



SAN FRANCISCO PLANNING DEPARTMENT

#270975

Notice of Exemption

Approval Date: August 7, 2014
Case No.: 2011.0477E
Project Title: 1900 19th Avenue (1199 Ortega Street)
Zoning: NC-1 (Neighborhood Commercial Cluster) District
 40-X Height and Bulk District
Block/Lot: 2116/028
Lot Size: 16,250 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Melinda A. Sarjapur
 (415) 567-9000
 msarjapur@reubenlaw.com
Staff Contact: Erik Jaszewski
 (415) 575-6813
 Erik.Jaszewski@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

AUG 08, 2014

by: **JEANETTE YU**
Deputy County Clerk

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: \$58 filing fee

PROJECT DESCRIPTION:

The project site is within the block bounded by 19th Avenue to the west, Ortega Street to the north, 18th Avenue to the east, and Pacheco Street to the south in the Inner Sunset neighborhood. The site is currently occupied by a 32,431-square-foot, 36-foot-tall vacant commercial building, of which 15,749 square feet is designated for parking and loading use. The ground floor contains 14,273 square feet of interior floor area and a 1,916-square-foot loading dock; the second floor contains 2,409 square feet of office/storage space, with 13,833 square feet of uncovered parking occupying the remaining roof area. The proposed project would convert the building into active retail use. The project would expand the ground-floor area by about 1,700 square feet into the existing loading area for retail use, and convert the existing 2,409-square-foot second-floor office/storage area into a retail circulation space; this would result in approximately 19,000 square feet of total retail space.

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POSTED

The existing 38 substandard rooftop parking spaces—accessible via Ortega Street—would be consolidated to 31 code-compliant parking spaces. Additionally, a vacant lot across Ortega Street would be utilized for nine additional accessory parking spaces.

The proposed project would designate an on-street loading zone along the Ortega Street building frontage capable of accommodating a 53-foot-long, 5-axle, “big rig” type freight truck. The proposed yellow-curb commercial loading zone would replace an existing white-curb passenger loading zone.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 26, 2014 when a Conditional Use was approved by the San Francisco Planning Commission under Motion No. 19181. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2011.0477C.

- 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 Projects (Sec. 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 conditions prescribed in Section 15332.

John Rahaim
Planning Director

S. B. Jones for

By Sarah B. Jones
Environmental Review Officer

August 7, 2014
Date

cc: Melinda A. Sarjapur; Reuben, Junius & Rose LLP



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

RECEIPT #	270975
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 08/8/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 507732	
PROJECT TITLE 1900 19 TH AVENUE (1199 ORTEGA STREET)			
PROJECT APPLICANT NAME ERIK JASZEWSKI		PHONE NUMBER (415) 575-6813	
PROJECT APPLICANT ADDRESS 1650 MISSION ST STE 400	CITY SF	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	\$58.00	\$	58.00
<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 \$ 58

SIGNATURE X	Printed Name: Jeanette Yu	TITLE Deputy County Clerk
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ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/13)