_\_\_\_\_ DATE: JAN 08 2019

COUNTY/STATE AGENCY OF FILING: San Francisco DOCUMENT NUMBER: 079949

PROJECT TITLE: 271 Upper Terrace, 301-303 Upper Terrace, and 4500 17th Street

PROJECT APPLICANT NAME: Alana Callagy PROJECT APPLICANT EMAIL: \_\_\_\_\_ PHONE NUMBER: (415) 575-8734

PROJECT APPLICANT ADDRESS: 1650 Mission St., Suite 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:

- Environmental Impact Report (EIR) \$3,271.00 \$ \_\_\_\_\_ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,354.75 \$ 2354.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,112.00 \$ \_\_\_\_\_ 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 \$ \_\_\_\_\_ \$ 66.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

Cash     Credit     Check     Other    TOTAL RECEIVED \$ 2420.75

SIGNATURE: X  AGENCY OF FILING PRINTED NAME AND TITLE: Mariedyne L. Argente, Deputy County Clerk