

270992



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
San Francisco County Clerk

Notice of Exemption

NOV 21, 2014

by: **MARIBEL JALDON**
Deputy County Clerk

NOV 21 2014
POSTED
TO

Approval Date: September 11, 2014
Case No.: 2013.1375E
Project Title: 115 Telegraph Hill Boulevard
Zoning: RH-3 (Residential – House, Three Family) Use District
 Telegraph Hill – North Beach Residential Special Use Distri
 40-X Height and Bulk District
Block/Lot: 0105/065
Lot Size: 7,517 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Jeremy Ricks
 (858) 752-3375
 Jeremy@sdshoremedia.com
Staff Contact: Jessica Range
 415-575-9018
jessica.range@sfgov.org

415.558.6409

Planning
Information:
415.558.6377

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 proposed project would allow the construction of a three-unit residential building and an approximately 160 square foot (sf) demolition and exterior renovation of an existing 1,000-square-foot, two-story cottage constructed in 1906. The existing cottage would be modified to remove an approximately 160-sf addition in the northeast corner of the cottage that was permitted by the granting of a variance by the Planning Department's Zoning Administrator in 1995 (Planning Department case file no. 93.180v). Access to the cottage would be provided via a pedestrian walkway along Filbert Street. The three new residential units would be located in a three-story over basement building with unit sizes ranging from approximately 3,700 to 4,200 sf. A new curb cut would be provided along Telegraph Hill Boulevard to allow access to a proposed 3,700 sf basement area providing three off-street parking spaces. The project also includes landscaping, repair and, where necessary, replacement in kind of a portion of the concrete sidewalk, steps, and retaining walls of the Filbert Street walkway along the parcel's northern frontage.

DETERMINATION:

On September 11, 2014, following a duly-noticed public hearing, the City and County of San Francisco Planning Commission granted a Conditional Use Authorization (Planning Commission Motion No. 19232) to allow four dwelling units in an RH-3 zoning district. The effective date of the approval is November 18, 2014 following an appeal of the Planning Commission's determination at a hearing before the Board of Supervisors. On November 18, 2014, the Board of Supervisors affirmed the Planning Department's CEQA Determination (Motion No. 141060) and approved an amended Conditional Use Authorization, thereby granting approval of the proposed project. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.1375E.

- 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(Existing Facilities) CEQA Guidelines Section 15301 and Class 3 (New Construction or Conversion of Small Structures) CEQA Guidelines Section 15303.
- 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 involves renovation of the existing 1,000-square-foot structure which is exempt under State CEQA Guidelines Section 15301(d), or Class 1(d). The proposed project also includes the construction of three dwelling units in a residential zoning district, which is exempted under State CEQA Guidelines Section 15303(b), or Class 3(b). Therefore, the proposed project is exempt from environmental review under Class 1(d) and Class 3(b).

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

November 20, 2014
Date

- cc: Jeremy Ricks, Project Sponsor
- Dan Frattin, Ruben, Junius & Rose, LLP
- Susan Brandt-Hawley, Brandt-Hawley Law Group
- Alice Barkley, McKenna Long & Aldridge, LLP
- Nancy Shanahan



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

RECEIPT #	270992
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SF PLANNING DEPARTMENT		DATE 11/21/2014	
COUNTY/STATE AGENCY OF FILING CCSF		DOCUMENT NUMBER 518232	
PROJECT TITLE 115 TELEGRAPH HILL BLVD.			
PROJECT APPLICANT NAME SF PLANNING DEPT.			PHONE NUMBER (415) 575-9018
PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE. 400	CITY SF	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 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 \$ 58.00

SIGNATURE X	Printed Name: Maribel Jaldon	TITLE Deputy County Clerk
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