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
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

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.

www.sfplanning.org
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))
   X 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

By Sarah B. Jones
Environmental Review Officer

August 1, 2014

cc: Melinda A. Sarjapur; Reuben, Junius & Rose LLP
### 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

**LEAD AGENCY**
SAN FRANCISCO PLANNING DEPARTMENT

**DATE**
08/08/2014

**COUNTY/STATE AGENCY OF FILING**
SAN FRANCISCO, CA

**PROJECT TITLE**
1900 19TH 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
- [X] 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
- [X] Projects Subject to Certified Regulatory Programs (CRP) $1,030.25
- [ ] County Administrative Fee $58.00
- [ ] Project that is exempt from fees
  - [ ] Notice of Exemption (attach)
  - [ ] CDFW No Effect Determination (attach)
- [ ] Other $0

**PAYMENT METHOD:**
- [ ] Cash
- [ ] Credit
- [X] Check
- [ ] Other _

**TOTAL RECEIVED** $58

**SIGNATURE**

X

Printed Name: Jeanette Yu

Title: Deputy County Clerk