Notice of Determination

by: MELISSA ORTIZ
Deputy County Clerk

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
Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

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.
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
<table>
<thead>
<tr>
<th>CHECK APPLICABLE FEES:</th>
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<tbody>
<tr>
<td>☒ Environmental Impact Report (EIR) $2,995.25</td>
</tr>
<tr>
<td>☒ Negative Declaration (ND)(MND) $2,156.25</td>
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<tr>
<td>☒ Application Fee Water Diversion (State Water Resources Control Board Only) $850.00</td>
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<tr>
<td>☒ Projects Subject to Certified Regulatory Programs (CRP) $1,018.50</td>
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<tr>
<td>☒ County Administrative Fee $53.00</td>
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<td>☐ Project that is exempt from fees</td>
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<tr>
<td>☐ Notice of Exemption</td>
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<tr>
<td>☐ DFG No. Effect Determination (Form Attached)</td>
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</tbody>
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**CHECK APPLICABLE FEES:**

- **Environmental Impact Report (EIR):** $2,995.25
- **Negative Declaration (ND)(MND):** $2,156.25
- **Application Fee Water Diversion:** $850.00
- **Projects Subject to Certified Regulatory Programs (CRP):** $1,018.50
- **County Administrative Fee:** $53.00

**PAYMENT METHOD:**

- **Cash:**
- **Check:**
- **Credit:**

**TOTAL RECEIVED:** $2,209.25

**SIGNATURE:**

MELISSA ORTIZ
Deputy County Clerk

**ORIGINAL - PROJECT APPLICANT**

**COPY - DFG/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

**FG753 5a (Rev 12/11)**