

2018-006



SAN FRANCISCO PLANNING DEPARTMENT FILED

SAN FRANCISCO County Clerk

JAN 26, 2018

Notice of Exemption

by: FALLON LIM

Deputy County Clerk

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
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JAN 26 2018
POSTED TO

Approval Date: December 14, 2017
Case No.: 2015.014058ENV
Project Title: 2465 VAN NESS AVENUE
Zoning: RC-3 (Residential-Commercial, Medium Density) Use District
 65A Height and Bulk District
Block/Lot: 0546/001 and 0546/002
Lot Size: 16,539 square feet (combined lots)
Lead Agency: San Francisco Planning Department
Project Sponsor: Jaqui Braver, DM Development
 (415) 378-7566
 jaqui.braver@dm-dev.com
Staff Contact: Jennifer McKellar
 (415) 575-8754
 jennifer.mckellar@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 project site is located on the southwest corner of Van Ness Avenue and Union Street in the Marina neighborhood of San Francisco. The 16,539-square-foot, rectangular site consists of two adjacent lots; the larger corner lot is occupied by a vacant, decommissioned gas station that consists of a 15-foot-tall fuel dispenser canopy and a vacant one-story, 2,010-square-foot commercial building. The second lot is occupied by a paved, ground-level parking lot with an approximate capacity of 18 vehicle parking spaces. The proposed project would demolish the remaining gas station structures and surface parking lot and construct a new seven-story, 65-foot-tall, approximately 92,600-square-foot, mixed-use building with 41 dwelling units and approximately 2,900 square feet of ground-floor commercial space. The proposed project would include 10 one-bedroom units, 24 two-bedroom units and seven three-bedroom units. Approximately 2,800 square feet of common open space and 600 square feet of private open space would be provided to the residents on the second, sixth and roof levels.

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Pedestrians would access the residential units via a lobby off Union Street and from a separate entrance located at the southern end of the proposed project’s frontage along Van Ness Avenue. The commercial unit would front Van Ness Avenue and Union Street. The proposed project would also include 31 off-street vehicle parking spaces and 41 class 1 bicycle parking spaces located in a basement-level garage. The garage would be accessed via a new 12-foot-wide curb cut on Union Street; three existing 30-foot-wide curb cuts would be removed (one on Union Street and two on Van Ness Avenue). Four class 2 bicycle parking spaces would be provided near the corner of Van Ness Avenue and Union Street on the Van Ness Avenue sidewalk. The proposed project would also include 13 street trees (three existing and 10 new) distributed along the Van Ness Avenue and Union Street sidewalks. A sidewalk bulb-out would be added at the intersection of Van Ness Avenue and Union Street.

The proposed building would be supported by either a deep foundation system involving drilled displacement piles or by a shallow foundation system on improved soils. The entire site would be excavated to a maximum depth of 14 feet below ground surface and remove approximately 8,750 cubic yards of soil. Construction of the proposed project is expected to last 16 months.

DETERMINATION:

- The City and County of San Francisco decided to carry out or approve the project on December 14, 2017. The Planning Commission approved (with conditions as amended) a *conditional use authorization* for the project (Motion No. 20079) allowing the project to provide 31 parking spaces for 41 dwelling units; exceed building bulk limits; exceed 50 feet in height in a Residential-Commercial (RC) district; and exceed 40 feet in height in an RC district where the proposed building occupies more than 50 feet of street frontage on the front façade. As conditions of their approval, the Planning Commission requires that the project sponsor amend the project to include stoops on Van Ness Avenue and three carshare spaces. No appeals were filed during the 30-day appeal period that expired on January 16, 2018. A copy of the document(s) associated with this project may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-014058 (ENV, CUA VAR, TDM).

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 32 In-Fill Development Projects (CEQA section 15332)
- 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 terms of a Class 32 categorical exemption and none of the exceptions to a categorical exemption apply. For details associated with this finding, please refer to the

Notice of Exemption

CASE NO. 2015-014058ENV
2465 Van Ness Avenue

Certificate of Determination, Exemption from Environmental Review, issued for the project,
which is included in the above-cited case file.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

Date 1/25/18

cc: Jaqui Braver; DM Development
Moe Jamil, Steven Devencenzi, Jim Sohm, Brett Haltiwanger, Margie Lariviere, Rosemary Lucier, Robert
Goodman



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

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

RECEIPT NUMBER:
 38 — 01262018 — 006
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: **SAN FRANCISCO PLANNING DEPARTMENT** LEAD AGENCY EMAIL: DATE: **01/26/2018**

COUNTY/STATE AGENCY OF FILING: **San Francisco** DOCUMENT NUMBER: **641116**

PROJECT TITLE: **2465 VAN NESS AVENUE**

PROJECT APPLICANT NAME: **JENNIFER MCKELLAR** PROJECT APPLICANT EMAIL: **JENNIFER.MCKELLAR@SFGOV.ORG** PHONE NUMBER: **(415) 575-8754**

PROJECT APPLICANT ADDRESS: **1650 MISSION ST, STE 400** 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) \$3,168.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____ 0.00
- 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)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 64.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ **64.00**

SIGNATURE
 X

AGENCY OF FILING PRINTED NAME AND TITLE
FALLON LIM , Deputy County Clerk