



# SAN FRANCISCO PLANNING DEPARTMENT

## Notice of Exemption

*Approval Date:* July 24, 2014  
*Case No.:* 2012.0793E  
*Project Title:* 346 Potrero Avenue  
*Zoning:* UMU Urban Mixed Use  
 85-X Height and Bulk District  
  
*Block/Lot:* 3962/008  
*Lot Size:* 11,250 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Trumark Urban  
 Jessie Stuart  
 (415)370-1767  
 Jstuart@trumarkco.com  
  
*Staff Contact:* Rick Cooper  
 (415)575-9027  
 Rick.Cooper@sfgov.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ENDORSED  
FILED**  
San Francisco County Clerk

**AUG 29, 2014**

by: **JEANETTE YU**  
Deputy County Clerk

To: County Clerk, City and County of San Francisco  
City Hall Room 168  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption 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:* \$58 filing fee

### PROJECT DESCRIPTION:

The proposed project would demolish an existing 10-foot-tall, one-story, 1,500-square-foot (sf) car wash facility, and construct an approximately 85-foot-tall (with a 10-foot-tall, 650-sf penthouse covering stair/elevator cores, set back approximately 35 feet from the building's eastern perimeter, above the 85-foot roof level), nine-story-over-basement, 84,300-sf mixed-use building. The proposed building would provide: 1) 72 dwelling units including one studio unit, 41 one-bedroom units, 28 two-bedroom units, and two three-bedroom units; 2) 1,900 sf of retail space on the ground floor level; 3) 860 sf of future retail space at the second floor mezzanine level; 4) 45 off-street parking spaces (43 in mechanical parking lifts and two handicap accessible surface spaces) on the ground floor and basement levels; and 5) 74 Class I bicycle parking spaces on the basement level and 8 Class II bicycle parking spaces along the project frontage.

POSTED AUG 29 2014

**PROJECT DESCRIPTION (CONTINUED):**

The project would include approximately 2,000 sf of common open space at the second floor level, 3,000 sf of common open space at the ninth floor level, and private decks for 10 dwelling units totaling 800 sf in area. Access to the parking garage on the ground floor level would be from Potrero Avenue. An existing billboard located on the southeastern corner of the project site would be removed as part of the proposed project.

**DETERMINATION:**

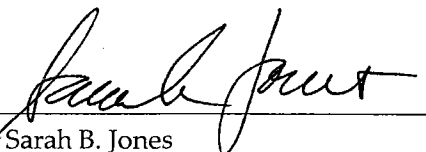
The City and County of San Francisco decided to carry out or approve the project on July 24<sup>th</sup>, 2014 when a Large Project Authorization was granted by the San Francisco Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2012.0793E.

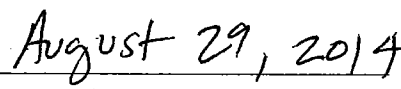
- 1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_
- Community Plan Exemption (Sec. 21083.3; 15183)

- 2. This project in its approved form has been determined to be exempt from environmental review because the project would not result in new significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods Rezoning and Area Plans (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048).

John Rahaim  
Planning Director

  
 By Sarah B. Jones  
 Environmental Review Officer

  
 Date

cc: Jessie Stuart, Project Sponsor



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

RECEIPT # <b>270980</b>
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 08/29/2014	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO/CA		DOCUMENT NUMBER 510045	
PROJECT TITLE 346 POTRERO AVENUE			
PROJECT APPLICANT NAME RICK COOPER		PHONE NUMBER (415)575-9027	
PROJECT APPLICANT ADDRESS 1650 MISSION ST	CITY SF	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box):

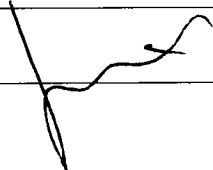
- Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	_____
<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	\$58.00	\$	<u>58.00</u>
<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 \$ 58

SIGNATURE <b>X</b> 	Printed Name: Jeanette Yu	TITLE Deputy County Clerk
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ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/13)