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

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 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))_
   _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

[Signature]
By Sarah B. Jones  
Environmental Review Officer

[Signature]  
July 17, 2014  
Date

cc: Chris Davenport, Trumark Homes
## 2014 Environmental Filing Fee Cash Receipt

**State of California—The Resources Agency**  
**DEPARTMENT OF FISH AND GAME**

### RECEIPT #
270971

### STATE CLEARING HOUSE # (if applicable)

### LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

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

### PROJECT TITLE
2101-2155 WEBSTER STREET

### PROJECT APPLICANT NAME
ERIK JASZEWSKI

### PROJECT APPLICANT ADDRESS
1650 MISSION STREET, STE. 400

### CITY
SAN FRANCISCO

### STATE
CA

### ZIP CODE
94103

### PROJECT APPLICANT (Check appropriate box):
- [x] Local Public Agency  
- [ ] School District  
- [ ] Other Special District  
- [ ] State Agency  
- [ ] Private Entity

### CHECK APPLICABLE FEES:
- [x] Environmental Impact Report (EIR) $3,029.75
- [x] Mitigated/Negative Declaration (MND)(ND) $2,181.25
- [x] Application Fee Water Diversion (State Water Resources Control Board only) $850.00
- [x] Projects Subject to Certified Regulatory Programs (CRP) $1,030.25
- [x] County Administrative Fee $58.00
- [x] Project that is exempt from fees
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- [ ] Other

### PAYMENT METHOD:
- [x] Check
- [ ] Cash  
- [ ] Credit
- [ ] Other

### TOTAL RECEIVED
$58.00

---

**SIGNATURE**

[Signature]

**Printed Name:**

JENNIFER WONG

**TITLE**

Deputy County Clerk

---

ORIGINAL - PROJECT APPLICANT
COPY - DFG/ASB
COPY - LEAD AGENCY
COPY - COUNTY CLERK

FG753 5a (Rev. 12/13)
REC'T # 0000505460
July 21, 2014 — 11:36:02

San Francisco County Clerk
Haanal Kelly

Default #:14-0270971-00

Check Number 400100000
READ BY
Env Impact Rev $58.00

Total fee $58.00
Amount Tendered $58.00

Change $0.00
SF2, JW/1/0