

File No. 250134

Committee Item No. _____

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 18, 2025

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
| ☐ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☐ | ☒ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract/Agreement |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☐ | ☐ | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | <u>Appeal Letter 1/30/25</u> |
| ☐ | ☒ | <u>Planning Department Response 3/11/25</u> |
| ☐ | ☒ | <u>Public Hearing Notice 3/4/25</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Lisa Lew

Date: March 14, 2025

Prepared by: _____

Date: _____

San Francisco Board of Supervisors

Date: **1/29/2025**

Letter of Appeal, California Environmental Quality Act (CEQA) Exception for Project
2024-005274PRJ

This appeal is being filed pursuant to San Francisco Administrative Code Section 31.16e. The approval action is attached.

The Board of Supervisors should find the project is not exempt under CEQA because there are exceptions that apply under CEQA guidelines section 15300.2. These are subsections a) location, c) significant effects, d) scenic highways, s) historical resources.

Sincerely,

2132-2136 22nd St HOA



JAMES PURCHASE,

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2025 JAN 30 AM 09:28 



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BOARD OF SUPERVISORS
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2025 JAN 30 AM 09:28

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2142 22ND ST		4094038
Case No.		Permit No.
2024-005274ENV		
☒ Addition/ Alteration	☒ Demolition (requires HRE for Category B Building)	☒ New Construction
Project description for Planning Department approval. Demolition of the existing two-story, single-family home and proposed construction of a six-story-over-basement building with four residential condominium units and a four-car garage. Grading/retaining walls and landscaping on the Kansas Street right-of-way will be via a minor encroachment permit.		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
☒	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
☒	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.
☐	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
☐	Other _____
☐	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.



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ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

The department of public health confirmed receipt of the applicant's article 38 application for enhanced ventilation on 8/8/2024.

A preliminary geotechnical report was prepared by Adept Construction Solutions (dated 12/20/2023), confirming that the proposed project is on a site subject to landslide and 25 percent slope. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

☐	Category A: Known Historical Resource.
☐	Category B: Potential Historical Resource (over 45 years of age).
☒	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.

☐	Change of use and new construction. Tenant improvements not included.
☐	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	Window replacement that meets the Department's <i>Window Replacement Standards</i> .
☐	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.
☐	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	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.
☐	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
☐	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.

☐	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.	
☐	Reclassification of property status. (<i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i>) ☐ Reclassify to Category A ☐ Reclassify to Category C ☐ Lacks Historic Integrity ☐ Lacks Historic Significance
☐	Project involves a known historical resource (CEQA Category A)
☐	Project does not substantially impact character-defining features of a historic resource (see Comments)
☐	Project is compatible, yet differentiated, with a historic resource.
☐	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.	
☐	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

☒	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.	
	Project Approval Action: Planning Approval Letter	Signature: Don Lewis 12/18/2024
	If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project. If no discretionary review is requested, the issuance of a Planning Approval Letter is the approval action.	
	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. 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.	



PLANNING APPROVAL LETTER

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2025 JAN 30 AM 09:29

Date: January 2, 2025
Planning Record No. 2024-005274PRJ
Project Address: 2142 22ND ST
Zoning: RH-3 (RESIDENTIAL- HOUSE, THREE FAMILY) Zoning District
[Special Use District] Special Use District
40-X Height and Bulk District
Block/Lot: 4094 / 038
Project Sponsor: Dane Bunton
165 11th Street, dane@studiobanaa.com, 510-612-7758
Staff Contact: Kalyani Agnihotri
Kalyani.Agnihotri@sfgov.org, 628-652-7454

Project Description

The project proposes to demolish an existing single-family dwelling and construct a new 6 story building with five new units. The project is on a corner lot and seeking a density exception under Planning Code Section 207 (c)(8) to build up to six units on the site. The project includes 1 one-bedroom unit, 4 three-bedroom units and 5 off-street parking spaces housed within stackers, and five bicycle parking spaces. All the units on site have been provided with private open space by means of decks, balconies and patios.

Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On December 18, 2024, the Project was determined to be exempt from the California Environmental Quality Act, ("CEQA") as a Class 1 and Class 3 type of exemption under CEQA Guidelines Section 15301 and 15303.

Approval Action for Purposes of CEQA Appeal Timelines: Issuance of this Planning Approval Letter constitutes the approval action for the project for purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04 (h).

The Department therefore approves the project as recorded in Planning Record No. . The property owner shall record Conditions of Approval in a Notice of Special Restrictions prior to Planning Approval of site or building permit for the project. The plans for the approved project are attached to this approval.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call 415.554.5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at <https://sfplanninggis.org/pim/> under the project's record number(s). Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.

Project Timeline

Action	Date
Project Sponsor submitted Development Application	06/06/2024
Department staff deemed Application Complete (CAN)	07/17/2024
Department staff issued Plan Check Letter (PCL) No. 1	08/14/2024
Project Sponsor responded to PCL No. 1	09/05/2024
Department staff issued PCL No. 2	10/07/2024
Project Sponsor responded to PCL No. 2	11/21/2024
Department staff issued PCL No. 3	11/27/2024
Project Sponsor responded to PCL No. 3	11/29/24
Department staff issued CEQA exemption	12/18/24

Planning Code Findings

Planning Code Section 207(c)(8)

The Department finds that the project is consistent with the findings set forth in 207(c)(8) as further described below.

- A. Density Exception. Projects located in RH Districts that are not seeking or receiving a density bonus under the provisions of Planning Code Section 206.5 or 206.6 shall receive an exception from residential density limits in the following amounts not inclusive of any Accessory Dwelling Units as permitted under this Section 207, provided that the project meets the requirements set forth in this subsection (c)(8):
 - i. Up to four units per lot, excluding Corner Lots.
 - ii. Up to six units for Corner Lots 5
 - iii. Up to one Group Housing Room per 415 sq. ft. of lot area in RH-1, RH-1(D), and RH-1(S) zoning districts.

The Project is located within the RH-3 zoning district and is not seeking or receiving a density bonus under the provisions of Planning Code Section 206.5 or 206.6. The project is located on a corner lot and is entitled to a density exception of up to six units.

- B. Eligibility of Historic Resources. To receive the density exception authorized under this subsection (c)(8), a project must demonstrate to the satisfaction of the Environmental Review Officer that it does not cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5, as may be amended from time to time.

The Project Site does not contain any City Landmarks or historic buildings. The building underwent a historic resource assessment and was determined to not be a historical resource and was given a "C" rating per the Planning Department's Historic Resource Status.

- C. Applicable Standards. All building standards shall apply in accordance with the applicable zoning district as set forth in Section [209.1](#).

The project has been determined to have met all applicable building standards within the applicable RH-3 zoning district as set forth in Section 209.1.

- D. Unit Replacement Requirements. Projects utilizing the density exception of this subsection (c)(8) shall comply with the requirements of Section 66300(d) of the California Government Code, as may be amended from time to time, including but not limited to requirements to produce at least as many dwelling units as the projects would demolish; to replace all protected units; and to offer existing occupants of any protected units that are lower income households relocation benefits and a right of first refusal for a comparable unit, as those terms are defined therein. In the case of Group Housing, projects utilizing this density exception shall provide at least as many bedrooms as the project would demolish.

The project proposes to demolish one existing single-family dwelling on site and construct five new dwelling units. There are no protected units or existing tenants within the existing building on site.

- E. Applicability of Rent Ordinance; Regulatory Agreements. Project sponsors of projects utilizing the density exception of this subsection (c)(8) shall enter into a regulatory agreement with the City, subjecting the new units or Group Housing rooms created pursuant to the exception to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code), as a condition of approval of the density exception ("Regulatory Agreement"). At a minimum, the Regulatory Agreement shall contain the following: (i) a statement that the new units created pursuant to the density exception are not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et seq.) because, under Section 1954.52(b), the property owner has entered into and agreed to the terms of this agreement with the City in consideration of an exception from residential density limits of up to four dwelling units per lot, or up to six units per lot in Corner Lots, or other direct financial contribution or other form of assistance specified in California Government Code Sections 65915 et seq.; (ii) a description of the exception of residential density or other direct financial contribution or form of assistance provided to the property owner; and (iii) a

description of the remedies for breach of the agreement and other provisions to ensure implementation and compliance with the agreement.

Owners must sign an affidavit stating their intent to reside in one of the dwelling units for at least three years after the issuance of the Certificate of Final Completion and Occupancy if the project: 1. Proposes to add one or more units to an existing single-family home, **and**; 2. Applies for condominium conversion via the new construction pathway.

The project is an ownership project and will use the new construction pathway for condominium conversion. The project is not required to fulfill the owner occupancy requirement since it is pursuing the condominium conversion via the new construction pathway and is not adding one or more units to an existing single family home.

- F. **Unit Sizes.** At least one of the dwelling units resulting from the density exception shall have two or more bedrooms or shall have a square footage equal to no less than 1/3 of the floor area of the largest unit on the lot. This provision does not apply to projects where all of the units qualify as Group Housing.

The project proposes to construct five new units including one (1) one-bedroom unit and four(4) three-bedroom units.

- G. **Eligibility.** To receive the density exception authorized under this subsection (c)(8), property owners must demonstrate that they have owned the lot for which they are seeking the density exception for a minimum of one year prior to the time of the submittal of their application. For the purposes of establishing eligibility to receive a density exception according to subsection (c)(8)(B), a property owner who has inherited the subject lot, including any inheritance in or through a trust, from a blood, adoptive, or step family relationship, specifically from either (i) a grandparent, parent, sibling, child, or grandchild, or (ii) the spouse or registered domestic partner of such relations, or (iii) the property owner's spouse or registered domestic partner (each an "Eligible Predecessor"), may add an Eligible Predecessor's duration of ownership of the subject lot to the property owner's duration of ownership of the same lot. This subsection 207(c)(8)(G) shall only apply if at the time of submittal of the application the subject lot contains two dwelling units or more.

This section does not apply to this project as the subject lot contains less than two dwelling units.

Planning Code Section 317

The Project is exempt from Planning Code Section 317 and does not require a Conditional Use Authorization for Demolition of a Residential Dwelling Unit, and therefore does not require a Planning Commission hearing. The findings per Sec. 317(c)(2) have all been met:

- A. The units to be demolished are not tenant occupied and are without a history of evictions under Administrative Code Sections 37.9(a)(8)-(12) or 37.9(a)(14)-(16) within the last five years, and have not

been vacated within the past five years pursuant to a Buyout Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code Section 37.9(E)(h);

The existing dwelling unit is owner occupied without any tenants. The property owner have signed affidavits attesting to this. There have been no evictions or buyouts in the last five years as confirmed in the rent boards records dated June 12, 2024.

- B. No units would be removed or demolished that are:
- a. subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income within the past five years; or
 - b. subject to limits on rent increases under the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) within the past five years; or
 - c. rented by lower- or very low-income households within the past five years.

The Project Site does not contain any deed restricted affordable housing or housing that has been occupied by low-income tenants within the last five years. Although determinations that a unit is subject to the Residential Rent Stabilization and Arbitration Ordinance is the purview of the Rent Board, it can be assumed that because the existing unit is a single family home, it is not subject to price controls.

- C. The building proposed for demolition is not an Historic Building as defined in Section 102, and further provided that if the building proposed for demolition was built before 1923, the Planning Department has determined that it does not meet the criteria for designation as an Historic Building as defined in Section 102;

The Project Site does not contain any City Landmarks or historic buildings. The building underwent a historic resource assessment and was determined to not be a historical resource and was given a "C" rating per the Planning Department's Historic Resource Status.

- D. The proposed project is adding at least one more unit than would be demolished;

The Project Site currently contains one dwelling unit which will be demolished. The Project is proposing to construct five dwelling units, resulting in a net gain of four dwelling units.

- E. The proposed project complies with the requirements of Section 66300(d) of the California Government Code, as may be amended from time to time, including but not limited to requirements to replace all protected units, and to offer existing occupants of any protected units that are lower income households relocation benefits and a right of first refusal for a comparable unit, as those terms are defined therein;

There are no protected units on the Project Site and there are no current tenants, therefore no replacement units are required nor any rights of first refusal.

