

2018-008

ENDORSED
FILED
SAN FRANCISCO County Clerk



SAN FRANCISCO PLANNING DEPARTMENT

FEB 28 2018

by: *Maribel Jaldon*
MARIBEL JALDON
Deputy County Clerk

St.
79

Notice of Exemption

Approval Date: January 18, 2018
Case No.: 2015-002825ENV
Project Title: 1965 Market Street/255-291 Duboce Avenue
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit District)
 RTO (Residential Transit Oriented District)
 40-X, 50-X, 85-X
Block/Lot: 3534/058, 059, 061, 062
Lot Size: 16,823 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Keller Grover Properties, LLC, Contact: David Prowler,
 415-544-0445, david@prowler.org
Staff Contact: Alana Callagy, 415-575-8734, alana.callagy@sfgov.org

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 Fax: 415.558.6409
 Planning Information: 415.558.6377

FEB 28 2018
 MAY 02 2018
 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 project site totals approximately 16,800 square feet and is currently composed of one existing two- and three-story building at 1965 Market Street, with retail (3,760 square feet) and commercial office (10,000 square feet) uses, and a surface parking lot. The existing surface lot contains 25 off-street parking spaces. The proposed project would merge the four lots comprising the project site into one lot.

The proposed project would include a vertical addition of four to five floors of residential dwelling units above a portion of the existing building to a total height of 75 feet (approximately 85 feet tall with rooftop structures), set back from the historic façade by 35 feet along Market Street and 15.5 feet along Duboce Avenue. The proposed project would retain 3,760 square feet of retail use at the ground floor level. The proposed project would construct a new eight-story 85-foot tall (approximately 95 feet tall with rooftop structures) residential building on the existing surface parking lot and interconnect to the new building addition. The project proposes a total of 96 dwelling units, including 14 on-site affordable units. A total of 48 off-street vehicle parking spaces would be provided for residential use in the proposed basement-level.

www.sfplanning.org

DETERMINATION:


The City and County of San Francisco decided to approve the project on January 18, 2018. A *conditional use authorization* was approved by the San Francisco Planning Commission for construction of a new 96-unit building on the lot. Conditional use authorization is required to allow for development of a lot larger than 10,000 square feet in the NCT-3 zoning district and for the merger of lots creating a lot greater than 5,000 square feet in the RTO zoning district. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-002825ENV.

- 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. State type and section number: _____
- Statutory Exemption. State code number: _____
- Community Plan Evaluation (Sec. 21083.3; 15183)

- 2. This project in its approved form has been determined to be exempt from environmental review because it is consistent with and was encompassed within the analysis in the programmatic environmental impact report (PEIR) for the Market and Octavia Area Plan. This determination also finds that the Market and Octavia PEIR adequately anticipated and described the impacts of the proposed 1965 Market Street/255-291 Duboce Avenue project, and identified the mitigation measures applicable to the 1965 Market Street/255-291 Duboce Avenue project. The proposed project is also consistent with the zoning controls and the provisions of the planning code applicable to the project site.

John Rahaim
Planning Director

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for

By Lisa Gibson
Environmental Review Officer

2/22/18

Date

cc: David Prowler for Keller Grover Properties LLC, Project Sponsor



2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print	Start Over	Finalize&Email
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RECEIPT NUMBER:
 38 — 02282018 — 008

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL	DATE 02/28/2018
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 644805
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PROJECT TITLE
1965 MARKET STREET/255-291 DUBOCE AVENUE

PROJECT APPLICANT NAME ALANA CALLAGY	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-8734
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PROJECT APPLICANT ADDRESS 1650 MISSION ST., STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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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)	\$3,168.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<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		\$	64.00
<input type="checkbox"/> 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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