

2018-30



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

JUL 30, 2015

by: **FALLON LIM**
Deputy County Clerk

Notice of Determination

Approval Date: June 25, 2015
Case No.: 2012.0877E
State Clearinghouse No: 2014102055
Project Title: 1546-1564 Market Street
Zoning: C-3-G
 Van Ness and Market Downtown Residential District
 120-R-2 Height and Bulk District
Block/Lot: 0836/006 and 007
Lot Size: 12,565 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Jessie Stuart (Trumark Urban)
 (415) 370-1767
Staff Contact: Brett Bollinger, (415) 575-9024
 Brett.Bollinger@sfgov.org

St.
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109
Planning
Information:
415.558.6377

POSTED
JUL 30 2015
TO

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:

\$60 filing fee AND \$3,069.75 EIR Fee OR
 No Effect Determination (From CDFG)

PROJECT DESCRIPTION:

The project site is 12,565 square feet, and includes two parcels (Assessor's Parcel Numbers 0836-006 and 0836-007), which would be merged to form a single lot. The proposed project would demolish the existing three buildings on the site, and construct a new 12-story, 120-foot (136 feet with roof terrace screen wall) residential building with ground-floor retail uses along Market Street. The site is located within the Market and Octavia Area Plan boundaries at the edge of the Downtown/Civic Center neighborhood, adjacent to the South of Market neighborhood.

The proposed building would have a total of 146,803 gross square feet (gsf), which would include 116,550 gsf of residential uses (109 dwelling units), 1,115 gsf for residential lobby/lounge uses, 4,961 gsf of retail (three retail spaces), 12,512 gsf of parking (28 car parking spaces, primarily provided in vehicle stackers or lifts, and 113 bicycle parking spaces), and 11,665 gsf of mechanical/other uses. The project

would have two connected structures, one fronting onto Market Street and one fronting onto Oak Street, separated by an interior courtyard and a narrow pedestrian walkway connecting at each level above the ground floor. The two structures would be constructed above a common foundation and basement level. Ground-floor retail uses would be accessible from Market and Oak streets, and the residential units would be accessible from a lobby on Oak Street; access to the below-grade residential parking would be provided from a new curb cut and ramp off of Oak Street. No off-street loading spaces are proposed.

The site is zoned C-3-G (Downtown General Commercial District), and is in the Van Ness and Market Downtown Residential Special Use District and the 120-R-2 Height and Bulk District. The project would require exceptions to the lot coverage requirements (Planning Code Section 249.33[b][5]), off-street loading requirements (Planning Code Section 152.1), and ground-level wind currents requirements (Planning Code Section 148); and a variance for dwelling unit exposure (Section 140). The project would also require approval of a Conditional Use authorization to exclude the gross floor area for dwelling units that would be affordable for a minimum of 20 years to households whose incomes are within 150 percent of the median income from the FAR calculation (Planning Code section 124[f]).

Two of the three existing buildings on the site have been determined to be historic resources under the California Environmental Quality Act (CEQA): 1554-1564 Market Street appears eligible for local listing or designation; and 55 Oak Street appears eligible for the California Register of Historical Resources. The other building on the site, 1546-1550 Market Street, is not considered a historic resource under CEQA.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 25, 2015. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, at the above address in file no. 2012.0877E.

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: Trumark Urban



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

RECEIPT # 38-2015-030
STATE CLEARING HOUSE # (if applicable) 2014102055

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 07/30/2015	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO		DOCUMENT NUMBER 545414/545412	
PROJECT TITLE 1546-1564 MARKET STREET			
PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPARTMENT			PHONE NUMBER (415)575-9024
PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	CITY SAN FRANCISCO	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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	3069.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$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		\$	

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 3,129.00

SIGNATURE X	PRINTED NAME AND TITLE FALLON LIM, Deputy County Clerk
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SANFRANC12 SAN FRANCISCO COUNTY CLERK - OFFICE OF THE CITY
AND COUNTY OF SAN FRANCISCO
1 DR. CARLTON B. GOODLETT PL., ROOM _____
SAN FRANCISCO, CA 94102

TUP MARKET LLC
Check Number 3006C-00001010
Check Date Jul 20, 2015

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
07/16/15	071615	3006,0000	3,069.75	0.00	0.00	3,069.75
Total Remittance			3,069.75	0.00	.00	3,069.75

TUP MARKET LLC

4185 BLACKHAWK PLAZA CIR #200
DANVILLE, CA 94506

MECHANICS BANK
1111 CIVIC DRIVE STE 385
WALNUT CREEK, CA 94596

90-203/12//

Date
Jul 20, 2015

Check Number
3006C-00001010

Pay **Three Thousand Sixty Nine Dollars 75 Cents**

Amount
\$3,069.75

To
The
Order
Of
SAN FRANCISCO COUNTY CLERK - OFFICE OF THE CITY
AND COUNTY OF SAN FRANCISCO
1 DR. CARLTON B. GOODLETT PL., ROOM _____
SAN FRANCISCO, CA 94102

TUP MARKET LLC
Per *Laura A. O'Brien*

PAYABLE IN US DOLLAR

⑈00001010⑈ ⑆121102036⑆ 041990897⑈

SANFRANC12 SAN FRANCISCO COUNTY CLERK - OFFICE OF THE CITY
AND COUNTY OF SAN FRANCISCO
1 DR. CARLTON B. GOODLETT PL., ROOM _____
SAN FRANCISCO, CA 94102

TUP MARKET LLC
Check Number 3006C-00001011
Check Date Jul 20, 2015

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
07/16/15	3006 TUP MARKET LLC 71615	3006,0000	60.00	0.00	0.00	60.00
Total Remittance			60.00	0.00	.00	60.00

TUP MARKET LLC

4185 BLACKHAWK PLAZA CIR #200
DANVILLE, CA 94506

MECHANICS BANK

1111 CIVIC DRIVE STE 385
WALNUT CREEK, CA 94596

90-203/12//

Date
Jul 20, 2015

Check Number
3006C-00001011

Pay **Sixty Dollars 00 Cents**

Amount
\$60.00

To The Order Of
SAN FRANCISCO COUNTY CLERK - OFFICE OF THE CITY
AND COUNTY OF SAN FRANCISCO
1 DR. CARLTON B. GOODLETT PL., ROOM _____
SAN FRANCISCO, CA 94102

TUP MARKET LLC

Per *Laura A. O'Brien*

PAYABLE IN US DOLLAR

⑈00001011⑈ ⑆121102036⑆ 041990897⑈