

ENDORSED

FILED

SAN FRANCISCO County Clerk

FEB 06, 2017

SAN FRANCISCO PLANNING DEPARTMENT

Notice of Determination

by: **FALLON LIM**
Deputy County Clerk

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Approval Date: November 17, 2016
Case No.: 2013.1049E
Project Title: 950-974 Market Street
Zoning: C-3-G (Downtown General Commercial) Use District
 120-X Height and Bulk District
Block/Lot: 0342/001, 002, 004, 014
Lot Size: 34,262 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Michelle Lin, Mid Market Center, LLC - (415) 394-9018
Michelle@groupi.com
Staff Contact: Melinda Hue - (415) 575-9041
Melinda.Hue@sfgov.org

To: County Clerk, City and County of San Francisco State of California
 City Hall Room 168 Office of Planning and Research
 1 Dr. Carlton B. Goodlett Place PO Box 3044
 San Francisco, CA 94102 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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.

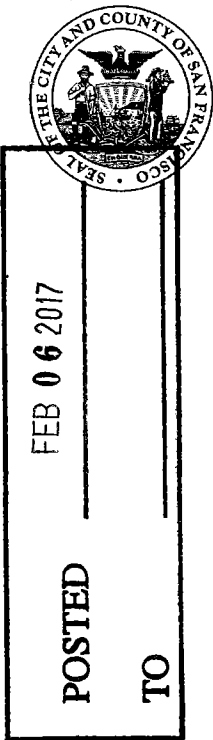
Attached fee:

\$62 filing fee AND \$2,216.25 Negative Declaration Fee

PROJECT DESCRIPTION:

The 950-974 Market Street Project (proposed project) is a proposal to develop a multi-family residential and hotel project with ground-floor retail space located within the Downtown Plan Area at 950-974 Market Street (Assessor's Block 0342, Lots 001, 002, 004, 014) in the Downtown/Civic Center neighborhood in the City and County of San Francisco. The project site is on a triangular block bounded by Turk Street to the north, Market Street to the south, and Taylor Street to the west. The project site is approximately 34,262 square feet in size (about 0.79 acre). The project site is currently occupied by a surface parking lot over a below-grade parking structure and four 2- to 3-story buildings that are either vacant or partially occupied with retail and office uses.

The proposed project involves the demolition of the existing buildings and parking lot/structure and construction of a new 12-story, 120-foot-tall, approximately 408,342 gross square foot (gsf) building with ground-floor retail space and one level (with mezzanine) of subterranean parking. The mixed-use building would include 242 dwelling units, a 232-room hotel and approximately 16,600 gsf of ground-



floor commercial retail space. The project would provide 319 bicycle parking spaces and 82 vehicle parking spaces, including two car-share spaces. The proposed project would include approximately 27,199 square feet of common useable open space in the form of roof terraces and would include public open space along the Turk Street and Market Street frontages. A new loading zone is proposed along the Turk Street frontage, to accommodate passenger drop-off/pick-up and valet services for hotel guests. The proposed project would also include the reconstruction and widening of Turk Street sidewalk (except at the loading zone) and the installation of new streetscape features within the sidewalk areas.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 17, 2016. A copy of the document may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file no. 2013.1049E.

1. A Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director



By Lisa M. Gibson
Acting Environmental Review Officer

cc: Michelle Lin, Mid Market Center, LLC
Steve Vettel, Farella, Braun + Martel, LLP



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Print **Start Over** **Finalize & Email**

RECEIPT NUMBER:
 38 — 20170206 — 013
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170206
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 603206/602207	

PROJECT TITLE 950-974 MARKET STREET			
PROJECT APPLICANT NAME MELINDA HUE	PROJECT APPLICANT EMAIL MELINDA.HUE@SFGOV.ORG	PHONE NUMBER (415) 575-9041	
PROJECT APPLICANT ADDRESS 1650 MISSION ST. 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)	\$3,070.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>2,210.25</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>

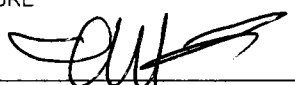
- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>62.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 2,272.25

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE FALLON LIM, DEPUTY COUNTY CLERK
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