- F. The project sponsor certifies under penalty of perjury that any units to be demolished are not tenant occupied and are without a history of evictions under Administrative Code Sections 37.9(a)(8)-(12) or

37.9(a)(14)-(16) within last five years, and have not been vacated within the past five years pursuant to a Buyout Agreement, as defined in Administrative Code Section 37.9E, as it may be amended from time to time, regardless of whether the Buyout Agreement was filed with the Rent Board pursuant to Administrative Code Section 37.9E(h); and

The Project Sponsor and all recent tenants have all signed affidavits attesting to the vacancy of the Project Site. There have been no evictions nor buyouts in the last five years, as noted in the rent board records dated June 12, 2024.

- G. The project sponsor has conducted one meeting prior to or within 20 days of filing a development application. Following submission of a development application, the Planning Department shall not determine a development application to be complete without confirmation that the project sponsor has held at least one meeting conforming to the requirements of this subsection (c)(2)(G) and any additional procedures the Planning Department may establish. The project sponsor shall provide mailed notice of the meeting to the individuals and neighborhood organizations specified in Planning Code Section 333(e)(2)(A) and (C), as well as posted notice as set forth in Planning Code Section 333(e)(1).

The Project Sponsor hosted a Pre-Application meeting on May 1, 2024 at the Project Site and which 5 people attended. Questions were raised about the building structure and neighboring foundations, proposed improvement of the Kansas Street steps, and neighbor privacy.

The Project Sponsor rehosted the Pre-Application Meeting on November 1, 2024 at the Project Site and which 7 people attended. The Meeting had to be rehosted to comply with the expanded public notice requirements per Planning Code Section Sec. 317(c)(2)(G).

Priority Policies and General Plan Findings

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies and relevant findings within the General Plan.

Expiration

This Planning Approval is valid for three years, the applicant must submit for a building permit by January 2, 2028. Any permit submittals for a housing development project after this Planning Department Approval are considered post-entitlement permits subject to AB1114.

CC:

Dane Bunton, dane@studiobanaa.com
CPC.Closeout@sfgov.org

Attachments:

Planning Approval Letter
January 2, 2025

2024-005274PRJ
2142 22nd St

Approved Plans
Preliminary Planning Development Impact Fee Statement



PRELIMINARY PLANNING DEVELOPMENT IMPACT FEE STATEMENT

January 2, 2024

Project Address: 2142 22ND ST
Assessor's Block/Lot: 4094 / 038
Zoning District: RESIDENTIAL- HOUSE, THREE FAMILY RH-3/40-X
Planning Record Number: 2024-005274PRJ
Staff Contact: Kalyani Agnihotri, Senior Planner, Kalyani.Agnihotri@sfgov.org, 628-652-7454

Project Description

The project proposes to demolish an existing single-family dwelling and construct a new 6-story building with five new units. The project is on a corner lot and seeking a density exception under Planning Code Section 207 (c)(8) to build up to six units on the site. The project includes 1 one-bedroom unit, 4 three-bedroom units and 5 off-street parking spaces housed within stackers, and five bicycle parking spaces. All the units on site have been provided with private open space by means of decks, balconies and patios.

Development Impact Fees

The Project Application for the above address has been reviewed by the Planning Department. This Preliminary Development Impact Fee Statement indicates the applicable development impact fees in the Planning Code and an estimate of the fee total, calculated using the 2024 Development Impact Fee Register. It does not include impact fees assessed by other City permitting agencies. Modifications to the project, including but not limited to increases or decreases to certain use sizes, or the introduction of new uses to the project following Planning Approval, may result in changes to these fees. The [San Francisco Citywide Development Impact Fee Register](#) is adjusted yearly and becomes effective at the beginning of the year on January 1.

At least one of the required impact fees noted below is eligible for the Temporary Fee Reduction Program as described in [Planning Code Section 403](#). The fees shown below are reflective of rates that are in effect at time of the Final Approval, as defined in Planning Code Section 401; they do not factor in any eligible fee reductions as those will be calculated by the Department of Building Inspection's Fee Collection Unit at a later date.

When the Planning Department determines that a project is subject to development impact fees established in the Planning Code, with the exception of the Inclusionary Housing Fee as set forth in Section 415 et seq., the

assessment shall be based on the types of fees and the rates of those fees in effect at the time of Final Approval. After Final Approval, the City shall not impose subsequently established development impact fees or increase the rate of existing fees on the development project, including annual inflation adjustments pursuant to Planning Code Section 409, except as provided in Planning Code Section 402(e)(1)-(2).

For questions about eligibility for the City's "Fee Deferral Program" as provided by Section 107A.13.3 of the SF Building Code, please contact the Department of Building Inspection, DBICustomerService@sfgov.org, for more information.

Impact Fee and Planning Code Section		Fee Calculation and Applicability Triggers	Fee
414A	Child-Care for Residential	At least one net new residential unit or greater than 800 gross square feet (gsf), or additional group housing or residential care space. Five new (4 net new) dwelling units and 8,460 gsf of residential use at \$0.38 per square foot [with Area Plan credit]. Credit for 1,214 sf of existing residential use. $(8,460 - 1,214) \times .038 = 2,753.48$	\$2,753.48
423	Eastern Neighborhoods Impact Fee and Public Benefits Fund	At least one net new residential unit or greater than 800 gross square feet addition or new construction of applicable use. New construction of 6 dwelling units and 8,460 square feet of residential use. Replacement of 1,214 square feet of Residential use. New Residential (EN Tier 1) at \$15.01 per square foot. Replacement of Residential at \$0 per square foot. $(8,460 - 1,214) \times 15.01 = 108,762.46$	\$108,762.46

22ND STREET CONDOMINIUMS

2142 22nd St, San Francisco, CA 94107

Studio | BANAA
architecture
planning
interiors

2169 FOLSOM STREET, #S106
SAN FRANCISCO, CA 94110
T (415) 610-8100
www.studiobanaa.com



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NO.	REMARKS	DATE

KEY

SCHEMATIC DESIGN

22ND STREET
CONDOMINIUMS

PROJECT INFORMATION

Date
11/29/2024
Scale

Drawing Number
A0.0

Project Number
22018

PROJECT DESCRIPTION

PROJECT PROPOSES TO DEMOLISH EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT AN APPROXIMATELY 40-FOOT TALL, 8-STORY + 1 BASEMENT BUILDING CONTAINING FIVE NEW DWELLING UNITS UNDER THE FOURPLEX PROGRAM PURSUANT TO PLANNING CODE SEC. 357.03(C). THE PROJECT ALSO INCLUDES (A) OFF-STREET PARKING SPACES AND (B) BICYCLE PARKING SPACES. THE PROJECT ALSO PROPOSES SURFSCAPE IMPROVEMENTS AND LANDSCAPING IMPROVEMENTS TO 22ND ST AND THE CITY-OWNED LAND ADJACENT TO THE SUBJECT PROPERTY WHICH WILL BE REVIEWED AND PERMITTED UNDER A SEPARATE ENCROACHMENT PERMIT OBTAINED VIA GROUP GRADING/RETAINING WALLS AND LANDSCAPING TO KANAS STREET SIDE RIGHT OF WAY VIA MINOR ENCROACHMENT PERMIT.

PROJECT DIRECTORY

OWNER
2142 22ND STREET LLC
118 PRECITA AVENUE
SAN FRANCISCO, CA 94110
INFO@STUDIOBANAA.COM
(510) 813-7758
ARCHITECT
STUDIO BANAA ARCHITECTURE INC.
413 A "Studio BANAA"
2188 FOLSOM ST., #200
SAN FRANCISCO, CA 94110
DAVE BURTON, RA
PRINCIPAL ARCHITECT
dave@studiobanaa.com
(510) 813-7758
GEOTECHNICAL ENGINEER
ADAPT CONSTRUCTION SOLUTIONS
1009 GARY STREET, #207
SAN FRANCISCO, CA 94133

SOIL ENGINEER
KEVIN CONNOR
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STRUCTURAL ENGINEER
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1187 MASON STREET, FL 1
SAN FRANCISCO, CA 94133
PHONE: 415-455-6589 EXT. 300
INFO@EMERITADESIGNS.COM

CODES AND REGULATIONS

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24
2022 CALIFORNIA FIRE CODE
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

IN EVENT OF CONFLICT IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNED FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

BUILDING DATA

BUILDING ADDRESS: 2142 22ND ST, SAN FRANCISCO, CA 94107, USA

LOT AREA: 2,495 SQ FT
ZONING: RM-3
APN: 409438
BLOCK/LOT: 4094/638

NUMBER OF STORIES (CURRENT): 2
NUMBER OF STORIES (PROPOSED): 2 OVER 1 BASEMENT LEVEL
NUMBER OF UNITS (CURRENT): 5 UNITS
NUMBER OF UNITS (PROPOSED): 5 UNITS
NUMBER OF PARKING SPACES: 8 SPACES
NUMBER OF BICYCLE PARKING SPACES: 8 SPACES

ALLOWABLE BUILDING HEIGHT: 40.8
BUILDING HEIGHT: Varies, SEE BUILDING SECTION

CONSTRUCTION TYPE (EXISTING): TYPE V-B

CONSTRUCTION TYPE (PROPOSED): TYPE I-B-B (8 STORIES)
OVER TYPE I-A (1 STORY + BASEMENT)

NOTES:

- BUILDING TO BE FULLY SPRINKLERED. SPRINKLERS AND STANOFFS REQUIRED PER NFPA 13, 14, AND 24, 2021 EDITIONS.
- FIRE ALARM AND SPRINKLER MONITORING SYSTEM REQUIRED PER NFPA 72 THROUGHOUT.
- THE SPRINKLER AND FIRE ALARM SYSTEM WILL NEED TO PROVIDE SPRINKLER WATER FLOW AND MONITORING VALVES ON EACH FLOOR.
- ELEVATOR RECALL DOORS AT ELEVATOR AND FIRE BARRIERS DAMPERS ARE REQUIRED TO BE CONNECTED TO FIRE ALARM SYSTEM.
- PROVIDE LOCKBOX AT MAIN ENTRY COORDINATE WITH DISTRICT FIRE INSPECTOR.
- PROVIDE STAIRWELL EXISTING CLOSET, AS PER DIS. 1502.1.8.
- PROVIDE SMOKE DETECTORS REQUIRED IN COMMON CORRIDOR ON FIRST FLOOR.

BUILDING SQUARE FEET

EXISTING: 1214 SF (SINGLE FAMILY)

PROPOSED:

GROUND FLOOR / BASEMENT	1,375 SF
FLOOR 1	1,380 SF
FLOOR 2	1,381 SF
FLOOR 3	1,381 SF
FLOOR 4	1,381 SF
FLOOR 5	1,375 SF
FLOOR 6	1,375 SF
TOTAL:	9,138 SF

HABITABLE BUILDING DATA BY UNIT

UNIT 1 (FLOOR 1)	895	SF	1	1.5
UNIT 2 (FLOOR 2)	1,380	SF	2	3.0
UNIT 3 (FLOOR 3)	1,381	SF	3	3.0
UNIT 4 (FLOOR 4)	1,381	SF	3	3.0
UNIT 5 (FLOOR 5 & 6)	1,777	SF	2	2.5
TOTAL	7,144	SF	13	11.0

USABLE OPEN SPACE BY UNIT

UNIT 1 (FLOOR 1)	181.4 SF (DECK, DOOR, PRIVATE)
UNIT 2 (FLOOR 2)	181.4 SF (BALCONY, PRIVATE, DOOR, PRIVATE)
UNIT 3 (FLOOR 3)	181.4 SF (BALCONY, PRIVATE)
UNIT 4 (FLOOR 4)	181.4 SF (DECK, DOOR, PRIVATE)
UNIT 5 (FLOOR 5 & 6)	181.4 SF (DECK, DOOR, PRIVATE)
UNIT 6 (FLOOR 5 & 6)	181.4 SF (DECK, DOOR, PRIVATE)
UNIT 7 (FLOOR 5 & 6)	181.4 SF (DECK, DOOR, PRIVATE)

PROPOSED EXTERIOR VIEW



VICINITY MAP



EXTERIOR AXONOMETRIC PROJECTION



LIST OF DRAWINGS

ARCHITECTURAL

- A0.0 PROJECT INFORMATION
- A1.0 SITE PLAN - EXISTING/DEMOLISHED
- A1.1 SITE PLAN - PROPOSED
- A2.1 GROUND/1ST FLOOR
- A2.2 2ND/3RD FLOOR
- A2.3 4TH/5TH FLOOR
- A2.4 6TH FLOOR / ROOF PLAN
- A5.0 EXTERIOR ELEVATIONS EXISTING
- A5.1 EXTERIOR ELEVATIONS EXISTING
- A5.2 EXTERIOR ELEVATIONS
- A5.3 EXTERIOR ELEVATIONS
- A6.0 BUILDING SECTIONS
- A6.1 BUILDING SECTIONS



