



SAN FRANCISCO PLANNING DEPARTMENT

2018-028

ENDORSED
FILED
SAN FRANCISCO County Clerk

JUL 31, 2018

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

Notice of Exemption

POSTED
JUL 31 2018
TO

Approval Date: June 28, 2018
Case No.: 2016-001557ENV-02
Project Title: 188 Hooper Street/1111 8th Street/1140 7th Street
Zoning: PDR-1-D (Production, Distribution and Repair-1-Design)
 Art and Design Education Special Use District
 58-X Height and Bulk District
Block/Lot: 3808/004, 3820/004
Lot Size: 51,553 square feet, 198,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Daniel Frattin, Reuben, Junius & Rose
 415-567-9000
dfrattin@reubenlaw.com
Staff Contact: Josh Pollak
 415-575-8766
josh.pollak@sfgov.org

Reception:
415.558.6378

 Fax:
415.558.6409

 Planning
 Information:
415.558.6377

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

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: \$66 filing fee

PROJECT DESCRIPTION:

As part of the campus consolidation and expansion efforts, the California College of the Arts (CCA) is proposing to construct a new student housing building with ground floor retail sales and service use (food hall) at 188 Hooper Street, to construct a new institutional building at 1140 7th Street, and minor renovations at 1111 8th Street (current CCA headquarters), including a new HVAC system.

188 Hooper Street: The Project includes demolition of the three existing buildings on the project site used as studios, and new construction of a five-story, 56-ft tall, student housing residential building (approximately 133,634 gross square feet) with 280 group housing units (520 student beds), approximately 8,000 square feet of retail sales and service use, 167 Class 1 bicycle parking spaces, and 27 Class 2 bicycle parking spaces. The Project includes a group housing unit mix consisting of 17 four-bedroom, 7 three-bedroom units, 161 two-bedroom units, and 95 one-bedroom units. The Project includes

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10,999 square feet of public open space, 10,599 square feet of common open space via ground floor courtyards (mid-block alley) and a 400-square-foot roof deck.

1140 7th Street: The Project includes converting a surface parking lot to allow new construction of a two-to-four-story, 58-foot tall, institutional building with approximately 96,500 gross square feet of arts education space, including: studios, design labs, classrooms, and fabrication shops. Seven Class 1 bicycle parking spaces and 61 Class 2 spaces would be provided. A new off-street freight loading space would be provided from Irwin Street. No new vehicle parking is proposed.

DETERMINATION:


The City and County of San Francisco decided to carry out or approve the project on June 28, 2018. The Planning Commission approved the project (with conditions) on June 28, 2018 with a Conditional Use Authorization-Planned Unit Development and a Large Project Authorization (Motions 20227 and 20228). No appeals were filed during the 30-day appeal period that expired on July 30, 2018. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2016-001557ENV-02.

- 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 Eastern Neighborhoods Area Plan PEIR and it was determined that no additional significant impacts would occur.

John Rahaim
Planning Director

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By Lisa Gibson
Environmental Review Officer

7/31/18
Date

cc: Decision File



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

[Print](#) [StartOver](#) [Finalize&Email](#)

RECEIPT NUMBER:
 38 — 07312018 — 028
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/31/2018
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 662629	

PROJECT TITLE
 188 HOOPER STREET/1111 8TH STREET/1140 7TH STREET

PROJECT APPLICANT NAME JOSH POLLAK	PROJECT APPLICANT EMAIL JOSH.POLLAK@SFGOV.ORG	PHONE NUMBER (415) 575-8766
PROJECT APPLICANT ADDRESS 1650 MISSION ST., SUITE 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:

- Environmental Impact Report (EIR) \$3,168.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,077.00 \$ _____ 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 \$ _____ 66.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED \$ _____ 66.00**

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