



# Notice of Exemption

*Approval Date:* July 30, 2020  
*Case No.:* 2018-011065ENV  
*Project Title:* 3231-3233 16<sup>th</sup> Street  
*Zoning:* NCT [Valencia Street Neighborhood  
Commercial Transit]  
40-X Height and Bulk District  
*Block/Lot:* 3567/042  
*Lot Size:* 2,748 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Gary Gee, Gary Gee Architects, Inc.  
(415) 863-8881, [GGee@garygee.com](mailto:GGee@garygee.com)  
*Staff Contact:* Megan Calpin  
(628) 652-7508, [megan.calpin@sfgov.org](mailto: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

## **A. Project Description**

The site is currently occupied with an approximately 1,610-square-foot, 25-foot-6-inch-tall, two-story residential building with two dwelling units and 141 square feet of private open space at the rear of the property; an approximately 9-foot-7-inch-tall, one-story, 420-square-foot garage with two vehicular parking spaces at the front of the lot; and an approximately 210-square-foot residential storage shed and 30-square-foot garbage enclosure, each near the middle of the lot. The existing residential building on site was constructed in 1910 and is considered individually eligible for listing in the California Register as an example of Edwardian buildings constructed immediately after the 1906 Earthquake and Fire. The garage and shed are not contributing elements of the historic resource.

The project would demolish the existing garage, storage shed, and garbage enclosure at the front and middle of the lot and construct an approximately 40-foot-tall, four-story, 2,360-square-foot residential

building with five dwelling units at the front property line. The existing 3233 and 3233A two-unit residential building would remain at the rear of the lot, and no modifications are proposed to that structure. Three of the new units would have private open space, in the form of a 40-square-foot deck over the rear yard on the third floor and a 95-square-foot deck over the rear yard on the fourth floor. In the middle of the lot, approximately 690 square feet of common open space would remain. With implementation of the project, there would be a total of seven dwelling units on the lot and 3,970 square feet of residential use.

**B. Determination:**

The City and County of San Francisco decided to carry out or approve the project on July 30, 2020 when the Planning Commission took Discretionary Review of Building Permit 2018.0807.6659 and approved the project with modifications, pursuant to San Francisco Planning Code section 311 (e). 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 nos. 2018-011065ENV and 2018-011065DRP. In addition, documents may be examined at the Department of Building Inspection, 49 South Van Ness Avenue, San Francisco, CA, 94103.

An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

- 1. \_\_\_ Ministerial (Sec. 21080(b)(1); 15268)
- 2. \_\_\_ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- 3. \_\_\_ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- 4. \_\_\_ Categorical Exemption. State type and section number: \_\_\_\_\_
- 5. \_\_\_ Statutory Exemption. State code number: \_\_\_\_\_
- 6. X Community Plan Exemption (Sec. 21083.3; 15183)

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

Richard Hillis  
Planning Director

*T Sheyner*

By Lisa Gibson, Environmental Review Officer

September 8, 2020

Date

cc: Gary Gee, Gary Gee Architects, Inc.  
Colm Brennan, Property Owner