



# SAN FRANCISCO PLANNING DEPARTMENT

2017-51

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

SEP 29, 2017

## Notice of Determination

by: **SONYA YI**  
Deputy County Clerk

SEP 29 2017  
POSTED  
TO

*Approval Date:* September 26, 2017  
*Case No.:* 2009.0159E  
*State Clearinghouse No.:* 20121025025  
*Project Title:* 1500-1540 Market Street (One Oak Street)  
*Zoning:* C-3-G - DOWNTOWN GENERAL  
 120-R-2 and 120/400-R-2 Height and Bulk Districts  
 Van Ness & Market Downtown Residential Special Use District  
*Block/Lot:* Block 836, Lots 01, 02, 03, 04, 05  
*Lot Size:* 18,219 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* One Oak Owner, LLC, c/o Steve Kuklin, Build Inc.  
 415 551 7627  
*Staff Contact:* Diane Livia - (415) 575-8758  
 diane.livia@sfgov.org

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

State of California  
 Office of Planning and Research  
 PO Box 3044  
 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 fees:  
 \$64 filing fee AND  3,078.25 EIR Fee


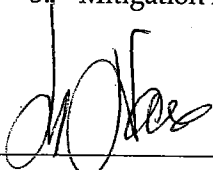
### PROJECT DESCRIPTION:

Construction of a new 310-unit, 40-story residential tower with approximately 4,025 gross square feet of ground floor commercial space, and improvements to portions of the adjacent Oak Street and Van Ness Avenue public rights-of-way to create an approximately 14,000-gross square foot public plaza. The project includes private vehicular parking in an on-site garage and bicycle parking in the building mezzanine and along public sidewalks. A new enclosure would be provided around the existing street-level elevator that provides access to the Muni Metro-Van Ness Station concourse. Wind canopies would be installed in the plaza, on sidewalks and one at the northeast corner of Market and Polk Streets to ensure acceptable wind conditions in public areas adjacent the project site.

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on September 26, 2017. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File No. 2009.0159E.

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.



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By Lisa Gibson  
Environmental Review Officer

- cc: Steve Kuklin, One Oak Owner, LLC,  
David Pilpel  
Jason Henderson  
Susan C. Hestor



State of California - Department of Fish and Wildlife

# 2017 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

38 — 09292017 — 51

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>09/29/2017</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>629408</b>	

PROJECT TITLE  
**1500-1540 MARKET STREET (ONE OAK STREET)**

PROJECT APPLICANT NAME <b>DIANE LIVIA</b>	PROJECT APPLICANT EMAIL <b>DIANE.LIVIA@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-8758</b>
PROJECT APPLICANT ADDRESS <b>1650 MISSION ST, STE 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

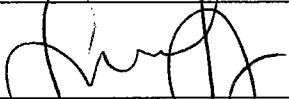
**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	<u>3,078.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	<u>0.00</u>
<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)			
<hr/>			
<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>64.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other

**TOTAL RECEIVED** \$ 3,142.25

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