

2012-41



# SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED  
FILED**  
SAN FRANCISCO County Clerk

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

**JUL 29, 2016**

Reception:  
**415.558.6378**

by: **JENNIFER WONG**  
Deputy County Clerk

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Notice of Determination

*Approval Date:* July 26, 2016  
*Case No.:* 2011.1300E  
*State Clearinghouse No.:* 2015022048  
*Project Title:* 901 16<sup>th</sup> Street and 1200 17<sup>th</sup> Street  
*Zoning:* UMU (Urban Mixed Use) Use District  
 48-X (southern portion of project site) and 00-A (northern portion of project site) Height and Bulk District  
*Block/Lot:* 3949/001, 001A, 002, and 3950/001  
*Lot Size:* 152,460 square feet (combined for four lots)  
*Plan Area:* Showplace Square/Potrero Subarea of the Eastern Neighborhoods Rezoning and Area Plan  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Josh Smith for Potrero Partners, LLC - (650) 348-3232  
 jsmith@waldendevlopment.com  
*Staff Contact:* Chris Thomas - (415) 575-9036  
 christopher.thomas@sfgov.org

**JUL 29 2016**  
**POSTED TO**

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:

\$62.00 filing fee AND  \$3,070.00 EIR Fee OR  
 No Effect Determination (From CDFG)

### PROJECT DESCRIPTION:

The project site consists of four adjacent lots in the lower Potrero Hill neighborhood. The approximately 3.5-acre project site is bounded by 16th Street to the north, Mississippi Street to the east, 17th Street to the south, and residential and industrial buildings to the west. The project site currently contains two steel shed industrial warehouse buildings, a brick office building, a modular office structure, and surface parking lots.

The proposed project would result in the merger of the four lots into two lots, demolish the two warehouses and the modular office structure, preserve the brick office building, and retain some

materials from one of the steel sheds for reuse within the proposed project. The project sponsor proposes to construct two new buildings on-site: a new six-story, 68-foot tall (excluding rooftop projections of up to 82 feet), approximately 402,943 gross square foot (gsf) residential mixed use building (the "16th Street building") consisting of 260 dwelling units and 20,318 gsf of retail on the northern lot and a new four-story 48-foot tall (excluding rooftop projections of up to 52 feet), approximately 213,509 gsf residential mixed use building (the "17th Street building") consisting of 135 dwelling units and 4,650 gsf of retail on the southern lot. In addition, the proposed project would include a new publicly accessible pedestrian alley along the entirety of its western property line. Combined, the two new buildings would also contain 388 vehicular parking spaces and 455 off-street bicycle parking spaces.

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on May 12, 2016. An appeal of the project EIR was denied by the San Francisco Board of Supervisors on July 26, 2016. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in File Numbers 2011.1300E, 2011.1300K, and 2011.1300X.

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 Program was adopted with approval of the project.

John Rahaim  
Planning Director



By Sarah B. Jones  
Environmental Review Officer

cc: Josh Smith for Potrero Partners, LLC  
Rod Minott, Save The Hill  
Alison Heath, Grow Potrero Responsibly  
Rachael Mansfield-Howlett



State of California – The Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Bay Delta Region  
7329 Silverado Trail  
Napa, CA 94558  
(707) 944-5500  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*EDMUND G. BROWN JR., Governor*  
*CHARLTON H. BONHAM, Director*



### CEQA Filing Fee No Effect Determination Form

**Date Submitted:** May 18, 2016

**Applicant Name:** Potrero Partners LLC

**Applicant Address:** 445 Virginia Avenue, San Mateo, CA 94402

**Project Name:** 901 16th Street and 1200 17th Street

**CEQA Lead Agency:** City and County of San Francisco

**CEQA Document Type:** Environmental Impact Report

**SCH Number and/or local agency ID Number:** SCH #2015022048/Case Number 2011.1300 E

**Project Location:** 901 16th Street and 1200 17th Street, San Francisco (Block 3949, Lots 001, 001 A, 002; and Block 3950, Lot 001) is at the northeastern edge of the Potrero Hill neighborhood. A 3.5-acre infill site, currently used for moving and storage, is bounded by 16th Street to the north, Mississippi Street to the east, 17th Street to the south, and existing structures to the west, approximately 200 feet west of Interstate 280 and Caltrain railroad tracks and one-half mile east of U.S. Route 101.

