



San Francisco Planning

2023-0000081

FILED

SAN FRANCISCO County Clerk

DEC 21 2023

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

NOTICE OF EXEMPTION

Final Approval Date: December 5, 2023
Case No.: 2022-012254ENV
Project Title: 2001 37th Avenue
Zoning: RH-1 (Residential-House, One Family) Use District
 40-X Height and Bulk District
Block/Lot: 2094/006
Lot Size: 11.4 acres
Lead Agency: San Francisco Planning Department
Project Sponsor: Ken Stupi, Vice President of Finance and Administration
 St. Ignatius College Preparatory School
kstupi@siprep.org
Staff Contact: Don Lewis
 (628) 652-7543
don.lewis@sfgov.org

POSTED
 DEC 21 2023
 TO

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

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 approximately 11.4-acre Saint Ignatius College Preparatory ("the school") campus is bordered by 39th Avenue and the West Sunset Soccer Fields to the west, Sunset Community Garden to the north, Rivera Street to the south, and 37th Avenue to the east in the Outer Sunset neighborhood. The campus predominantly consists of 12 buildings (totaling approximately 308,242 square feet), an athletic stadium with four 90-foot-tall lights poles, and a practice field with four 40-foot-tall light poles. The project site, where construction would occur, consists of an approximately 1.9-acre (84,480 square feet) portion of the northern end of the St. Ignatius school campus.

Saint Ignatius proposes the demolition of five buildings that are grouped together on the northern portion of the project site and construction of an 182,850-square-foot addition to the existing main academic building.

The buildings to be demolished total approximately 58,800 square feet in size (ranging in height from one to three stories) and include a chapel, dining hall with kitchen, administrative offices, a garage, and a 34-room dormitory. The dormitory rooms were historically for Jesuit community members working at the school. The dormitories have never been made available to the public as rental units in any manner, and no school staff or members of the Jesuit community have ever paid St. Ignatius rent for the accommodations. Currently, eight members of the Jesuit community live in the rooms, three of whom currently work at the school. With the project, three members would move to a residence in San Francisco owned by St. Ignatius, and five members would move to other residences associated with the Jesuit community in the Bay Area. No increase in enrollment or staffing is proposed. With implementation of the proposed project, the overall square footage of campus buildings would be approximately 444,242.

The proposed addition to the existing main academic building would be 40 feet tall (50 feet tall with mechanical screen) with three stories over a basement and approximately 182,850 square feet. The height of the proposed addition would match the height of the existing main academic building. The addition would provide new flexible educational spaces, a chapel, dining area, and kitchen. The addition would be setback approximately 36 feet from the north property line (towards the Sunset Community Garden). The project would also construct a new retaining wall and fence at the north property line.

The project includes a new main entrance along 37th Avenue at the connection between the existing main academic building and the proposed addition; this two-story space would include tiered seating to support formal and informal school gatherings. The connection would occur at all three levels of the building to facilitate circulation between the new and existing areas. The existing vehicular access and service drive at the northern end of the campus would remain to provide access to the west side of the campus. Loading would remain at the northern end of the campus, and the existing trash and recycling area would be moved inside the building.

The project would remove 13 exterior, off-street parking spaces used by the school near the north property line and eight garage spaces dedicated for the eight Jesuit residents living in the dorm rooms. The 86 existing parking spaces at the southern end of the campus would remain. The project would provide 150 new bike parking spaces (120 class I and 30 class II spaces). The project would not remove on-street parking spaces. The project would plant 13 new street trees in front of the project site on 37th Avenue; three street trees would be removed.

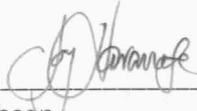
Project construction would require approximately 37,000 cubic yards of excavation with a maximum depth of 19 feet below ground surface. Construction duration is estimated for 25 months. The proposed addition would be supported on a mat foundation on a soil improvement system.

Determination

The City and County of San Francisco decided to carry out or approve the project on November 2, 2023 when the San Francisco Planning Commission approved the Conditional Use Authorization. The project was officially approved on December 5, 2023 when no appeal of the class 32 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. 2022-012254ENV and 2022-012254CUA.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
 - 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 32 (Sec. 15332)
 - Statutory Exemption. State code number: _____
 - Community Plan Exemption (Sec. 21083.3; 15183)

2. 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

For Lisa Gibson
Environmental Review Officer

December 19, 2023

Date

cc: Ken Stupi, St. Ignatius College Preparatory School
Supervisor Joel Engardio, District 4



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print  **Finalize&Email**

RECEIPT NUMBER:
 38-12/21/2023-133
 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 12/21/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000081	

PROJECT TITLE

2001 37TH 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) \$ 3,839.25 \$ _____

Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ _____

Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

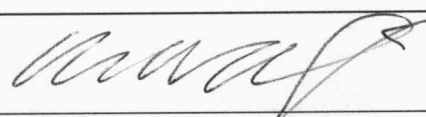
Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____

County documentary handling fee \$ 79.00 \$ _____ 79.00

Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other 101208 **TOTAL RECEIVED \$ _____ 79.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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