Notice of Determination

Approval Date: December 3, 2013
Case No.: 2011.0430E
State Clearinghouse No: N/A
Project Title: 480 Potrero Avenue
Zoning: UMU (Urban Mixed Use) 58-X Height and Bulk District
Block/Lot: 3973/002C
Lot Size: 15,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Reza Khoshnevisan, Sia Consulting (415) 922-0200
Staff Contact: Don Lewis – (415) 575-9095 don.lewis@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

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 fee:
_ X_ $53 filing fee AND _ X_ $2,156.25 Negative Declaration Fee
_ ___ No Effect Determination (From CDFG)

PROJECT DESCRIPTION:

The rectangular project site is located at the northwest corner of Potrero Avenue and Mariposa Street on the boundary of the Mission and Potrero Hill neighborhoods. The project site is currently a vacant lot containing the remnants of the foundation from the former four-story concrete live/work structure that was demolished in 2005. The project sponsor proposes the construction of a six-story, 58-foot-tall, mixed-use building approximately 80,000 gross square feet in size. The new building would contain 75 residential units, 970 square feet of ground-floor retail use, and 47 parking spaces in a one-level basement parking garage accessed from Mariposa Street. The proposed building would include windows and doors with a minimum Sound Transmission Class rating of 27 and mechanical ventilation. The project site is located in the eastern portion of the Mission Area Plan, which is one of the area plans adopted through the Eastern Neighborhoods Planning effort.
PROJECT APPROVAL

The proposed project required Large Project Authorization pursuant to Planning Code Section 329 which is the Approval Action for the Project as defined in Section 31.04 of the San Francisco Administrative Code. On August 8, 2013, the Planning Commission approved the Large Project Authorization. On August 23, 2013, the project was appealed to the Board of Appeals. On November 20, 2013, the Board of Appeals denied the appeal and approved the project. Since a rehearing request was not filed within 10 calendar days of the Board of Appeals' decision, the project approval was considered final on December 3, 2013. The proposed project would also require a site permit from the Department of Building Inspection for the proposed new construction.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 3, 2013. A copy of the document(s) may be examined at the Board of Permit Appeals, 1650 Mission Street, Suite 304, San Francisco, CA, 94103 in file no. 13-109 and 13-111 (Planning Case 2011.0430X). 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.

1. A determination has been made that the project in its approved form will not have a significant effect on the environment.
2. Mitigation measures were made a condition of project approval and a mitigation monitoring program was adopted.

John Rahaim  
Planning Director

By Sarah B. Jones  
Environmental Review Officer

cc: Reza Khoshnevisan
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PROJECT APPLICANT (Check appropriate box):
- Local Public Agency
- School District
- Other Special District
- State Agency
- Private Entity

CHECK APPLICABLE FEES:
- Environmental Impact Report (EIR) $2,995.25
- Negative Declaration (ND) (MND) $2,156.25
- Application Fee Water Diversion (State Water Resources Control Board Only) $850.00
- Projects Subject to Certified Regulatory Programs (CRP) $1,018.50
- County Administrative Fee $53.00

Project that is exempt from fees
- Notice of Exemption
- DFG No. Effect Determination (Form Attached)
- Other

PAYMENT METHOD:
- Cash
- Credit
- Check
- Other

TOTAL RECEIVED $2,209.25

SIGNATURE
X
Printed Name: MARIBEL JALDON
TITLE Deputy County Clerk