



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAR 16, 2016

Notice of Exemption

by: **ALEX LIANG**
Deputy County Clerk

Approval Date: March 9, 2016
Case No.: **2014.1510E**
Project Title: 2238-2254 Market Street and 2153-2157 15th Street
Zoning: Upper Market Neighborhood Commercial Transit (NCT) & Residential – House, Two Family (RH-2) Zoning Districts
 40-X & 50-X Height and Bulk District
Block/Lot: 3560/008 – 008; 3650/025 & 026
Lot Size: 22,748 square feet (0.52 acre)
Lead Agency: San Francisco Planning Department
Project Sponsor: Dan Safier, PF 2254 Market LP
 415-395-0880
 dsafier@pradogroup.com
Staff Contact: Justin Horner
 415-575-9023
 Justin.horner@sfgov.org

Fax: **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: \$60 filing fee

PROJECT DESCRIPTION:

The project site is located within the Market and Octavia Plan Area and includes six parcels in the Castro/Upper Market neighborhood that front either Market Street or 15th Street. The project site is located on a triangular block bounded by Market Street to the south, 15th Street to the north, and Noe Street to the west. The existing parcels are currently occupied by a two-story three-unit residential building (2153 -2155 15th Street) and a two-story approximately 9,400 square foot (sf) funeral home (2254 Market Street) with an adjacent 12,000 sf 35-space surface parking lot that is accessed from both Market Street and 15th Street.

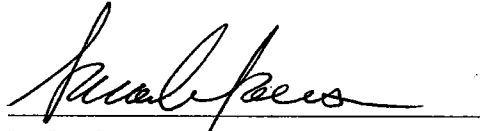
The 2238-2254 Market Street Project (proposed project) is a mixed-use residential development consisting of three project components. The Market Street component (2238-2254 Market Street) would add a three-story vertical addition of residential dwelling units to the existing two-story, approximately 33-foot-tall funeral home historic building and develop a connecting five-story, 55-foot-tall (up to 65-feet including

___ Statutory Exemption. State code number: _____

X 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 is consistent with and was encompassed within the analysis in the Market and Octavia Programmatic Environmental Impact Report.

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

March 9, 2016
Date

cc: Jon Yolles



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 — 03162016 — 3
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL DSAFIER@PRADOGROUP.COM	DATE 03/16/2016
COUNTY/STATE AGENCY OF FILING San Francisco		DOCUMENT NUMBER 569094

PROJECT TITLE
2238-2254 MARKET STREET AND 2153-2157 15TH STREET

PROJECT APPLICANT NAME JUSTIN HORNER	PROJECT APPLICANT EMAIL JUSTIN.HORNER@SFGOV.ORG	PHONE NUMBER (415) 575-9023
PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 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:

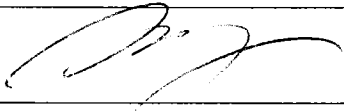
- Environmental Impact Report (EIR) \$3,070.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,210.25 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,043.75 \$ _____ 0.00

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 60.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED \$ _____ 60.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE ALEX LIANG
---	--