

2024-0000029

FILED

SAN FRANCISCO County Clerk

JUN 04 2024

*M. Nadonza*

by: Marledyne Nadonza  
Deputy County Clerk

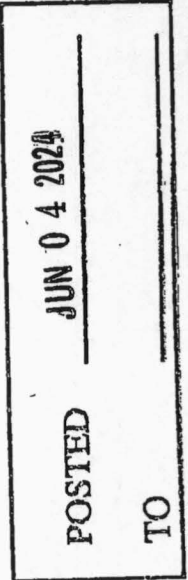
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org



San Francisco  
**Planning**

## NOTICE OF EXEMPTION

Final Approval Date: May 20, 2024  
Case No.: 2022-001394ENV  
Project Title: 1526 Powell Street  
Project Location-Specific: Between Green and Vallejo Streets  
Project Location-City/County: City and County of San Francisco  
Zoning: NCD – North Beach Neighborhood Commercial Use District  
40-X Height and Bulk District  
Block/Lot: 0130/025  
Lot Size: 5,259 square feet  
Lead Agency: San Francisco Planning Department  
Project Applicant: Ken Yip, JS Sullivan Development  
(415) 206-1578  
k.yip@js-sullivan.com  
Staff Contact: Sherie George  
(628) 652-7558  
sherie.george@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:** \$79 filing fee

### Project Description

The project site contains a two-story-over-basement, industrial building constructed in 1916, which is identified in the adopted North Beach Historic Survey as an individually significant historic resource (Delucchi Sheet Metal Works). The project proposes to substantially demolish the existing building except for retaining the facade, expand it horizontally and vertically, and change the use, resulting in a six-story-over-basement residential building containing 20 dwelling units. The project includes below-grade parking for 10 vehicles and 20 class 1 bicycles, and 1,447 sf of common open space on the roof. The

building height would be 62-feet-tall to the roof and 72 feet to the top of the stair and elevator bulkhead. The project is expected to involve excavation in an area of 4,824 square feet to a depth of 2 feet, 6 inches, except the depth would be 9 feet, 9 inches at the car stacker and 7 feet, 6 inches at the elevator pit.

**Determination**

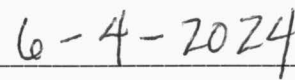
The City and County of San Francisco decided to carry out or approve the project on April 19, 2024 in a principally permitted planning approval letter. The project was officially approved on May 21, 2024 when no appeal of the general plan evaluation was filed during the 30-day appeal period. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2022-001394ENV.

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: \_\_\_\_\_
- Community/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 as follows. Based on the scope of the project, the development density permitted at the site, and analysis, the department determined that the project qualifies for a general plan evaluation subsequent to the Housing Element 2022 Update EIR in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

  
\_\_\_\_\_  
For Lisa Gibson  
Environmental Review Officer

  
\_\_\_\_\_  
Date

cc: Ken Yip, JS Sullivan Development  
Supervisor Peskin, District 3  
Other interested parties

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**  **Save**

RECEIPT NUMBER:  
 38-06/04/2024-047  
 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 06/04/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000029	

PROJECT TITLE

1526 POWELL STREET

PROJECT APPLICANT NAME SHERIE GEORGE	PROJECT APPLICANT EMAIL sherie.george@sfgov.org	PHONE NUMBER (628) 652-7558
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 \$ \_\_\_\_\_

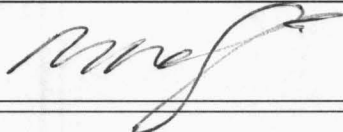
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- 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 20053   
 TOTAL RECEIVED \$ \_\_\_\_\_ **79.00**

SIGNATURE

X 

AGENCY OF FILING PRINTED NAME AND TITLE

Mariedyne Nadonza Deputy Clerk