Notice of Determination

Approval Date: June 17, 2014
Case No.: 2011.1306E
State Clearinghouse No: 2007042045
Project Title: 1634-1690 Pine Street Project
Zoning: NC-3 (Moderate-Scale, Neighborhood Commercial) Zoning District
Van Ness Automotive Special Use District
130-E Height and Bulk District
Block/Lot: 0647/007, 008, 009, 010, 011, and 011A
Lot Size: 35,463 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Dean Givas, Oyster Development Corp.
(415) 298-3326
Staff Contact: Jeanie Poling – (415) 575-9072
Jeanie.poling@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:

- $53 filing fee AND $3,029.75 EIR Fee, OR
- No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The project site is currently occupied by five vacant one- to two-story buildings and a parking lot. The proposed project would merge the current six lots into one parcel, demolish most of the five buildings on the project site, and construct a 130-foot-tall 351,860-gross-square-foot building containing 261 residential units in two 13-story towers, 4,000 square feet of commercial use on the ground floor, and one level of below-grade parking for 201 vehicles and 141 Class 1 bicycle parking spaces. The proposed project required a Conditional Use authorization from the Planning Commission for development of a lot exceeding 10,000 square feet in the NC-3 Zoning District, and for a Planned Unit Development, with modifications to the rear yard, open space, dwelling unit exposure, street frontage, off-street parking, off-street loading, and bulk limit requirements of the Planning Code.
DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 17, 2014, which is the first day after the first business day after the expiration of the 30-day appeal period for the Conditional Use authorization issued by the Planning Commission on May 15, 2014. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file no. 2011.1306C.

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.

John Rahaim
Planning Director

By Sarah B. Jones
Environmental Review Officer

cc: Dean Givas
    Nick R. Green, Citizens Advocating Rational Development, nick@rationaldev.org
### 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

**LEAD AGENCY**
CCSF PLANNING

**DATE**
06/19/2014

**COUNTY/STATE AGENCY OF FILING**
SAN FRANCISCO, CA

**PROJECT TITLE**
1634-1690 PINE STREET PROJECT

**PROJECT APPLICANT NAME**
JEANIE POLING

**PHONE NUMBER**
(415) 575-9072

**PROJECT APPLICANT ADDRESS**
1650 MISSION STREET STE 400

**CITY**
SF

**STATE**
CA

**ZIP CODE**
94102

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

**CHECK APPLICABLE FEES:**
- Environmental Impact Report (EIR) $3,029.75
- Mitigated/Negative Declaration (MND)(ND) $2,181.25
- Application Fee Water Diversion (State Water Resources Control Board only) $850.00
- Projects Subject to Certified Regulatory Programs (CRP) $1,030.25
- County Administrative Fee $53.00

**PAYMENT METHOD:**
- Cash
- Credit
- Check
- Other

**TOTAL RECEIVED** $53

**SIGNATURE**
X MORGAN JALDON

**Printed Name:**
MORGAN JALDON

**TITLE**
Deputy County Clerk

**ORIGINAL - PROJECT APPLICANT**
COPY - DFG/ASB
COPY - LEAD AGENCY
COPY - COUNTY CLERK

FG753.5a (Rev. 12/13)