

2024-0000018

FILED

SAN FRANCISCO County Clerk

APR 25 2024

by: Mariedyne Nadonza  
Deputy County Clerk

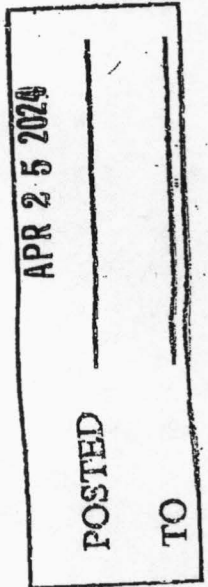
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org



San Francisco  
Planning

## NOTICE OF EXEMPTION

Final Approval Date: April 23, 2024  
Case No.: 2023-002706ENV  
Project Title: 72 Harper Street  
Project Location-Specific: 72 Harper Street, between Noe Street and Harper Street  
Project Location-City/County: City and County of San Francisco  
Zoning: RH-1 - Residential- House, One Family  
40-X Height and Bulk District  
Block/Lot: 6652/010  
Lot Size: 4,338 square feet  
Lead Agency: San Francisco Planning Department  
Project Applicant: Dennis Budd, Gast Architects  
budd@gastarchitects.com, 415-828-8648  
Staff Contact: Ryan Shum  
ryan.shum@sfgov.org, (628) 652-7542



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|-----|--|--|
| To: | County Clerk, City and County of San Francisco<br>City Hall Room 160<br>1 Dr. Carlton B. Goodlett Place<br>San Francisco, CA 94102 | State of California<br>Office of Planning and Research<br>PO Box 3044<br>Sacramento, CA 95812-3044 |
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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 72 Harper Street project proposes interior and exterior modifications to the existing single-family dwelling on-site. The project would convert the existing unoccupied basement level to a one-bedroom, one-bathroom accessory dwelling unit (ADU), construct a three-story rear addition attached to the existing single-family dwelling to a maximum height of approximately 30 feet, elevate portions of the existing roof to add a bedroom and bathroom to the primary unit, make seismic improvements to the building, and rebuild the existing front stairs in-kind to meet current egress requirements.

The existing dwelling is 3,183 square feet in area with 323 square feet of parking. The proposed project would add 2,156 net new square feet of total area for a total area of 4,274 square feet with 352 square feet of parking, of which 3,033 square feet would be the primary residential unit and 1,048 square feet would be the ADU.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on April 23, 2024 when the San Francisco Board of Supervisors rejected an appeal of the CEQA determination (categorical exemption) prepared for the project. The project received four Discretionary Review requests and was heard at the Planning Commission on February 8, 2024. The Planning Commission did not find exceptional or extraordinary circumstances related to the project and did not take discretionary review on the project. The project’s final approval date is April 23, 2024. 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. 2023-002706ENV, 2023-002706PRJ, 2023-002706DRP, 2023-002706DRP-02, 2023-002706DRP-03, and 2023-002706DRP-04.

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 – CEQA Guidelines section 15301
- 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 class of categorical exemption. If categorically exempt, the project would not trigger any of the exceptions to the issuance of a categorical exemption.

*Joy Navarrete*  
\_\_\_\_\_  
For Lisa Gibson  
Environmental Review Officer

04/25/2024  
\_\_\_\_\_  
Date

cc: Dennis Budd, Gast Architects  
Supervisor Rafael Mandelman, District 8

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:  
 38-04/25/2024-031  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

|   |                                    |                    |
|---|------------------------------------|--------------------|
| LEAD AGENCY<br>SAN FRANCISCO PLANNING DEPARTMENT      | LEAD AGENCY EMAIL<br>pic@sfgov.org | DATE<br>04/25/2024 |
| COUNTY/STATE AGENCY OF FILING<br>SAN FRANCISCO COUNTY | DOCUMENT NUMBER<br>2024-0000018    |                    |

PROJECT TITLE  
  
 72 HARPER STREET

|   |  |                                |
|---|--|--------------------------------|
| PROJECT APPLICANT NAME<br>RYAN SHUM                               | PROJECT APPLICANT EMAIL<br>ryan.shum@sfgov.org | PHONE NUMBER<br>(628) 652-7542 |
| PROJECT APPLICANT ADDRESS<br>49 SOUTH VAN NESS AVENUE, SUITE 1400 | CITY<br>SAN FRANCISCO                          | STATE<br>CA                    |
|   |  | ZIP CODE<br>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)

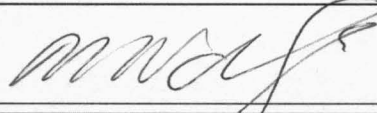
Fee previously paid (attach previously issued cash receipt copy)

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 #118   
**TOTAL RECEIVED \$ 79.00**

|  |   |
|--|---|
| SIGNATURE<br><br><br><b>X</b> | AGENCY OF FILING PRINTED NAME AND TITLE<br><br>Mariedyne Nadonza Deputy Clerk |
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