



# SAN FRANCISCO PLANNING DEPARTMENT

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## Initial Study – Community Plan Evaluation

*Case No.:* 2015-016032  
*Project Address:* 2610 Mission Street  
*Zoning:* Mission Street NCT (Neighborhood Commercial Transit) Use District  
65-B Height and Bulk District  
*Block/Lot:* 3636/002  
*Lot Size:* 5,000 square feet  
*Plan Area:* Eastern Neighborhoods Area Plan  
*Project Sponsor:* Warner Schmalz, Forum Design 415-252-7063  
*Staff Contact:* Justin Horner, [Justin.horner@sfgov.org](mailto:Justin.horner@sfgov.org), 415-575-9023

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### PROJECT DESCRIPTION

The project site is an approximately 5,000-square-foot lot located on the block bounded by Mission Street to the east, 22<sup>nd</sup> Street to the north, Bartlett Street to the west and 23<sup>rd</sup> Street to the south in the Mission neighborhood (see Figures 1 and 2). The project site is entirely occupied by a one-story-with-basement 25-foot-tall commercial building constructed in 1922. The proposed project involves the renovation of the existing structure and the construction of a four-story 34-foot-tall vertical extension (see Figures 3-7). The proposed project would be 59 feet tall and would include eight residential units and approximately 8,000 square feet of retail on the basement and ground floors. The proposed building would include 17 Class 1 bicycle spaces, two Class 2 bicycle spaces, and no off-street vehicle parking spaces. The proposed project would include the planting of two new street trees on Mission Street. Pedestrian and bicycle access would be from Mission Street. The proposed project would involve no excavation. Construction would last approximately 12 months.

The proposed 2610 Mission Street project would require a building permit from the Department of Building Inspection.

### EVALUATION OF ENVIRONMENTAL EFFECTS

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).<sup>1</sup> The initial study considers whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed

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<sup>1</sup> San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

in the PEIR. Such impacts, if any, will be evaluated in a project-specific, focused mitigated negative declaration or environmental impact report. If no such impacts are identified, no additional environmental review shall be required for the project beyond that provided in the Eastern Neighborhoods PEIR and this project-specific initial study in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on Production, Distribution, and Repair (PDR) use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include construction of an eight unit residential building with ground floor retail. As discussed below in this initial study, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