ASSESSOR'S
BLOCK 4084
POTRERO HEIGHTS
BLK 110 LOT 143

**LANDS OF
BUNTON &
MOUSAVI**

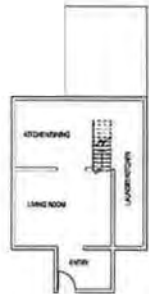
APN 004-079 & 080
137 & 212 220 31411
THRU 002 712 & 211
THRU 004 31411

ALL DISTANCES ARE IN ITALICAN FEET UNLESS OTHERWISE NOTED
ALL ANGLES ARE AT 90 UNLESS OTHERWISE NOTED
THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY - NOVEMBER 1 AND DECEMBER 1 & 2, 2002
ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF SAN FRANCISCO DATUM, DETERMINED BY 1/4" CUSI SE LOWER
ELEVATION OF 125.00' AT THE CORNER OF THE CITY AND COUNTY CONCERN OF INTERSECTION OF 27TH AND MARSHALL STREETS.
ELEVATION 125.00'

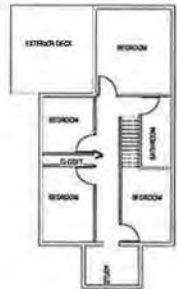
DATE 12/18/2023



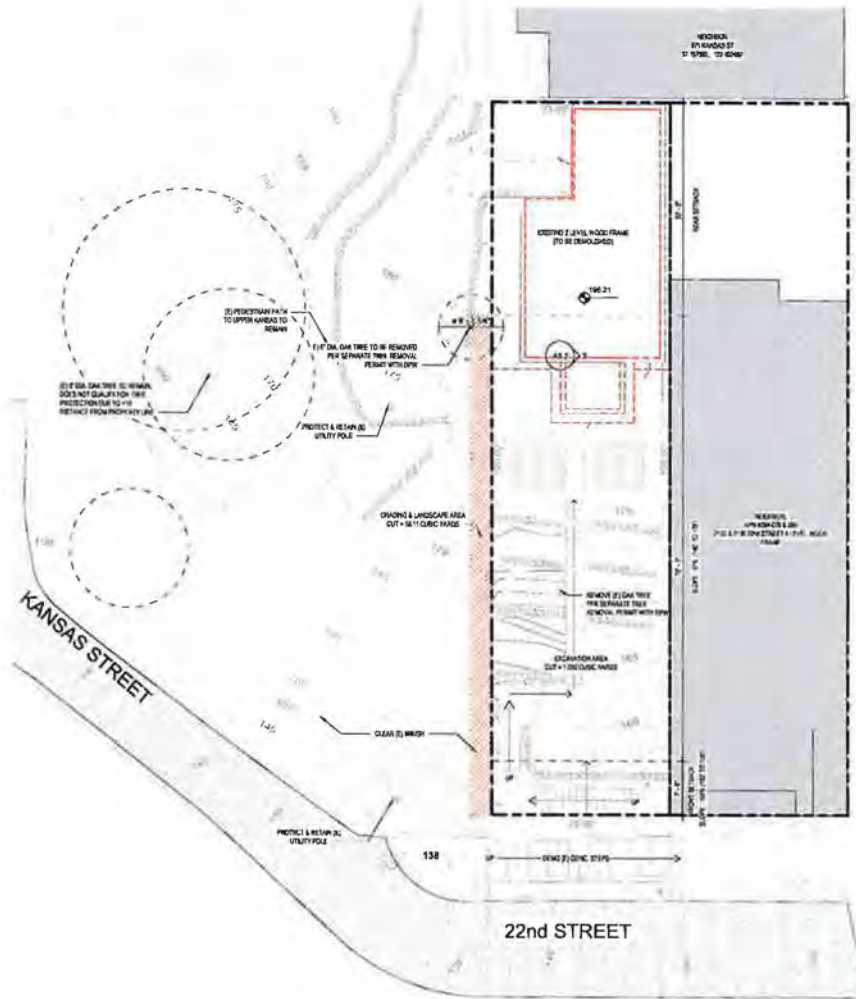
www.westloversurveying.com



EXISTING GROUND FLOOR PLAN
1/8" = 1'-0" 2



EXISTING UPPER FLOOR PLAN
1/8" = 1'-0" 3



DEMOLITION/EXISTING SITE PLAN
1/8" = 1'-0" 1



GENERAL NOTES

1. FOR BAY WINDOW DIMENSIONS AND LIMITATIONS, SEE 22A2.4 ROOF PLAN.

LEGEND

	PROPERTY LINE
	AREA OF EXCAVATION/REMOVE
	ADJACENT BUILDING
	DEMOLISHED ELEMENTS

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NO.	REMARKS	DATE

KEY

SCHEMATIC DESIGN

22ND STREET
CONDOMINIUMS

SITE PLAN -
EXISTING/DEMOLISHED

Date: 11/29/2024
Scale: As Indicated
Project Number: 23018
Drawing Number: A1.0



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NO.	REMARKS	DATE
1	REVISED	11/20/04

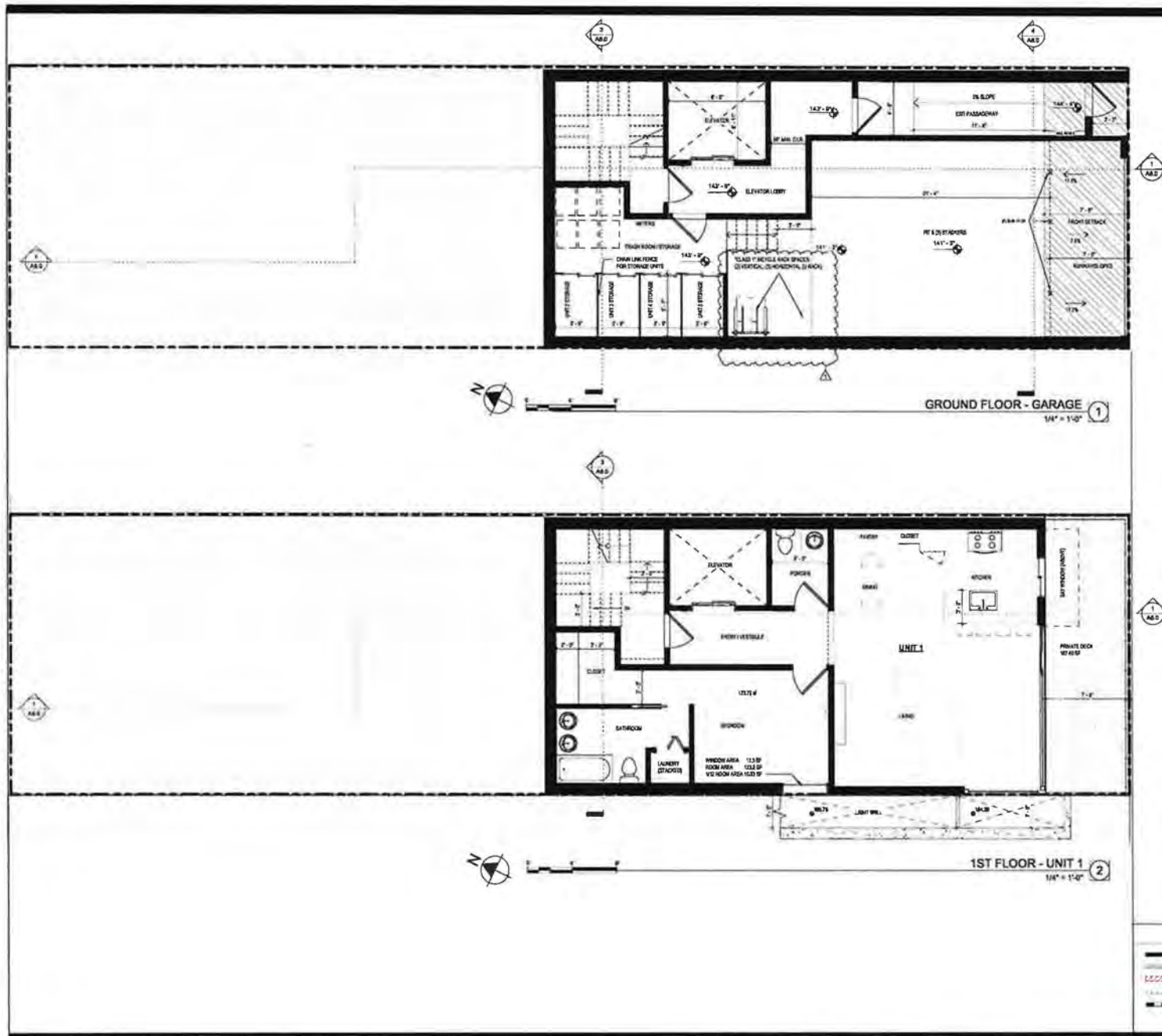
KEY

SCHEMATIC DESIGN

22ND STREET
CONDOMINIUMS

GROUND/1ST FLOOR

Date
11/20/04
Scale
As Indicated
Project Number
230/8
Drawing Number
A2.1



LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	DEMOLISHED WALL
	PROPERTY LINE
	1 HOUR FIRE-RATED WALL



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NO.	REMARKS	DATE

KEY

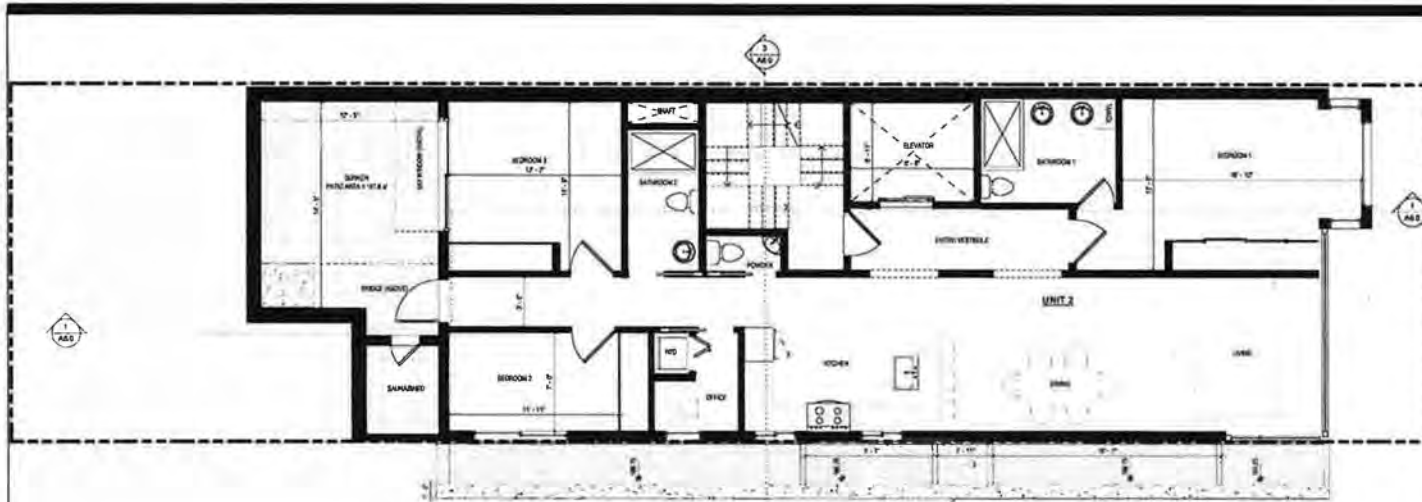
SCHEMATIC DESIGN

22ND STREET
CONDOMINIUMS

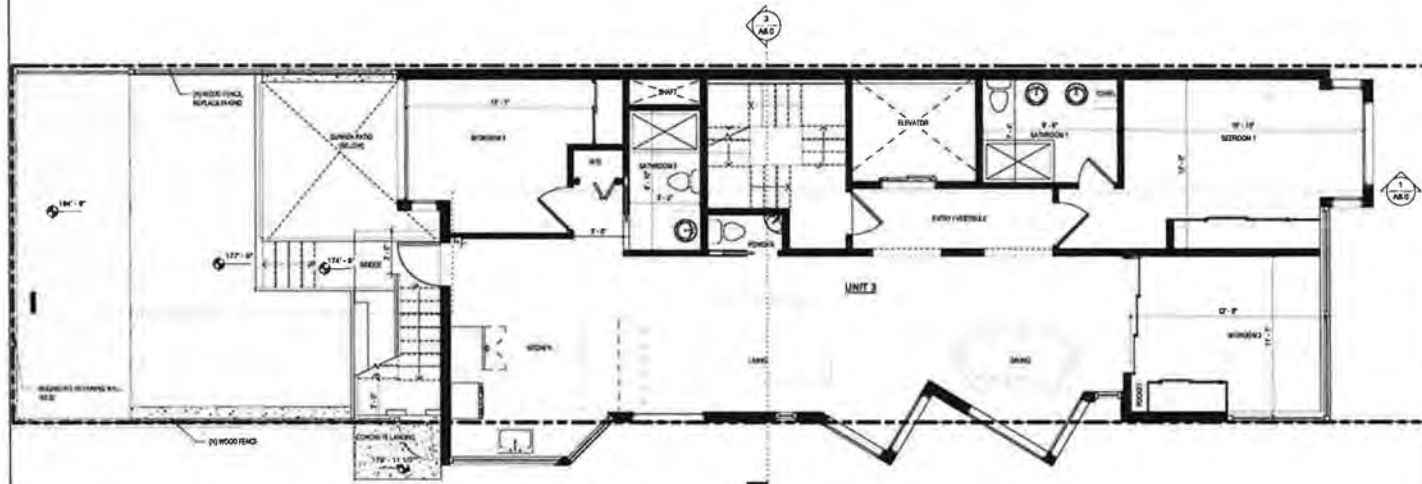
2ND/3RD FLOOR

LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	ENCLOSURE WALL
	PROPERTY LINE
	1 HOUR FIRE-RATED WALL



2ND FLOOR - UNIT 2
1/4" = 1'-0"



