



# SAN FRANCISCO PLANNING DEPARTMENT

2018-019

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

MAY 30, 2018

## Notice of Exemption

by: **MARIBEL JALDON**  
Deputy County Clerk

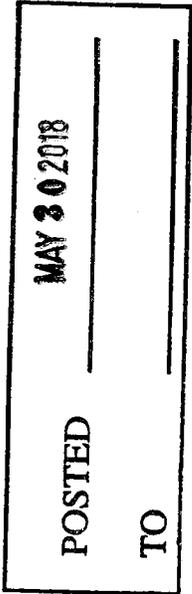
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i:  
.6378

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



*Approval Date:* May 30, 2018  
*Case No.:* **2016-016161ENV**  
*Project Title:* **120 Stockton Street (50 O'Farrell Street)**  
*Zoning:* C-3-R Downtown-Retail  
 80-130-F  
*Block/Lot:* 0313/017  
*Lot Size:* 31,440 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Tuija Catalano, Reuben, Junius & Rose, LLP  
 (415)567-9000  
 tcatalano@reubenlaw.com  
*Staff Contact:* Sherie George  
 (415)575-9039  
 sherie.george@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

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 proposed project is located on the northwest corner of Stockton and O'Farrell streets in the Financial District. The site is also located within the Kearny-Market-Mason-Sutter Conservation District. The existing seven-story, 242,730-square-foot (sf) building, constructed in 1974, consists of approximately 163,000 sf of retail use and 54,000 sf of accessory office use. The proposed project would convert the existing single-tenant building into a multi-tenant building consisting of retail, restaurant, and office uses. Floors 1-3 and the basement level would continue as retail use, but would be reconfigured to provide multiple tenant spaces with storefronts and public access along Stockton and O'Farrell Streets. Existing retail use would also be reconfigured on floors 4-6 to provide for multiple tenants. The project would include a change of use of 49,999 sf of retail use into office use on floors 6-7. A new roof top addition of approximately 10,800 sf is proposed for restaurant use. It would increase the building's total height from about 104 feet to 120 feet. The gross square footage for the proposed reconfigured building would be approximately 246,800 sf.

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

Proposed streetscape improvements include three new street lights, one existing relocated streetlight, and about 10 new street trees. All improvements would be coordinated with the SFMTA's Central Subway project plans. There is no existing or proposed off-street vehicle parking, but the project would request the SFMTA to install 28 class 2 on-street bicycle parking spaces in dual bike racks on Stockton and O'Farrell Streets, and would also install 30 class 1 bicycle spaces in the basement level. The existing uses are served by a loading dock containing three loading bays accessed from the narrow Security Pacific Place. This loading dock would be reconfigured for two loading bays and one service bay.

**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 (with conditions as amended) on April 26, 2018 (Motions 20171, 20172, and 20173); 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 nos. 2016-016161ENV, 2016-016161DNX, 2016-016161CUA, and 2016-016161OFA.

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. Class 32 In-fill Development Project: CEQA Section 15532
  - 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 the project meets the conditions to be characterized as an In-fill Development as described in the Class 32 exemption and none of the exceptions to a categorical exemption apply.

John Rahaim  
 Planning Director

*Lisa Gibson for*  
 By Lisa Gibson  
 Environmental Review Officer

May 30, 2018  
 Date

cc: PPF Retail, LLC  
 c/o Tuija Catalano, RJR at One Bush Street, #600  
 San Francisco, CA 94104



# 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 — 019

STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNIN DEPT.	LEAD AGENCY EMAIL	DATE 05/30/2018
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 655465
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PROJECT TITLE  
120 STOCKTON STREET(50 O'FARRELL STREET)

PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPT.	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 567-9000
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PROJECT APPLICANT ADDRESS 1650 MISSION ST.	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)                                | \$3,168.00 | \$ | 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 |
| <br>  |            |    |      |
| <input type="checkbox"/> Exempt from fee  |            |    |      |
| <input type="checkbox"/> Notice of Exemption (attach)                                     |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                            |            |    |      |
| <input type="checkbox"/> 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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