



## NOTICE OF EXEMPTION

2025-0000053  
**F I L E D**

SAN FRANCISCO County Clerk

June 25, 2025

  
GISELLE ROMO

JUN 25 2025

POSTED

TO

Final Approval Date: June 17, 2025  
Case No.: 2018-013877ENV  
Project Title: 2588 Mission Street  
Project Location-Specific: Northwest corner of Mission and 22nd Streets  
Project Location-City/County: City and County of San Francisco  
Zoning: NCT (Mission Street Neighborhood Commercial Transit) Use District  
45-X and 65-B Height and Bulk District  
Block/Lot: 3616/008  
Lot Size: 21,500 square feet  
Lead Agency: San Francisco Planning Department  
Project Applicant: David H. Blackwell, Allen Matkins Leck Gamble Mallory & Natsis LLP  
(415) 273-7463  
[dblackwell@allenmatkins.com](mailto:dblackwell@allenmatkins.com)  
Staff Contact: Kei Zushi  
(628) 652-7495  
[kei.zushi@sfgov.org](mailto:kei.zushi@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:** \$82 filing fee

### Project Description

The proposed project would construct a roughly 100-foot-tall (exclusive of an approximately 18-foot-tall elevator and stair penthouse), 10-story-over-basement, 179,000-square-foot (sf) mixed-use building. The project site is currently vacant and has frontages along three streets – Mission, 22nd, and Bartlett streets. The proposed new building would include 181 dwelling units (including 107 one-bedroom units and 74 two-bedroom units), 3,900 sf of retail space, and 1,476 sf of community facility space. The main

residential entrance would be located along 22nd Street. The project would provide no off-street parking spaces, 123 Class 1 bicycle parking spaces, and 15 Class 2 bicycle parking spaces.

Construction of the proposed project would last approximately three years and one month. Construction would involve excavation up to 14 feet below grade, including removal of approximately 4,810 cubic yards of soil. The proposed building would include a 400-kW emergency back-up generator located on the roof. The proposed building would be supported by a combination of a pile foundation system and a mat foundation.

## Determination

The City and County of San Francisco decided to carry out or approve the project on May 15, 2025 when the planning commission denied the request for discretionary review. The project was officially approved on June 17, 2025 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 nos. 2018-013877ENV and 2018-013877DRP-05.

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 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 classes of statutory exemption.

for Chelsea Forhdm  
For Lisa Gibson  
Environmental Review Officer

June 25, 2025

Date

cc:

David H. Blackwell, Allen Matkins Leck Gamble Mallory & Natsis LLP  
Supervisor Jackie Fielder, District 9

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-06/25/2025-095

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                                   |                   |            |
|-----------------------------------|-------------------|------------|
| LEAD AGENCY                       | LEAD AGENCY EMAIL | DATE       |
| SAN FRANCISCO PLANNING DEPARTMENT | pic@sfgov.org     | 06/25/2025 |
| COUNTY/STATE AGENCY OF FILING     | DOCUMENT NUMBER   |            |
| SAN FRANCISCO COUNTY              | 2025-0000053      |            |
| PROJECT TITLE                     |                   |            |

2588 MISSION STREET

|                                     |                         |                |
|-------------------------------------|-------------------------|----------------|
| PROJECT APPLICANT NAME              | PROJECT APPLICANT EMAIL | PHONE NUMBER   |
| KEI ZUSHI                           | KEI.ZUSHI@SFGOV.ORG     | (628) 652-7495 |
| PROJECT APPLICANT ADDRESS           | CITY                    | STATE          |
| 49 SOUTH VAN NESS AVENUE SUITE 1400 | SAN FRANCISCO           | 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) \$ 4,123.50 \$ \_\_\_\_\_  
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_  
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

☒ 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 \$ 82.00 \$ 82.00  
☐ Other \$ \_\_\_\_\_

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 82.00

|   |   |
|---|---|
| SIGNATURE   | AGENCY OF FILING PRINTED NAME AND TITLE |
| X  | Giselle Romo Deputy Clerk               |