

SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED FILED

AUG 27, 2014

Notice of Exemption

by: SHARLENE CARTER

Deputy County Clerk

Approval Date:

July 18, 2014

Case No.:

2012.1025E

Project Title:

325 Fremont Street

Zoning:

RH DTR (Rincon Hill Downtown Residential) Zoning District

Fax: **415.558.6409**

Planning

Information:

415.558.6377

85/250-R Height and Bulk District

Block/Lot:

3747/012

Lot Size:

6,434 square feet

Lead Agency:

San Francisco Planning Department

Project Sponsor:

Chaim Elkoby, Fremont 325 Development, LLC

(415) 989-1045

Staff Contact:

Christopher Espiritu, (415) 575-9022

Christopher.Espiritu@sfgov.org

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:

\$58 filing fee

PROJECT DESCRIPTION:

The project site, which is on the east side of Fremont Street between Folsom and Harrison streets, is in San Francisco's Rincon Hill neighborhood approximately two blocks north of Interstate 80. The project site is currently vacant; it was previously occupied by a pair of two-story office buildings, both of which have been demolished. Three separate lots comprise the project site, and these three lots would be merged into a single lot as part of the proposed project.

The project sponsor proposes the construction of a 25-story, 250-foot-tall, approximately 142,465-gross-square-foot residential tower containing up to 125 dwelling units (50 two-bedroom units and 75 one-bedroom units and studios) and an underground garage with 41 parking spaces. The parking spaces would be located on two basement levels accessed by two car elevators. The vehicular entrance would be on Zeno Place, an alley at the rear of the project site. A total of 106 Class 1 bicycle parking spaces would be provided on the two basement levels and the ground floor, and 6 Class 2 bicycle parking spaces would be provided on the Fremont Street sidewalk in front of the project site. Other uses on the ground floor would include the residential lobby, a loading area, mechanical space, and a trash room. The loading

area and trash room would be accessed from Zeno Place. Dwelling units would be on the second through twenty-fifth floors. Pedestrians would access the project site from Fremont Street. The proposed project includes approximately 2,700 square feet of common usable open space in the form of a roof terrace, while some of the dwelling units would have private balconies.

The proposed project may include improvements to the segment of Zeno Place that runs from the project site to Folsom Street and improvements to the sidewalk along Fremont Street. Excavation to a depth of approximately 50 feet would be required for the garage and building foundation. It is anticipated that the proposed building would be supported by a reinforced concrete mat foundation; piles are not required but may be used.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on July 18, 2014 when a Conditional Use Authorization was approved by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103.

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, Class 1 (15301)
	Statutory Exemption. State code number:
	X 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 would not result in new significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods Rezoning and Area Plans (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048).

John Rahaim Planning Director

By Sarah B. Jones

Environmental Review Officer

August 26, 2014

Date

cc: Chaim Elkoby, Fremont 325 Development, LLC, project sponsor

State of California—The Resources Agency

RECEIPT # 270977 STATE CLEARING HOUSE # 07 Applicable STATE CLEARING HOUSE # 07 Applica		MENT OF FISH						
STATE CLEARING HOUSE # of applicable SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT COUNTY/STATE AGENCY OF FILING COSF PROJECT TITLE 325 FREMONT STREET PROJECT APPLICANT NAME CHRISTOPHER ESPIRITU CITY STATE COAPPLICANTADDRESS 1650 MISSION ST CITY STATE PROJECT APPLICANT (Check appropriate box): CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Application Fee Water Diversion (State Water Resources Control Board only) Application Fee Water Diversion (State Water Resources Control Board only) Project Subject to Certified Regulatory Programs (CRP) COUNTY NOTE: STATE CLEARING HOUSE # of applicable Applicable Applicable Application (MND)(ND) STATE CLEARING HOUSE # of applicable Applicable Applicable Applicable Applicable Report (415) 575-9022 Project APPLICANT (Ambient Applicable Applicabl	2014 E	NVIRONMENT	TAL FILING FEE	CASH RECEIPT	RECEIPT#	2709)77	
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	CIONATURE			Drinted Name:	TITLE			

TITLE
Deputy County Clerk Printed Name: SHARLENE CARTER

ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/13)