3RD FLOOR - UNIT 3
1/4" = 1'-0"

Date
11/23/2024
Scale
As Indicated
Project Number
22018

Drawing Number
A2.2



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NO.	REMARKS	DATE

KEY

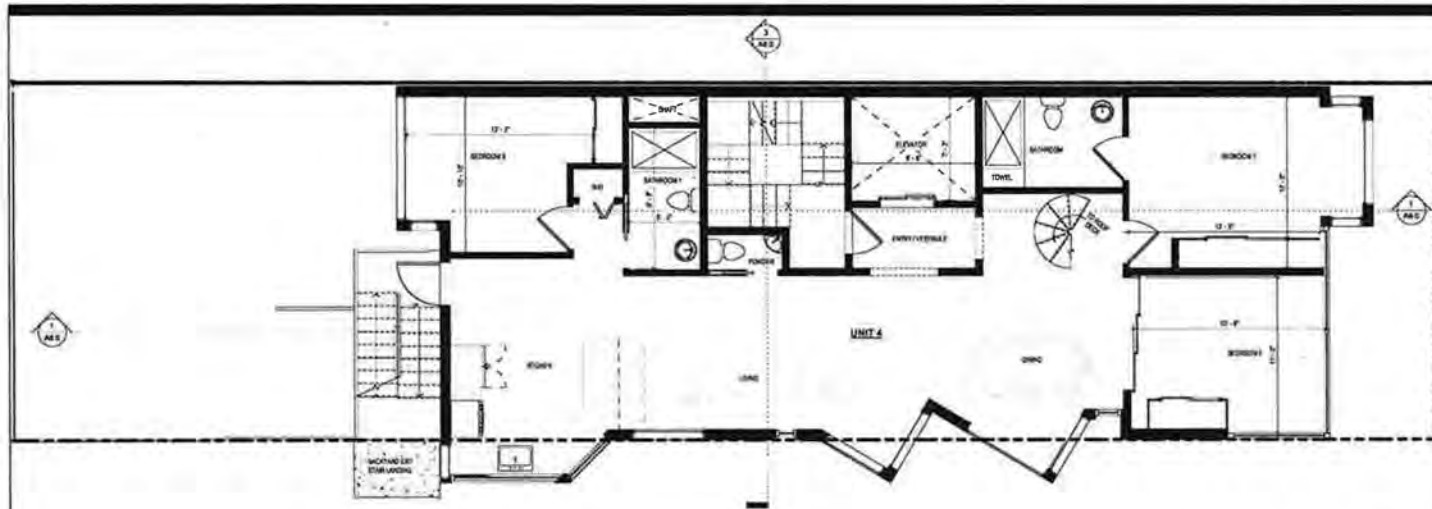
SCHEMATIC DESIGN

22ND STREET
CONDOMINIUMS

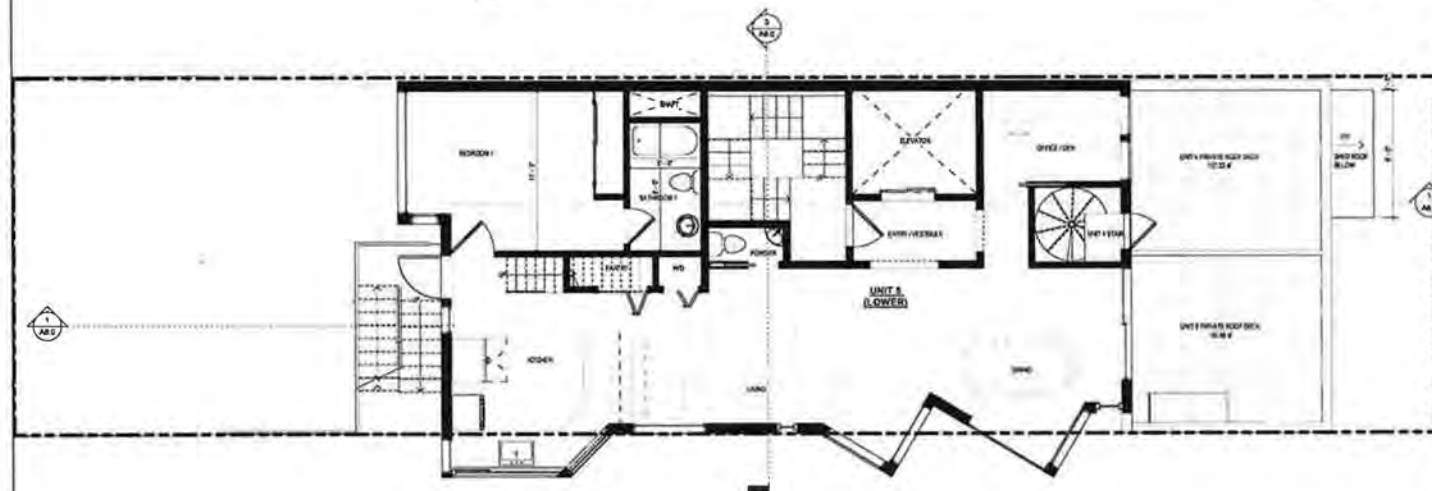
4TH/5TH FLOOR

Date
11/22/2024
Scale
As Indicated
Project Number
23018

Drawing Number
A2.3



4TH FLOOR - UNIT 4
1/4" = 1'-0"



5TH FLOOR - UNIT 5 (LOWER)
1/4" = 1'-0"

LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	DEMOLISHED WALL
	PROPERTY LINE
	1 HOUR FIRE RATED WALL



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NO.	REMARKS	DATE
1	ISSUE	

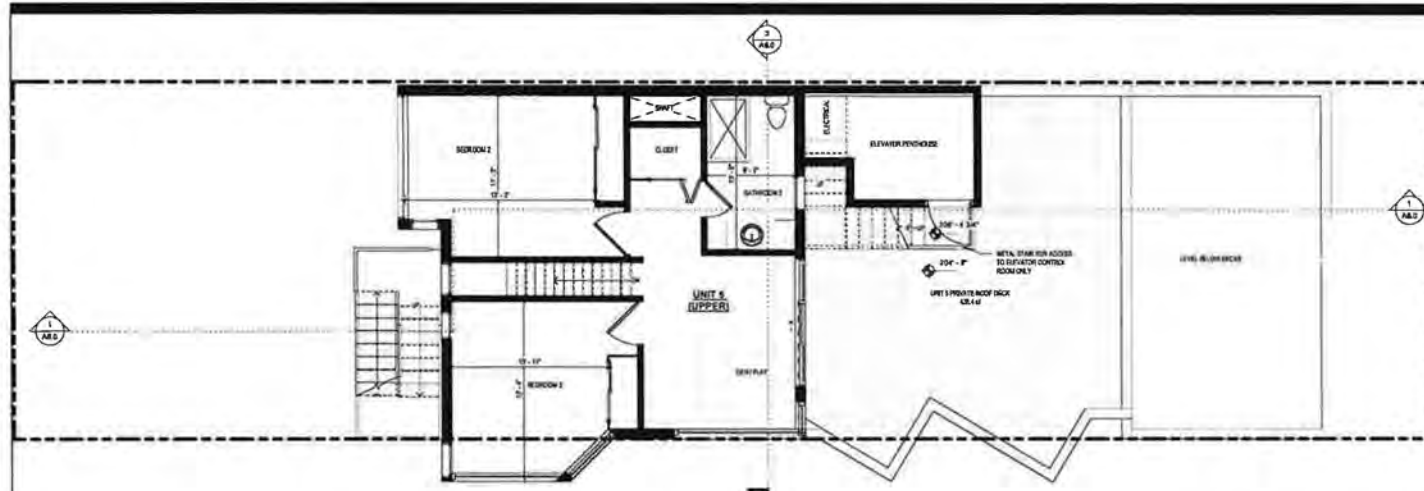
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SCHEMATIC DESIGN

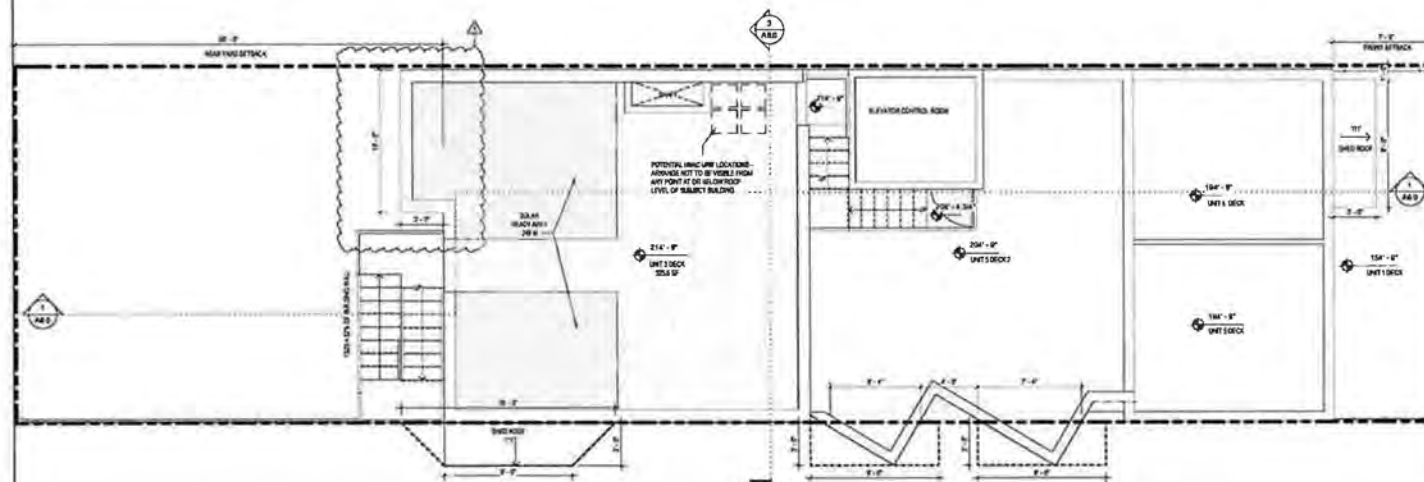
22ND STREET
CONDOMINIUMS

6TH FLOOR / ROOF PLAN

Draftsman
11/23/2014
Scale
As Indicated
Project Number
23018
Drawing Number
A2.4



6TH FLOOR - UNIT 4 (UPPER)
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

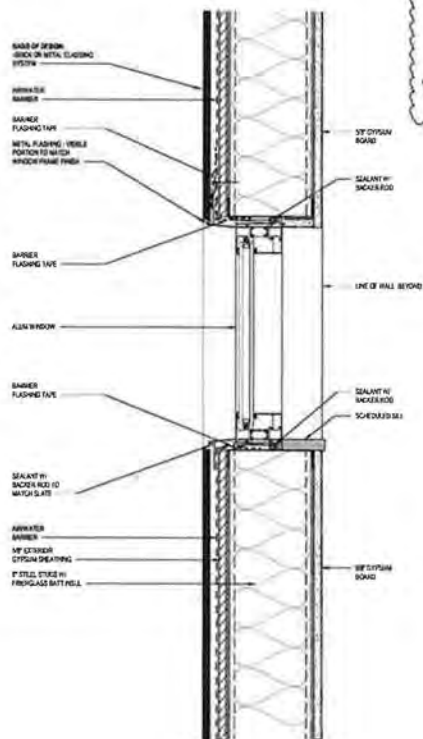
LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- DISMANTLED WALL
- PROPERTY LINE
- 1 HOUR FIRE-RATED WALL

