Notice of Exemption

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)
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 two- and 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: _____
   _X_ Community Plan Evaluation (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because it is consistent with and was encompassed within the analysis in the programmatic environmental impact report (PEIR) for the Market and Octavia Area Plan. This determination also finds that the Market and Octavia PEIR adequately anticipated and described the impacts of the proposed 1965 Market Street/255-291 Duboce Avenue project, and identified the mitigation measures applicable to the 1965 Market Street/255-291 Duboce Avenue project. The proposed project is also consistent with the zoning controls and the provisions of the planning code applicable to the project site.

John Rahaim
Planning Director

[Signature] for [Signature]
Date
2/22/18

By Lisa Gibson
Environmental Review Officer

cc: David Prowler for Keller Grover Properties LLC, Project Sponsor
### 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

**DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a**

**RECEIPT NUMBER:** 38 — 02282018 — 008

STATE CLEARINGHOUSE NUMBER (If applicable)

- **LEAD AGENCY**
  - SAN FRANCISCO PLANNING DEPT
  - LEADAGENCY EMAIL: 02/28/2018

- **COUNTY/STATE AGENCY OF FILING**
  - San Francisco
  - DOCUMENT NUMBER: 644805

- **PROJECT TITLE**
  - 1965 MARKET STREET/255-291 DUBOCE AVENUE

- **PROJECT APPLICANT NAME**
  - ALANA CALLAGY
  - PROJECT APPLICANT EMAIL: (415) 575-8734
  - PROJECT APPLICANT ADDRESS:
    - 1650 MISSION ST., STE 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) $3,168.00
  - Mitigated/Negative Declaration (MND)(ND) $2,280.75
  - Certified Regulatory Program document (CRP) $1,077.00
  - 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

- **PAYMENT METHOD:**
  - Cash $64.00
  - Credit
  - Check
  - Other

**SIGNATURE**

Maribel Jaldon, Deputy County Clerk

**TOTAL RECEIVED** $64.00