



**SAN FRANCISCO
PLANNING DEPARTMENT**

**ENDORSED
FILED**
San Francisco County Clerk

2013-270935

Notice of Exemption

DEC 19, 2013

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

by: **MELISSA ORTIZ**
Deputy County Clerk

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Approval Date: November 14, 2013
Case No.: 2013.0256E
Project Title: 41 Tehama Street
Zoning: C-3-O (SD) (Downtown Office Special Development) District
360-S Height and Bulk District
Transbay C3 SUD
Block/Lot: 3736/ Lots 74, 75, 76, 77, and 78A
Lot Size: 19,275 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Bob Tandler, Tehama Partners LLC represented by Fritz Realty
(415) 771-0741
Bob@FRLTY.com
Staff Contact: Jessica Range
(415) 575-9018
Jessica.Range@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: \$50 filing fee

PROJECT DESCRIPTION:

The project sponsor, Tehama Partners LLC represented by Fritz Realty, proposes to demolish an existing 400-square-foot, one-story maintenance storage shed and surface parking lot and construct a 35-story, approximately 380-foot-tall (including 20-foot-tall mechanical penthouse) tower with 398 residential units (approximately 386,600 gross square feet of residential and associated uses).

The proposed residential tower would contain approximately 4,736 square feet of residential amenities (fitness center, rooftop club rooms, and art space), a 4,460-square-foot open space plaza on the ground floor, two private open space terraces for residential use (one located on Level 3 and one located on Level 35) and rooftop solarium, totaling approximately 11,625 square feet, an approximately 58,000-square-foot garage with 241 off-street parking spaces (valet parking) and four car-share parking spaces totaling 245 spaces in three below-ground levels, and 174 bicycle spaces. Access to the parking garage would be from

DEC 19 2013

posted:

Tehama Street. The project would also provide approximately 4,428 square feet of private open space in the form of residential balconies for 123 of the units (36 square feet per unit). Open space for the remaining 275 units would be provided through the private, publicly accessible open space plaza on the ground floor and the common open space terraces for the residents.

DETERMINATION:

On November 14, 2013, the Planning Commission approved a Downtown Project Authorization for the project following a duly-noticed public hearing (Motion No. M-19021). The effective date of the approval is December 14, 2013, after the 30-day appeal period has expired. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.0256EX.

- 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)

- 2. This project in its approved form has been determined to be exempt from environmental review because all potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (FEIR) for the Transit Center District Plan Area, and all applicable mitigation measures have been incorporated into the proposed project or are required in approval of the project.

John Rahaim
Planning Director


 By Sarah B. Jones
 Environmental Review Officer

December 18, 2013
 Date

cc: Bob Tandler, Tehama Partners LLC represented by Fritzi Realty
 Valli Benesch, Tehama Partners LLC represented by Fritzi Realty
 Andrew Junius, Rueben, Junius & Rose, LLP
 Other interested parties



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

| | |
|--|---------------|
| RECEIPT # | 270935 |
| STATE CLEARING HOUSE # (if applicable) | |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

| | |
|---|---------------------------|
| LEAD AGENCY CCSF PLANNING DEPARTMENT | DATE 12/19/2013 |
| COUNTY/STATE AGENCY OF FILING CITY AND COUNTY OF SAN FRANCISCO | DOCUMENT NUMBER 481347 |

PROJECT TITLE
41 TEHAMA

| | |
|---|-------------------------------|
| PROJECT APPLICANT NAME JESSICA RANGE | PHONE NUMBER (415)575-9018 |
|---|-------------------------------|

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|--|-----------------------|-------------|-------------------|
| PROJECT APPLICANT ADDRESS 1650 MISSION STREET STE 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) | \$2,995.25 | \$ _____ |
| <input type="checkbox"/> Negative Declaration (ND)(MND) | \$2,156.25 | \$ _____ |
| <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) | \$1,018.50 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$53.00 | \$ 53.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No. Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

Cash Credit Check Other _____

TOTAL RECEIVED \$ 53.00

| | | |
|-----------------------|--------------------------------|------------------------------|
| SIGNATURE X | Printed Name: MELISSA ORTIZ | TITLE Deputy County Clerk |
|-----------------------|--------------------------------|------------------------------|