



# SAN FRANCISCO PLANNING DEPARTMENT

## Notice of Exemption

**ENDORSED  
FILED**  
SAN FRANCISCO County Clerk

**MAY 27, 2016**

by: **FALLON LIM**  
Deputy County Clerk

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Approval Date:* January 14, 2016  
*Case No.:* **2013.0784E**  
*Project Title:* **2177 Third Street (590 19<sup>th</sup> Street)**  
*Zoning/Plan Area:* UMU (Urban Mixed Use) Use District  
45-X / 85-X Height and Bulk District  
*Block/Lot:* 4045/003 and 003B  
*Lot Size:* 29,438 square feet  
*Project Sponsor:* David Silverman, Reuben, Junius & Rose, LLP  
(415) 567-9000, [dsilverman@reubenlaw.com](mailto:dsilverman@reubenlaw.com)  
*Staff Contact:* Don Lewis, (415) 575-9168  
[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

MAY 27 2016  
POSTED TO

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:** \$60 filing fee

### PROJECT DESCRIPTION:

The project site is a roughly L-shaped lot, encompassing two contiguous parcels with frontages on both Third and 19<sup>th</sup> streets, in the Dogpatch neighborhood. The project site contains two two-story warehouse/office buildings, encompassing approximately 24,600 square feet (sf) of space in total, separated by surface parking areas (containing 12 parking spaces). Of the approximately 24,600 sf of space currently in the two buildings, approximately 9,700 sf of space is vacant and approximately 5,300 sf of space is office uses. The remaining approximately 9,600 sf of space is occupied by several businesses, including a wood shop, a picture frame shop, and a photography studio, which are all considered to be production, distribution, and repair (PDR) uses. The existing on-site structures were constructed in 1987. The proposed project would demolish the existing structures on the site and construct two seven-story, 68-foot-tall (84-foot-tall with mechanical penthouse) mixed-use residential buildings above a two-level basement. The proposed buildings would have a total of approximately 180,000 gross sf of space and would include 109 dwelling units, approximately 3,100 sf of ground-floor retail space, and 91 parking spaces.

**DETERMINATION:**

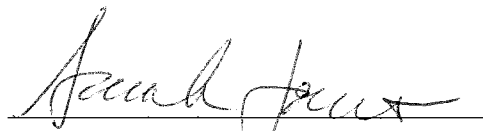
The City and County of San Francisco decided to carry out or approve the project on January 14, 2016, when the Planning Commission issued a Large Project Authorization pursuant to Planning Code Section 329 (Motion 19550). No appeal was received within 30 days of the motion (by February 15, 2016). A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0784X.

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. State type and section number: \_\_\_\_\_
- 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 it will not have a significant effect on the environment.

John Rahaim  
Planning Director

  
By Sarah B. Jones  
Environmental Review Officer

May 26, 2016  
Date

cc: David Silverman, Project Sponsor



State of California - Department of Fish and Wildlife

# 2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 05272016 — 29
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>05/27/2016</b>
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER <b>577506</b>	

PROJECT TITLE  
**2177 THIRD STREET (590 19TH STREET)**

PROJECT APPLICANT NAME <b>DON LEWIS</b>	PROJECT APPLICANT EMAIL <b>DON.LEWIS@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-9168</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST, STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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)	\$3,070.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>60.00</u>
<input type="checkbox"/> Other		\$	<u>        </u>

**PAYMENT METHOD:**

Cash    
 Credit    
 Check    
 Other

TOTAL RECEIVED \$ 60.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>FALLON LIM, DEPUTY COUNTY CLERK</b>
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