



SAN FRANCISCO PLANNING DEPARTMENT

2017-001
ENDORSED
FILED
SAN FRANCISCO County Clerk

JAN 03, 2017

Notice of Determination

by: **MARIBEL JALDON**
Deputy County Clerk

Approval Date: January 3, 2017
Case No.: 2015-009690ENV
Project Title: Thomas Mellon Waterfront Residences
EIR: 2006.0422E, certified May 5, 2011
Project Sponsor: Michael Liu, SingHaiyi US Operations, Inc. for Ocean Landing LLC
(415) 445-4558
Lead Agency: San Francisco Planning Department
Staff Contact: Julie Moore – (415) 575-8733
Julie.Moore@sfgov.org

415.558.6409

Planning
Information:
415.558.6377

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:

\$62 filing fee AND \$3,070.00 EIR Fee
 No Effect Determination (From CDFW)

* (\$ xxx CDFW EIR fee already paid – see attached receipt; no new EIR was prepared for this NOD)

PROJECT DESCRIPTION:

Project Background Information

In 2011, the San Francisco Planning Commission certified the Executive Park Amended Subarea Plan and the Yerby Company and Universal Paragon Corporation Development Projects Final Subsequent Environmental Impact Report (Executive Park EIR). The project analyzed in the EIR was the 71-acre Executive Park Subarea Plan Area located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County boundary. The approval actions taken in 2011 consisted of amendments to the General Plan, the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan, the Planning Code, and the Zoning Map to provide for the transition of the existing office park development within a 14.5-acre southern portion of the Subarea Plan Area (the Yerby and UPC development sites) to a new, primarily residential area with 1,600 residential units and about 73,200 gross square feet (gsf) of retail. The amended Subarea Plan established the Executive Park Residential Special Use District, changed the zoning within this area from a C-2 (Community Business) District to an RC-3 (Residential-Commercial Combined, Medium Density) District, and raised the maximum allowable heights throughout the area to heights ranging from 65 to 240 feet. With existing and previously approved developments, the Executive Park Subarea Plan area would potentially

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accommodate 2,800 residential units. The amended Subarea Plan also addressed land use, streets and transportation, urban design, community facilities and services, and recreation and open space by implementing objectives and policies and providing design guidance for buildings, streets, pathways, and parking, as well as green building approaches.

The project analyzed in the EIR also included two specific development projects that would implement and complete the buildout of the proposed amended Subarea Plan: The Yerby Company (Yerby) development project and the Universal Paragon Corporation (UPC) development project. No approvals related to these two developments have occurred. The Yerby Project proposed the demolition of an existing office building and removal of an existing surface parking lot, and construction of five residential-commercial mixed-use buildings, ranging in height from 68–170 feet (6–16 stories) containing approximately 500 residential units and up to 750 below-grade parking spaces. The UPC Project proposed to demolish the two existing office buildings and surface parking, and redevelop the site with 8 residential and commercial mixed-use buildings, ranging from 65-240 feet (6 to 24 stories) containing approximately 1,100 residential units. The Yerby and UPC development projects would also include residential private and common open space, several areas of publicly accessible open space, new streets, alleyways, and pedestrian walkways.

In connection with the project described below (the “Project”), the San Francisco Planning Department has determined that the Project is within the scope of the program (i.e., the Executive Park Amended Subarea Plan and the Yerby Company and Universal Paragon Corporation Development Projects) approved earlier and analyzed in the Executive Park EIR, and the program described in the Executive Park EIR and subsequent Addendum dated November 15, 2016 adequately describes this Project for the purposes of CEQA.

