



SAN FRANCISCO PLANNING DEPARTMENT

2015-15

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAY 04, 2015

by: **MARIBEL JALDON**
Deputy County Clerk

Notice of Determination

Approval Date: May 4, 2015
 Case No.: 2012.0678E
 Project Title: Mason and Turk Residential Mixed-Use Project
 Zoning: C-3-G (Downtown General Commercial) Use District
 120-X Height and Bulk District
 Block/Lot: 0340/002, 005, and 006
 Lot Size: 14,220 square feet (combined three lots)
 Lead Agency: San Francisco Planning Department
 Project Sponsor: John Kevlin – (415) 567-9000
 Reuben, Junius & Rose
 Staff Contact: Wade Wietgreffe – (415) 575-9050
wade.wietgreffe@sfgov.org

Fax:
415.558.6409

Planning
Information:
415.558.6377

POSTED
MAY 04 2015
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 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:
 \$58 filing fee AND No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The project site at 19 – 25 Mason Street and Turk Street (no address listed) is located in the Downtown/Civic Center neighborhood and Uptown Tenderloin National Register Historic District. The 14,220-square-foot (sf) project site is within the block bounded by Eddy Street to the north, Mason Street to the east, Turk Street to the south, and Taylor Street to the west. The L-shaped project site is adjacent to the Hotel Metropolis and fronts both Mason Street and Turk Street and is one block north of Market Street and one block west of the Powell Street Muni/BART station. The project site is currently used as a fenced-in surface parking lot for 54 vehicles, serving the adjacent Hotel Metropolis. The proposed project would include removal of the existing surface parking lot, merger of the three parcels, and construction of a new 12-story, 120-foot-tall (132-to-134-foot tall with above-roof structures), 135,797 sf building. The new building would include 155 dwelling units at the first through twelfth floors, separate ground-floor retail spaces along both street frontages (2,825 sf), and at- and below-grade parking for 68 vehicles, one car-share space, up to 248 bicycles, and two service vehicles. The dwelling unit mix would be 43 studio,

79 one bedroom, and 33 two-bedroom units. The Hotel Metropolis would not be altered as part of the proposed project and would remain as a hotel use.

DETERMINATION:

The project required a Downtown Project Authorization pursuant to Planning Code Section 309 which is the Approval Action for the Project as defined in Section 31.04 of the San Francisco Administrative Code. On April 16, 2015, the Planning Commission of the City and County of San Francisco decided to approve the Downtown Project Authorization for the project, and the appeal period for the project approval expired on May 1, 2015, with no appeal having been filed. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, as part of case no. 2012.0678EIKUVX.

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

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

cc: John Kevlin, project contact
other interested parties



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 38-2015-015
STATE CLEARING HOUSE # <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SF PLANNING DEPARTMENT	DATE 05/4/2015
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COUNTY/STATE AGENCY OF FILING SAN FRANCISCO	DOCUMENT NUMBER 535692
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PROJECT TITLE
MASON AND TURK RESIDENTIAL MIXED-USE PROJECT

PROJECT APPLICANT NAME JOHN KEVLIN	PHONE NUMBER (415)575-9000
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PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE. 400	CITY SF	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)	\$3,069.75	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$ _____
<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)	\$1,043.75	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$58.00	\$ <u>58.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input 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 <i>X Maribel Jaldon</i>	PRINTED NAME AND TITLE MARIBEL JALDON Deputy County Clerk
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