



SAN FRANCISCO
PLANNING DEPARTMENT

2017-18

ENDORSED
FILED
SAN FRANCISCO County Clerk

MAR 01, 2017

by: **MORGAN JALDON**
Deputy County Clerk

Mission St.
400
San Francisco,
4103-2479

Notice of Determination

Approval Date: January 26, 2017
Case No.: 2014.0241E
State Clearinghouse No: 2016022050
Project Title: 1028 Market Street
Zoning: C-3-G District
120-X Height and Bulk District
Block/Lot: 0350/002
Lot Size: 15,077 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Ross Stackhouse, LLC Global-1028 Market Street LLC
(415) 890-6892
Staff Contact: Rachel Schuett – (415) 575-9030
Rachel.Schuett@sfgov.org

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

POSTED
MAR 01 2017
TO

To: County Clerk, City and County of San Francisco State of California
County 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:

\$62 filing fee AND \$3,078.25 EIR Fee OR No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The 15,077-square-foot project site is located mid-block on the north side of Market Street with frontages on Market Street and Golden Gate Avenue. The project sponsor, LCL Global-1028 Market Street LLC, proposes to demolish an existing two-story, 37-foot-tall, 33,310-gross-square-foot (gsf) commercial building and construct a 13-story, 120-foot-tall, 178,308-gsf mixed-use building with 148,119 gsf of residential uses (up to 186 units), 9,657 gsf of ground-floor retail/restaurant uses (four tenant spaces), and a 15,556 gsf below-grade basement level for up to 40 parking spaces, two service vehicle loading spaces, one car-share space, and building services. The main residential entrance would be located at the east end of the Market Street frontage; retail/restaurant spaces would be accessed from Market Street and from Golden Gate Avenue; and vehicular access would be provided from Golden Gate Avenue via a proposed 12-foot-wide curb cut and driveway. The proposed project would include 123 Class 1 and 22 Class 2 bicycle parking spaces, and common and private open space, including courtyards, roof decks, balconies, and private terraces. The proposed project would also extend the existing 10-foot-wide sidewalk along

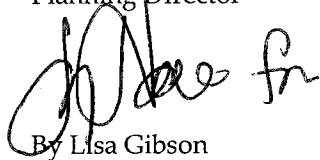
the project site's Golden Gate Avenue frontage by 6 feet, and the project sponsor would seek to convert on-street parking on Golden Gate Avenue to commercial loading. The existing commercial building was constructed in 1907 and is considered a historic resource as a contributing structure to the Market Street Theatre and Loft National Register Historic District and the eligible Tenderloin Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Historic District. The EIR found that implementation of the proposed project would lead to significant unavoidable project-level impacts related to historic architectural resources.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on January 26, 2017. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in Case File No. 2014.0241E.

1. An Environmental Impact Report 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 have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director



By Lisa Gibson
Acting Environmental Review Officer

cc: Craig Young, 1028 Market Street LLC
Andrew Junius, Esq., Reuben Junius & Rose, LLP



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 38 — 03/01/2017 — 001
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: **SAN FRANCISCO PLANNING DEPARTMENT**
 LEAD AGENCY EMAIL: **RACHEL.SCHUETT@SFGOV.ORG**
 DATE: **03/01/2017**

COUNTY/STATE AGENCY OF FILING: **San Francisco**
 DOCUMENT NUMBER: **2017018**

PROJECT TITLE:
1028 MARKET STREET

PROJECT APPLICANT NAME: _____
 PROJECT APPLICANT EMAIL: _____
 PHONE NUMBER: **(415) 558-6378**

PROJECT APPLICANT ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR)
 Mitigated/Negative Declaration (MND)(ND)
 Certified Regulatory Program document (CRP)

	\$ 3070.25		3070.25
	\$3,070.00	\$	3,070.00
	\$2,210.25	\$	0.00
	\$1,043.75	\$	0.00


- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
 County documentary handling fee \$ 62.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ **3140.25** ~~3,132.00~~

SIGNATURE: **X**  AGENCY OF FILING PRINTED NAME AND TITLE:
MORGAN JALDON, DEPUTY COUNTY CLERK