

2019-10



# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

MAR 08, 2019

## Notice of Exemption

by: **SONYA YI**  
Deputy County Clerk

MAR 07 2019  
POSTED  
TO

*Approval Date:* March 5, 2019  
*Case No.:* 2016-015685ENV  
*Project Title:* 2831-2833 Pierce Street  
*Zoning:* RH-3 (Residential-House, Three Family)  
 40-X Height and Bulk District  
*Block/Lot:* 0537/001H  
*Lot Size:* 3,807 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Daniel Frattin, Reuben, Junius & Rose  
 (415) 567-9000  
[dfrattin@reubenlaw.com](mailto:dfrattin@reubenlaw.com)  
*Staff Contact:* Stephanie Cisneros  
 (415) 575-9186  
[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)

415.558.6670  
 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:* \$66 filing fee

### PROJECT DESCRIPTION:

The existing building is a two-story over garage, 31-foot-tall, two-unit residential building on Pierce Street, between Union and Green Streets. The proposed project involves interior and exterior alterations to the building and includes a horizontal and vertical addition. The proposed addition would add approximately 3,002 square feet to the existing building, increasing the square footage from 4,393 square feet to 7,395 square feet. The addition would add a fourth floor, resulting in a building with three stories over a garage, and increasing the height from approximately 31 feet to approximately 40 feet in height. The project would expand the square footage of both dwelling units and no additional parking is proposed. The project also consists of façade alterations to include new windows and new façade materials.

### DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on March 5, 2019. The San Francisco Board of Supervisors upheld the San Francisco Planning Department's categorical exemption

[www.sfplanning.org](http://www.sfplanning.org)

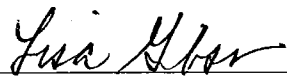
determination on appeal following San Francisco Planning Commission decision to take discretionary review and approve the project at its December 13, 2018 hearing. A copy of the documents may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2016-015685ENV.

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 1 Existing Facilities, Section 15301
- 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 it satisfies the criteria of Class 1 Existing Facilities as an addition to an existing structure that is less than 10,000 square feet. Therefore, proposed project does not have the potential to result in a significant environmental effect.

John Rahaim  
Planning Director

  
\_\_\_\_\_  
By Lisa Gibson  
Environmental Review Officer

3/7/2019  
\_\_\_\_\_  
Date

cc: Daniel Frattin, Rueben Junius and Rose LLP  
Other interested parties



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

**Print**      **StartOver**      **Finalize&Email**

RECEIPT NUMBER:  
 38 — 03082019 — 010  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPT.</b>	LEAD AGENCY EMAIL	DATE <b>03082019</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>687024</b>	

PROJECT TITLE  
  
**2831-2833 PIERCE STREET**

PROJECT APPLICANT NAME <b>STEPHANIE CISNEROS</b>	PROJECT APPLICANT EMAIL <b>STEPHANIE.CISNEROS@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-9186</b>
PROJECT APPLICANT ADDRESS <b>1650 MISSION ST, STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>
		ZIP CODE <b>94103</b>

**PROJECT APPLICANT** (Check appropriate box)

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

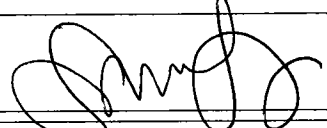
**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	66.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash     
  Credit     
  Check     
  Other

**TOTAL RECEIVED**      \$      66.00

SIGNATURE  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE  <b>SONYA YI , Deputy County Clerk</b>
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