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, 415-628-8648
Staff Contact: Ryan Shum
ryan.shum@sfgov.org, (628) 652-7542

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 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.

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*Joy Navarrete*

For Lisa Gibson

*Environmental Review Officer*

04/25/2024

Date

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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

RECEIPT NUMBER:
38-04/25/2024-031

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT
COUNTY/STATE AGENCY OF FILING
SAN FRANCISCO COUNTY

PROJECT TITLE

72 HARPER STREET
PROJECT APPLICANT NAME
RYAN SHUM
PROJECT APPLICANT ADDRESS
49 SOUTH VAN NESS AVENUE, SUITE 1400

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

AGENCY OF FILING PRINTED NAME AND TITLE

Mariedyne Nadonza Deputy Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/24)