



SAN FRANCISCO PLANNING DEPARTMENT

2015043

Notice of Determination

Approval Date: September 2, 2015
Case No.: 2012.0086E
Project Title: 101 Hyde Street
Zoning: C-3-G (Downtown-General) Zoning District
 80-X Height and Bulk District
Block/Lot: 0346/003A
Lot Size: 10,632 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Costa Brown Architecture Inc.
 Albert Costa, (415) 986-0101
Staff Contact: Christopher Espiritu - (415) 575-9022
christopher.espiritu@sfgov.org

ENDORSED
FILED
 SAN FRANCISCO County Clerk

OCT 09, 2015

by: **SUSANNA CHIN**
 Deputy County Clerk

Ission St.
 10
 FRANCISCO,
 33-2479

8.6378

8.6409

ion:
 8.6377

POSTED OCT 09 2015
TO _____

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:

\$60 filing fee AND \$2,210.00 Negative Declaration Fee [\$3,069.75 EIR Fee] OR
 No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The proposed project would include the demolition of a single-story, 20-foot-tall, approximately 7,500-square-foot, commercial building. The existing building was constructed in 1960 and is currently used as a United States Postal Service facility. Under the proposed project, an eight-story, 80-foot-tall, mixed-use building with 85 dwelling units and approximately 4,923 square feet of ground-floor retail space with frontages on both Hyde Street and Golden Gate Avenue would be constructed. The project would include one below-grade level of parking that would accommodate 15 off-street vehicle parking spaces (including one car share space and two handicapped-accessible spaces) and 96 bicycle parking spaces (including 10 bike racks on the sidewalk), which would be accessible from an existing curb cut on Golden Gate Avenue. The project site is a corner lot bounded by Turk Street to the north, Golden Gate Avenue to the south, Hyde Street to the east, Larkin Street to the west, and within San Francisco's Downtown/Civic Center neighborhood. The project site is located adjacent to the Uptown Tenderloin Historic District, which is listed on the National Register of Historic Places.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on September 2, 2015. A copy of the document(s) may be examined at Board of Permit Appeals, 1650 Mission Street, Suite 304, San Francisco, CA, 94103 in file no. 2012.0086E.

1. A 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: Albert Costa, Project Sponsor
Michael Wilson, Coblenz Patch Duffy & Bass LLP



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 38-2015-043
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SF PLANNING DEPARTMENT		DATE 10/9/2015	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO		DOCUMENT NUMBER 552834	
PROJECT TITLE 101 HYDE STREET			
PROJECT APPLICANT NAME CHRISTOPHER ESPIRITU		PHONE NUMBER (415) 575-9022	
PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	CITY SF	STATE CA	ZIP CODE 94103

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)	\$3,069.75	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	2,210.00
<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)	\$1,043.75	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	60.00
<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		\$	2270.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 2,270.00

SIGNATURE 	PRINTED NAME AND TITLE Susanna Chin Deputy County Clerk
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