



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
Midtown Park Apartments		1099031
Case No.		Permit No.
2024-007686PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Midtown Park Apartments ("Midtown") is a 140-unit multifamily rental housing development in Western Addition owned by the City. Midtown was built in 1962 and contains 140 units in six (6) buildings. In 2014 or thereafter, one (1) unit was turned into a property management office and community room. There are laundry rooms in two buildings. Of the 139 units (140 units excluding the property management office and community room), 105-units are currently occupied. Since Midtown's initial construction, no major renovation has occurred, and major systems are failing. Some key health and safety items are in violation of the current code. Because of lack of adequate fire safety buildings are becoming difficult to insure. Failure of one system could be catastrophic with death, injury and/or large displacement. Extremely low rents of existing tenants cause an annual operations gap, and this operations gap is filled by Mayor's Office of Housing and Community Development ("MOHCD"). Over the next five years, MOHCD or its property management agent, proposes to repair or replace failing systems. Depending on available funds, MOHCD or its property management agent and the property management's vendors would repair or replace failing systems over five years. All six (6) buildings would undergo repairs or replacement of the following systems:•</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Category A: Known Historical Resource. |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). |
| <input type="checkbox"/> | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). |

PROPOSED WORK CHECKLIST

Check all that apply to the project.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Change of use and new construction. Tenant improvements not included. |
| <input checked="" type="checkbox"/> | Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | Window replacement that meets the Department's <i>Window Replacement Standards</i> . |
| <input type="checkbox"/> | Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| <input type="checkbox"/> | Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input type="checkbox"/> | Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features. |
| <input type="checkbox"/> | Façade or storefront alterations that do not remove, alter, or obscure character -defining features. |
| <input type="checkbox"/> | Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |

Note: Project Planner must check box below before proceeding.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Project is not listed. |
| <input checked="" type="checkbox"/> | Project involves scope of work listed above. |

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p><input type="checkbox"/> Reclassify to Category C</p> <p><input type="checkbox"/> Lacks Historic Integrity</p> <p><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner:	
Preservation Planner Signature:	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p>	
	<p>Project Approval Action: Building Permit</p>	<p>Signature: Don Lewis 08/23/2024</p>
	<p>If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project.</p>	
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

Full Project Description

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Of the 139 units (140 units excluding the property management office and community room), 105-units are currently occupied. Since Midtown's initial construction, no major renovation has occurred, and major systems are failing. Some key health and safety items are in violation of the current code. Because of lack of adequate fire safety buildings are becoming difficult to insure. Failure of one system could be catastrophic with death, injury and/or large displacement. Extremely low rents of existing tenants cause an annual operations gap, and this operations gap is filled by Mayor's Office of Housing and Community Development ("MOHCD").

Over the next five years, MOHCD or its property management agent, proposes to repair or replace failing systems. Depending on available funds, MOHCD or its property management agent and the property management's vendors would repair or replace failing systems over five years. All six (6) buildings would undergo repairs or replacement of the following systems:

- Fire Alarm
- Fire Sprinklers
- Heaters/Hot Water
- Structural upgrades
- Roof
- Windows
- Balcony
- Paint of exterior and interior units

In addition to the above, if funding allows, the project would add a laundry room at one building and another between 2 buildings.

The City, working through MOHCD, has three goals it hopes to achieve with the repair and replacement plan for Midtown. The goals are (1) bring Midtown to code and mitigate risk from health and safety issues; (2) rent vacant units after repairs at or near market rates to eliminate ongoing City operating subsidy through MOHCD to Midtown, and (3) discourage, through lease enforcement, new tenants from installing and using in-unit washers and dryers.