Figure 1. Project Vicinity

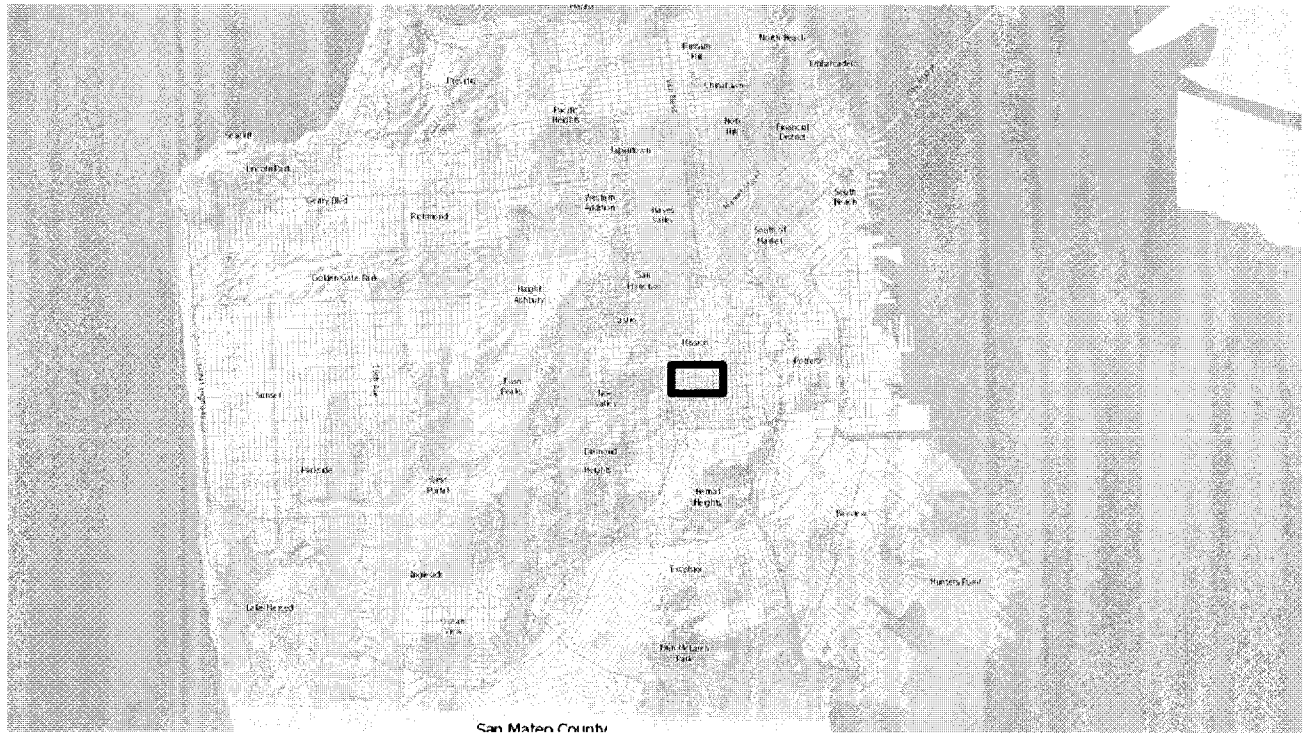


Figure 2. Project Site: 2610 Mission Street



Figure 3. Proposed Site Plan

