NOTICE OF EXEMPTION

Approval Date: February 20, 2020
Case No.: 2018-007763ENV
Project Title/ Address: 66 Mountain Spring Avenue, San Francisco, CA
Zoning: RH-1(D) (Residential- House, One Family- Detached) Use District
Height/Bulk: 40-X District
Block/Lot: 2706/025
Lot Size: 4,996 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: John Kevin, Reuben, Judis & Rose, LLP
(415) 567-9000, jkevin@reubenlaw.com
Staff Contact: Lauren Bihl—(628) 652-7498, lauren.bihl@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 $71 filing fee

Project Description

The proposed project would demolish the existing two-story, single-family home and construct an approximately 22-foot-tall, three-story, 5,405-square-foot single-family home with an attached two-car garage. The building would be set back 15 feet from the front lot line and the main entrance as well as the garage would be accessed from the street level. The proposed structure would contain four bedrooms with a home office that could optionally be used as a fifth bedroom. The home would also include two balconies at the rear of the building, one balcony in the front and a roof deck.

Determination:

The City and County of San Francisco decided to carry out or approve the project on February 20, 2020 when the Planning Commission took discretionary review on building permit 2018.0517.9469 and approved the project with conditions (Discretionary Review Action DRA-0687). This approval constituted the Approval Action pursuant to Chapter 31 of the San Francisco Administrative Code. On March 23, 2020, a CEQA appeal was filed. On September 13, 2020, the San Francisco Board of Supervisors rejected the CEQA appeal and upheld the Categorical Exemption issued for the project. A copy of the documents related to the appeal may be examined at Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 200754. A copy of the documents related to the environmental review and CEQA appeal or the discretionary review are online.

中文询问请致电，Para información en Español llame al, Para ser informados en Tagalog tumawag sa 415.652.7590 628.652.7590
Notice of Exemption NOE

date October 19, 2020

66 Mountain Spring Avenue

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))
X Categorical Exemption. State type and section number: Class 1 (Sec. 15301) and Class 3 (Sec. 15303)
___ Statutory Exemption. State code number: _________
___ Community Plan Evaluation (Sec. 21083.3; 15183)

This project in its approved form has been determined to be exempt from environmental review. The project meets the definition of a project that would be categorically exempt under a Class 1 determination because it involves the demolition and removal of a small structure, such as a single-family home. The project is also exempt under a Class 3 determination, which applies to construction of a limited number of small structures, including one single-family residence. Additionally, the project would not result in any significant geotechnical impacts due to the Department of Building Inspection’s requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the state of local building codes. Any aesthetic impacts as a result of this project were not analyzed under CEQA due to the project’s location within a transit priority area.

Rich Hillis
Planning Director

Jessica Range for
By Lisa Gibson
Environmental Review Officer

October 19, 2020
Date

CC: John Kevlin, Reuben, Junius & Rose, LLP
Gloria D. Smith, The Law Offices of Gloria D. Smith
Margaret Niver
Ronald Niver
Rosemarie MacGuiness
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

LEAD AGENCY DATE

COUNTY/STATE AGENCY OF FILING
San Francisco

PROJECT TITLE
66 MOUNTAIN SPRING AVENUE, SAN FRANCISCO, CA

PROJECT APPLICANT NAME
LAUREN BIHL

PROJECT APPLICANT ADDRESS
49 S. VAN NESS AVE STE 1400

PROJECT APPLICANT EMAIL
LAUREN.BIHL@SFGOV.ORG

PHONE NUMBER
(628) 652-7498

CITY
SAN FRANCISCO

STATE
CA

ZIP CODE
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
☐ Other $0.00

TOTAL RECEIVED $71.00

SIGNATURE
Fallon Lim, Deputy County Clerk

AGENCY OF FILING PRINTED NAME AND TITLE