

2017-46



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED
FILED
SAN FRANCISCO County Clerk

AUG 02, 2017

Notice of Exemption

by: **MARIBEL JALDON**
Deputy County Clerk

ion St.
ico,
2479

Approval Date: June 1, 2017
Case No.: 2015-014040ENV
Project Address: 2301 Lombard Street
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Use District
 40-X Height and Bulk District
Block/Lot: 0512/031
Lot Size: 13,263 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Brett Leon, DM Development
 Brett.Leon@dm-dev.com
Staff Contact: Julie Moore – (415) 575-8733
 Julie.Moore@sfgov.org

415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

AUG 02 2017
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: \$64 filing fee

PROJECT DESCRIPTION:

The approximately 13,263 square-foot project site is located on the southwest corner of the intersection of Lombard Street (Highway 101) and Pierce Street in the Marina neighborhood. The project site is currently vacant; a former gasoline service station and underground fuel storage tanks were removed in 2005. The proposed project would construct a new four-story, 40-foot-tall (excluding 10-foot-tall mechanical and stair penthouses and a 20-foot-tall elevator penthouse), 41,557-square-foot, mixed use building with 22 residential units over 2,585 square feet of ground-floor retail space. The residences would consist of four three-bedroom units, 13 two-bedroom units, and five one-bedroom units. The ground floor would also include lobby space and utility/mechanical areas and access to an at-and-below-grade parking garage that would accommodate 33 vehicles, 31 of which would use a parking stacker/lift system, and a bicycle storage room with 22 Class 1 bicycle spaces. The parking garage and residential building lobby would be accessible from Pierce Street. Two existing 24-foot-wide curb cuts would be removed adjacent to the project site, one on Lombard Street and one on Pierce Street. The proposed project would include a new approximately 9-foot-wide curb cut for the garage driveway on Pierce Street.

The proposed project would include approximately 3,300 square feet of rear yard space, 1,400 square feet of open space on a rooftop terrace, and eight private terraces or rooftop decks for the residential units. The proposed project would also include new streetscape features within the sidewalk areas along Lombard and Pierce Streets, consisting of four to five trees and four Class 2 bicycle parking.

DETERMINATION:

The City and County of San Francisco decided to carry out the project on July 3, 2017; the San Francisco Planning Commission and the Zoning Administrator held a joint public hearing on Variance and Conditional Use Application No. 2015-014040CUAVAR. The Planning Commission approved the Conditional Use Authorization for the project with conditions through Motion No. 19930 on June 1, 2017; this approval became effective on July 3, 2017 at the end of the appeal period. The Zoning Administrator approved the Rear Yard Modification on June 15, 2017, which became effective at the end of the 10 day appeal period. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-014040.

- 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))

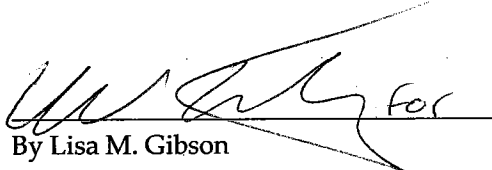
Categorical Exemption. Class 32 In-Fill Development Project: CEQA Section 15332

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 satisfies the terms of the Class 32 exemption and none of the exceptions to a categorical exemption apply.

John Rahaim
Planning Director


By Lisa M. Gibson
Environmental Review Officer

8-1-2017
Date

cc: Brett Leon, DM Development



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **Start Over** **Finalize&Email**

RECEIPT NUMBER:
 38 — 08022017 — 46
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL	DATE 08/02/2017
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 623241	

PROJECT TITLE
2015-014040ENV

PROJECT APPLICANT NAME BRETT LEON, DM DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 5758733
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PROJECT APPLICANT ADDRESS 2301 LOMBARD STREET	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94123
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


- Environmental Impact Report (EIR) \$3,078.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,216.25 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,046.50 \$ _____ 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 \$ _____ 64.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ 64.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Maribel Jaldon-Deputy County Clerk
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