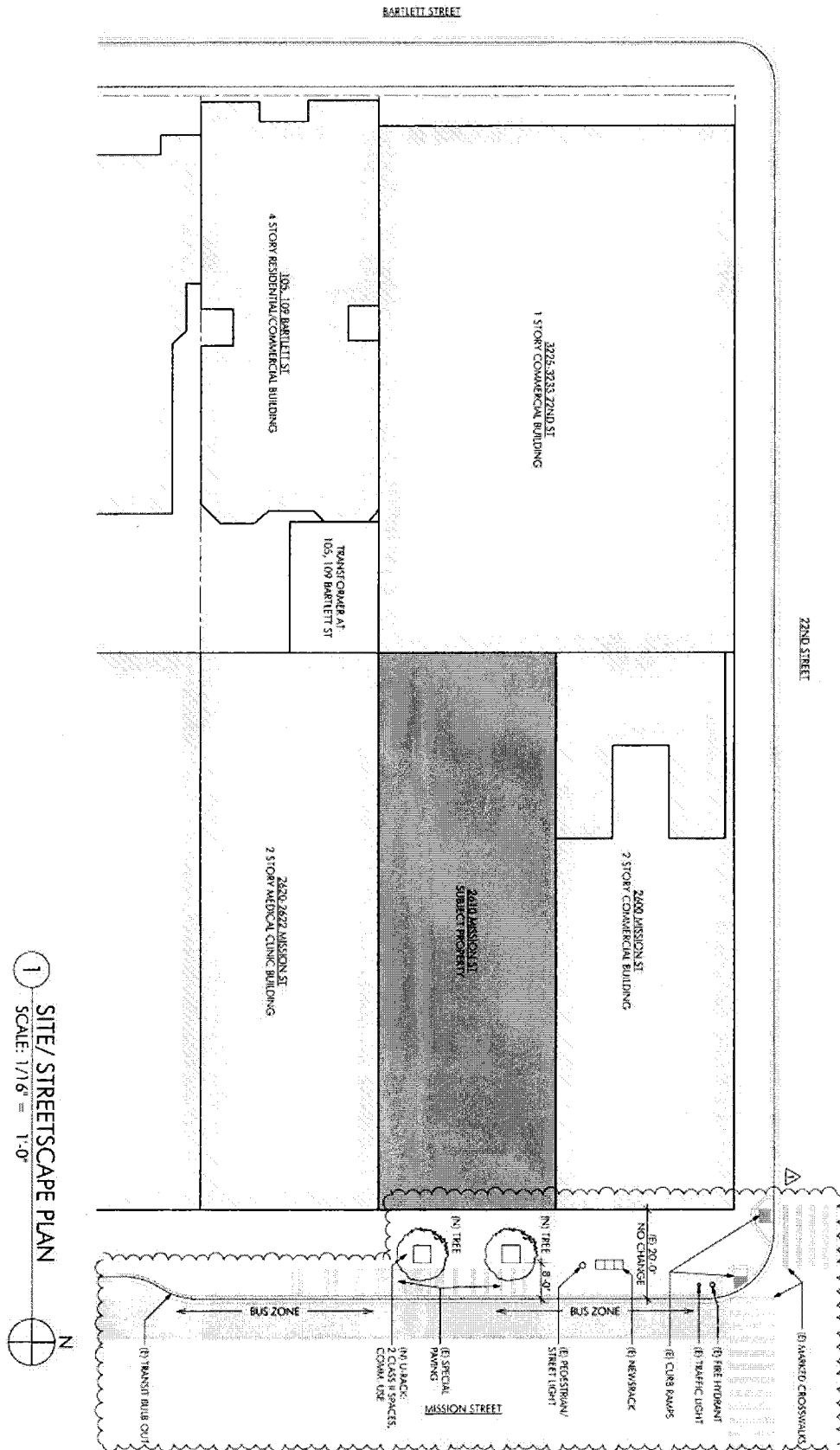


Figure 4. Proposed Lower Level

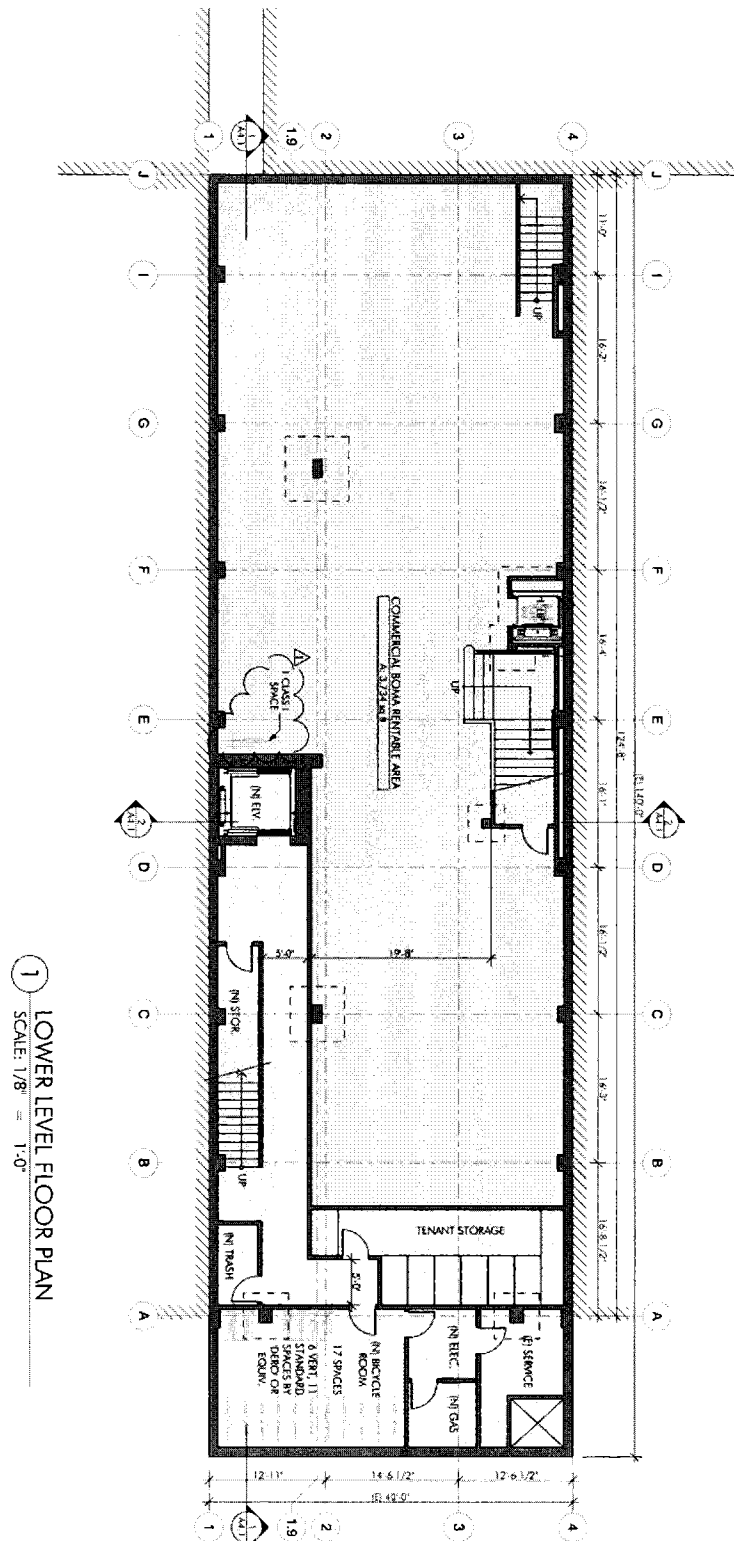


Figure 5. Proposed Ground Floor

