

2016-21



SAN FRANCISCO PLANNING DEPARTMENT

APR 29 2016
POSTED TO

Notice of Exemption

Case No.: 2014.0484E
 Project Title: 1699 Market Street
 Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit) Use District
 85-X Height and Bulk District
 Block/Lot: 3504/030
 Lot Size: 27,708 square feet (0.64 acres)
 Lead Agency: San Francisco Planning Department
 Project Sponsor: Mark G. Conroe, Urban Communities, LLC
 (415) 431.6506
 mark@presidioldp.com
 Staff Contact: Rachel A. Schuett (415) 575.9030; Rachel.Scl

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

APR 29, 2016

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

by: **JENNIFER WONG**
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: \$60 filing fee

PROJECT DESCRIPTION:

The project site is located at 1699 Market Street (Assessor's Block 3504, Lot 030), on the south side of Market Street between Valencia and Gough streets near the northwestern corner of San Francisco's South of Market (SoMa) neighborhood. The 27,708-square-foot (0.64-acre) project site is irregularly shaped with frontages along Market, Stevenson, and McCoppin streets.

The proposed project would include the demolition of the existing commercial/light industrial building (constructed in 1954) and construction of a mixed-use residential building that includes approximately 170,830 gross square feet (gsf) of habitable space, 4,588 gsf of retail space, and about 24,117 gsf of parking. The proposed building would have a nine-story, 85-foot-tall frontage along Market Street, and an eight-story, 72.5-foot-tall frontage along McCoppin Street (as measured from Market Street; as measured from McCoppin Street, the southern part of the building is 84 feet tall), with rooftop mechanical equipment (including an elevator penthouse) the proposed building would measure 105 feet tall at its highest point.

The proposed project would include up to 162 residential dwelling units. Approximately 16,200 square feet (sf) of common open space would be provided through a combination of courtyards and roof decks.

The proposed project would also include 128 Class 1 and 32 Class 2 bicycle parking spaces on the ground floor, and 97 vehicle parking spaces in an underground garage, with access from an existing curb cut on Stevenson Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on March 24, 2016 when the Planning Commission approved a Conditional Use Authorization for development of a lot greater than 10,000 sf within a Neighborhood Commercial District, pursuant to Planning Code Section 121.1; and a Planned Unit Development (PUD) for new construction of a project on a site greater than 1/2 acre, pursuant to Planning Code Section 304. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in Case File No. 2014.0484E.

- 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. 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 project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Market and Octavia PEIR and it was determined that no additional significant impacts would occur.

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

April 29, 2016
Date

cc: Mark G. Conroe, Urban Communities, LLC



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

RECEIPT NUMBER: 38 — 04292016 — 21
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 04/29/2016
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 574268	

PROJECT TITLE
1699 MARKET STREET

PROJECT APPLICANT NAME RACHEL A SCHUETT	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9030
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PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	CITY SAN FRANCISCO	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)	\$3,070.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>

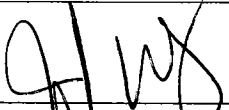
- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>60.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 60.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE JENNIFER WONG, DEPUTY COUNTY CLERK
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