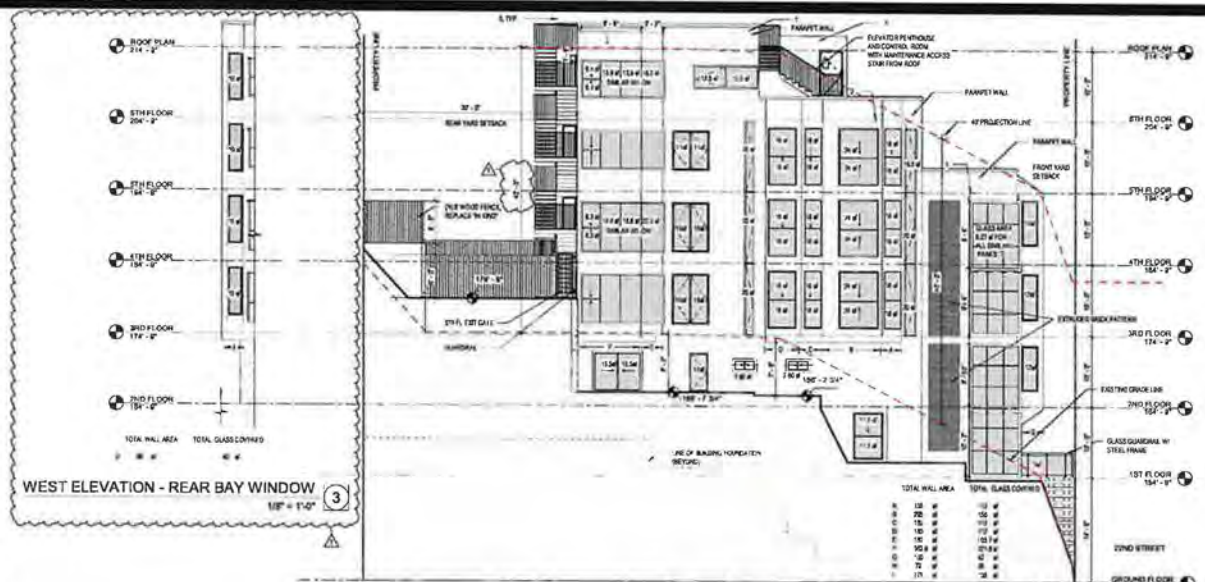
- 1. LIGHT GREY TINY BRICK - RUNNING BOND PATTERN, PRODUCT BRICK BY MON
- 2. CHARCOAL GREY STANDING SEAM METAL
- 3. PT. A, PLOTTED AT SUNSIDE WALLS
- 4. ALUMINUM FRAME WINDOW
- 5. METAL PARAPET CAP, PAINTED



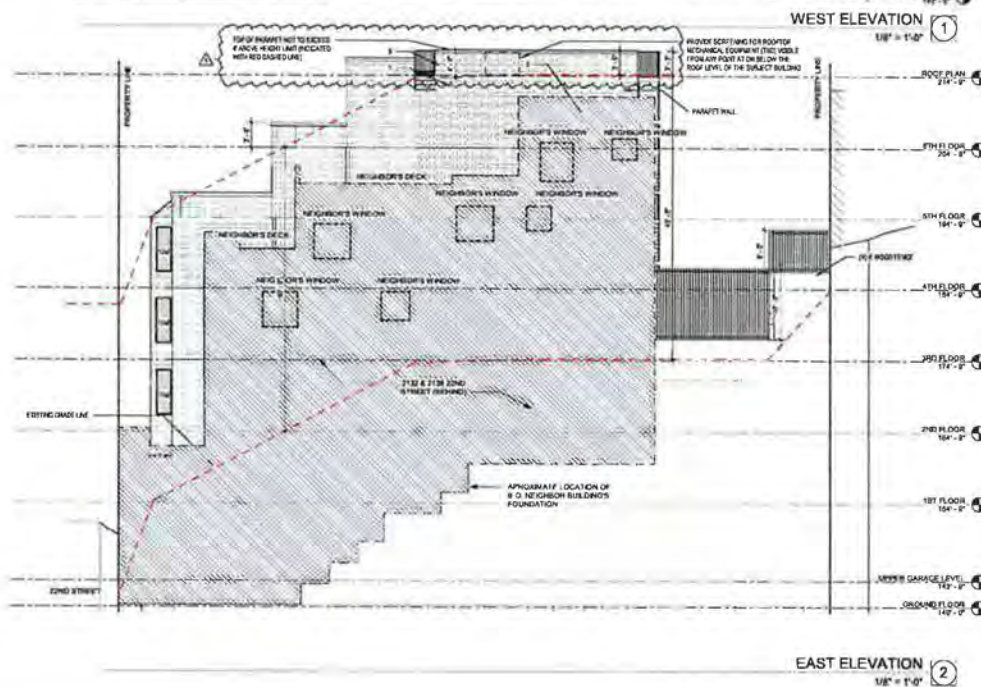
PACIFIC CLAY, TRENT GRAY SMOOTH OR APPROX. EQUAL



TYPICAL WINDOW DETAIL 3" = 1'-0" 4



WEST ELEVATION - REAR BAY WINDOW (2)



EAST ELEVATION 2

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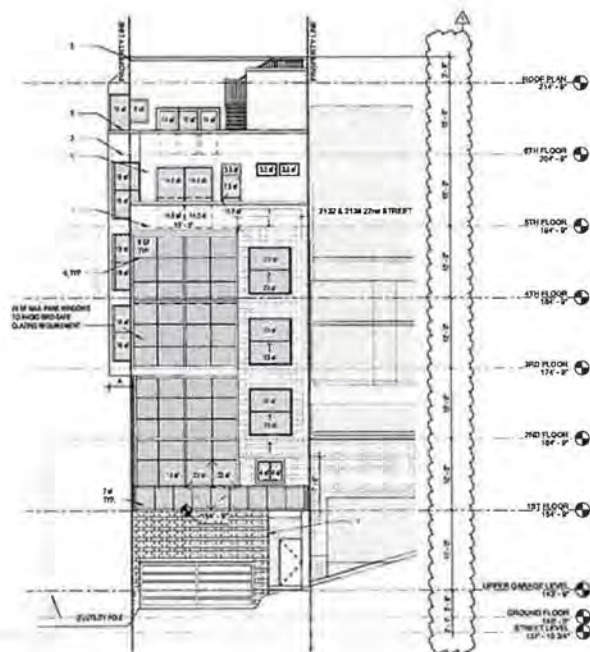
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SCHEMATIC DESIGN

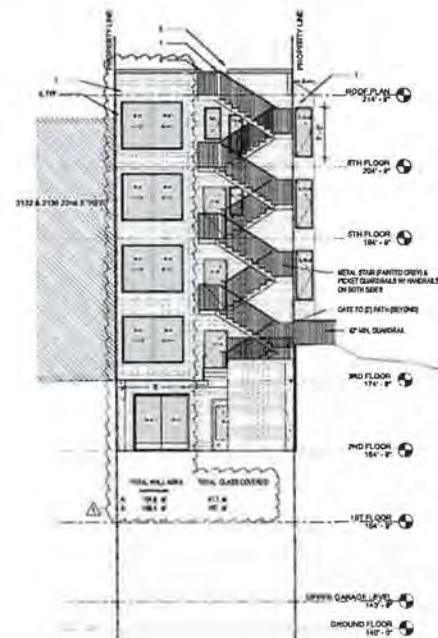
22ND STREET
CONDOMINIUMS

EXTERIOR ELEVATIONS

Date	Drawing Number
11/03/2024	A5.2
Scale	
As indicated	
Project Number	
250118	



SOUTH ELEVATION 1
1/8" = 1'-0"



NORTH ELEVATION 2
1/8" = 1'-0"

KEYNOTE LEGEND

- 1 LIGHT GRAY TYP BRICK - RUNNING BOND PATTERN
- 2 CHANGAL, GRAY STANDING SEAM METAL
- 3 PLYWOOD AT INSIDE WALLS
- 4 ALUMINUM FRAME WINDOW
- 5 METAL FRAMING CAS, FINISHED

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NO.	REMARKS	DATE
1	1st	1/15/2024

KEY

SCHEMATIC DESIGN

22ND STREET
CONDOMINIUMS

EXTERIOR ELEVATIONS

Date
1/15/2024
Scale
1/8" = 1'-0"
Project Number
23018

Drawing Number
A5.3



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NO.	REMARKS	DATE

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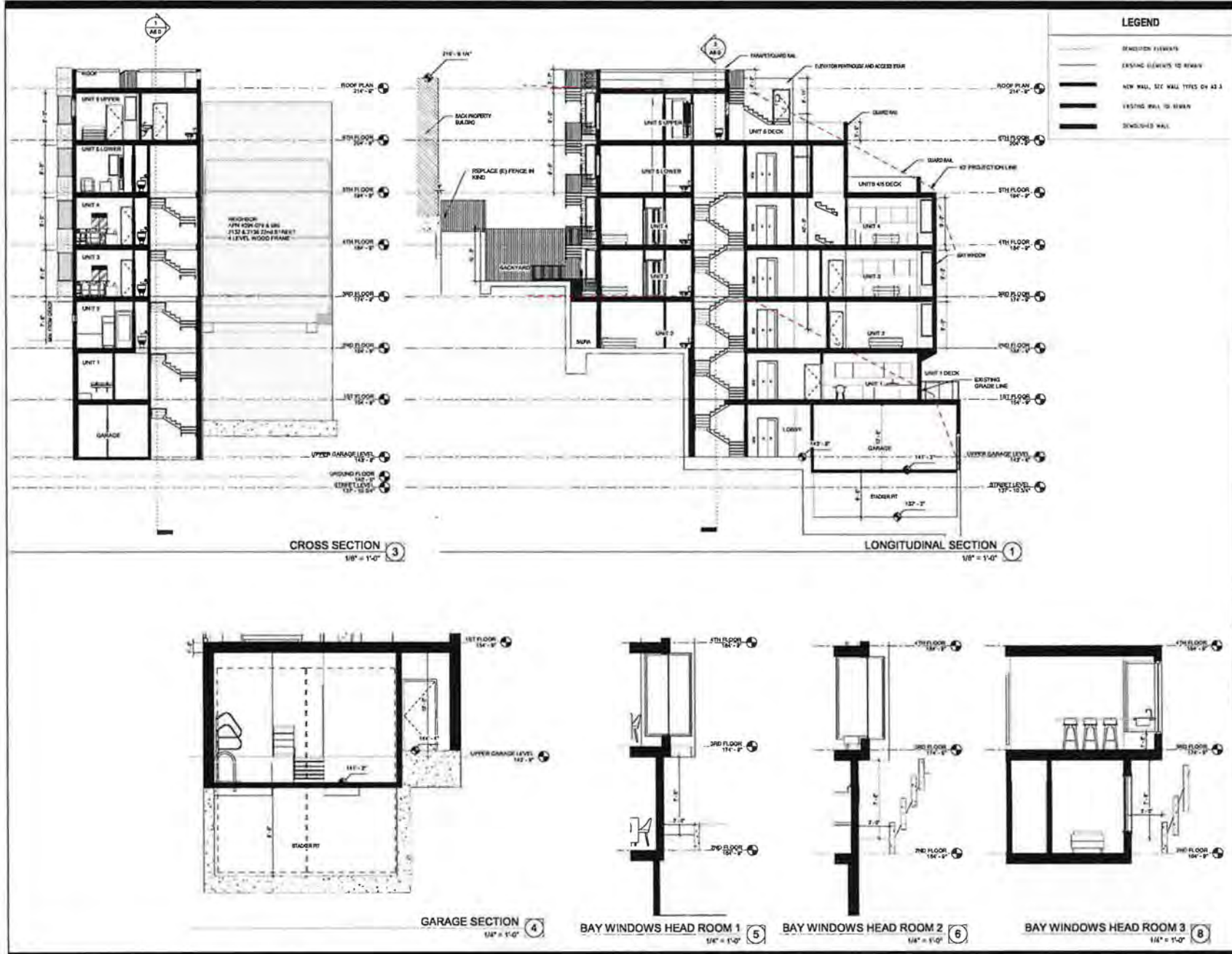
22ND STREET
CONDOMINIUMS

BUILDING SECTIONS

Date: 11/23/2024
Scale: As Indicated
Project Number: 23018
Drawing Number: A6.0

LEGEND

- DEMOLITION ELEMENTS
- EXISTING ELEMENTS TO REMAIN
- NEW WALL, SEE WALL TYPES ON A2.3
- EXISTING WALL TO REMAIN
- DEMOLISHED WALL





Report for: **2142 22ND ST**

Environmental Information

The sections below list environmental monitoring requirements and general environmental topics related to this property.

