



2024-0000067

FILED

SAN FRANCISCO County Clerk

December 11, 2024

by: Giselle Romo

Deputy County Clerk

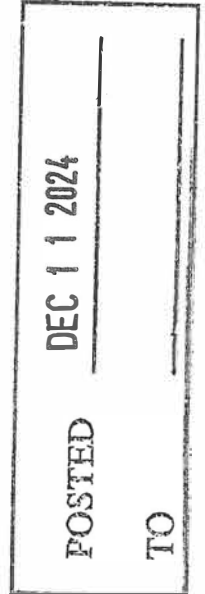
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

628.652.7600

www.sfplanning.org

# NOTICE OF EXEMPTION

Final Approval Date: December 3, 2024  
 Case No.: 2024-004871ENV  
 Project Title: 496 Seacliff Avenue  
 Zoning: RH-1(D) – Residential-House, One Family-Detached  
 40-X Height and Bulk District  
 Block/Lot: 1309/008A  
 Lot Size: 10,001 square feet  
 Lead Agency: San Francisco Planning Department  
 Project Applicant: Amy Lee, 3S LLC  
 (415) 290-3051  
 amy@3ssanfrancisco.com  
 Staff Contact: Don Lewis  
 (628) 652-7543  
 don.lewis@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

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:** \$82 filing fee

## Project Description

The proposed project is to demolish the existing two-story over basement, single-family residence (approximately 5,500 square feet), and construct a new three-story over basement, single-family residence (approximately 7,500 square feet). The project would also construct a one-story rear-yard unit in the required rear yard (approximately 900 square feet). The project proposes 1,400 cubic yards of excavation with a depth of approximately 12 feet. The project also proposes to reconfigure the lot lines of the vacant lot (under Assessor's Block 1307, Lot 002D) and the lot occupied by the existing single-family house (under Assessor's Block 1309, Lot 008A).

## Determination

The City and County of San Francisco decided to carry out or approve the project on October 31, 2024, when the Planning Department issued the Planning Approval Letter. The project was officially approved on December 3, 2024 when no appeal of the Categorical Exemption 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. 2024-004871ENV.

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. Class 1 (Sec. 15301) and Class 3 (Sec. 15303)
- Statutory Exemption. State code number: \_\_\_\_\_
- Community 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 because it fits the definition of the above-stated classes of categorical exemption and the project would not trigger any of the exceptions to the issuance of a categorical exemption.



For Lisa Gibson  
Environmental Review Officer

12/10/2024

Date

cc: Amy Lee, project sponsor  
Supervisor Chan, District 1

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** [REDACTED] **Save**

RECEIPT NUMBER:  
 38-12/11/2024-110  
 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 12/11/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000067	

PROJECT TITLE  
  
 496 SEACLIFF AVENUE

PROJECT APPLICANT NAME DON LEWIS	PROJECT APPLICANT EMAIL don.lewis@sfgov.org	PHONE NUMBER (628) 652-7543
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)

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- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 82.00 \$ \_\_\_\_\_ **82.00**
- Other \$ \_\_\_\_\_

PAYMENT METHOD:  
 Cash   
 Credit   
 Check   
 Other 409   
**TOTAL RECEIVED \$ \_\_\_\_\_ **82.00****

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Giselle Romo Deputy Clerk
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