

2016-033



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

JUN 13, 2016

Notice of Exemption

by: **FALLON LIM**
Deputy County Clerk

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Approval Date: May 5, 2016
Case No.: **2006.1523E**
Project Title: **50 1st Street (Oceanwide Center)**
Zoning: C-3-O (SD) Downtown Office Special Development, Transit Center C-3-O (SD) Commercial Special Use District
850-S-2, 550-S Height and Bulk Districts
Block/Lot: 3708/ Lots 3, 6, 7, 9, 10, 11, 12, and 55 (plus vacated portions of Jessie Street and Elim Alley)
Lot Size: 59,445 square feet (1.36 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Oceanwide Center LLC; c/o Daniel Frattin, Attorney; (415) 567-9000
Staff Contact: Kansai Uchida – (415) 575-9048; kansai.uchida@sfgov.org

JUN 13 2016
POSTED TO

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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: \$60 filing fee

PROJECT DESCRIPTION:

The includes the demolition of three existing structures, the full or partial retention and rehabilitation of two existing structures, and the construction of two new towers supporting a combined 2.2 million square feet of mixed-use development including approximately 1.08 million square feet of office space, 12,500 square feet of restaurant/retail space, 169 hotel rooms, and 265 residential units. The project also includes vacation of a portion of Elim Alley and a portion of Jessie Street, to be realigned as a private right-of-way providing public access through the site to connect with Mission Street, rather than First Street as under existing conditions.

The project site is located in San Francisco's Financial District on Assessor's Block 3708, which is bounded by Market Street to the north, First Street to the east, Mission Street to the south, and Second Street to the west. The project includes demolition of: the existing 16,000-square-foot office and retail building at 36-40 First Street/5 Stevenson Street (Lot 3; built in 1908); the existing 70,680-square-foot office/retail building at 62 First Street (Lot 6; built in 1917); and the 144,000-square-foot office/retail building located at 42-50 First Street (Lot 55; built in 1917). The project will retain approximately the front (easternmost) 45 percent of the historic 16,200 square foot office/retail building, located at 76-78 First Street (Lot 7; built in 1908) and

will demolish the rear portion of the building and construct a new rear wall; this building will contain 5,900 square feet of office space and 2,600 square feet of restaurant/retail space. The project will retain the existing 19,800-square-foot building at 88 First Street (Lot 9; built in 1907), which will provide 16,500 square feet of existing office space and 3,300 square feet of restaurant/retail space. The project will also develop the following vacant lots: Lot 10 located at 512 Mission Street, Lot 11 located at 516-520 Mission Street, and Lot 12 located at 526 Mission Street.

The project will construct a 60-story tower on First Street that will contain approximately 1.1 million square feet of office space, about 1,100 square feet of restaurant/retail space, and 109 dwelling units. The First Street tower will be 850 feet tall at the roofline and 910 feet tall at the top of the parapet. A 68-foot-tall "urban room" at the ground floor will provide approximately 20,000 square feet of publicly accessible open space. The project will construct a second tower on Mission Street, 54 stories tall, that will contain 156 dwelling units, 169 hotel rooms, and about 5,500 square feet of restaurant/retail space. The Mission Street tower will be 605 feet in height to the roof and 625 feet tall at the parapet, with a mechanical penthouse rising to approximately 637 feet. In addition to the urban room, the project will provide another approximately 6,000 square feet of publicly accessible open space, primarily at grade behind the retained portion of the 76-78 First Street building and adjacent to the Mission Street Tower on the project's Mission Street frontage, and also including about 850 square feet on level 3 of the First Street tower. A total of 360 auto parking spaces and 363 secure bicycle parking spaces will be located in the basement beneath both buildings; vehicular parking will be accessed via Jessie and Stevenson Streets, while bicycle parking will be reached through the urban room and from Stevenson Street. Additional bicycle parking (racks) will be provided at-grade. The project will include a four-truck loading dock on Stevenson Street and will provide four service vehicle loading spaces in the basement.

Approximately 4,900 square feet of the existing public right-of-way along Jessie Street and Elim Alley will be vacated and incorporated into the project. The Jessie Street right-of-way will be vacated from First Street to midway between First Street and Ecker Place, and rerouted southward to terminate at Mission Street between First Street and Ecker Place. Elim Alley will be vacated from midway between First Street and Ecker Place and will be widened to provide enhanced pedestrian access. Pedestrian access will be maintained along the current route of Jessie Street to First Street via a shared pathway that will bisect the urban room and will also maintain emergency vehicle and large truck access to First Street (i.e., emergency vehicles and trucks too large to use the relocated Jessie Street route will be permitted to drive through the urban room).

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on May 5th, 2016. The Planning Code Section 309 approval by the Planning Commission constituted the Approval Action for the project. The project will be undertaken by the project sponsor, Oceanwide Center LLC. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2006.1523E.

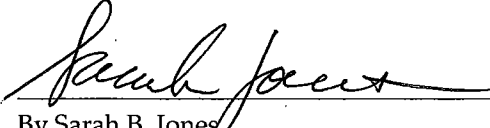
1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

- 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. This project in its approved form has been determined to be exempt from environmental review because:

- The project is consistent with the development density established for the project site in the Transit Center District Plan;
- The project will not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Programmatic EIR for the Transit Center District Plan and Transit Tower (TCDP PEIR, Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048);
- The project will not result in potentially significant off-site or cumulative impacts that were not identified in the TCDP PEIR;
- The project will not result in significant effects, which, as a result of substantial new information that was not known at the time the TCDP PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
- The project sponsor will undertake feasible mitigation measures specified in the TCDP PEIR to mitigate project-related significant impacts.

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

June 10, 2016
Date

cc: Daniel Frattin, Project Sponsor
Distribution List



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:
38 — 06132016 — 33
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 06/13/2016
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 579098
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PROJECT TITLE
50 1ST STREET (OCEANWIDE CENTER)

PROJECT APPLICANT NAME KANSAI UCHIDA	PROJECT APPLICANT EMAIL KANSAI.UCHIDA@SFGOV.ORG	PHONE NUMBER (415) 567-9000
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PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|--|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,070.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,043.75 | \$ | <u>0.00</u> |

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

- | | | | |
|---|----------|----|-----------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>60.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 60.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE FALLON LIM, DEPUTY COUNTY CLERK
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