

2018-018



# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

MAY 30, 2018

by: **MARIBEL JALDON**  
Deputy County Clerk

St.  
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## Notice of Exemption

POSTED  
MAY 30 2018  
TO

*Approval Date:* May 30, 2018  
*Case No.:* 2016-001738ENV  
*Project Title:* 1144-1150 Harrison Street  
*Zoning:* Western SoMa Mixed Use - General (WMUG) District  
 Western SoMa Special Use District  
 55/65-X Height and Bulk District  
*Block/Lot:* 3755/023  
*Lot Size:* 75,625 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Scott Youdall, 1140 Harrison Associates, LP  
 (925) 490-2990  
 SYoudall@hanoverco.com  
*Staff Contact:* Alesia Hsiao  
 (415) 575-9044  
 alesia.hsiao@sfgov.org

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:* \$64 filing fee

### PROJECT DESCRIPTION:

The project site is located midblock along the north side of Harrison Street, between 8th Street and Langton Street, in San Francisco's South of Market neighborhood. The project site consists of a roughly square-shaped parcel on the block bounded by Harrison Street to the south, 8th Street to the west, Folsom Street to the north and 7th Street to the east. Berwick Place abuts the project site to the west. Hallam Street terminates at the northern boundary of the project site, and Heron Street terminates at the western boundary of the project site. The project site is within the Western SoMa Light Industrial and Residential Historic District (historic district). The 75,625 square foot site is currently occupied by a 25-foot tall, one-story plus mezzanine industrial building constructed in 1907 that is a contributor to the historic district. The existing building covers the entire parcel and operated as an auto repair business until August 2017. The proposed project would demolish the majority of the existing masonry building and construct a six-to seven-story, 65-foot tall, approximately 430,000 gross square foot (gsf), mixed-use apartment building

[www.sfplanning.org](http://www.sfplanning.org)

containing 341,780 square feet (sf) of residential uses (371 units), 6,600 sf of commercial uses, 12,250 sf of amenity and leasing space, and 69,547 sf of garage space. The proposed dwelling units would range in size from approximately 425 sf to approximately 1,328 sf and would include 131 studios, 90 one-bedroom units, 146 two-bedroom units, and four three-bedroom units. Approximately 29,724 sf of public and private open space would be provided with private balconies and decks, three common courtyards, a widened Harrison Street sidewalk, a 30-foot wide public midblock passage from Harrison Street to Hallam Street, and two common roof decks on the sixth floor.

The project would provide 172 on-site vehicle parking spaces (167 vehicle spaces, three car share vehicle spaces, and two service vehicle spaces), as well as utility, trash, and electrical rooms within the basement level garage. The project would provide 372 Class 1 and 41 Class 2 bicycle parking spaces, approximately 3,766 sf of bicycle storage on the ground floor. The project would also provide approximately 650 sf of bicycle lounge space. Primary pedestrian access for the residential use would be provided from the midblock passage, with pedestrian access for the commercial uses provided along Berwick Place and along Harrison Street. Vehicular access to the basement level garage would be through a proposed driveway at the southeast corner of the site with an 18-foot-wide curb cut on Harrison Street. The sponsor would request that the San Francisco Municipal Transportation Agency (SFMTA) designate a 52-foot long on-street commercial loading zone along the north side of Harrison Street west of the driveway between the driveway and the midblock passageway, and a 66-foot long passenger loading zone west of the commercial loading zone. The proposed project would reduce the number of travel lanes from five lanes to four along Harrison Street between 7th Street and 8th Street, widen the sidewalk from 8 to 15 feet along Harrison Street between Langton Street and Berwick Place, install a raised crosswalk across Berwick Place at Harrison Street, reconstruct the existing sidewalks along both sides of Berwick Place, and add curb ramps at the intersection of Berwick Place and Heron Street.

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on May 30, 2018. The Planning Commission approved the project on April 26, 2018 (Motion 20166); these approvals became effective May 30, 2018 at the end of the last appeal period. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2016-001738ENV and 2016-001738CUA.

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

**Notice of Exemption**

**CASE NO. 2016-001738ENV  
1144-1150 Harrison Street**

would result in any significant environmental impacts that were not identified in the Western SoMa PEIR and it was determined that no additional significant impacts would occur.

John Rahaim  
Planning Director

*Lisa Gibson*  
By Lisa Gibson  
Environmental Review Officer

*May 30, 2018*  
Date

cc: Scott Youdall, Project Sponsor



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
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RECEIPT NUMBER:  
38 — 05302018 — 018

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL	DATE 05/30/2018
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 655462
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PROJECT TITLE  
1144-1150 HARRISON STREET

PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPT.	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9044
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PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE.400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94013
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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)	\$3,168.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> 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)

<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		\$	64.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$    64.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Maribel Jaldon , Deputy County Clerk
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