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
davenport@trumarkco.com
Staff Contact: Tania Sheyner
(415) 575-9127
tania.sheyner@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 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: ______
   - X 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

cc: Christopher Davenport

August 27, 2014
# 2014 Environmental Filing Fee Cash Receipt

## Lead Agency

**SAN FRANCISCO PLANNING DEPARTMENT**

## Date

08/28/2014

## County/State Agency of Filing

SAN FRANCISCO, CA

## 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:

- [ ] Environmental Impact Report (EIR) $3,029.75
- [ ] Mitigated/Negative Declaration (MND)(ND) $2,181.25
- [ ] Application Fee Water Diversion (State Water Resources Control Board only) $850.00
- [ ] Projects Subject to Certified Regulatory Programs (CRP) $1,030.25
- [x] County Administrative Fee $58.00
- [ ] Project that is exempt from fees
  - [ ] Notice of Exemption (attach)
  - [ ] CDFW No Effect Determination (attach)
- [ ] Other

## Payment Method:

- [x] Check
- [ ] Cash
- [ ] Credit
- [ ] Other

**Total Received** $58.00

## Signature

[Signature]

## Printed Name

JENNIFER WONG

## 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)