2026-0000042

FILED

SAN FRANCISCO County Clerk

July 7, 2026

by: Maribel Osoria

Deputy County Clerk

San Francisco Planning

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

NOTICE OF EXEMPTION

POSTED JUL 07 2026 TO

Final Approval Date:	June 2, 2026
Case No.:	2018-014043ENV
Project Title:	598 Bryant Street
Project Location-Specific:	Bryant and Fourth Streets
Project Location-City/County:	City and County of San Francisco
Zoning:	CMUO (CENTRAL SOMA-MIXED USE OFFICE) Zoning District Central SoMa Special Use District Priority Equity Geographies Special Use District 130-CS Height and Bulk District
Block/Lot:	3762/032 & 121
Lot Size:	Approximately 20,010 square feet
Lead Agency:	San Francisco Planning Department
Project Applicant:	Oisin Heneghan, N17 LLC Oisín@n17.dev
Staff Contact:	Rachel Schuett (628) 652-7546 rachel.schuett@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: $86 filing fee

Project Description

The project site, which spans three adjacent parcels in the City's South of Market neighborhood, is currently occupied by a gas station and two commercial buildings. Specifically, the 598 Bryant Street parcel (3762/121) is improved with a gas station and a 966-square-foot (sf) convenience store. The 475 Fourth Street parcel (3762/032) is improved with a commercial building measuring 10,757 sf (7,530 sf is PDR and 3,227 sf is office use). Lastly, the 181 Stillman Street parcel (3762/036) is improved with a commercial building measuring 3,200 sf.

The proposed project would merge three parcels into one approximately 20,010 sf parcel, demolish the existing structures and construct a new 33-story, 337-foot-tall residential building containing 395 dwelling units. The building would include a 355-foot-tall elevator penthouse and a one-level parking garage at grade, with access from Stillman Street. Rooftop mechanical equipment would include 14 condensing units, two amenity rooftop units (RTU), two ventilation rooftop units, and a single corridor RTU. One diesel-powered emergency generator and 14 condensing units would be located on Level 3.

The project would be constructed upon a deep foundation system comprised of approximately 280 torquedown piles extending approximately 75 feet below the existing grade and topped with a variable-thickness pile cap cast over the piles. About 18,100 square feet of excavation to a depth of 9 to 14 feet below ground surface and removal of about 6,300 cubic yards of soil would be required for the basement level and pile cap. Construction would take approximately 28 months; staging would occur on site, with some temporary lane closures on Bryant Street for concrete pours.

Determination

The City and County of San Francisco decided to carry out or approve the project on June 2, 2026, when the Planning Department issued the Planning Approval Letter for the project. The project was officially approved on July 3, 2026 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 no. 2018-014043ENV and 2018-014043PRJ.

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: _____

   ☒ General Plan Evaluation (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 exemption.

T Sheyner

For Lisa Gibson
Environmental Review Officer

July 7, 2026

Date

cc:

Oisin Heneghan, N17 LLC
Supervisor Dorsey, District 6

Date Received for filing at OPR:

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print [redacted] Save

RECEIPT NUMBER:
38-07/07/2026-061

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	pic@sfgov.org	07/07/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN FRANCISCO COUNTY	2026-0000042

PROJECT TITLE

598 BRYANT STREET

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
OISIN HENEGHAN, N17 LLC	rachel.schuett@sfgov.org	(628) 652-7546

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
49 SOUTH VAN NESS AVE STE 1400	SAN FRANCISCO	CA	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)	$ 4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 86.00	$ 86.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☒ Check ☐ Other 0372,108 **TOTAL RECEIVED** $ 86.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Maribel Osoria Deputy Clerk