

2017-069



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

Notice of Exemption

DEC 20, 2017

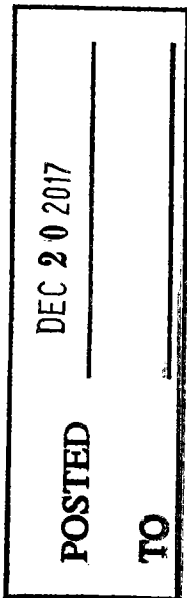
1650 Mission St.
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San Francisco,
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by: **FALLON LIM**
Deputy County Clerk

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Approval Date: December 12, 2017
Case No.: **2016-003258ENV**
Project Title: 218 27th Avenue
Zoning: RM-1
 40-X Height and Bulk District
Block/Lot: 1386/038
Lot Size: 3,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: 218 27th Avenue LLC
 c/o The Toboni Group
 3364 Sacramento Street
 San Francisco, CA 94118
 415-359-9842
 Joe@tobonigroup.com
Staff Contact: Jeanie Poling
 (415) 575-9072; jeanie.poling@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

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 3,000-square-foot project site is located on the east side of 27th Avenue south of the corner of Lake Street in the Outer Richmond neighborhood of San Francisco. The project site contains a two-story, 2,000-square-foot single-family residence. The project would demolish the existing building on site and construct a four-story 6,195-square-foot building containing three residential units and three vehicle parking spaces.

www.sfplanning.org

DETERMINATION:

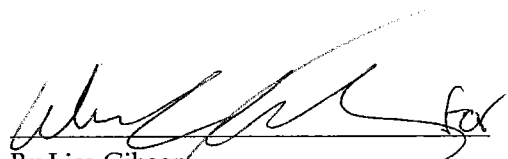
The City and County of San Francisco decided to carry out or approve the project on December 12, 2017, the date on which the San Francisco Board of Supervisors affirmed issuance of a conditional use authorization by the San Francisco Planning Commission (Board of Supervisors Motion No. M17-204; Planning Commission Motion No. 20025). A copy of the document(s) may be examined at City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA, 94102, and at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2016-003258ENV and 2016-003258CUA.

- 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, Class 1 and 3 (Sec. 15301 and 15303)
- 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 Class 1 exemption applies to existing facilities, including demolition of up to three single-family residences in urban areas, and the Class 3 exemption applies to new construction of small structures, including multi-family residential structures in urban areas designed for not more than six dwelling units.

John Rahaim
Planning Director


By Lisa Gibson
Environmental Review Officer

12-19-2017
Date

cc: Joe Toboni, The Toboni Group
Steven L. Vettel, Farella Braun + Martel LLP
Alex Bernstein and Sonia Daccarett
Robin S. Crisp, Hanson Bridgett LLP

