San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

2020-0000058

F I L E D
SAN FRANCISCO County Clerk
December 8, 2020
by: Fallon Lim
Deputy County Clerk

NOTICE OF EXEMPTION

POSTED DEC 08 2020 TO

Approval Date:	September 24, 2020
Case No.:	**2017-015039ENV**
Project Title:	**350-352 San Jose Ave**
Zoning:	RM-2 (Residential – Mixed, Moderate Density) District 40-X Height and Bulk District
Block/Lot:	6531/010A
Lot Size:	7,148 square feet
Lead Agency:	San Francisco Planning Department
Project Sponsor:	James Nunemacher, 350 San Jose LLC (415) 321-7007 james@vanguardsf.com
Staff Contact:	Megan Calpin (628) 652-7508 megan.calpin@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 Determination 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: $71 filing fee

Project Description

The approximately 7,150-square-foot project site is located on the west side of San Jose Avenue, on the block bounded by 25th Street to the north, Valencia Street to the east, Guerrero Street to the west, and 26th Street to the south in the Mission neighborhood. The existing building is an approximately 3,560-square-foot, approximately 34-foot-tall, two-story-over-basement residential building constructed circa 1875. The building contains four dwelling units and is set back 40 feet from the front property line. An existing approximately 10-foot-wide curb cut on San Jose Avenue provides access to a driveway that goes underneath a cantilevered portion of the building, providing vehicle access to a paved rear yard with five parking spaces.

The sponsor proposes to move the existing building 23 feet eastward on the lot (toward the San Jose Avenue frontage), reducing the front set back from approximately 40 feet to approximately 17 feet. The project would also include a horizontal and vertical addition to the building that would increase the residential square footage by approximately 8,670 square feet to a new total of approximately 12,235 square feet. One vertical floor would be added to the building, with a resulting height of approximately 40 feet, with an additional 3 feet to the top of the rooftop mechanical features. An accessory dwelling unit (ADU) unit would be added on the basement level. Eight dwelling units would be added to the building—at the basement, first, second, and third floors, for a total of 12 dwelling units and an ADU. The final unit mix would be six one-bedroom units, six two-bedroom units, and one two-bedroom ADU. See Project Plans in Section G. Figures for existing and proposed site plans and proposed floor plans and sections. The existing curb cut would be removed and a new 10-foot curb cut would be installed. The proposed project would not include any off-street vehicle parking. Space for 10 Class 1 bicycle spaces would be provided in the rear yard.

Determination

The City and County of San Francisco decided to carry out or approve the project on September 24, 2020 when the Planning Commission took Discretionary Review of Building permit 2018.0403.5430 and approved the project with modifications, pursuant to San Francisco Planning Code section 311. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2017-015039ENV and 2017-015039DRP.

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 Exemption (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because it would implement programmatic archaeological and air quality mitigation measures from the Eastern Neighborhoods EIR to reduce potential impacts to less-than-significant.

NOTE: This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to executive orders N-54-20 and N-80-20, and its issuance complies with the alternative posting requirements stated in the orders. This notice also complies with local requirements under the March 23rd Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.

Rich Hillis

Planning Director

T Sheynes

By Lisa Gibson
Environmental Review Officer

December 2, 2020

Date

cc: James Nunemacher, 350 San Jose LLC
Supervisor Rafael Mandelman, District 8

State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print | Finalize&Email

RECEIPT NUMBER:
38-12/08/2020-067

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	megan.calpin@sfgov.org	12/08/2020

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN FRANCISCO COUNTY	2020-0000058

PROJECT TITLE

350-352 SAN JOSE AVE

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
MEGAN CALPIN	megan.calpin@sfgov.org		(628) 652-7508
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
49 S. VAN NESS AVE STE 14000	SAN FRANCISCO	CA	94103

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 3,343.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,406.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,136.50	$

☒ 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	$
☒ County documentary handling fee	$ 71.00	$ 71.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other CK# 1056 **TOTAL RECEIVED** $ 71.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Fallon Lim Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 12012019)