



2025-0000039

F I L E D

SAN FRANCISCO County Clerk

April 17, 2025

by: Giselle Romo

Deputy County Clerk

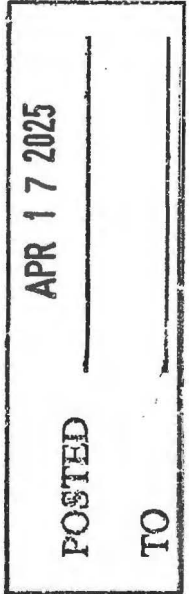
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

628.652.7600

www.sfplanning.org

NOTICE OF EXEMPTION

Final Approval Date: April 15, 2025
Case No.: 2024-005274ENV
Project Address: 2142 22nd Street
Project Location-City/County: City and County of San Francisco
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Block/Lot: 4094/038
Lot Size: 2,495 square feet
Lead Agency: San Francisco Planning Department
Project Applicant: Dane Bunton and Nastaran Mousavi, Property Owners
(510) 612-7758, dane@studiobanaa.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 project site is a 2,495-square-foot parcel located on the north side of 22nd Street between Kansas and Rhode Island streets in the Potrero Hill neighborhood. The project site is occupied by an existing two-story, single-family residence (constructed in 1910) that is approximately 1,214 square feet in size at the rear of the lot. Immediately east (uphill) of the project site is a six-story, approximately 3,344-square-foot, two-unit residential building (2132-2136 22nd Street) which was constructed in 1990. Immediately west (downhill) of the project site is a utility right-of-way that runs along Kansas Street with no structures. The subject block of 22nd Street consists predominantly of two- to three-story residential buildings.

The proposed project would demolish the existing single-family residence at the rear of the lot and construct a new 40-foot-tall, six-story over basement, 9,195-gross-square-foot, residential building with

five dwelling units. The project would provide 5 off-street parking spaces housed within stackers. The unit mix would be comprised of 1 one-bedroom unit and 4 three-bedroom units. The proposed building would be supported on spread footings with a mat slab embedded into the underlying bedrock. The project proposes retaining walls and landscaping along the western and northern property lines. Additionally, a gravel path is proposed from the rear yard as a second means of egress connecting to the existing Kansas Street steps. The project would require approximately 1,050 cubic yards of excavation with a maximum depth of approximately 30.5 feet below ground surface. Construction is expected to last approximately 12 months.

Determination

The City and County of San Francisco decided to carry out or approve the project on April 15, 2025 when the Board of Supervisors denied the appeal and upheld the categorical exemption. 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. 2024-005274ENV.

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 would not trigger any of the exceptions to the issuance of a categorical exemption.


 For Lisa Gibson
 Environmental Review Officer

4/17/2025

 Date

cc:

Dane Bunton, Project Sponsor
 Supervisor Walton, District 10

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

Save

RECEIPT NUMBER:

38-04/17/2025-069

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 04/17/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000039	

PROJECT TITLE

2142 22ND STREET

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 36697
 TOTAL RECEIVED \$ _____ 82.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Giselle Romo Deputy Clerk