

2019-028



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED
FILED
SAN FRANCISCO County Clerk

APR 10, 2019

by: **MARIEDYNE L. ARGENTE**
Deputy County Clerk

Notice of Determination

Approval Date: April 4, 2019
Case No.: 2014.1305ENV and 2018-013413CUA
Project Title: 1001 Van Ness Avenue
Zoning: RC-4 (Residential – Commercial, High Density)
 Van Ness Special Use District
 Van Ness Automotive Special Use District
 130-V Height and Bulk District
Block/Lot: 0714/016
Lot Size: 31,646 square feet (0.73 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Juan Carlos Wallace, Oryx Partners
 (415) 902-5882
Staff Contact: Megan Calpin – (415) 575-9049
 megan.calpin@sfgov.org

CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

APR 10 2019
POSTED TO

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

\$66 filing fee AND \$2,354.75 Negative Declaration Fee

PROJECT DESCRIPTION:

A Final Mitigated Negative Declaration (FMND) was adopted in 2016, and the originally analyzed project was approved by the Planning Commission in 2016 but was never constructed. A modified project is now approved by the Planning Commission as of April 4, 2019.

The modified project would demolish the existing building at 1001 Van Ness Avenue and construct an approximately 267,350-square-foot, 127-foot-tall, 13-story mixed-use building that would include institutional-residential care for the elderly (RCFE) uses with up to 247 senior housing units and common dining, kitchen, wellness, activity, library, and shared living spaces, memory care facilities, approximately 8,030 square feet of retail/restaurant uses on the ground and second floors, approximately 14,480 square

feet of common open space, approximately 1,440 square feet of private open space, 47 vehicle parking spaces, and one freight loading space.

In addition to new curb cuts on O'Farrell and Myrtle streets discussed above, the project sponsor would extend a proposed sidewalk curb extension (bulb-out) 20 feet up O'Farrell Street. The project sponsor would also provide striping for the crosswalk across Myrtle Street at Van Ness Avenue. Five on-street parking spaces would be removed along the north side of O'Farrell Street to accommodate the new vehicle driveways and 60-foot-long on-street commercial loading zone.

Construction of the modified project would require excavation of up to 6,500 cubic yards to a depth of approximately 6 feet and construction activities would be expected to last 24 months.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 4, 2019. A copy of the documents may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file numbers 2018-013413CUA and 2014.1305ENV.

1. A Mitigated Negative Declaration and an Addendum to the Mitigated Negative Declaration have been prepared pursuant to the provisions of CEQA. They are 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 not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director

Rich Cooper, for

By Lisa Gibson
Environmental Review Officer

April 10, 2019

Date

cc: Juan Carlos Wallace, Oryx Partners
Sue Hestor
Mary Miles



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print **San Diego** **Finalize&Email**

RECEIPT NUMBER:
 38 — 4/10/2019 — 028

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 4/10/2019
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 691220
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PROJECT TITLE
1001 VAN NESS AVENUE

PROJECT APPLICANT NAME MEGAN CALPIN	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9049
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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) | \$3,271.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 2,354.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00 |


- 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 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 66.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,420.75

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne L. Argente, Deputy County Clerk
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