



# SAN FRANCISCO PLANNING DEPARTMENT

## Notice of Exemption

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:* June 23, 2016  
*Case No.:* **2014.1201E**  
*Project Title:* 2435-2445 16th Street  
*Zoning:* UMU (Urban Mixed Use) District  
 68-X Height and Bulk Districts  
*Block/Lot:* 3965/031-032 (formerly 021)  
*Lot Size:* 10,000 square feet  
*Plan Area:* Eastern Neighborhoods (Mission Sub-Area)  
*Project Sponsor:* Steve Vettel, Farella Braun and Martell LLP  
 Russ Building, 235 Montgomery Street  
 San Francisco, CA 94104  
  
*Staff Contact:* Chris Thomas  
 (415) 575-9036  
 christopher.thomas@sfgov.org

**ENDORSED  
FILED**  
SAN FRANCISCO County Clerk

**AUG 10, 2016**

by: **SONYA YI**  
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:* \$62 filing fee

### PROJECT DESCRIPTION:

The proposed project entails demolition of an approximately 10,000-square-foot (sf), one-story, 20-foot-tall auto repair and services shop built in 1924 and construction of a seven-story, approximately 68-foot-tall (78-foot-tall including elevator penthouse) mixed-use residential building with a basement-level parking garage. The approximately 54,180-gross-square-feet (gsf) building consists of 53 dwelling units (5 three bedroom, 18 two bedroom and 30 one bedroom), approximately 3,265 sf of commercial space, and 7,155 sf of open space (6,370 common open space provided by second-floor rear yard and roof decks plus 785 sf provided by private decks). The basement level parking lot accessed via a ramp from Florida Street will contain 40 parking spaces for cars. A total of 60 Class I bicycle parking spaces will be provided (28 spaces in the basement and 32 spaces on the ground-level floor). In addition to three separately entered units of commercial space fronting on 16<sup>th</sup> Street, the ground floor will also include two residential units, a lobby and outdoor decks.

AUG 10 2016

POSTED

TO

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on January 23, 2016. The City Planning Commission approved Large Project Authorization pursuant to Planning Code Section 329. The project will be carried out by Steve Vettel and Juancho Isidoro (Project Sponsors) on behalf of Joseph P and Candice M Harney Trust (Property Owner). A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1201E.

- 1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under [CHECK ONE]:

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 the project: (1) is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans; (2) would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR; (3) would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR; (4) would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and (5) sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts. Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

John Rahaim  
Planning Director

  
By Sarah Jones  
Environmental Review Officer

Date August 10, 2016

cc: Project Sponsor  
Other interested parties



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 — 08102016 — 44
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SF PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>08/10/2016</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>585392</b>	

PROJECT TITLE <b>2435-2445 16TH STREET</b>		
PROJECT APPLICANT NAME <b>CHRIS THOMAS</b>	PROJECT APPLICANT EMAIL <b>CHRISTOPHER.THOMAS@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-9036</b>
PROJECT APPLICANT ADDRESS <b>1650 MISSION ST. STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>
		ZIP CODE <b>94103</b>

**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>

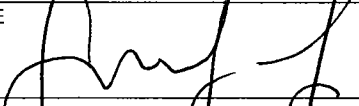
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<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>62.00</u>
<input type="checkbox"/> Other		\$	<u>        </u>

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other

**TOTAL RECEIVED** \$ 62.00

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