

#270972



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

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: June 5, 2014
Case No.: **2010.0726E**
Project Title: **2051 – 2065 Third Street/650 Illinois Street**
Zoning: **UMU (Urban Mixed Use) District;**
68-X Height and Bulk District
Central Waterfront subarea of the Eastern Neighborhoods Area Plan
Block/Lot: **3994/001B, 001C, 006**
Lot Size: **19,620 square feet**
Lead Agency: **San Francisco Planning Department**
Project Sponsor: **Jason Check, Raintree Partners**
949-606-3099
Staff Contact: **Chelsea Fordham – (415) 575-9071**
Chelsea.Fordham@sfgov.org

**ENDORSED
FILED**
San Francisco County Clerk

JUL 29, 2014

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

by: **JENNIFER WONG**
Deputy County Clerk

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: \$58 filing fee

PROJECT DESCRIPTION:

The proposed project would involve demolition of two existing industrial buildings built in 1927 and 1926, and construction of two new six-story residential buildings with a total of 94 residential units and a 77 off-street parking garage. The proposed new residential buildings would total approximately 106,962 gross square-feet and would have a height of 68 feet. The 94 residential units for the proposed project would include a dwelling unit mix of 35 studio units, 19 one-bedroom units, 37 two-bedroom units, one three-bedroom unit, and two loft flex units. The proposed parking garage area would be accessed from a 16-foot wide curb cut off of Illinois Street and would include 77 off-street parking spaces and 76 bicycle parking spaces. The 77 off-street parking spaces would include 69 spaces which would be provided via hydraulic stacking lifts, three Americans with Disabilities Act (ADA) accessible spaces, three car share spaces, and two electric car charging stations. The project is also proposing common spaces including open space and a community room. The 19,620 square-foot (sf) project site is located on a through lot that fronts on both Third and Illinois Streets. The project site is on the east side of Third Street and the west

JUL 29 2014
POSTED TO

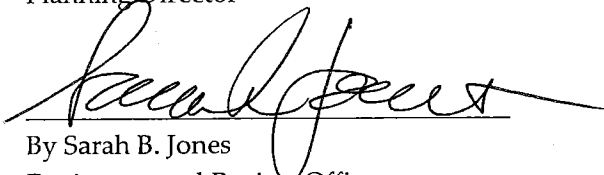
side of Illinois Street between Mariposa Street to the north and 18th Street to the south in San Francisco's Potrero Hill neighborhood. The project site consists of three lots (3994/001B, 001C, and 006) that front on Third and Illinois Streets and would be merged as part of the proposed project. The two existing industrial buildings at 2051 and 2065 Third Street were constructed in 1927 and 1926, respectively, and total 15,041 square feet and range in height from 25 feet to 12 feet. The site is located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 5, 2014. The Planning Commission approved a Large Project Authorization for this project. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2010.0726X

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 proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; and all potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.

John Rahaim
Planning Director


 By Sarah B. Jones
 Environmental Review Officer

July 30, 2014
 Date

cc: Jason Check, Raintree Partners
Melinda Sarjapur, Rueben, Junius, & Rose
other interested parties



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 270972
STATE CLEARING HOUSE # <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 07/29/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 506519	
PROJECT TITLE 2051-2065 THIRD STREET/650 ILLINOIS STREET			
PROJECT APPLICANT NAME CHELSEA FORDHAM		PHONE NUMBER (415)575-9071	
PROJECT APPLICANT ADDRESS 1650 MISSION STREET, SUITE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT *(Check appropriate box):*

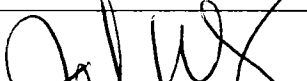
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	
<input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i>	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$58.00	\$	58.00
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 58.00

SIGNATURE X 	Printed Name: JENNIFER WONG	TITLE Deputy County Clerk
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