



# SAN FRANCISCO PLANNING DEPARTMENT

270932

**ENDORSED  
FILED**  
San Francisco County Clerk

DEC 04, 2013

by: **MARIBEL JALDON**  
Deputy County Clerk

## Notice of Determination

DEC 04 2013  
POSTED  
TO

Approval Date: December 3, 2013  
Case No.: 2011.0430E  
State Clearinghouse No: N/A  
Project Title: 480 Potrero Avenue  
Zoning: UMU (Urban Mixed Use)  
58-X Height and Bulk District  
Block/Lot: 3973/002C  
Lot Size: 15,000 square feet  
Lead Agency: San Francisco Planning Department  
Project Sponsor: Reza Khoshnevisan, Sia Consulting  
(415) 922-0200  
Staff Contact: Don Lewis – (415) 575-9095  
[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

Planning  
Information:  
415.558.6377

To: County Clerk, City and County of San Francisco      State of California  
City Hall Room 168      Office of Planning and Research  
1 Dr. Carlton B. Goodlett Place      PO Box 3044  
San Francisco, CA 94102      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 Determination 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:  
 \$53 filing fee AND  \$2,156.25 Negative Declaration Fee  
 No Effect Determination (From CDFG)

### PROJECT DESCRIPTION:

The rectangular project site is located at the northwest corner of Potrero Avenue and Mariposa Street on the boundary of the Mission and Potrero Hill neighborhoods. The project site is currently a vacant lot containing the remnants of the foundation from the former four-story concrete live/work structure that was demolished in 2005. The project sponsor proposes the construction of a six-story, 58-foot-tall, mixed-use building approximately 80,000 gross square feet in size. The new building would contain 75 residential units, 970 square feet of ground-floor retail use, and 47 parking spaces in a one-level basement parking garage accessed from Mariposa Street. The proposed building would include windows and doors with a minimum Sound Transmission Class rating of 27 and mechanical ventilation. The project site is located in the eastern portion of the Mission Area Plan, which is one of the area plans adopted through the Eastern Neighborhoods Planning effort.

## PROJECT APPROVAL

The proposed project required Large Project Authorization pursuant to Planning Code Section 329 which is the Approval Action for the Project as defined in Section 31.04 of the San Francisco Administrative Code. On August 8, 2013, the Planning Commission approved the Large Project Authorization. On August 23, 2013, the project was appealed to the Board of Appeals. On November 20, 2013, the Board of Appeals denied the appeal and approved the project. Since a rehearing request was not filed within 10 calendar days of the Board of Appeals' decision, the project approval was considered final on December 3, 2013. The proposed project would also require a site permit from the Department of Building Inspection for the proposed new construction.

## DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 3, 2013. A copy of the document(s) may be examined at the Board of Permit Appeals, 1650 Mission Street, Suite 304, San Francisco, CA, 94103 in file no. 13-109 and 13-111 (Planning Case 2011.0430X). A Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.

1. A determination has been made that the project in its approved form will not have a significant effect on the environment.
2. Mitigation measures were made a condition of project approval and a mitigation monitoring program was adopted.

John Rahaim  
Planning Director



By Sarah B. Jones  
Environmental Review Officer

cc: Reza Khoshnevisan



State of California—The Resources Agency  
 DEPARTMENT OF FISH AND GAME  
**2013 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT #  
**270932**

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY S.F. PLANNING DEPT.		DATE 12/4/2013	
COUNTY/STATE AGENCY OF FILING CCSF		DOCUMENT NUMBER 479930/479931	
PROJECT TITLE 480 POTRERO AVENUE			
PROJECT APPLICANT NAME S.F. PLANNING DEPT.		PHONE NUMBER (415) 575-9905	
PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE. 400	CITY SF	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)	\$2,995.25	\$	
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,156.25	\$	2156.25
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,018.50	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$53.00	\$	53.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input checked="" type="checkbox"/> DFG No. Effect Determination (Form Attached)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other \_\_\_\_\_
- TOTAL RECEIVED \$ 2,209.25

SIGNATURE X	Printed Name: MARIBEL JALDON	TITLE Deputy County Clerk
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ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/11)

