

2024-0000029

FILED

SAN FRANCISCO County Clerk

JUN 04 2024

MNda

by: Mariedyne Nadonza
Deputy County Clerk

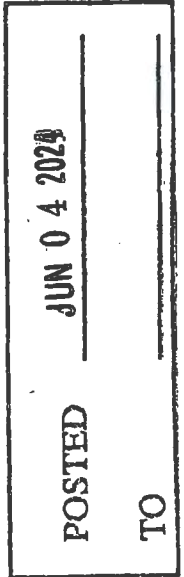
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org



**San Francisco
Planning**

NOTICE OF EXEMPTION

Final Approval Date: May 20, 2024
Case No.: 2022-001394ENV
Project Title: 1526 Powell Street
Project Location-Specific: Between Green and Vallejo Streets
Project Location-City/County: City and County of San Francisco
Zoning: NCD – North Beach Neighborhood Commercial Use District
40-X Height and Bulk District
Block/Lot: 0130/025
Lot Size: 5,259 square feet
Lead Agency: San Francisco Planning Department
Project Applicant: Ken Yip, JS Sullivan Development
(415) 206-1578
k.yip@js-sullivan.com
Staff Contact: Sherie George
(628) 652-7558
sherie.george@sfgov.org



To:	County Clerk, City and County of San Francisco City Hall Room 160 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
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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: \$79 filing fee

Project Description

The project site contains a two-story-over-basement, industrial building constructed in 1916, which is identified in the adopted North Beach Historic Survey as an individually significant historic resource (Delucchi Sheet Metal Works). The project proposes to substantially demolish the existing building except for retaining the facade, expand it horizontally and vertically, and change the use, resulting in a six-story-over-basement residential building containing 20 dwelling units. The project includes below-grade parking for 10 vehicles and 20 class 1 bicycles, and 1,447 sf of common open space on the roof. The

building height would be 62-feet-tall to the roof and 72 feet to the top of the stair and elevator bulkhead. The project is expected to involve excavation in an area of 4,824 square feet to a depth of 2 feet, 6 inches, except the depth would be 9 feet, 9 inches at the car stacker and 7 feet, 6 inches at the elevator pit.

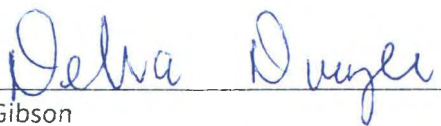
Determination

The City and County of San Francisco decided to carry out or approve the project on April 19, 2024 in a principally permitted planning approval letter. The project was officially approved on May 21, 2024 when no appeal of the general plan evaluation was filed during the 30-day appeal period. 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. 2022-001394ENV.

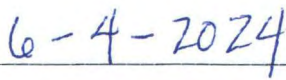
1. **Exempt Status:**

- 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/General Plan Exemption (Sec. 21083.3; 15183)

2. **Reason for Determination:** This project in its approved form has been determined to be exempt from environmental review as follows. Based on the scope of the project, the development density permitted at the site, and analysis, the department determined that the project qualifies for a general plan evaluation subsequent to the Housing Element 2022 Update EIR in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.



 For Lisa Gibson
 Environmental Review Officer



 Date

cc: Ken Yip, JS Sullivan Development
 Supervisor Peskin, District 3
 Other interested parties

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print  **Save**

RECEIPT NUMBER:
 38-06/04/2024-047

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 08/04/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000029	

PROJECT TITLE
 1526 POWELL STREET

PROJECT APPLICANT NAME SHERIE GEORGE	PROJECT APPLICANT EMAIL sherie.george@sfgov.org	PHONE NUMBER (828) 652-7558
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS 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:

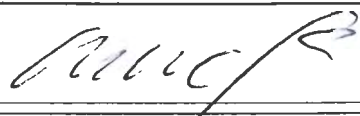
- Environmental Impact Report (EIR) \$ 4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ _____

- 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 \$ 79.00 \$ _____ 79.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other 20053 **TOTAL RECEIVED \$ _____ 79.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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San Francisco
County Clerk
1 Dr. Carlton B. Goodlett Place,
Room 168
San Francisco, CA 94102
(415) 554-4950

Receipt No.: 202400882244

Cashier: margente

Register: CCG4AM019

Date/Time: 06/04/2024 01:28 PM

<u>Description</u>	<u>Fee</u>
Notice of Exemption	
Transaction Time:	01:28 PM
Transaction Fee:	\$0.00
CEQA County Clerk Processing	
Transaction Time:	01:28 PM
Transaction Fee:	\$79.00
<hr/>	
Total Amount Due:	\$79.00
<hr/>	
Total Paid	
Check Tendered:	\$79.00
#20053	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

