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

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:
X $60 filing fee AND X $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 (126 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

www.sfplanning.org
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
LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

COUNTY/STATE AGENCY OF FILING
SAN FRANCISCO

PROJECT TITLE
1546-1564 MARKET STREET

PROJECT APPLICANT NAME
SAN FRANCISCO PLANNING DEPARTMENT

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:
☑ Environmental Impact Report (EIR)  $3,069.75  $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  $60.00
☐ Project that is exempt from fees
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Other

PAYMENT METHOD:
☐ Cash    ☐ Credit    ☑ Check    ☐ Other

TOTAL RECEIVED  $3,129.00

SIGNATURE
X

PRINTED NAME AND TITLE
FALLON LIM, Deputy County Clerk
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
3006C-00001010
Jul 20, 2015

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Total Remittance

TUP MARKET LLC
4185 BLACKHAWK PLAZA CIR #200
DANVILLE, CA 94506

Pay

*Three Thousand Sixty Nine Dollars 75 Cents*

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

Per

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

Date
Jul 20, 2015

Check Number
3006C-00001010

Amount
$3,069.75

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Total Remittance: 60.00

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**TUP MARKET LLC**

4185 BLACKHAWK PLAZA CIR #200
DANVILLE, CA 94506

**MECHANICS BANK**

1111 CIVIC DRIVE STE 385
Walnut Creek, CA 94596

Date: Jul 20, 2015
Check Number: 3006C-00001011
Amount: $60.00

Pay: *Sixty Dollars 00 Cents*

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

Per: [Signature]

PAYABLE IN US DOLLAR