



SAN FRANCISCO PLANNING DEPARTMENT

2018-050

ENDORSED
FILED
SAN FRANCISCO County Clerk

DEC 18, 2018

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

Notice of Exemption

Approval Date: November 16, 2018
Case No.: **2016-007877ENV**
Project Title: 235 Valencia Street
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit District)
 50-X Height and Bulk District
Block/Lot: 3532/019B
Lot Size: 9,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Craig Hamburg, DDG 235 Valencia Realty LLC
 (415) 692 5054; cnh@ddgpartners.com
Staff Contact: Jennifer McKellar
 (415) 575-8754; jennifer.mckellar@sfgov.org

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

POSTED
DEC 18 2018
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: \$66 filing fee

PROJECT DESCRIPTION:

The proposed project would demolish the existing vacant, one-story, 9,210-square-foot commercial building and construct a new five-story, 50-foot-tall (55-foot-tall at the section containing the ground-floor active commercial use), approximately 33,268-sf mixed-use building with 40 dwelling units and two ground-floor commercial units totaling 5,188 square feet. No off-street vehicle parking is proposed; however, 41 class 1 bicycle parking spaces would be provided on the ground floor of the new building (40 residential and one commercial). In addition, five class 2 bicycle spaces would be provided on the Clinton Park and Valencia Street sidewalks (two residential and three commercial). About 4,166 square feet of usable open space would be provided in the form of a private deck on the fourth floor and common terraces on the fourth, fifth and roof levels. The project also proposes improvements to Clinton Park, including a sidewalk bulbout beginning at the corner of Valencia Street and Clinton Park and pavers, seating and landscaping along Clinton Park to create a "living alley" to identify and honor the legacy of Hap Jones, the former owner of the site. The three existing curb cuts (one on Valencia Street and two on Clinton Park) would be removed and replaced with a 40-foot-wide commercial loading zone at the terminus of Clinton Park.

www.sfplanning.org

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 16, 2018, the date on which the San Francisco Department of Building Inspection issued the building permits to demolish the existing building (building permit no. 201612235809) and construct the proposed building (building permit no. 201612235821). A copy of these documents may be requested from the San Francisco Department of Building Inspection, 1660 Mission Street, San Francisco, CA, 94103.

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: 1 and 3
- Statutory Exemption. State code number: _____
- Community Plan Exemption (Sec. 21083.3; 15183)

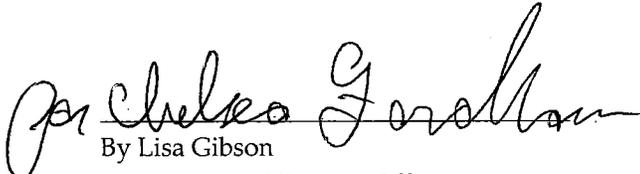
2. This project in its approved form has been determined to be exempt from environmental review because:

- The proposed project is consistent with the development density established for the project site in the Market and Octavia Area Plan;
- 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 Market and Octavia PEIR;
- The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Market and Octavia 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 Market and Octavia 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 Market and Octavia PEIR to mitigate project-related significant impacts.

Notice of Exemption

CASE NO. 2016-007877ENV
235 Valencia Street

John Rahaim
Planning Director


By Lisa Gibson
Environmental Review Officer

12/18/18
Date

cc: Craig Hamburg, DDG 235 Valencia Realty LLC
Doug Vu, Current Planning Division



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

Print	StartOver	Finalize&Email
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RECEIPT NUMBER:
38 — 12182018 — 050

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/18/2018
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 678015	

PROJECT TITLE
235 VALENCIA STREET

PROJECT APPLICANT NAME JENNIFER MCKELLAR	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-8754
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:

- | | | | |
|---|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,168.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ | <u>0.00</u> |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> 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 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>66.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 66.00

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