



SAN FRANCISCO PLANNING DEPARTMENT

270939

Notice of Exemption

Approval Date: January 21, 2014
Case No.: 2009.1177E
Project Title: 2353 Lombard Street
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial District)
 40-X Height and Bulk District
Block/Lot: 0512/025, 0512/026
Lot Size: 12,850 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Howard Squires, Realty Equities Inc.
 (415) 233-2812, reisfca@earthlink.net
Staff Contact: Don Lewis, (415) 575-9095
don.lewis@sfgov.org

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

Reception:
415.558.6378

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415.558.6409

Planning
 Information:
415.558.6377

**ENDORSED
 FILED**
 San Francisco County Clerk

JAN 23, 2014

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

by: **JENNIFER WONG**
 Deputy County Clerk

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: \$53 filing fee

PROJECT DESCRIPTION:

The project site is located mid-block on the south side of Lombard Street between Pierce Street and Scott Street in the Marina neighborhood. The proposed project involves the demolition of the existing 23-foot-tall, two-story, 4,400-square-foot commercial building with 30 surface parking spaces, and construction of a new 40-foot-tall, four-story, 51,788-square-foot, mixed-use building with 21 residential units, 2,715 square feet of ground-floor retail use, and 28 parking spaces. Access to the underground parking garage would be from Lombard Street.

PROJECT APPROVAL

The proposed project required Conditional Use authorization for development of a lot with an area greater than 10,000 square feet in size pursuant to Planning Code Section 121 and 303, which is the Approval Action for the Project as defined in Section 31.04 of the San Francisco Administrative Code. On December 19, 2013, the Planning Commission approved the Conditional Use authorization. Since an appeal was not filed within 30 calendar days of the Planning Commission's decision, the project approval was considered final on January 21, 2014.

posted:

JAN 23 2014

DETERMINATION:

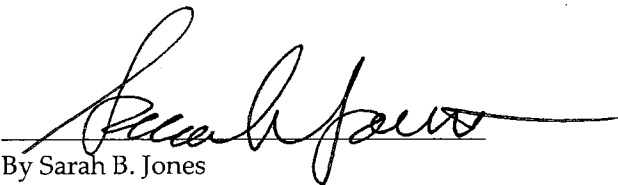
The City and County of San Francisco decided to carry out or approve the project on January 20, 2014. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2009.1177C.

- 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, 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 is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32.

John Rahaim
Planning Director


By Sarah B. Jones

Environmental Review Officer

January 23, 2014
Date

cc: Howard Squires, Project Sponsor



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # **270939**

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CCSF PLANNING DEPARTMENT		DATE 01/23/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 484738	
PROJECT TITLE 2353 LOMBARD STREET			
PROJECT APPLICANT NAME DON LEWIS		PHONE NUMBER (415)575-9095	
PROJECT APPLICANT ADDRESS 1650 MISSION ST, SUITE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box):

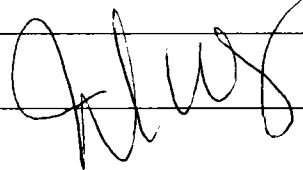
- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$53.00	\$	53.00
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" 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 \$ 53.00

SIGNATURE X 	Printed Name: JENNIFER WONG	TITLE Deputy County Clerk
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