Notice of Determination  

by: FALLON LIM  
Deputy County Clerk  

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  
City Hall Room 168  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
State of California  
Office of Planning and Research  
PO Box 3044  
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:  
X $62 filing fee AND X $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

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
MELINDA.HUE@SFGOV.ORG

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 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:
☐ Environmental Impact Report (EIR) $3,070.00 $ 0.00
☐ Mitigated/Negative Declaration (MND)(ND) $2,210.25 $ 2,210.25
☐ Certified Regulatory Program document (CRP) $1,043.75 $ 0.00
☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00 $ 0.00
☐ County documentary handling fee $ 62.00
☐ Other $ 

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other TOTAL RECEIVED $ 2,272.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE
FALLOON LIM, DEPUTY COUNTY CLERK

ORIGINAL - PROJECT APPLICANT
COPY - CDFW/ASB
COPY - LEAD AGENCY
COPY - COUNTY CLERK
DFW 753.5a (Rev. 2015/12/15)