



#270971

# SAN FRANCISCO PLANNING DEPARTMENT

## Notice of Exemption

*Approval Date:* June 5, 2014  
*Case No.:* 2013.0227E  
*Project Title:* 2101-2155 Webster Street  
*Zoning:* Residential-Mixed, One Family (RM-1)  
 160-F Height and Bulk District  
*Block/Lot:* 0629/016, 017, 018, 021C, 034, 037, 038, 039, 040  
*Lot Size:* 47,847 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Chris Davenport, Trumark Homes  
 (925) 309-2503  
 cdavenport@trumarkco.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**

Fax:  
**415.558.6409**

Planning  
 Information:  
**415.558.6377**

**ENDORSED  
 FILED**  
 San Francisco County Clerk

**JUL 21, 2014**

by: **JENNIFER WONG**  
 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

**JUL 21 2014**

**POSTED** \_\_\_\_\_  
**TO** \_\_\_\_\_

### PROJECT DESCRIPTION:

The project site is on a block bound by Webster Street to the west, Buchanan Street to the east, Clay Street to the north, and Sacramento Street to the south. The project site consists of nine lots located at 2101-2155 Webster Street and on a 16,647-square-foot (sf) parking lot. The adjacent parking lot is situated on six lots (lots 16, 17, 18, 21c, 39, and 40). A 127-foot-tall, 222,838-sf, seven-story-over-two-level-garage, institutional building is located at 2101 Webster Street (lot 38) and 2155 Webster Street (lots 34 and 38). The three lots total 31,200 sf. Currently the building houses office and classroom space for the University of the Pacific, Arthur A. Dugoni School of Dentistry. The existing two-level garage currently provides 108 parking spaces.

The project proposes to provide 67 new dwellings units within the existing seven-story building envelope. At the parking lot adjacent to 2101-2155 Webster Street, 10 condominiums would be constructed. The 10 new condominiums would be approximately 2,400 sf each (total of 28,080 gross sf), three- to four-stories, and range in height where seven condominiums would be 37 feet tall and three

condominiums would be 43 feet tall. Within the existing two-level parking garage 108 off-street parking spaces and 77 Class I bicycle parking spaces would be provided for the proposed 10 new condominiums and 67 residential units. In addition, four Class II bicycle parking spaces would be located at the sidewalk along Sacramento Street. Exterior renovations to the existing building at 2101-2155 Webster Street would include work to all facades and to the roof-top mechanical penthouse. All the facades would have their finishes removed and refinished with metal, stone, wood, and glass. The existing roof-top mechanical penthouse would be demolished and rebuilt, which would increase the building height by 5 feet, 4 inches resulting in a maximum building height of approximately 133 feet.

**DETERMINATION:**

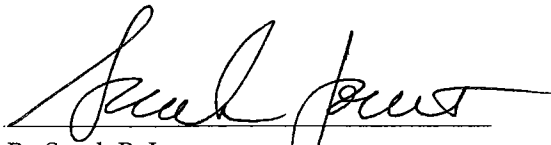
The City and County of San Francisco decided to carry out or approve the project on June 5, 2014 when a Conditional Use Authorization was approved by the San Francisco Planning Commission under Motion No. 19166. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0227C.

- 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

  
By Sarah B. Jones  
Environmental Review Officer

July 17, 2014  
Date

cc: Chris Davenport, Trumark Homes



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

RECEIPT # **270971**

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 07/21/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 505460	
PROJECT TITLE 2101-2155 WEBSTER STREET			
PROJECT APPLICANT NAME ERIK JASZEWSKI		PHONE NUMBER (415) 575-6813	
PROJECT APPLICANT ADDRESS 1650 MISSION STREET, STE. 400	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:**

<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 checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" 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 \$ 58.00

SIGNATURE <b>X</b> 	Printed Name: JENNIFER WONG	TITLE Deputy County Clerk
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REC'T # 0000505460  
July 21, 2014 11:36:02

San Francisco County Clerk  
Naomi Kelly

Default #14-0270971-00

Check Number 400100000

RECD BY

Env Impact Ret \$58.00

Total fee ..... \$58.00

Amount Tendered... \$58.00

Change ..... \$0.00

SF2.JW/1/0