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) 575-9027
christopher.espiritup@sfgov.org

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:
_X_ $60 filing fee AND  _X_ $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.

www.sfplanning.org
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, Coblentz Patch Duffy & Bass LLP
**State of California — Natural Resources Agency**

**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**

**2015 ENVIRONMENTAL FILING FEE CASH RECEIPT**

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY**

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<th>PROJECT APPLICANT NAME</th>
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<tbody>
<tr>
<td>101 HYDE STREET</td>
<td>CHRISTOPHER ESPRITU</td>
<td>(415) 575-9022</td>
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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) $3,069.75
- Mitigated/Negative Declaration (MND)/(ND) $2,210.00
- Application Fee Water Diversion (State Water Resources Control Board only) $850.00
- Projects Subject to Certified Regulatory Programs (CRP) $1,043.75
- County Administrative Fee $60.00
- Project that is exempt from fees $2270.00

**PAYMENT METHOD:**

- Cash
- Credit
- Check
- Other

**TOTAL RECEIVED** $2,270.00

**SIGNATURE**

[Signature]

Susanna Chin Deputy County Clerk

**ORIGINAL - PROJECT APPLICANT**

**COPY - CDFW/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

FG753.5a (Rev. 12/13)