

2013-276930



**SAN FRANCISCO
PLANNING DEPARTMENT** **ENDORSED
FILED**
San Francisco County Clerk

NOV 12, 2013

Notice of Determination

by: **MELISSA ORTIZ**
Deputy County Clerk

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

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

NOV 12 2013
POSTED
TO

Approval Date: November 7, 2013
Case No.: 2005.0424E
Project Title: 465 Tehama/468 Clementina Street
Zoning: MUR (Mixed Use Residential) Use District
45-X Height and Bulk District
Block/Lot: 3732/071
Lot Size: 7,274-square-foot
Lead Agency: San Francisco Planning Department
Project Sponsor: John Kevlin, Reuben & Junius,
representing 465 Tehama Stc LLC
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

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:
X \$53 filing fee AND X \$2,156.25 Negative Declaration Fee

PROJECT DESCRIPTION:

The proposed project entails subdivision of a 7,274-square-foot (sf) lot into two contiguous lots with frontages on Tehama Street to the north and Clementina Street to the south, with 465 Tehama Street becoming a 4,000-sf lot and 468 Clementina Street becoming a 3,274-sf lot. Additionally, subsequent to the lot subdivision, a proposed four-story residential building would be constructed at the existing service yard at 468 Clementina Street. No alterations are proposed to the existing two-story warehouse building that fronts 465 Tehama Street. The proposed building at 468 Clementina would be a four-story, 43'-4" tall, 9,762-sf residential building constructed on the existing service yard/surface parking area. The proposed building would contain 13 dwelling units. The proposed project would have no off-street parking spaces. The project site is within the block bounded by 5th, Folsom, 6th and Howard Streets in San Francisco's South of Market (SoMa) neighborhood. The project site is located within a MUR (Mixed Use Residential) District and the 45-X Height and Bulk District. The proposed project is not subject to these zoning requirements because the project is considered a pipeline project, under which the height, use, and density controls are subject to the previous RSD Use District and 40-X Height and Bulk District.

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CASE NO. 2005.0424E
465 Tehama/468 Clementina Street

Additionally, Section 175.6 of the Planning Code allows a project to have a height increase of up to 5-feet in order to meet the Eastern Neighborhoods controls. The proposed project would require approval of a building permit application for construction of the proposed residential building.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 7, 2013. A copy of the documents may be examined at Central Permit Bureau, 1660 Mission Street, San Francisco, CA, 94103 in file no 200507208144.

1. A Mitigated Negative Declaration 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 not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

cc: John Kevlin, Project Sponsor
Other interested parties



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
270930

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
 CCSF PLANNING DEPARTMENT

DATE
 11/12/2013

COUNTY/STATE AGENCY OF FILING
 SAN FRANCISCO, CA

DOCUMENT NUMBER
 477794 & 477796

PROJECT TITLE
 465 TEHAMA/468 CLEMENTINA STREET

PROJECT APPLICANT NAME
 CHELSEA FORDHAM

PHONE NUMBER
 (415)575-9071

PROJECT APPLICANT ADDRESS
 1650 MISSION STREET STE 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

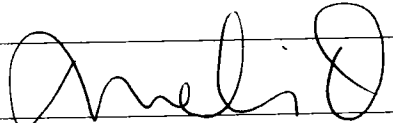
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,995.25	\$	
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,156.25	\$	2156.25
<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)	\$1,018.50	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$53.00	\$	53.00
<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 type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash Credit Check Other _____

TOTAL RECEIVED \$ 2,209.25

SIGNATURE  Printed Name: MELISSA ORTIZ TITLE Deputy County Clerk