CEQA Information

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

Air Pollutant Exposure Zone

Health Code Article 38 [↗](#)

Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.

CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

[Read more about this regulation](#) [↗](#)

Added: 12/7/2014

Archeologically Sensitive Areas

Archaeological Sensitivity Zone 3 (deeply buried high sensitivity; moderate to low sensitivity)

[Read more about this regulation](#) [↗](#)

Added: 6/30/2023

Cortese List – State Database of Hazardous Sites

California Government Code Section 65962.5 [↗](#)

Not applicable.

Flooding: 100-Year Storm Flood Risk Zone (Stormwater)

Not applicable.

Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). [Read more about the City's Floodplain Management Program](#) [↗](#) and the Floodplain Management ordinance [↗](#) or contact the City Administrator's Office at floodplainadminister@sfgov.org.

FEMA FIRM Map Panel 0119A [↗](#)

AREA OF LOW OR MINIMAL FLOOD RISK

This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded [↗](#)

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the 1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

Flooding: Sea Level Rise

This location does not fall within the Sea Level Rise Vulnerability Zone, pursuant to end-of-century projections utilized by the City and County of San Francisco for Capital Planning Guidance (CPC Guidance). To learn more

about the City's sea level rise adaptation programs, please visit: <https://sfplanning.org/sea-level-rise-action-plan> 

Maher Ordinance and Article 31

Health Code Article 22A  and 31 

Not applicable.

Seismic Hazard – Landslide

Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone?

Additionally, any new construction is subject to a mandatory Interdepartmental Project Review.

Read more about this regulation 

Added: 3/20/2013

Seismic Hazard – Liquefaction

Not applicable.

Serpentine Rock

Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.

Added: 3/20/2013

Slopes of 25% or Greater

Projects on a parcel with an average slope of at least 25 percent and include any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? For more information contact cpc.epintake@sfgov.org.

Added: 5/13/2019

Slope Protection Areas – San Francisco Building Code

Not applicable.

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SAN FRANCISCO
2025 JAN 30 AM 09:29

ND ST HOA
2132 22ND ST
SAN FRANCISCO, CA 94107-3206

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11-4288/1210 4000

DATE

1/30/25

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San Francisco Planning Dept.

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FOR

Env. Appeal

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MP

From: [BOS Legislation. \(BOS\)](#)
To: [emily@zfplaw.com](#); [jamesspencerpurchase@gmail.com](#); [dane@studiobanaa.com](#); [nastaran@studiobanaa.com](#); [Tuija Catalano](#)
Cc: [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of CEQA Determination of Exemption - Proposed 2142-22nd Street Project - Appeal Hearing Date: March 18, 2025
Date: Tuesday, March 11, 2025 4:22:44 PM
Attachments: [image001.png](#)
[PLN Response 031125.pdf](#)

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Planning Department for the appeal of CEQA Determination of Exemption for the proposed 2142-22nd Street project.

Please find the following attached to the email for the matter:

Planning Department Response - March 11, 2025

Note: The President may entertain a motion to continue this Hearing to the Board meeting of Tuesday, April 15, 2025. Public Comment will be taken on the continuance only.

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250134](#)

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that*

a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



CATEGORICAL EXEMPTION APPEAL

2142 22nd Street

Date: March 11, 2025
To: Angela Calvillo, Clerk of the Board of Supervisors
From: Lisa Gibson, Environmental Review Officer – 628.652.7571
Don Lewis, Senior Planner, don.lewis@sfgov.org, 628.652.7543

RE: Board File No. 250134
Planning Record No. 2024-005274ENV
Appeal of Categorical Exemption for 2142 22nd Street Project

Hearing Date: March 18, 2025

Project Sponsors: Dane Bunton and Nastaran Mousavi, Studio BANAA, 510.612.7758
Appellant: James Purchase, on behalf of 2132-2136 22nd Street HOA

Introduction

This memorandum responds to the January 29, 2025 letter of appeal to the board of supervisors (the board) regarding the planning department's (the department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA determination) for the proposed 2142 22nd Street project.

The department, pursuant to Article 19 of the CEQA Guidelines, issued a categorical exemption for the proposed project on December 18, 2024, finding that the proposed project is exempt from CEQA as a Class 1 and 3 exemption.

The decision before the board is whether to uphold the department's decision to issue a categorical exemption and deny the appeal, or to overturn the department's decision to issue a categorical exemption and return the project to department staff for additional environmental review.

Site Description and Existing Use

The project site is a 2,495-square-foot parcel located on the north side of 22nd Street between Kansas and Rhode Island streets in the Potrero Hill neighborhood. The project site is occupied by an existing two-story, single-family residence (constructed in 1910) that is approximately 1,214 square feet in size at the rear of the lot. Immediately east (uphill) of the project site is a six-story, approximately 3,344-square-foot, two-unit residential building (2132-2136 22nd Street) which was constructed in 1990. Immediately west (downhill) of

the project site is a utility right-of-way that runs along Kansas Street with no structures. The subject block of 22nd Street consists predominantly of two- to three-story residential buildings.

Project Description

The proposed project would demolish the existing single-family residence at the rear of the lot and construct a new 40-foot-tall, six-story over basement, 9,195-gross-square-foot, residential building with five dwelling units. The project would provide 5 off-street parking spaces housed within stackers. The unit mix would be comprised of 1 one-bedroom unit and 4 three-bedroom units. The proposed building would be supported on spread footings with a mat slab embedded into the underlying bedrock. The project proposes retaining walls and landscaping along the western and northern property lines. Additionally, a gravel path is proposed from the rear yard as a second means of egress connecting to the existing Kansas Street steps. The project would require approximately 1,050 cubic yards of excavation with a maximum depth of approximately 30.5 feet below ground surface. Construction is expected to last approximately 12 months.

Background

The following bullet points provide a chronological summary of the various actions documented in the record related to the proposed project:

- On June 8, 2024, Dane Bunton and Nastaran Mousavi (the property owners and project architects) filed a project application with the department.
- On December 18, 2024, the department determined that the project was categorically exempt under CEQA Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures, and that no further environmental review was required.
- On January 2, 2025, the department approved the project with the issuance of the planning approval letter
- On January 30, 2025, James Purchase, on behalf of 2132-2136 22nd Street HOA, filed an appeal of the categorial exemption determination.
- On February 4, 2025, the department determined that the appeal was timely filed.

CEQA Guidelines

Categorical Exemptions

Pursuant to CEQA Guidelines section 15061, “Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA” [CEQA Guidelines section 15061(a)]. A project is exempt from CEQA if “the project is exempt pursuant to a categorical exemption. . .and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.” [CEQA Guidelines section 15061(b)(2).]

In accordance with Public Resources Code section 21084, CEQA Guidelines sections 15301 through 15333 list classes of projects that have been determined *not* to have a significant effect on the environment and are exempt from further environmental review.

Guidelines section 15301, or Class 1, applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1 also includes demolition and removal of individual small structures listed in section 15301(l), such as one single-family residence.

CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures), or Class 3, applies to construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The structures described in this section include apartments, duplexes and similar structures in urbanized areas designed for up to six dwelling units.

As discussed below in Response #2, a categorical exemption may not be used when an exception listed in CEQA Guidelines section 15300.2 applies. Among these exceptions are projects where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances [CEQA Guidelines section 15300.2(c)].

Pursuant to CEQA Guidelines section 15300.2(c), lead agencies must apply a two-pronged analysis in determining whether the “unusual circumstances” exception applies. First, an unusual circumstance must exist, and second, the unusual circumstance must give rise to “a reasonable possibility that the activity will have a significant effect on the environment.” It is important to note that it is not enough for an Appellant to claim the project – *as a whole* – will have a substantial effect on the environment. Rather, an Appellant must show that the specific unusual circumstances themselves will potentially cause that substantial effect.

Standards of Review

The standard of judicial review of lead agency decisions on a project’s qualification for a given class of exemption is the “substantial evidence” standard of Public Resources Code section 21168.5. Under this substantial evidence standard, courts will defer to the agency decision as long it is supported by substantial evidence, even if there is conflicting evidence.

The standards of judicial review for the “unusual circumstance” exception are two-pronged, as follows: An agency’s determination as to whether (or not) there are “unusual circumstances” [CEQA Guidelines section 15300.2 (c)] is reviewed under the substantial evidence standard. On the other hand, an agency’s determination as to whether unusual circumstances result in “a reasonable possibility that the activity will have a significant effect on the environment” is reviewed under the non-deferential “fair argument” standard. Under the “fair argument” standard, the exception to the exemption would apply, and would require additional environmental analysis under CEQA, if the record contains evidence that supports a fair argument that the unusual circumstances may produce a significant effect on the environment.

Substantial Evidence

In determining the significance of environmental effects caused by a project, CEQA Guidelines section 15064(f) states that “the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency.” CEQA Guidelines section 15064(f)(5) offers the following guidance: “Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts.”

Planning Department Responses

The responses, below, address the environmental concerns raised by the Appellant, organized by environmental topic. Each response confirms that the project meets the eligibility criteria for both a Class 1 and Class 3 exemption pursuant to CEQA Guidelines sections 15301 and 15303 and issuance of an exemption is not barred by one of the exceptions identified in CEQA Guidelines section 15300.2. The Appellant has not met the legal burden of proof to demonstrate that the project is not exempt and that an initial study must be prepared.

Categorically Exempt from Environmental Review

Response 1: For informational purposes, the proposed project qualifies for a Class 1 and Class 3 categorical exemption.

CEQA Guidelines section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residence. The project involves the demolition of a single-family residence and thus the demolition is exempt under Class 1. CEQA Guidelines section 15303(b), or Class 3, allows for the construction of up to six dwelling units in an urbanized area. The project involves the construction of a residential building with five units and thus the new construction is also exempt under Class 3.

When a lead agency determines that a project fits within a class of exemption, that determination will be upheld if it is supported by substantial evidence. CEQA Guidelines define substantial evidence as “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.” The department’s determination is supported by substantial evidence as set forth above.

No Exceptions

Response 2: None of the exceptions for categorical exemptions apply to the proposed project.

The Appellant states that the project is not exempt under CEQA because the following exceptions apply: location, significant effects, scenic heights, and historical resources. However, the Appellant fails to provide any supporting evidence for these claims. As outlined below, and supported by substantial evidence, there are no exceptions that would preclude the project from qualifying for a categorical exemption.

CEQA Guidelines section 15300.2 identifies exceptions to the applicability of categorical exemptions. When any of the exceptions apply, a project that otherwise fits within a categorical exemption must undergo a higher level of environmental review. As outlined below, none of the exceptions to the categorical exemptions apply to the proposed project.

Location

Certain classes of exemptions, including a Class 3, may not be applied “where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.” The project site does not contain an environmental resource of hazardous or critical concern.

Cumulative Impacts

An exemption may not be applied “when the cumulative impact of successive projects of the same type in the same place, over time is significant.” This exception applies when a project, in combination with “closely related past, present and reasonably foreseeable probable future projects” in the same place over time, could create significant environmental impacts. The proposed project does not present the possibility of cumulative impacts.

Significant Effect Due to Unusual Circumstances

Pursuant to CEQA, the department applies a two-part analysis to determine whether there is a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The following describes the two-parts, or questions, and their applicability to the project.

Part 1 Question: Do unusual circumstances exist?

Part 1 Answer: There are no unusual circumstances surrounding the project.

The lead agency must determine if unusual circumstances are present. If a lead agency determines that a project does not present unusual circumstances, that determination will be upheld if it is supported by substantial evidence, as defined above.

