

2025-0000008

FILED

SAN FRANCISCO County Clerk

January 10, 2025

*M. Nadonza*

by: Mariedyne Nadonza  
Deputy County Clerk

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



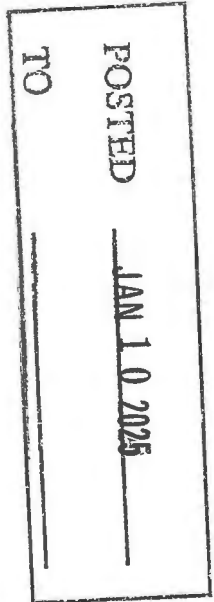
San Francisco  
Planning

## NOTICE OF EXEMPTION

Final Approval Date: November 14, 2024  
 Case No.: 2024-004990PRJ  
 Project Title: 758 and 772 Pacific Avenue  
 Zoning: Chinatown-Residential Neighborhood Commercial (CRNC)  
 65-N Height and Bulk District  
 Block/Lot: 0161/014, 0161/015  
 Lot Size: 11,169 square feet  
 Lead Agency: San Francisco Planning Department  
 Project Applicant: Bo Han, Chinatown Community Development Center  
 (415) 722-2947  
 bo.han@chinatowncdc.org  
 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 a 15-story, 100 percent affordable, senior housing project with 175 units to be built on the combined parcels of 758 and 772 Pacific Avenue in the Chinatown neighborhood. The City and County of San Francisco currently owns the 772 Pacific Avenue parcel and Chinatown Community Development Center ("CCDC"), the nonprofit developer, owns the adjacent 758 Pacific Avenue parcel. The City would acquire the 758 Pacific Avenue parcel from CCDC to merge the two parcels, then ground lease the combined parcel to CCDC to build the senior housing project over the ground floor banquet hall. The

current CRNC zoning allows 65-N and CCDC, with support from the district supervisor, would submit a request for a height and density increase for a base height of 155 feet to the top of roof slab per The New Asia Senior Housing Special Use District coupled with the State Density Bonus application for 100 percent affordable housing.

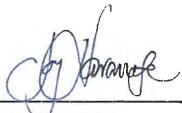
## Determination

The City and County of San Francisco decided to carry out or approve the project on November 14, 2024, when the Board of Supervisors approved the ordinance amending the Planning Code and Zoning Map to create the New Asia Senior Housing Special Use District (Board File No. 240727). 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. 2024-004990PRJ.

1. **Exempt Status:**

- Ministerial (Sec. 21080.40; AB1449)
- 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:** The proposed project meets the definition of an affordable housing project as defined in California Public Resources Code Section 21080.40.



For Lisa Gibson  
Environmental Review Officer

12/16/2024

Date

cc: Bo Han, project sponsor  
Supervisor Peskin, District 3

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print** [REDACTED] **Save**

RECEIPT NUMBER:  
 38-01/10/2025-014  
 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 01/10/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000008	

PROJECT TITLE  
758 AND 772 PACIFIC 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:**

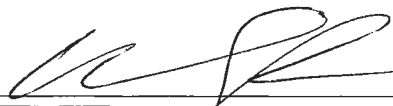
- Environmental Impact Report (EIR) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

- 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 \$ 82.00 \$ 82.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash     Credit     Check     Other 1087    **TOTAL RECEIVED \$ 82.00**

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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