

2015-004



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

Notice of Exemption

JAN 16, 2015

by: **MARIBEL JALDON**
Deputy County Clerk

Planning
Information:
415.558.6377

JAN 16 2015
POSTED TO

Approval Date: December 11, 2014
Case No.: 2012.1187E
Project Title: 501- 505 Brannan Street
Zoning: Mixed-Use Office (MUO) Use District
 85-X Height and Bulk District
Block/Lot: 3786/038
Lot Size: 39,035 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Amy Neches, TMG Partners
 (415) 400-2480
aneches@tmgpartners.com
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@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

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 involve construction of a 153,117 square-foot (sf), 6-story, 85-foot tall, office building on a 39,035-sf parcel that is bounded by Brannan Street to the west, 4th Street to the north, Bluxome Street to the east, and 5th Street to the south, in San Francisco's East South of Market (East SoMa) neighborhood. The project site is currently occupied by an existing 73-space, 25,590-sf surface parking lot and a single-story 8,475 sf bank building and drive-up banking facility (dba Bank of America). The project would subdivide the existing lot into two lots of 25,590 sf and 13,445 sf, respectively. The bank building would remain in its current configuration and the driveway access for the drive-up banking facility would be moved from Brannan Street to Bluxome Street under the proposed project. The proposed office building would be constructed on the 25,590 sf, southern portion of the lot that contains the existing surface parking lot. The height of proposed 153,117 sf office building would be 6-stories, 85 feet tall (excluding two 16-foot mechanical penthouses above the roof), and would also include a two-level, 23-foot-deep, below-grade parking garage. The below-grade garage would require the excavation of 21,700 cubic yards of soil. The garage would contain 66 off-street parking spaces and one off-street loading

space that would be accessed from a 20-foot curb cut off of Bluxome Street. Additionally, the ground floor would contain 132 Class 1 bicycle parking spaces that would be accessed from Brannan Street. There would also be six Class 2 bicycle parking spaces installed on the sidewalk along the project site's Brannan Street frontage. The project would include a 674-sf ground-floor retail space accessed from Brannan Street. To meet open space requirements, the building would have a 2,137-sf publically accessible open space located at street level. The project site is located in the East SoMa Area Plan and the proposed Central SoMa Plan Area.

DETERMINATION:

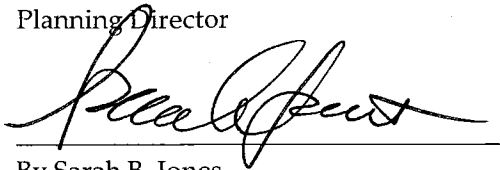
The City and County of San Francisco decided to carry out or approve the project on December 11, 2014. The Planning Commission approved a Large Project Authorization for this project. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2012.1187X.

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

- 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: _____
- X 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 proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; and all potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

January 16, 2015
Date

cc: Amy Neches, TMG Partners
other interested parties



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

RECEIPT #
38-2015-003

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
 SF PLANNING DEPARTMENT

DATE
 01/16/2015

COUNTY/STATE AGENCY OF FILING
 SAN FRANCISCO

DOCUMENT NUMBER
 523390

PROJECT TITLE
 501-505 BRANNAN STREET

PROJECT APPLICANT NAME
 S.F. PLANNING DEPARTMENT

PHONE NUMBER
 (415)575-9071

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) | \$3,069.75 | \$ | |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.00 | \$ | |
| <input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i> | \$850.00 | \$ | |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,043.75 | \$ | |
| <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 AND TITLE

MARIBEL JALDON Deputy County Clerk