



SAN FRANCISCO PLANNING DEPARTMENT

2700159

Notice of Exemption

Approval Date: April 24, 2014
Case No.: 2012.1362E
Project Title: **2198 Market Street**
Zoning: NCT (Upper Market Neighborhood Commercial – Transit District)
 40-X and 60/65-X Height and Bulk District
Block/Lot: 3542/039
Lot Size: 18,830 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Victor Gonzalez, Greystar Development
 (415) 810-9052
 vgonzalez@greystar.com
Staff Contact: Christopher Espiritu
 (415) 575-9022
 Christopher.Espiritu@sfgov.org

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

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

**ENDORSED
FILED**
San Francisco County Clerk

MAY 28, 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: \$53 filing fee

PROJECT DESCRIPTION:

The proposed project would include the construction of a new 4- to 6-story, mixed-use, building on an existing vacant lot. The approximately 18,830-square-foot (sq ft) project site is located in the Castro/Upper Market neighborhood, on a block bounded by 14th Street to the north, Market Street to the south, Church Street to the east, and Sanchez Street to the west. The proposed project would include the construction of a new, 107,409-sq-ft, residential and commercial building consisting of 87 dwelling units (75,935 sq ft), 680 sq ft of ground-floor office space on Sanchez Street, and 5,130 sq ft of ground-floor retail space along Market Street. The proposed building would be approximately 40 to 65 feet tall with four stories located along Sanchez Street and six stories along Market Street. The proposed project would include a 52 one-bedroom units and 35 two-bedroom units. The proposed project would provide 34 off-street parking spaces and 89 bicycle parking spaces within a basement-level garage accessed from an entrance on Sanchez Street.

MAY 28 2014
POSTED TO

DETERMINATION:

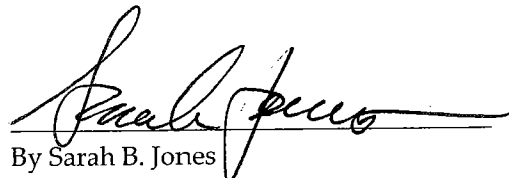
The City and County of San Francisco decided to carry out or approve the project on April 24, 2014 when a Conditional Use Authorization was approved by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103.

- 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 1 (15301)
- 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 project would not result in new significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Market and Octavia Plan (Case No. 2003.0347E; State Clearinghouse No. 2004012118).

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

May 21, 2014
Date

cc: Victor Gonzalez – Greystar Development, project sponsor



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

RECEIPT # **270959**

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CCSF PLANNING	DATE 05/28/2014
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO	DOCUMENT NUMBER 499634

PROJECT TITLE
2198 MARKET STREET

PROJECT APPLICANT NAME CHRISTOPHER ESPIRITU	PHONE NUMBER (415)575-9022
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PROJECT APPLICANT ADDRESS 1650 MISSION STREET STE 400	CITY SF	STATE CA	ZIP CODE 94103
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PROJECT APPLICANT (Check appropriate box):

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

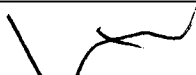
CHECK APPLICABLE FEES:

<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 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 \$ 53

SIGNATURE 	Printed Name: JEANETTE YU	TITLE Deputy County Clerk
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