



# SAN FRANCISCO PLANNING DEPARTMENT

#270978

## Notice of Exemption

*Approval Date:* July 24, 2014  
*Case No.:* 2012.1333E  
*Project Title:* 923 Folsom Street  
*Zoning:* MUR (Mixed Use Residential) Zoning Districts  
 45-X and 85-X Height and Bulk Districts  
*Block/Lot:* 3753/106, 141, and 142  
*Lot Size:* 24,375 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Christopher Davenport, Trumark Homes  
 (925) 309-2503  
 Cdavenport@trumarkco.com  
*Staff Contact:* Tania Sheyner  
 (415) 575-9127  
 Tania.Sheyner@sfgov.org

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 Suite 400  
 San Francisco,  
 CA 94103-2479

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 415.558.6378

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 Information:  
 415.558.6377

**ENDORSED  
 FILED**  
 San Francisco County Clerk

**AUG 28, 2014**

by: **JENNIFER WONG**  
 Deputy County Clerk

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 is located on a block bound by Folsom Street to the north, Fifth Street to the east, Shipley Street to the south and Falmouth Street to the west, in San Francisco's South of Market neighborhood. The project site encompasses three contiguous parcels and has frontages along both Folsom and Shipley Streets. It spans 24,375 square feet of total space and currently contains a 3,750-square-foot, two-story, commercial office building (constructed in 1967) and surface parking areas.

The proposed project includes the demolition of the existing structure and construction of a mixed-use project consisting of two buildings - a nine-story building (approximately 85 feet in height) fronting Folsom Street and a four-story building (approximately 44 feet in height) fronting Shipley Street.

The project would include 115 dwelling units, consisting of 8 junior one-bedroom units, 61 one-bedroom units, and 46 two-bedroom units. In addition, it would provide approximately 1,900 square feet of commercial space on the ground level of the Folsom Street structure. The two buildings would share a

basement-level garage, which would contain 87 stacked residential off-street parking spaces as well as 104 secured bicycle spaces. The project would also provide open space in the form of a mid-block courtyard and a roof deck atop the Shipley Street structure. Pedestrian access to the residential uses would be provided via Shipley and Folsom Street entrances, while access to commercial uses would be provided via a storefront entrance on Folsom Street. Vehicular access into the basement-level garage would be provided via a ramp off of Shipley Street.

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on July 24, 2014. The approval action was the approval of a Large Project Authorization by the Planning Commission, to allow exceptions to (1) rear yard pursuant to Planning Code Section 134, (2) off-street parking pursuant to Planning Code Section 151.1, (3) off-street loading pursuant to Planning Code Section 152.1, and (4) special height exemptions pursuant to Planning Code Section 263, to allow construction of the proposed project, as described above, and adopting Findings under the California Environmental Quality Act. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2012.1333X.

- 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. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_
- Community Plan Exemption (Sec. 21083.3; 15183)

This project in its approved form has been determined to be exempt from environmental review because no new effects could occur, no new mitigation measures would be required, and no additional or new environmental review would be required of the proposed project. Moreover, the proposed project is consistent with the development density established by the existing zoning, community plan, and general plan policies for which an EIR was certified.

John Rahaim  
Planning Director

  
By Sarah B. Jones  
Environmental Review Officer

August 27, 2014  
Date

cc: Christopher Davenport



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

RECEIPT #  
**270978**

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY  
 SAN FRANCISCO PLANNING DEPARTMENT

DATE  
 08/28/2014

COUNTY/STATE AGENCY OF FILING  
 SAN FRANCISCO, CA

DOCUMENT NUMBER  
 509861

PROJECT TITLE  
 923 FOLSOM STREET

PROJECT APPLICANT NAME  
 TANIA SHEYNER

PHONE NUMBER  
 (415 )575-9127

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 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 checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" 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 <b>X</b> 	Printed Name: <b>JENNIFER WONG</b>	TITLE <b>Deputy County Clerk</b>
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