**Notice of Determination**

**Approval Date:** December 31, 2018  
**Case No.:** 2015-004297ENV  
**Project Title:** 271 Upper Terrace, 301 – 303 Upper Terrace, and 4500 17th Street  
**Zoning:** RH-2 (Residential-House, Two Family) Use District  
**Block/Lot:** 2628/032, 034, and 035  
**Lot Size:** 15,800 square feet  
**Project Sponsor:** Tim Clinton, Dawson & Clinton, 415-359-9991  
**Staff Contact:** Alana Callagy – (415) 575-8734, alana.callagy@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  
State of California  
Office of Planning and Research  
PO Box 3044  
Sacramento, CA  95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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:**  
_X_ $66 filing fee AND _X_ $2,354.75 Negative Declaration Fee

**PROJECT DESCRIPTION:**

The project site is approximately 15,800 square feet (0.36 acre), composed of three adjacent parcels (Assessor’s Block 2628, Lots 032, 034, and 035), and is situated on a steeply sloping hillside. The project site fronts three streets, Upper Terrace on the north and Roosevelt Way and 17th Street on the south, in the Castro/Upper Market neighborhood.

Lot 032 is a through lot fronting Upper Terrace and Roosevelt Way, with the northern end of the lot occupied by a two-story single-family dwelling (271 Upper Terrace). Lot 034 fronts 17th Street and Roosevelt Way and is undeveloped. Lot 035 is a through-lot fronting Upper Terrace and 17th Street with the northern end occupied by a three-story two-family dwelling (301–303 Upper Terrace).

The proposed project would subdivide three contiguous lots into five lots, demolish a single-family residence, remodel an existing two-unit residence, and construct eight new units. The proposed project would also make streetscape improvements on Upper Terrace, 17th Street, and Roosevelt Way. The proposed project would result in 10 dwelling units and 15 off-street parking spaces (seven net new units and 11 net new parking spaces).
DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 29, 2018. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file no 2015-004297ENV

1. A Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.

2. A determination has been made that the project in its approved form will not have a significant effect on the environment.

3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director

By Lisa Gibson
Environmental Review Officer

cc: Tim Clinton, Clinton & Dawson
State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER:
01082019 001

STATE CLEARINGHOUSE NUMBER (if applicable)
079949

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
San Francisco Planning Dept.

COUNTY/STATE AGENCY OF FILING
San Francisco

PROJECT TITLE
271 Upper Terrace, 301-303 Upper Terrace, and 4500 17th Street

PROJECT APPLICANT NAME
Alana Callagy

PROJECT APPLICANT ADDRESS
1650 Mission St., Suite 400

PROJECT APPLICANT EMAIL

PHONE NUMBER
(415) 575-8734

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)

☐ Mitigated/Negative Declaration (MND)(ND)

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

☐ 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)

☐ County documentary handling fee

☐ Other

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $2420.75

SIGNATURE

Marilyne L. Argente, Deputy County Clerk

AGENCY OF FILING PRINTED NAME AND TITLE