

# 270937



# SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED  
FILED**  
San Francisco County Clerk

## Notice of Determination

**JAN 13, 2014**

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

by: **JENNIFER WONG**  
Deputy County Clerk

Reception:  
**415.558.6378**

*Approval Date:* January 13, 2014  
*Case No.:* 2011.1385E  
*Project Title:* 651 – 655 Dolores Street  
*Zoning:* RH-3 (Residential, House Three-Family) Use District  
 40-X Height and Bulk District  
*Block/Lot:* 3598/028  
*Lot Size:* 14,820 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Siamak Akhavan – (415) 932-6537  
*Staff Contact:* Wade Wietgreffe – (415) 575-9050  
 Wade.Wietgreffe@sfgov.org

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

To: County Clerk, City and County of San Francisco State of California  
 City Hall Room 168 Office of Planning and Research  
 1 Dr. Carlton B. Goodlett Place PO Box 3044  
 San Francisco, CA 94102 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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 AND  No Effect Determination (From CDFW)

### PROJECT DESCRIPTION:

The project site at 651 – 655 Dolores Street is located in the Mission neighborhood at the southeast corner of Dolores Street and Cumberland Street. The 14,820 square-foot (sf) project site is within the block bounded by 19th Street to the north, Guerrero Street to the east, 20th Street to the south, and Dolores Street to the west. The project site consists of a vacant religious institution building and nine off-street, uncovered parking spaces. The project would involve the conversion of the existing 22,730 sf building into an approximately 26,000 sf four dwelling unit building. The project would entail interior wall repartitioning, seismic upgrades, exterior façade restoration, and rooftop additions (e.g., deck), but no change to the building height or envelope. In addition, the project would remove nine existing off-street uncovered parking spaces accessed from Dolores Street and provide four new off-street parking spaces on the existing ground level to be accessed by a new garage entrance at Cumberland Street.

POSTED:

**JAN 13 2014**

**DETERMINATION:**

The project required a conditional use authorization pursuant to Planning Code Section 303 which is the Approval Action for the Project as defined in Section 31.04 of the San Francisco Administrative Code. On December 12, 2013, the Planning Commission of the City and County of San Francisco decided to approve the conditional use authorization for the project, and the appeal period for the project approval expired on January 11, 2014, with no appeal having been filed. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, as part of case no. 2011.1385CEV.

1. A Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval and a mitigation monitoring plan was adopted.

John Rahaim  
Planning Director



By Sarah B. Jones  
Environmental Review Officer

cc: Siamak Akhavan, project sponsor  
other interested parties

**DEPARTMENT OF FISH AND WILDLIFE**

Bay Delta Region  
7329 Silverado Trail  
Napa, California 94558  
(707) 944-5500

**CEQA Filing Fee No Effect Determination Form**

**Date Submitted:** September 11, 2013

**Applicant Name:** Siamak Akhavan

**Applicant Address:** Post Office Box 411161, San Francisco, CA 94141

**Project Name:** 651 Dolores Street

**CEQA Lead Agency:** City and County of San Francisco

**CEQA Document Type:** Mitigated Negative Declaration

**SCH Number and/or local agency ID Number:** Planning Case No. 2011.1385E

**Project Location:** 651-655 Dolores Street, San Francisco, CA 94110

**Brief Project Description:** The proposed project would involve the conversion (adaptive reuse) of an existing 22,730-square-foot vacant religious institution building into a 25,970-square-foot, four dwelling unit building. In addition, the proposed project would remove nine existing off-street uncovered parking spaces accessed from Dolores Street and provide four new off-street parking spaces on the existing ground/first level to be accessed by a new garage entrance at Cumberland Street.

**Describe clearly why the project has no effect on fish and wildlife:** The project site consists of an existing building in a highly urbanized area that would be rehabilitated as part of the proposed project. Besides interior rehabilitation, minor exterior work would include new landscaping, planting of street trees, and installation of a curb cut. No trees would be removed. The project would not result in or have the potential to result in harm, harassment, or take of any fish and/or wildlife species.

The project would not result in or have the potential to result in direct or indirect destruction, ground disturbance, or other modification of any habitat that may support fish and/or wildlife species. The project would not result in or have the potential to result in the removal of vegetation with potential to support wildlife. The project would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance. The project would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species.

**Determination:** Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By: Scott Wilson Date: September 23, 2013  
Scott Wilson  
Acting Regional Manager  
Bay Delta Region