Project Details

The Yerby Company has transferred its site to Ocean Landing LLC, which is now proposing to construct the Thomas Mellon Waterfront Residences (TMWR) on the former Yerby site. Ocean Landing proposes to increase the number of residential units from 500 units to 585 dwelling units. The building locations and site layout are largely the same as the original project, however, the total amount of residential square footage would decrease by approximately 10 percent and the overall TMWR project’s gross square feet would decline by 4.6 percent. Neighborhood commercial use would increase by 239% to 9,845 sf with the establishment of shops and restaurants near the corner of Thomas Mellon Drive, Alana Way and Harney Way. The underground parking and building services area would increase by 1 percent with the addition of 6 vehicle parking spaces, although the parking ratio would decrease from 1.5 spaces per unit to 1.3 spaces per unit. The number of bicycle parking spaces would more than double, resulting in 252 bicycle spaces. Open space would increase slightly, with a shift from private open space to public open space.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on January 3, 2017. The San Francisco Planning Commission approved the Project on December 1, 2016; this approval became effective on January 3, 2017 at the end of the appeal period. A copy of the document(s) may be examined

Notice of Determination
January 3, 2017

CASE NO. 2015-009690ENV
Executive Park Amended Subarea Plan and the
Yerby Company and Universal Paragon Corporation Development Projects

at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. The Planning Commission approval actions for the Project subject to this Notice of Determination are listed below:

Motion No. M-19806 - ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT PURSUANT TO SECTIONS 303 AND 304 OF THE PLANNING CODE FOR DEMOLITION OF AN EXISTING COMMERCIAL OFFICE BUILDING AND CONSTRUCTION OF FIVE RESIDENTIAL BUILDINGS, (RANGING IN HEIGHT FROM SIX TO SEVENTEEN STORIES TALL) WITH UP TO 585 DWELLING UNITS, 9,845 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, 53,729 SQUARE FEET OF OPEN SPACE, AND 756 OFF-STREET PARKING SPACES WITH A MODIFICATION TO THE REQUIREMENTS FOR STREET FRONTAGE (145.1), DWELLING UNIT DENSITY (PLANNING CODE SECTION 209.3), AND MEASUREMENT OF HEIGHT (PLANNING CODE SECTION 260), WITHIN THE RC-3 (RESIDENTIAL COMMERCIAL, MEDIUM DENSITY) ZONING DISTRICT, EXECUTIVE PARK SPECIAL USE DISTRICT, AND A 65/240-EP HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Motion No. M-19807 – ADOPTING FINDINGS RELATING TO PERMIT REVIEW IN THE EXECUTIVE PARK SPECIAL USE DISTRICT PURSUANT TO PLANNING CODE SECTIONS 309.1 AND 309.2 TO ALLOW NEW CONSTRUCTION OF FIVE RESIDENTIAL BUILDINGS (RANGING IN HEIGHT FROM SIX TO SEVENTEEN STORIES TALL) WITH UP TO 585 DWELLING UNITS, 9,845 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, 53,729 SQUARE FEET OF OPEN SPACE AND 756 OFF-STREET PARKING SPACES WITHIN THE RC-3 (RESIDENTIAL COMMERCIAL, MEDIUM DENSITY) ZONING DISTRICT, EXECUTIVE PARK SPECIAL USE DISTRICT AND A 65/240-EP HEIGHT AND BULK DISTRICT.

1. The Executive Park EIR was prepared previously for the Executive Park Amended Subarea Plan and the Yerby Company and Universal Paragon Corporation Development Projects 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 Executive Park 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 M. Gibson
Acting Environmental Review Officer

cc: Michael Liu, SingHaiyi U.S. Operations, Inc.



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2011 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #	270743
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	DATE 8/3/2011
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY CLERK	DOCUMENT NUMBER 392940

PROJECT TITLE
 EXECUTIVE PARK AMENDED SUBAREA PLAN AND THE YERBY COMPANY AND UNIVERSAL PARAGON CORPORATION DEVELOPMENT PROJECTS

PROJECT APPLICANT NAME JOY NAVARRETE	PHONE NUMBER (415)575-9040
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PROJECT APPLICANT ADDRESS 1650 MISSION STREET, 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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,839.25	\$ 2839.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,044.00	\$ _____
<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)	\$965.50	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)		
<input checked="" type="checkbox"/> Other <u>OVERAGE</u>		\$ 4.00

PAYMENT METHOD:

Cash Credit Check Other _____

TOTAL RECEIVED \$ 2893.25

SIGNATURE 	Printed Name: ALAN WONG	TITLE Deputy County Clerk
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