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

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: $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.
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

cc: Howard Squires, Project Sponsor
## California Department of Fish and Game

### 2014 Environmental Filing Fee Cash Receipt

**Receipt #:** 270939

**State Clearing House #:** (if applicable)

**Lead Agency:** CCSF Planning Department

**County/State Agency of Filing:** San Francisco, CA

**Project Title:** 2353 Lombard Street

**Project Applicant:** Don Lewis

**Phone Number:** (415) 575-9095

**Project Applicant Address:**

- **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) $3,029.75
- Mitigated/Negative Declaration (MND/ND) $2,181.25
- Application Fee Water Diversion (State Water Resources Control Board only) $850.00
- Projects Subject to Certified Regulatory Programs (CRP) $1,030.25
- County Administrative Fee $53.00
- Project that is exempt from fees

**Payment Method:**

- Cash
- Credit
- Check
- Other

**Total Received:** $53.00

**Signature:** Jennifer Wong

**Printed Name:** Jennifer Wong

**Title:** Deputy County Clerk

**Original:** Project Applicant

**Copy:** DFG/ASB

**Copy:** Lead Agency

**Copy:** County Clerk

FG753.5a (Rev. 12/13)