

2017 068



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

DEC 18, 2017

Notice of Determination

by: **FALLON LIM**
Deputy County Clerk

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DEC 18 2017
POSTED
TO

Approval Date: December 15, 2017
Case No.: **2015-005848ENV**
State Clearinghouse No: 2017022026
Project Title: **1629 Market Street Mixed-Use Project**
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit District)
 and P (Public) Zoning Districts
 40-X, 85-X, and OS Height and Bulk Districts
Block/Lot: Assessor's Block 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A,
 033, 033A, 034, 035
Lot Size: 97,617 square feet (2.2 acres)
Project Sponsor: Strada Brady, LLC
 William Goodman, (314) 427-0707
wgoodman@stradasf.com
Staff Contact: Don Lewis - (415) 575-9168
don.lewis@sfgov.org

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

State of California
 Office of Planning and Research
 PO Box 3044
 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:

X \$64 filing fee AND X \$3,078.25 EIR fee

PROJECT DESCRIPTION:

The project is located on the south side of Market Street between Brady and 12th Streets in the City and County of San Francisco. The project involves the demolition of the existing United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (UA) Local 38 building at 1621 Market Street and the majority of the Lesser Brothers Building at 1629-1645 Market Street, rehabilitation of the Civic Center Hotel at 1601 Market Street, removal of the existing on-site surface parking lots, and construction of five new buildings. In total, the project would include 455,900 square feet of residential uses (containing a total of 584 units, including 100 affordable units), 33,500 square feet of private- and

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publicly-accessible open space, 32,100 square feet of union facility use, and 13,000 square feet of ground-floor retail/restaurant use. Up to 316 parking spaces would be provided in a two-level below-grade garage accessed from Stevenson and Brady streets. The project would create a publicly-accessible open space at the northeast corner of Brady and Colton streets as well as a publicly-accessible mid-block passage from the open space to Market Street. The project would include bicycle parking, loading facilities, and streetscape improvements. The project would also increase the height of the Colton Street Affordable Housing parcels (Assessor's Block 3505, Lots 027 and 028) from 40-X to 68-X.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 15, 2017. A copy of the documents may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in case file numbers 2015-005848ENV.

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, and a mitigation monitoring and reporting plan was adopted.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

cc: William Goodman - Strada Brady, LLC



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **Sign** **Finalize&Email**

RECEIPT NUMBER:
 38 — 12182017 — 68
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/18/2017
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 636989	

PROJECT TITLE
1629 MARKET STREET MIXED-USE PROJECT

PROJECT APPLICANT NAME DON LEWIS	PROJECT APPLICANT EMAIL DON.LEWIS@SFGOV.ORG	PHONE NUMBER (415) 575-9168
PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE 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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	<u>3,078.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	<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>64.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,142.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE FALLON LIM, DEPUTY COUNTY CLERK
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