

2015-046



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

NOV 18 2015
POSTED TO

Approval Date: October 8, 2015
Case No.: 2013.1390E
Project Title: 1532 Harrison Street
Zoning: WMUG (Western SoMa Mixed Use General) Use District
 55/65-X Height and Bulk District
 Western SoMa Community Plan
Block/Lot: 3521/056
Lot Size: 22,163 square feet + 13,500 sq. ft. public ROW
Lead Agency: San Francisco Planning Department
Project Sponsor: Michael Yarne, Build, Inc.
 (415) 551-7610
 michael@buildinc.biz
Staff Contact: Chelsea Fordham- (415) 575-9071
 Chelsea.Fordham@sfgov.org

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

NOV 18, 2015

by: **JENNIFER WONG**
Deputy County Clerk

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: \$60 filing fee

PROJECT DESCRIPTION:

The proposed project at 1532 Harrison Street is located on the northwest side of Harrison Street between 12th and Norfolk Streets in the Western South of Market (Western SoMa) neighborhood. The project site comprises two portions: (1) Block 3521, Lot 056, which is a 22,163-square-foot-lot located on the north side of Harrison Street between Norfolk Street and 12th Street, and (2) 13,500 square feet of the 12th Street public right of way between Harrison Street and Bernice Street. The proposed project would involve the demolition of an existing surface parking lot and construction of an approximately 125,311-gross-squarefoot (gsf) mixed-use, residential and retail development, which would have a maximum height of 65 feet and range from 6 to 7 stories. The development would consist of the construction of three buildings, separated by two 25-foot-wide, thru-block landscaped pedestrian alleyways, sitting 5 feet below street level, accessible by stairs at each end. The three new buildings would be connected by internal circulation bridges.

Approximately 86,513 gsf of the proposed building would be classified as a "Group Housing" use under the *San Francisco Planning Code* (Section 890.88(b)), and approximately 4,236 gsf of the ground floor, would be used for a mix of commercial, retail and/or multi-use/art/workshop space. The residential portion of the project would comprise 28 co-living houses with a total of 235 private suites. The suites would come in a range of sizes and options, some with private bathrooms and kitchenettes (equipped with a two-burner stovetop, microfridge and sink), and others without private bathrooms and kitchenettes. In each co-living house the private suites would be clustered around a shared space, which would contain a kitchen, bathroom facilities, dining area, living area, laundry facility, and outdoor balcony/garden. Additionally, the basement would be dedicated to 103 off-street parking spaces, 200 Class 1 bicycle parking spaces, and residential storage. A variant to the proposed project would, instead of the co-living facilities, construct 136 residential dwelling units, 1,463 square feet of retail space, and up to 86 off-street parking spaces and 137 Class 1 bicycle spaces. The variant would total 127,609 gsf and would also comprise three separate buildings, reaching a height of 65 feet, range from 6 to 7-stories), and would be separated by two interior pedestrian landscaped alleyways ("laneways") sitting some 5 feet below street level, in the same massing and location as under the proposed project. Both the project and the variant would include conversion of approximately 13,500 square feet of the 12th Street public right-of-way (ROW) between Harrison and Bernice Streets into a new public pedestrian plaza, tentatively called "Eagle Plaza." The proposed plaza would reduce the existing, two-way (three lane), 46-foot-wide ROW on 12th Street into a single lane, one-way, 14-foot-wide "slow street," providing southbound auto access only from 12th Street to Harrison Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on October 8, 2015. The Planning Commission approved a Large Project Authorization for this project. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.1390E.

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 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.

Notice of Exemption

Case No. 2013.1390E
1532 Harrison Street

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

November 16, 2015
Date

cc: Michael Yarne, Build-Inc
other interested parties



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

RECEIPT # 38-2015-046
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 11/18/2015	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO		DOCUMENT NUMBER 556664	
PROJECT TITLE 1532 HARRISON STREET			
PROJECT APPLICANT NAME CHELSEA FORDHAM		PHONE NUMBER (415) 575-9071	
PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box):

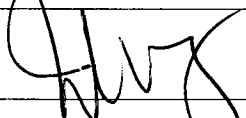
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	_____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	_____
<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)	\$1,043.75	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	60.00
<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 \$ 60.00

SIGNATURE X 	PRINTED NAME AND TITLE JENNIFER WONG Deputy County Clerk
---	---