



SAN FRANCISCO PLANNING DEPARTMENT

2709605
**ENDORSED
FILED**
San Francisco County Clerk

JUN 19, 2014

Notice of Determination

by: **MORGAN JALDON**
Deputy County Clerk

06/19/14
**POSTED
TO**

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

Fax:
415.558.6409

Planning
Information:
415.558.6377

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:

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

PROJECT DESCRIPTION:

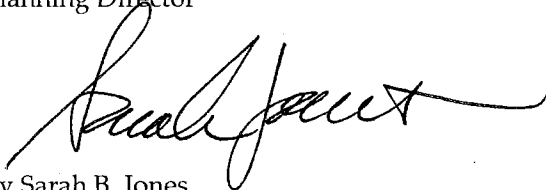
The project site is currently occupied by five vacant one- to two-story buildings and a parking lot. The proposed project would merge the current six lots into one parcel, demolish most of the five buildings on the project site, and construct a 130-foot-tall 351,860-gross-square-foot building containing 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



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #	270965
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CCSF PLANNING		DATE 06/19/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 0000502190	
PROJECT TITLE 1634-1690 PINE STREET PROJECT			
PROJECT APPLICANT NAME JEANIE POLING		PHONE NUMBER (415) 5759072	
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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	
<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)	\$1,030.25	\$	
<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 (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 53

SIGNATURE X	Printed Name: MORGAN JALDON	TITLE Deputy County Clerk
-----------------------	--------------------------------	------------------------------