The circumstances surrounding the project and the project site are not unusual. It is not unusual for a residential development to occur in a residential area on a steeply sloped lot in San Francisco.

The department’s determination that unusual circumstances are not present is supported by substantial evidence; the Appellant has not demonstrated otherwise.

Part 2 Question: Would the project result in significant effects due to unusual circumstances?

Part 2 Answer: This question is not applicable, given that no unusual circumstances are present.

If the lead agency determines that a project presents unusual circumstances, then the lead agency must determine if a fair argument has been made supported by substantial evidence in the record that the project may result in significant effects.

As stated above, there are no unusual circumstances surrounding the project, so the answer to this question is moot.

Scenic Highways

Categorical exemptions may not be applied to projects that “may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a

highway officially designated as a state scenic highway.” The project site is not located near a designated state scenic highway.

Hazardous Waste

A project that is located on a site that is listed as a hazardous waste site pursuant to Section 65962.5 of the California Government Code may not be categorically exempt. The project site is not listed as a hazardous waste site by the state.

Historical Resources

A categorical exemption cannot be applied to a project that “may cause a substantial adverse change in the significance of a historical resource.” On November 30, 2023, the department determined that there are no historical resources present at the 2142 22nd Street property and the project site is not located within the boundaries of an existing historic district, nor are there any known historic districts nearby.¹

The 2142 22nd Street building was constructed in 1910 and has undergone extensive façade alterations, including the permastone cladding which was installed in 1948. The property is not amongst the oldest in the nearby vicinity, and thus not likely tied to early neighborhood development. Research did not uncover any other associated historic events to merit listing on Criterion 1 (Event). Research furthermore did not identify any notable past residents, and therefore the property is not individually significant under Criterion 2 (Persons). The subject property is not an exceptional example of any architectural style and therefore not eligible for listing under Criterion 3 (Architecture). The subject building is not significant under Criterion 4 (Information Potential), since this criterion typically applies to rare construction types when involving the built environment.²

Based on the above substantial evidence, the proposed project would not cause a substantial adverse change in the significance of a historical resource. Therefore, the historical resources exception does not apply to the proposed project. The Appellant provides no evidence on how the project would result in a substantial adverse change in the significance of a historical resource.

Conclusion regarding Exceptions to Categorical Exemption

Considering the above, the proposed project clearly fits within the Class 1 and 3 categorical exemptions and none of the exceptions are triggered. As such, the project is not required to undergo further environmental review. The Appellant has not demonstrated that the department’s CEQA determination for the proposed project is not supported by substantial evidence in the record.

Conclusion

The department has determined, based on substantial evidence in the record, that the proposed project is categorically exempt from environmental review under CEQA on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of Resources has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the project. Specifically, as

¹ San Francisco Planning Department, Historic Resource Review, 2142 22nd Street, Record No. 2023-009735HRR, November 11, 2023. The memorandum can be located here: [HRR - 2142 22nd St. signed.pdf](#), accessed February 11, 2025.

² The proposed project is not immediately adjacent to a known historical resource.

documented above, the Class 1 and Class 3 categorical exemption was appropriately issued because the proposed project would demolish a single-family residence and construct a new residential building with five dwelling units. In addition, there are no unusual circumstances that would exclude the project from qualifying from a categorical exemption and no mitigation measures are required under CEQA.

The Appellant has not met the legal burden of proof to demonstrate that the project does not qualify for a Class 1 and Class 3 categorical exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

From: [Emily Lowther Brough](#)
To: [Somera, Alisa \(BOS\)](#); [Gee, Natalie \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [James Purchase](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [RUSSI, BRAD \(CAT\)](#)
Subject: RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)
Date: Wednesday, February 26, 2025 11:34:36 AM
Attachments: [image001.png](#)

Thank you. Appellant agrees to the continuance. Does the Board have the project sponsors information or would you like me to provide it to you?

Emily Brough
Shareholder



ZACKS & FREEDMAN PC

180 Montgomery Street, Suite 1950
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† [415-956-8100](tel:415-956-8100)

f [415-288-9755](tel:415-288-9755)

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From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>

Sent: Wednesday, February 26, 2025 11:31 AM

To: Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Emily Lowther Brough <emily@zfplaw.com>

Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>; James Purchase <jamespencerpurchase@gmail.com>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>

Subject: RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)

Hello Natalie,

Since Supervisor Walton will not be in attendance on March 25th, we propose a continuance to April 15th.

In order for this to occur, we need to get confirmation from all parties (i.e., you, appellant, project sponsor) that they agree to this continuance. The appeal will still need to be agendized on March

18th, but we will add verbiage on the notices and agenda that the matter is anticipated to be continued to April 15th.

Since the noticing for this matter is first thing next week, **we need all confirmations by end of day Thursday, February 27th**.

Please let us know how we can assist with this.

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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**From:** Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>

**Sent:** Monday, February 24, 2025 4:01 PM

**To:** Emily Lowther Brough <[emily@zfplaw.com](mailto:emily@zfplaw.com)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>

**Cc:** Ho, Calvin (BOS) <[calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; James Purchase <[jamespencerpurchase@gmail.com](mailto:jamespencerpurchase@gmail.com)>

**Subject:** RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)

Hi Emily,

Sorry I missed this. Supervisor Walton will be absent at March 25, 2025 meeting. I will defer to the Clerk's office and President's office to find a different date.

Thank you,  
Natalie

**Natalie Gee** 朱凱勤, Chief of Staff

**Supervisor Shamann Walton, District 10**

1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 279

**Direct:** 415.554.7672 | **Office:** 415.554.7670

**District 10 Community Events Calendar:** <https://bit.ly/d10communityevents>

---

**From:** Emily Lowther Brough <[emily@zfplaw.com](mailto:emily@zfplaw.com)>

**Sent:** Monday, February 24, 2025 3:52 PM

**To:** BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>

**Cc:** Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>; Ho, Calvin (BOS) <[calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; James Purchase <[jamespencerpurchase@gmail.com](mailto:jamespencerpurchase@gmail.com)>

**Subject:** RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)

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Good afternoon: Can you please advise as to the status of this request? Thank you.

**Emily Brough**

Shareholder



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San Francisco, CA 94104

t [415-956-8100](tel:415-956-8100)

f [415-288-9755](tel:415-288-9755)

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**From:** Emily Lowther Brough

**Sent:** Thursday, February 20, 2025 1:47 PM

**To:** [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

**Cc:** [natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org); [calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org); [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org); James Purchase  
<[jamespencerpurchase@gmail.com](mailto:jamespencerpurchase@gmail.com)>

**Subject:** Request for continuance of hearing, File 250134 (2142 22nd Street project)

Good afternoon Clerk of the Board: I was recently retained to represent the appellant HOA at the above referenced hearing (also see attached). Unfortunately, I have a conflict on the date of the hearing, and am writing to request a continuance to March 25, 2025, or as soon as the Board can hear the matter thereafter? Thank you for your consideration.

Best,

**Emily Brough**  
Shareholder



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San Francisco, CA 94104

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**From:** [Dane Bunton](#)  
**To:** [Gee, Natalie \(BOS\)](#)  
**Cc:** [Emily Lowther Brough](#); [Somera, Alisa \(BOS\)](#); [nastaran@studiobanaa.com](mailto:nastaran@studiobanaa.com); [Calvillo, Angela \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [James Purchase](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [RUSSI, BRAD \(CAT\)](#)  
**Subject:** Re: Request for continuance of hearing, File 250134 (2142 22nd Street project)  
**Date:** Wednesday, February 26, 2025 1:43:47 PM  
**Attachments:** [image001.png](#)

---

Yes

**Dane Bunton, RA** | Co-Founder, Managing Principal

o: 415.610.8100

c: 510.612.7758

[Studio BANAA](#)

On Wed, Feb 26, 2025 at 11:46 AM Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)> wrote:

Thank you Emily.

Looping in the Project Sponsors. Dane [@dane@studiobanaa.com](mailto:@dane@studiobanaa.com), would you be amenable to have the hearing on Tuesday, April 15?

Thank you,

Natalie

**Natalie Gee** 朱凱勤, Chief of Staff

**Supervisor Shamann Walton, District 10**

1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 279

**Direct:** 415.554.7672 | **Office:** 415.554.7670

**District 10 Community Events Calendar:** <https://bit.ly/d10communityevents>

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**From:** Emily Lowther Brough <[emily@zfplaw.com](mailto:emily@zfplaw.com)>

**Sent:** Wednesday, February 26, 2025 11:34 AM

**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>

**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Ho, Calvin (BOS) <[calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org)>; James Purchase <[jamespencerpurchase@gmail.com](mailto:jamespencerpurchase@gmail.com)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>; RUSSI, BRAD (CAT) <[Brad.Russi@sfcityatty.org](mailto:Brad.Russi@sfcityatty.org)>

**Subject:** RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)

Thank you. Appellant agrees to the continuance. Does the Board have the project sponsors information or would you like me to provide it to you?

**Emily Brough**  
Shareholder



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<[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>; RUSSI, BRAD (CAT) <[Brad.Russi@sfcityatty.org](mailto:Brad.Russi@sfcityatty.org)>

**Subject:** RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)

Hello Natalie,

Since Supervisor Walton will not be in attendance on March 25<sup>th</sup>, we propose a continuance to April 15<sup>th</sup>.

In order for this to occur, we need to get confirmation from all parties (i.e., you, appellant, project sponsor) that they agree to this continuance. The appeal will still need to be agendized on March 18<sup>th</sup>, but we will add verbiage on the notices and agenda that the matter is anticipated to be continued to April 15<sup>th</sup>.

Since the noticing for this matter is first thing next week, **we need all confirmations by end of day Thursday, February 27<sup>th</sup>.**

Please let us know how we can assist with this.

*Alisa Somera*

Legislative Deputy Director

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

415.554.7711 direct | 415.554.5163 fax

[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)

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**From:** Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>

**Sent:** Monday, February 24, 2025 4:01 PM

**To:** Emily Lowther Brough <[emily@zfplaw.com](mailto:emily@zfplaw.com)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>

**Cc:** Ho, Calvin (BOS) <[calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; James Purchase <[jamespencerpurchase@gmail.com](mailto:jamespencerpurchase@gmail.com)>

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Natalie

**Natalie Gee** 朱凱勤, Chief of Staff

**Supervisor Shamann Walton, District 10**

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**Direct:** 415.554.7672 | **Office:** 415.554.7670

**District 10 Community Events Calendar:** <https://bit.ly/d10communityevents>

---

**From:** Emily Lowther Brough <[emily@zfplaw.com](mailto:emily@zfplaw.com)>

**Sent:** Monday, February 24, 2025 3:52 PM

**To:** BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>

**Cc:** Gee, Natalie (BOS) <[natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org)>; Ho, Calvin (BOS) <[calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; James Purchase <[jamesspencerpurchase@gmail.com](mailto:jamesspencerpurchase@gmail.com)>

**Subject:** RE: Request for continuance of hearing, File 250134 (2142 22nd Street project)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon: Can you please advise as to the status of this request? Thank you.

**Emily Brough**  
Shareholder



ZACKS & FREEDMAN PC

180 Montgomery Street, Suite 1950  
San Francisco, CA 94104

t [415-956-8100](tel:415-956-8100)

f [415-288-9755](tel:415-288-9755)

Please see [our website](#) for information about our  
East Bay and Monterey office locations.

**Please Note Our New San Francisco Address.**

This communication may contain confidential and privileged material  
for the sole use of the intended recipient. Receipt by anyone else

does not constitute a loss of the confidential or privileged nature of the communication. Any review by or disclosure to another is prohibited. If you received this communication in error, please delete all copies and notify me.

---

**From:** Emily Lowther Brough

**Sent:** Thursday, February 20, 2025 1:47 PM

**To:** [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

**Cc:** [natalie.gee@sfgov.org](mailto:natalie.gee@sfgov.org); [calvin.ho@sfgov.org](mailto:calvin.ho@sfgov.org); [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org); James Purchase <[jamesspencerpurchase@gmail.com](mailto:jamesspencerpurchase@gmail.com)>

**Subject:** Request for continuance of hearing, File 250134 (2142 22nd Street project)

Good afternoon Clerk of the Board: I was recently retained to represent the appellant HOA at the above referenced hearing (also see attached). Unfortunately, I have a conflict on the date of the hearing, and am writing to request a continuance to March 25, 2025, or as soon as the Board can hear the matter thereafter? Thank you for your consideration.