In total, the four existing buildings on the project site amount to approximately 109,500 gross square feet (gsf) of building space. Surrounding the modular office structure is an open surface parking lot which is also used for access to the University of California, San Francisco (UCSF) storage and for fleet storage trucks and moving vans. These vehicles (employee vehicles and moving trucks) can access the project site from two curb cuts on 16th Street, three curb cuts on Mississippi Street, and three curb cuts on 17th Street, although some curb cuts are currently unused. There are no hydrologic features or trees within the project site.

Present land uses in the project site vicinity are varied and include educational facilities, light industry, office space, life science laboratories, a public park, residences and live/work units, retail, a nightclub, storage, warehouses and wholesale interior-design related establishments. An elevated segment of Interstate 280 runs northeast of the project site. The Caltrain railroad tracks run parallel to and northeast of 7th Street and Pennsylvania Street beneath Interstate 280.

**Brief Project Description:** The proposed project would merge the four lots into two lots, demolish the two warehouses and a modular office structure, preserve a historic brick office building, and retain some materials from one of the steel sheds for reuse within the proposed project. The project sponsor proposes to construct two new buildings on-site. The 16th Street Building would consist of a new six-story, 68-foot tall (excluding rooftop projections of up to 82 feet), approximately 402,943 gsf residential mixed use building with 260 dwelling units and 20,318 gsf of retail on the northern lot. The 17th Street Building would consist of a new four-story 48-foot tall (excluding rooftop projections of up to 52 feet), approximately 213,509 gsf residential mixed use building with 135 dwelling units and 4,650 gsf of retail on the southern lot. In addition, the proposed project would construct a new publicly accessible pedestrian alley along the entirety of its western property line. Combined, the two new buildings would contain a total of 395 dwelling units and 24,968 gsf of retail space, in addition to a total of 388 vehicular parking spaces and 455 off-street bicycle parking spaces. The proposed project would include

14,669 square feet of public open space, 33,149 square feet of common open space shared by project occupants, and 3,114 square feet of open space private to units.

**Describe clearly why the project has no effect on fish and wildlife:** The proposed project, involving the redevelopment of a urban infill site that has been intensively developed with industrial and warehouse uses since the 1920s, would be constructed within the footprint of existing structures and paved parking areas that do not support any vegetation or hydrologic features that could provide habitat for fish or wildlife. There is no significant open space or fish and wildlife habitat within the project vicinity.

The Community Plan Exemption prepared for the proposed project found that "the proposed project would not remove on-site protected biological resources, [and] implementation of the proposed project would not result in either project level or cumulative significant impacts that were not identified in the Eastern Neighborhoods PEIR related to biological resources." The Initial Study prepared for the Eastern Neighborhoods PEIR similarly determined that implementation of the Eastern Neighborhoods Area Plan "would not result in any significant effects related to biological resources, nor would the project -which would have virtually no biological impact in and of itself- contribute to any cumulative effects in San Francisco or regionally."

To conclude, the proposed project would have no direct or indirect effect on fish and wildlife as identified in the California Code of Regulations, Title 14, Section 753.5(d) because no direct or indirect destruction, disturbance or modification of any habitat or vegetation with the potential to support fish and/or wildlife species would occur. Similarly, the proposed project would not result in or have the potential to alter water quality or interfere with the movement of any fish and/or wildlife species because neither the project site nor the project vicinity contains habitat or biologic features that would support such movement.

**Determination:** Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By: Scott Wilson Date: July 26, 2016  
Scott Wilson  
Regional Manager  
Bay Delta Region



State of California - Department of Fish and Wildlife

# 2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 07292016 — 41
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>07/29/2016</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>584159</b>	

PROJECT TITLE <b>901 16TH STREET AND 1200 17TH STREET</b>		
PROJECT APPLICANT NAME <b>CHRIS THOMAS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(415) 575-9036</b>
PROJECT APPLICANT ADDRESS <b>1650 MISSION ST SUITE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>
		ZIP CODE <b>94103</b>

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)           | \$3,070.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)    | \$2,210.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,043.75 | \$ | <u>0.00</u> |

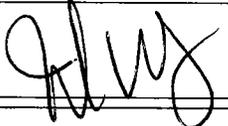
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |                 |
|---|----------|----|-----------------|
| <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>60.00</u>    |
| <input type="checkbox"/> Other  |          | \$ | <u>        </u> |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED \$ 60.00**

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>JENNIFER WONG, DEPUTY COUNTY CLERK</b>
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