



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

Approval Date: February 20, 2014
Case No.: 2013.0007E
Project Title: 81-85 Bluxome Street
Zoning: WMUO [Western SoMa Mixed-Use Office] District
 65-X Height and Bulk District
Block/Lot: 3786/018
Lot Size: 11,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Cyrus Sanandaji, Bluxome Partners LLC
 (760) 214-8753
Staff Contact: Brett Becker
 (415) 554-1650
 Brett.Becker@sfgov.org

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

Reception:
415.558.6378

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415.558.6409

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415.558.6377

**ENDORSED
FILED**
San Francisco County Clerk

MAR 21, 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: **JEANETTE YU**
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: \$53 filing fee

PROJECT DESCRIPTION:

The project site is located on the west side of Bluxome Street, on a block bounded by 4th Street to the north, Townsend Street to the east, Brannan Street to the west, and 5th Street to the south in the Western South of Market (SoMa) area. The approximately 11,000-square-foot project site is currently occupied by a two-story industrial building, comprising approximately 27,646 square feet with no off-street parking. The proposed project would involve demolition of the existing industrial building and construction of a five-story, 65-foot tall office building approximately 55,000 square feet in size. No new parking or loading is proposed, however, 15 bicycle storage spaces would be provided. Five street trees would be planted along the street frontage. The project would provide approximately 2,359 square feet of common useable open area at the roof level.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on February 20, 2014 when a Large Project Authorization was approved by the Planning Commission. A copy of the

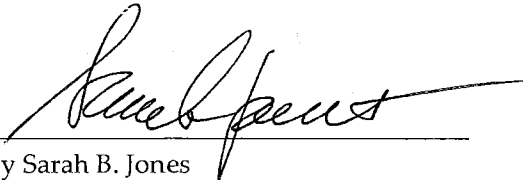
document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0007E.

- 1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under [CHECK ONE]:

- 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 would not result in new significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Western SoMa Community Plan FEIR, Case Nos. 2008.0877E and 2007.1035E; State Clearinghouse No. 2009082031.

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

March 13, 2014
Date

cc: Bluxome Partners LLC, Project Sponsor



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

RECEIPT #	270948
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 03/21/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY		DOCUMENT NUMBER 491800	
PROJECT TITLE 81-85 BLUXOME STREET			
PROJECT APPLICANT NAME BLUXOME PARTNERS LLC		PHONE NUMBER (760) 214-8753	
PROJECT APPLICANT ADDRESS 207 KING STREET, SUITE 300	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94107

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 (State Water Resources Control Board only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$53.00	\$	53.00
<input 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 \$ 53

SIGNATURE X 	Printed Name: JEANETTE YU	TITLE Deputy County Clerk
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