



939 LOMBARD STREET

APPEAL OF CLASS 1 AND 3 CATEGORICAL EXEMPTION

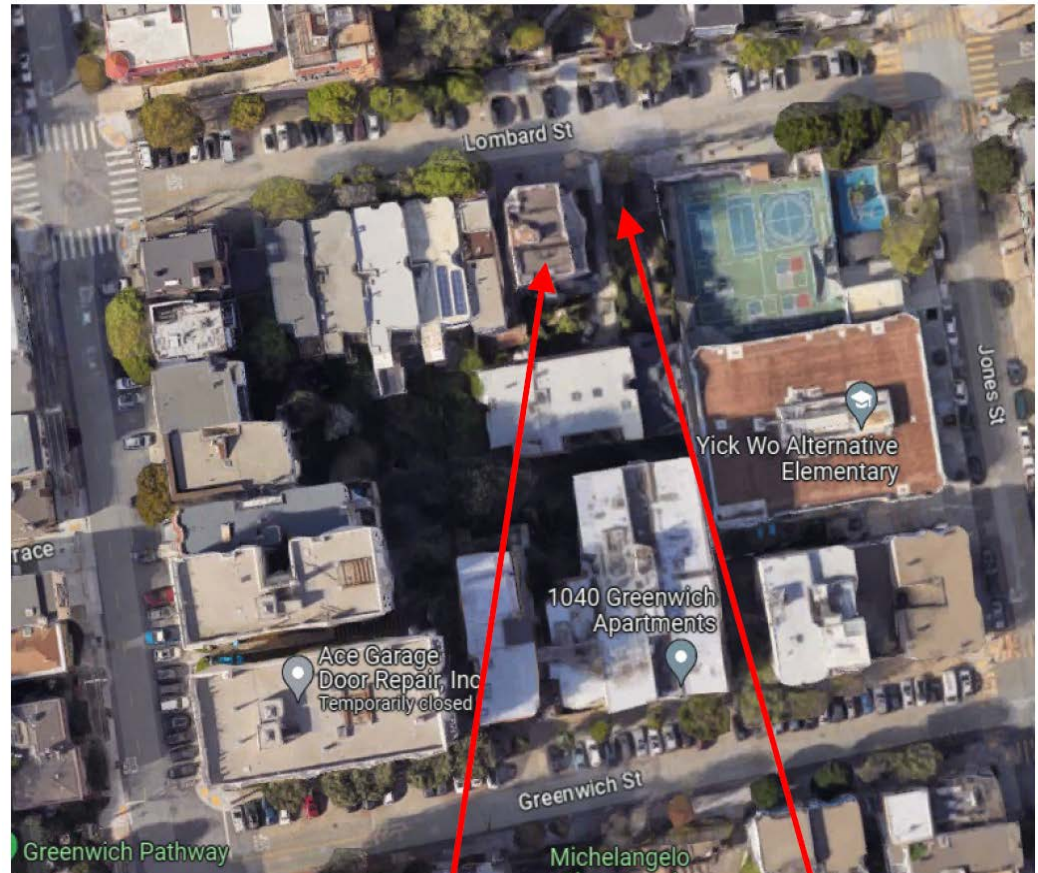
SEPTEMBER 12, 2023



San Francisco
Planning

Project Site

- Russian Hill neighborhood
- RM-1 zoning district
- 40-X height/bulk district
- Existing use: carport with single-family home in rear



APPELLANT'S
PROPERTY

SUBJECT PROPERTY

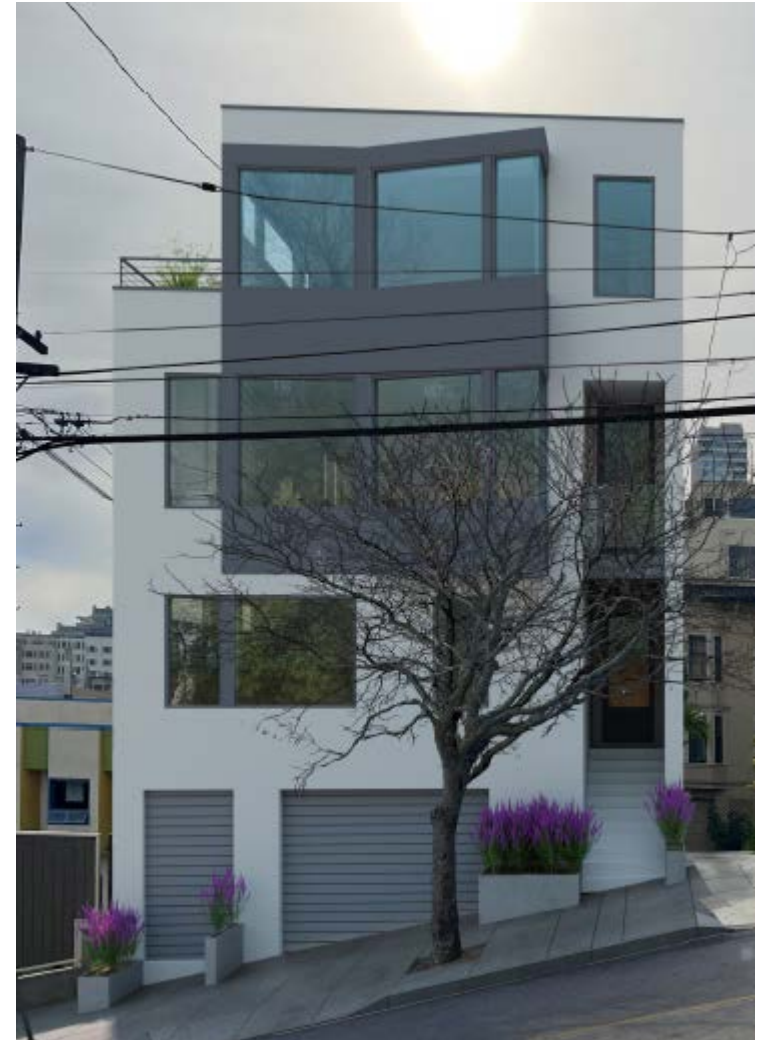
Project Overview

- Proposed use: four-story, 4,828-square-foot, single-family residence



Overview of Planning Department Responses

- Project meets definition of Class 1 and Class 3 categorical exemption
- No exceptions to the issuance of a catex apply
- Project would not have significant impacts, including those related to air quality, noise, shadow, public safety, biological resources, hazardous materials, and geology



Categorical Exemptions

Class 1: Existing Facilities (CEQA Guidelines Section 15301)

Demolition and removal of individual small structures, such as garages and carports.

Class 3: New Construction (CEQA Guidelines Section 15303)

Construction of up to three single-family residences in an urbanized area.

Exceptions (CEQA Guidelines Section 15300.2)

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Planning Department Responses to Environmental Issues

Project would not have a significant effect related to:

- Construction (noise, air quality, public safety)
- Geology (shared retaining wall)
- Shadow (on Yick Wo Elementary School schoolyard)
- Hazardous Materials

In Conclusion

- Class 1 and 3 categorical exemption is the appropriate type of CEQA document.
- Mitigated negative declaration or environmental impact report is not warranted.
- Department requests that the Board reject appeal and uphold the categorical exemption

Questions?

SF Planning

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