

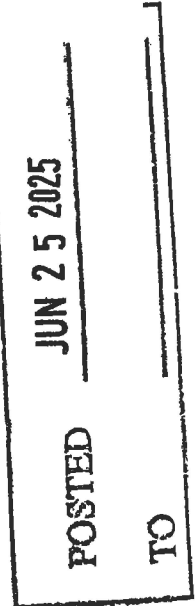


June 25, 2025

GISELLE ROMO
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NOTICE OF EXEMPTION

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



To: County Clerk, City and County of San Francisco
City Hall Room 160
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: \$82 filing fee

Project Description

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

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

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

Determination

The City and County of San Francisco decided to carry out or approve the project on May 15, 2025 when the planning commission denied the request for discretionary review. The project was officially approved on June 17, 2025 when no appeal of the General Plan Evaluation was filed during the 30-day appeal period. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file nos. 2018-013877ENV and 2018-013877DRP-05.

1. **Exempt Status:**

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemption. State code number: _____
- ☒ Community Plan Exemption (Sec. 21083.3; 15183)

2. **Reason for Determination:** This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated classes of statutory exemption.

for Chelsea Forbden

For Lisa Gibson
Environmental Review Officer

June 25, 2025

Date

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

Date Received for filing at OPR:



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

Print

Save

RECEIPT NUMBER:

38-06/25/2025-095

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 06/25/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000053	
PROJECT TITLE 2588 MISSION STREET		

PROJECT APPLICANT NAME KEI ZUSHI	PROJECT APPLICANT EMAIL KEI.ZUSHI@SFGOV.ORG	PHONE NUMBER (628) 652-7495
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE SUITE 1400	CITY SAN FRANCISCO	STATE CA
	ZIP CODE 94103	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

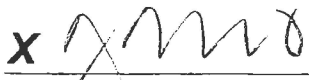
☒ Exempt from fee
 ☒ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 82.00 \$ 82.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 82.00

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