Best,

**Emily Brough**  
Shareholder



ZACKS & FREEDMAN PC

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San Francisco, CA 94104

t [415-956-8100](tel:415-956-8100)

f [415-288-9755](tel:415-288-9755)

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**From:** [BOS Legislation. \(BOS\)](#)  
**To:** [emily@zfplaw.com](#); [jamesspencerpurchase@gmail.com](#); [dane@studiobanaa.com](#); [nastaran@studiobanaa.com](#)  
**Cc:** [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Jonin, Jonas \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** HEARING NOTICE: Appeal of CEQA Determination of Exemption - Proposed 2142-22nd Street Project - Appeal  
**Date:** Hearing Date: March 18, 2025  
Tuesday, March 4, 2025 8:36:42 AM

---

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **March 18, 2025**, at 3:00 p.m. for the appeal of the CEQA Exemption Determination for the proposed project at 2142-22nd Street.

**Please find the following link to the hearing notice for the matter:**

[Public Hearing Notice - March 4, 2025](#)

**Note:** The President may entertain a motion to continue this Hearing to the Board meeting of Tuesday, April 15, 2025. Public Comment will be taken on the continuance only.

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250134](#)

Best regards,  
Jocelyn Wong  
Legislative Clerk  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

**NOTE:** The President may entertain a motion to continue this hearing to the Board meeting of Tuesday, April 15, 2025. Public Comment will be taken on the continuance only.

**Date:** Tuesday, March 18, 2025

**Time:** 3:00 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subject:** File No. 250134. Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on December 18, 2024, for the proposed project at 2142-22nd Street, Assessor's Parcel Block No. 4094, Lot No. 038, which proposes to demolish an existing single-family dwelling and construct a new six story building with five new units (including a one one-bedroom unit and four three-bedroom units), five off-street parking spaces housed within stackers, and five bicycle parking spaces. (District 10) (Appellant: James Purchase, on behalf of 2132-2136 22nd Street HOA) (Filed January 30, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([bos.@sfgov.org](mailto:bos.@sfgov.org)). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, March 14, 2025.

For any questions about this hearing, please contact our office at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) or call (415) 554-5184.



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

jw:ll:ams

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## PROOF OF MAILING

Legislative File No. 250134

Description of Items: Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 2142-22nd Street Project - 3 Notices Mailed

I, \_\_\_\_\_, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: March 4, 2025

Time: 8:30 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Aim New".

Instructions: Upon completion, original must be filed in the above referenced file.

**From:** [BOS Legislation. \(BOS\)](#)  
**To:** [Liu, Bella \(CPC\)](#); [Yeung, Tony \(CPC\)](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** APPEAL CHECK PICKUP: Appeal of CEQA Determination of Exemption - Proposed 2142-22nd Street Project - Appeal Hearing Date: March 18, 2025  
**Date:** Thursday, February 6, 2025 2:54:40 PM  
**Attachments:** [Appeal Check Pickup.doc](#)

---

Hi Bella and Tony,

The check for the appeal filing fee for CEQA appeal of the proposed 2142-22nd Street project, is ready to be picked up at the Clerk's Office. Our office is opened Monday through Friday from 8:00am to 5:00pm. A fee waiver was not filed with this project. Kindly sign the attached Appeal Check Pickup form once the filing fee is picked up.

Jocelyn Wong  
Legislative Clerk  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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---

**From:** BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Sent:** Thursday, February 6, 2025 2:36 PM  
**To:** 'jamesspencerpurchase@gmail.com' <jamesspencerpurchase@gmail.com>;  
'Dane@studiobanaa.com' <Dane@studiobanaa.com>  
**Cc:** RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; RUIZ-ESQUIDE,

ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

**Subject:** Appeal of CEQA Determination of Exemption - Proposed 2142-22nd Street Project - Appeal  
Hearing Date: March 18, 2025

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **March 18, 2025**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 2142-22nd Street project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - January 30, 2025](#)

[Planning Department Memo - February 5, 2025](#)

[Clerk of the Board Letter - February 6, 2025](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250134](#)

Best regards,

Jocelyn Wong  
Legislative Clerk  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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BOARD of SUPERVISORS



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San Francisco 94102-4689  
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Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

February 6, 2025

**File Nos. 250134-250137**

**Planning Case No. 2024-005274ENV**

Received from the Board of Supervisors Clerk's Office, one check, in the amount of Seven Hundred Sixty-Three Dollars (\$763) for the filing fee paid by ND ST HOA for the appeal of CEQA Determination of Statutory Exemption for the proposed 2142-22nd Street project:

**Planning Department By:**

Theo Chen  
\_\_\_\_\_  
Print Name

 2/7/25  
\_\_\_\_\_  
Signature and Date

**From:** [BOS Legislation. \(BOS\)](#)  
**To:** ["jamesspencerpurchase@gmail.com"](#); ["Dane@studiobanaa.com"](#)  
**Cc:** [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Jonin, Jonas \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** Appeal of CEQA Determination of Exemption - Proposed 2142-22nd Street Project - Appeal Hearing Date: March 18, 2025  
**Date:** Thursday, February 6, 2025 2:35:50 PM

---

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **March 18, 2025**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 2142-22nd Street project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - January 30, 2025](#)  
[Planning Department Memo - February 5, 2025](#)  
[Clerk of the Board Letter - February 6, 2025](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 250134](#)

Best regards,

Jocelyn Wong  
Legislative Clerk  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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*identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**Room 244**  
**San Francisco, CA 94102-4689**  
**Tel. No. (415) 554-5184**  
**Fax No. (415) 554-5163**  
**TDD/TTY No. (415) 554-5227**

February 6, 2025

James Purchase  
2132-22nd Street  
San Francisco, CA 94107

**Subject: File No. 250134 - Appeal of California Environmental Quality Act (CEQA)  
Determination of Exemption from Environmental Review - Proposed  
2142-22nd Street Project**

Dear Mr. Purchase:

The Office of the Clerk of the Board is in receipt of a memorandum dated February 5, 2025, from the Planning Department regarding their determination on the timely filing for appeal of the Categorical Exemption Determination issued by the Planning Department under CEQA for the proposed 2142-22nd Street project.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a hearing date has been scheduled for **Tuesday, March 18, 2025, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

**20 days prior to the hearing:** names and addresses of interested parties to be  
*Wednesday, Feb. 26, 2025* notified of the hearing, in spreadsheet format; and

**11 days prior to the hearing:** any documentation which you may want available to  
*Friday, Mar. 7, 2025* the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to  
[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org).



Please feel free to contact our office at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) or call (415) 554-5184 if you have any questions.

Very truly yours,

  
Angela Calvillo  
Clerk of the Board

jw:ll:ak:ams

c: Brad Russi, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Austin Yang, Deputy City Attorney  
Andrea Ruiz-Esquide, Deputy City Attorney  
Rich Hillis, Planning Director, Planning Department  
Lisa Gibson, Environmental Review Officer, Planning Department  
Debra Dwyer, Principal Environmental Planner, Planning Department  
Joy Navarrete, Environmental Planning, Planning Department  
Don Lewis, Environmental Planning, Planning Department  
Josh Switzky, Acting Director of Citywide Planning, Planning Department  
Corey Teague, Zoning Administrator, Planning Department  
Tina Tam, Deputy Zoning Administrator, Planning Department  
Dan Sider, Director of Executive Programs, Planning Department  
Aaron Starr, Manager of Legislative Affairs, Planning Department  
Elizabeth Watty, Current Planning Division, Planning Department  
Jonas Ionin, Planning Commission Secretary, Planning Department  
Kalyani Agnihotri, Staff Contact, Planning Department  
Julie Rosenberg, Executive Director, Board of Appeals  
Alec Longaway, Legal Process Clerk, Board of Appeals



## CATEGORICAL EXEMPTION APPEAL TIMELINESS DETERMINATION

**Date:** February 5, 2025  
**To:** Angela Calvillo, Clerk of the Board of Supervisors  
**From:** Lisa Gibson, Environmental Review Officer – (628) 652-7571

**RE: Appeal Timeliness Determination – 2142 22<sup>nd</sup> Street Categorical Exemption;  
Planning Department Case No. 2024-005274ENV**

On January 30, 2025, James Purchase, on behalf of 2132-2136 22nd Street HOA (appellant), filed an appeal with the Office of the Clerk of the Board of Supervisors of the categorical exemption for the proposed project at 2142 22<sup>nd</sup> Street. As explained below, the appeal is timely.

| Date of Approval Action      | 30 Days after Approval Action | Appeal Deadline<br>(Must Be Day Clerk of Board's Office Is Open) | Date of Appeal Filing         | Timely? |
|------------------------------|-------------------------------|------------------------------------------------------------------|-------------------------------|---------|
| Thursday,<br>January 2, 2025 | Saturday,<br>February 1, 2025 | Monday,<br>February 3, 2025                                      | Thursday,<br>January 30, 2025 | Yes     |

**Approval Action:** On December 18, 2024, the Planning Department issued a categorical exemption for the proposed project. The approval action for the project was the issuance of the Planning Approval Letter, which occurred on January 2, 2025 (date of the approval action).

**Appeal Deadline:** Sections 31.16(a) and (e) of the San Francisco Administrative Code state that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the date of the approval action. The 30th day after the date of the approval action was Saturday, February 1, 2025. The next day when the Office of the Clerk of the Board of Supervisors was open was Monday, February 3, 2025 (appeal deadline).

**Appeal Filing and Timeliness:** The appellant filed the appeal of the exemption determination on Thursday, January 30, 2025, prior to the end of the appeal deadline. Therefore, the appeal is timely.

**From:** [BOS Legislation. \(BOS\)](#)  
**To:** [Hillis, Rich \(CPC\)](#)  
**Cc:** [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** Appeal of CEQA Exemption Determination - Proposed 2142 22nd Street Project  
**Date:** Friday, January 31, 2025 9:22:39 AM  
**Attachments:** [Appeal Ltr 013025.pdf](#)  
[COB Ltr 013125.pdf](#)  
[image001.png](#)

---

Dear Director Hillis,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Exemption Determination for the proposed project at 2142 22nd Street. The appeal was filed by James Purchase, on behalf of 2132-2136 22nd Street HOA.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination and respond by no later than Wednesday, February 5, 2025. Thank you.

Best regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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BOARD of SUPERVISORS



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January 31, 2025

To: Rich Hillis  
Planning Director

From:  Angela Calvillo  
Clerk of the Board of Supervisors

**Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption From Environmental Review - 2142 22nd Street**

An appeal of the CEQA Determination of Exemption from Environmental Review for the proposed 2142 22nd Street project was filed with the Office of the Clerk of the Board on January 30, 2025, by James Purchase, on behalf of 2132-2136 22nd Street HOA.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner.

Please feel free to contact our office at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) or call 415-554-5184 if you have any questions.

c: Brad Russi, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Austin Yang, Deputy City Attorney  
Andrea Ruiz-Esquide, Deputy City Attorney  
Lisa Gibson, Environmental Review Officer, Planning Department  
Debra Dwyer, Principal Environmental Planner, Planning Department  
Joy Navarrete, Environmental Planning, Planning Department  
Don Lewis, Environmental Planning, Planning Department  
Josh Switzky, Acting Director of Citywide Planning, Planning Department  
Corey Teague, Zoning Administrator, Planning Department  
Tina Tam, Deputy Zoning Administrator, Planning Department  
Dan Sider, Chief of Staff, Planning Department  
Aaron Starr, Manager of Legislative Affairs, Planning Department  
Elizabeth Watty, Current Planning Division, Planning Department  
Jonas Ionin, Planning Commission Secretary, Planning Department  
Kalyani Agnihotri, Staff Contact, Planning Department  
Julie Rosenberg, Executive Director, Board of Appeals  
Alec Longaway, Legal Process Clerk, Board of Appeals

## Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor  inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No.  from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☐ Planning Commission    ☐ Building Inspection Commission    ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes    ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed 2142-22nd Street Project

Long Title or text listed:

Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on December 18, 2024, for the proposed project at 2142-22nd Street, Assessor's Parcel Block No. 4094, Lot No. 038, which proposes to demolish an existing single-family dwelling and construct a new six story building with five new units (including a one one-bedroom unit and four three-bedroom units), five off-street parking spaces housed within stackers, and five bicycle parking spaces. (District 10) (Appellant: James Purchase, on behalf of 2132-2136 22nd Street HOA) (Filed January 30, 2025)

Signature of Requestor:

