



# SAN FRANCISCO PLANNING DEPARTMENT

2017-56

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

## Notice of Exemption

NOV 08, 2017

on St.

CO,  
2479

by: **MARIBEL JALDON**  
Deputy County Clerk

378

*Approval Date:* October 5, 2017  
*Case No.:* 2015-005862ENV  
*Project Address:* 975 Bryant Street  
*Zoning:* UMU (Urban Mixed Use) Use District  
 48-X Height and Bulk District  
*Block/Lot:* 3780/044  
*Lot Size:* 51,562 square feet  
*Plan Area:* Eastern Neighborhoods Area Plan, Showplace Square/Potrero Hill Plan  
 Area  
*Project Sponsor:* Bruce Fairty, Thompson Dorfman 415-477-8115  
*Staff Contact:* Justin Horner (415) 575-9023 justin.horner@sfgov.org

Plan. 415.558.6409

Planning Information: 415.558.6377

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 of 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:

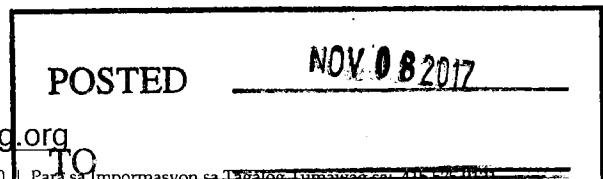
The proposed project would demolish and remove the existing self-storage building and parking lot on the site and construct a 48-foot-tall, four- to five-story-over-basement, 169,160-gross-square-foot mixed-use residential building. The proposed new building would include 185 dwelling units, 2,990 square feet of ground floor retail, 135 basement vehicular parking spaces, and 139 on-site bicycle parking spaces.

### DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on October 5, 2017. The Approval Action for the proposed project was the granting of a Large Project Authorization by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-005862ENV.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

\_\_\_ Ministerial (Sec. 21080(b)(1); 15268)



[www.sfplanning.org](http://www.sfplanning.org)

- 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 project is consistent with the development density established for the project site in the Eastern Neighborhoods Area Plan, and will not result in effects on the environment that are peculiar to the project or the project site that were not previously identified as significant effects in the Programmatic EIR for the Eastern Neighborhoods Area Plan. The project will not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR, nor will the project 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 Eastern Neighborhoods PEIR. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

John Rahaim  
Planning Director

*Lisa Gibson, for*  
\_\_\_\_\_

By Lisa Gibson  
Environmental Review Officer

*November 8, 2017*  
\_\_\_\_\_

Date

cc: Bruce Fairty, Thompson Dorfman



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 — 11082017 — 56  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPT</b>	LEAD AGENCY EMAIL	DATE <b>11/08/2017</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>633300</b>	

PROJECT TITLE  
**975 BRYANT STREET**

PROJECT APPLICANT NAME <b>JUSTIN HORNER</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(415) 575-9023</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST. STE #400</b>	CITY <b>SF</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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)	\$3,078.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	0.00

- 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	
<input type="checkbox"/> Other		\$	64.00

**PAYMENT METHOD:**

- Cash    Credit    Check    Other

**TOTAL RECEIVED**   \$   64.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>MARIBEL JALDON, DEPUTY COUNTY CLERK</b>
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