

2022-0000024

FILED

SAN FRANCISCO County Clerk

May 2, 2022

by: Melvin Galvez  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

628.652.7600

www.sfplanning.org



**San Francisco  
Planning**

MAY 02 2022  
POSTED

## NOTICE OF DETERMINATION

**MMND Adoption Date:** March 24, 2022  
**Case No.:** **2018-009081ENV**  
**State Clearinghouse No.:** 2021120617  
**Project Title:** **2055 Chestnut Street**  
**Zoning:** NC-2 (Neighborhood Commercial, Small Scale)  
 NC-3 (Neighborhood Commercial, Moderate Scale)  
 40-X Height and Bulk District  
**Block/Lot:** 0491/009  
**Lot Size:** 28,875 square feet  
**Lead Agency:** San Francisco Planning Department  
**Project Sponsor:** Doñ Bragg – The Prado Group, Inc.  
 415.395.0880  
 dbragg@pradogroup.com  
**Staff Contact:** Sherie George  
 628.652.7558  
 sherie.george@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

State of California  
 Office of Planning and Research  
 PO Box 3044  
 Sacramento, CA 95812-3044

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:

- \$72 filing fee    **AND**     \$2,548.00 Negative Declaration Fee OR  
 No Effect Determination (From CDFW)

### Project Description

The 28,875-square-foot rectangular project site (Assessor's Block 0491, Lot 009) is located in the Marina neighborhood centered within the block bounded by Chestnut Street to the north, Fillmore Street to the east, Lombard Street (U.S. 101) to the south, and Steiner Street to the west. The proposed project includes demolition of the existing 6,000-square-foot commercial building and surface parking lot and would result in a three-story (40-foot-tall primary roofline, plus 16-foot-tall elevator penthouse), approximately 96,000-gross-square-foot mixed-use residential and retail building over a below-grade retail space and parking garage with 20 accessory

off-street parking spaces. The proposed project would include 49 residential dwelling units on the second and third levels. A total of about 14,000 square feet of rentable retail space would be provided on the basement level (analyzed for a grocery tenant). On the ground floor, approximately 5,500 gross square feet of retail space would front on Lombard Street and 10,850 gross square feet of retail space would front on Chestnut Street. The proposed project would provide 80 class 1 bicycle parking spaces and 16 class 2 bicycle parking spaces.

The project would remove the four existing curb cuts on Chestnut Street and Lombard Street, provide a new 18-foot-wide two-way right-in/right-out driveway on Lombard Street, and include a new 12-foot-wide curb cut off Lombard Street. Approximately 95 feet of curb along the project's Lombard Street frontage would be converted to commercial loading. Approximately 40 feet of curb along the project's Chestnut Street frontage be converted from on-street parking to passenger loading. The commercial and passenger loading zones are subject to San Francisco Municipal Transportation Agency (SFMTA) review and approval. Construction of the proposed project would occur over an approximately 18-month period. The excavation would extend to a depth of up to 19 feet below ground surface, resulting in about 19,500 cubic yards of soil and debris excavation.

## Determination

The City and County of San Francisco decided to carry out or approve the project on March 24, 2022. The Final Mitigated Negative Declaration was adopted on March 24, 2022. The project was officially approved on April 25, 2022 when no appeal of the FMND was filed. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2018-009081ENV.

1. A Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment with the implementation of mitigation measures.
3. Mitigation measures were made a condition of project approval.

This notice is being issued during the suspension of certain CEQA posting requirements pursuant to San Francisco Administrative Code Chapter 31 requirements. This notice complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency dated February 25, 2020.

Rich Hillis  
Planning Director

  
By Lisa Gibson  
Environmental Review Officer

April 28, 2022

\_\_\_\_\_  
Date

cc: Don Bragg, The Prado Group, Inc.  
Interested Parties; Patricia Vaughey; Virginia Plant; Caltrans District 4



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

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

RECEIPT NUMBER:  
 38-05/02/2022-035  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL SHERIE.GEORG@SFGOV.ORG	DATE 05/02/2022
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2022-0000024	

PROJECT TITLE  
  
 2055 CHESTNUT STREET

PROJECT APPLICANT NAME SHERIE GEORGE	PROJECT APPLICANT EMAIL	PHONE NUMBER (628) 652-7600
PROJECT APPLICANT ADDRESS 49 SOUTH VAN VESS AVENUE SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

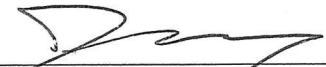
PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency   
 School District   
 Other Special District   
 State Agency   
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 3,539.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,548.00 \$ 2,548.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,203.25 \$ \_\_\_\_\_
- 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 \$ 72.00 \$ 72.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

Cash     Credit     Check     Other    **TOTAL RECEIVED \$ 2,620.00**

SIGNATURE  	AGENCY OF FILING PRINTED NAME AND TITLE  Melvin Galvez Deputy Clerk
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