



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

Approval Date: November 19, 2015
Case No.: 2005.0911E
Project Title: 616 Divisadero Street/1282 Hayes Street
Zoning: Divisadero Street Neighborhood Commercial Transit District
 (Divisadero Street NCT)
 65-A Height and Bulk District
Block/Lot: 1202/002J
Lot Size: 13,285 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: David Silverman, Reuben, Junius & Rose LLP
 415-567-9000
 dsilverman@reubenlaw.com
Staff Contact: Debra Dwyer
 415-575-9031
 Debra.dwyer@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

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

2015-059

**ENDORSED
 FILED**
 SAN FRANCISCO County Clerk

DEC 22 2015

by: **FANNY WONG**
 Deputy County Clerk

Attached fee: \$60 filing fee

PROJECT DESCRIPTION:

The project site is located in San Francisco's Western Addition neighborhood, and is near the Haight Ashbury neighborhood. The project site is an L-shaped lot with an 80-foot frontage on Divisadero Street and a 45-foot frontage on Hayes Street. The former Harding Theater building, which faces Divisadero Street, is approximately 35 feet in height and has a footprint that is about 62.5 feet wide on Divisadero Street, 134 feet in depth, and about 68 feet wide at the rear of the structure. In addition, there are two appendages on the south side of the structure; one is about 10 feet by 31 feet, and the other is about 11 feet by 18 feet (mechanical). The undeveloped portion of the project site fronting on Hayes Street is about 44 feet wide and 37 feet deep. The proposed project would (1) construct a new seven-unit, five-story-plus-basement, 10,754-square-foot residential building on the undeveloped portion of the lot facing Hayes Street, and (2) rehabilitate the existing 15,500-square-foot Harding Theater building facing Divisadero Street for use as a bar, game arcade, and live event venue, and also include small retail spaces

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in two storefronts fronting on Divisadero Street. The L-shaped lot would not be subdivided as part of this proposal.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 19, 2015. The Planning Commission approved a conditional use authorization for the above referenced project. 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. 2005.0911ECV.

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))

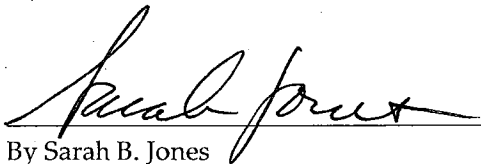
Categorical Exemption: Class 32 In-fill Development, Section 15332

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 meets the criteria for an in-fill development project, and there is no potential for significant environmental impact as a result of this project.

John Rahaim
Planning Director


By Sarah B. Jones

Environmental Review Officer

December 21, 2015
Date

cc: David Silverman
Michael Klestoff
Mark Topetcher
Interested parties



State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
38-2015-059

STATE CLEARING HOUSE # *(if applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
 SAN FRANCISCO PLANNING DEPARTMENT

DATE
 12/22/2015

COUNTY/STATE AGENCY OF FILING
 SAN FRANCISCO

DOCUMENT NUMBER
 559867

PROJECT TITLE
 616 DIVISADERO STREET/1282 HAYES STREET

PROJECT APPLICANT NAME
 DEBRA DWYER

PHONE NUMBER
 (415) 575-9031

PROJECT APPLICANT ADDRESS
 1650 MISSION ST.

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) | \$3,069.75 | \$ | _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.00 | \$ | _____ |
| <input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i> | \$850.00 | \$ | _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,043.75 | \$ | _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$60.00 | \$ | _____ 60.00 |
| <input type="checkbox"/> Project that is exempt from fees | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Other | | \$ | _____ |

PAYMENT METHOD:

- Cash Credit Check Other _____ TOTAL RECEIVED \$ 60

SIGNATURE

X

PRINTED NAME AND TITLE

FANNY WONG Deputy County Clerk

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/13)