



# SAN FRANCISCO PLANNING DEPARTMENT

270977  
**ENDORSED  
FILED**  
San Francisco County Clerk

**AUG 27, 2014**

## Notice of Exemption

by: **SHARLENE CARTER**  
Deputy County Clerk

*Approval Date:* July 18, 2014  
*Case No.:* 2012.1025E  
*Project Title:* **325 Fremont Street**  
*Zoning:* RH DTR (Rincon Hill Downtown Residential) Zoning District  
85/250-R Height and Bulk District  
*Block/Lot:* 3747/012  
*Lot Size:* 6,434 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Chaim Elkoby, Fremont 325 Development, LLC  
(415) 989-1045  
*Staff Contact:* Christopher Espiritu, (415) 575-9022  
Christopher.Espiritu@sfgov.org

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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 project site, which is on the east side of Fremont Street between Folsom and Harrison streets, is in San Francisco's Rincon Hill neighborhood approximately two blocks north of Interstate 80. The project site is currently vacant; it was previously occupied by a pair of two-story office buildings, both of which have been demolished. Three separate lots comprise the project site, and these three lots would be merged into a single lot as part of the proposed project.

The project sponsor proposes the construction of a 25-story, 250-foot-tall, approximately 142,465-gross-square-foot residential tower containing up to 125 dwelling units (50 two-bedroom units and 75 one-bedroom units and studios) and an underground garage with 41 parking spaces. The parking spaces would be located on two basement levels accessed by two car elevators. The vehicular entrance would be on Zeno Place, an alley at the rear of the project site. A total of 106 Class 1 bicycle parking spaces would be provided on the two basement levels and the ground floor, and 6 Class 2 bicycle parking spaces would be provided on the Fremont Street sidewalk in front of the project site. Other uses on the ground floor would include the residential lobby, a loading area, mechanical space, and a trash room. The loading

area and trash room would be accessed from Zeno Place. Dwelling units would be on the second through twenty-fifth floors. Pedestrians would access the project site from Fremont Street. The proposed project includes approximately 2,700 square feet of common usable open space in the form of a roof terrace, while some of the dwelling units would have private balconies.

The proposed project may include improvements to the segment of Zeno Place that runs from the project site to Folsom Street and improvements to the sidewalk along Fremont Street. Excavation to a depth of approximately 50 feet would be required for the garage and building foundation. It is anticipated that the proposed building would be supported by a reinforced concrete mat foundation; piles are not required but may be used.

**DETERMINATION:**

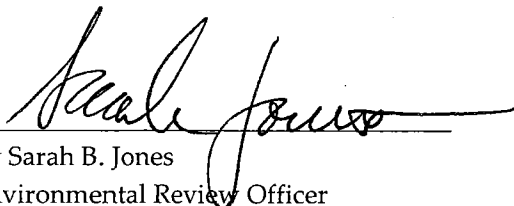
The City and County of San Francisco decided to carry out or approve the project on July 18, 2014 when a Conditional Use Authorization was approved by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103.

- 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, Class 1 (15301)
- 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

August 26, 2014  
Date

cc: Chaim Elkoby, Fremont 325 Development, LLC, project sponsor



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

RECEIPT # <b>270977</b>
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	DATE 08/27/2014
COUNTY/STATE AGENCY OF FILING CCSF	DOCUMENT NUMBER 509698

PROJECT TITLE  
325 FREMONT STREET

PROJECT APPLICANT NAME CHRISTOPHER ESPIRITU	PHONE NUMBER (415)575-9022
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PROJECT APPLICANT ADDRESS 1650 MISSION ST	CITY SF	STATE CA	ZIP CODE 94103
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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	\$	58.00
<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 \$ 58.00

SIGNATURE X	Printed Name: SHARLENE CARTER	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)