Notice of Exemption

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

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

cc: Amy Neches, TMG Partners
other interested parties

SAN FRANCISCO
PLANNING DEPARTMENT
**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)**

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<td>501-505 BRANNAN STREET</td>
<td>S.F. PLANNING DEPARTMENT</td>
<td>(415) 575-9071</td>
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**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
- □ 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 $58.00
- □ Project that is exempt from fees
  - □ Notice of Exemption (attach)
  - ☒ CDFW No Effect Determination (attach)
  - □ Other

**PAYMENT METHOD:**

- □ Cash
- □ Credit
- ☒ Check
- □ Other

**TOTAL RECEIVED** $58.00

**SIGNATURE**

X ____________________________

**PRINTED NAME AND TITLE**

MARIBEL JALDON Deputy County Clerk

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