

2025-0000011

FILED

SAN FRANCISCO County Clerk

January 23, 2025

M. Nadonza

by: Marledyne Nadonza
Deputy County Clerk

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**San Francisco
Planning**

NOTICE OF EXEMPTION

Final Approval Date: September 24, 2024
 Case No.: 2023-001074ENV
 Project Title: 700 Indiana Street
 Zoning: UMU – Urban Mixed Use
 Central Waterfront Plan Area
 58-X Height and Bulk District
 Block/Lot: 4062/007
 Lot Size: 31,090 square feet
 Lead Agency: San Francisco Planning Department
 Project Applicant: John Kevlin, jkevin@rubenlaw.com, 415.567.9000
 Staff Contact: Sherie George, sherie.george@sfgov.org, 628.652.7885

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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 TO

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 at 700 Indiana Street within the Dogpatch neighborhood of San Francisco between 19th Street to the north, 20th street to the south, Indiana Street to the east, and Highway 280 to the west. The lot size is 31,090 square feet and rectangular in shape. The site has an existing 15,000 square-foot, commercial storage building on the northern portion of the site and a paved yard containing a fence enclosure on the southern portion. The proposed project would demolish the existing, vacant building and construct a new three-story over basement laboratory use building with 72,349 gross square feet of laboratory use. The proposed building would have two different heights based on the location along Indiana Street, to provide open space for building users on the third floor. The north side of the proposed building would be 48 feet in height (54 feet including rooftop mechanical equipment and elevator penthouse), and the south side of the building would be 33 feet in height (39 feet including rooftop mechanical equipment). The proposed building would include laboratory space and meeting rooms on

each floor. The ground floor would also include space for a transformer room that would be obscured behind a hinged gate. The third-floor roof top would contain a roof terrace and a break area. In total, the project would provide 8,440 square feet of common outdoor space. A 29,336 square-foot basement would provide 53 vehicle parking spaces (including two electric vehicle charging spaces), two ride share spaces, 11 class 1 bicycle parking spaces, four class 2 bicycle parking spaces, four showers, a bicycle repair station, and 24 clothes lockers. The estimated construction duration of the proposed project is 30 months. The maximum depth of excavation would be 15 feet below grade with a total of 16,500 cubic yards of excavation. The proposed foundation would consist of mat foundation bearing on improved soils.

Determination

The City and County of San Francisco decided to carry out or approve the project on September 24, 2024 when the San Francisco Board of Supervisors rejected an appeal of the CEQA determination (general plan evaluation) prepared for the project. The San Francisco Planning Commission reviewed the project per the Planning Code section 329 and approved a Large Project Authorization on June 13, 2024. 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. 2023-001074ENV and 2023-001074PRJ, 2023-001074ENX.

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: _____
- 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 because it fits the definition of the above-stated class of exemption.

Joy Navarrete

For Lisa Gibson
Environmental Review Officer

January 23, 2025

Date

cc:

Ryan Guibara, MBC BioLabs
Supervisor Walton, District 10
other interested parties

Date Received for filing at OPR:

