Notice of Exemption

Approval Date: October 8, 2015
Case No.: 2013.1390E
Project Title: 1532 Harrison Street
Zoning: WMUG (Western SoMa Mixed Use General) Use District
55/65-X Height and Bulk District
Western SoMa Community Plan
Block/Lot: 3521/056
Lot Size: 22,163 square feet + 13,500 sq. ft. public ROW
Lead Agency: San Francisco Planning Department
Project Sponsor: Michael Yarne, Build, Inc.
(415) 551-7610
michael@buildinc.biz

Staff Contact: Chelsea Fordham- (415) 575-9071
Chelsea.Fordham@sfgov.org

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: $60 filing fee

PROJECT DESCRIPTION:

The proposed project at 1532 Harrison Street is located on the northwest side of Harrison Street between 12th and Norfolk Streets in the Western South of Market (Western SoMa) neighborhood. The project site comprises two portions: (1) Block 3521, Lot 056, which is a 22,163-square-foot-lot located on the north side of Harrison Street between Norfolk Street and 12th Street, and (2) 13,500 square feet of the 12th Street public right of way between Harrison Street and Bernice Street. The proposed project would involve the demolition of an existing surface parking lot and construction of an approximately 125,311-gross-squarefoot (gsf) mixed-use, residential and retail development, which would have a maximum height of 65 feet and range from 6 to 7 stories. The development would consist of the construction of three buildings, separated by two 25-foot-wide, thru-block landscaped pedestrian alleyways, sitting 5 feet below street level, accessible by stairs at each end. The three new buildings would be connected by internal circulation bridges.

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Approximately 86,513 gsf of the proposed building would be classified as a "Group Housing" use under the San Francisco Planning Code (Section 890.88(b)), and approximately 4,236 gsf of the ground floor, would be used for a mix of commercial, retail and/or multi-use/art/workshop space. The residential portion of the project would comprise 28 co-living houses with a total of 235 private suites. The suites would come in a range of sizes and options, some with private bathrooms and kitchenettes (equipped with a two-burner stovetop, microfridge and sink), and others without private bathrooms and kitchenettes. In each co-living house the private suites would be clustered around a shared space, which would contain a kitchen, bathroom facilities, dining area, living area, laundry facility, and outdoor balcony/garden. Additionally, the basement would be dedicated to 103 off-street parking spaces, 200 Class 1 bicycle parking spaces, and residential storage. A variant to the proposed project would, instead of the co-living facilities, construct 136 residential dwelling units, 1,463 square feet of retail space, and up to 86 off-street parking spaces and 137 Class 1 bicycle spaces. The variant would total 127,609 gsf and would also comprise three separate buildings, reaching a height of 65 feet, range from 6 to 7-stories), and would be separated by two interior pedestrian landscaped alleyways ("laneways") sitting some 5 feet below street level, in the same massing and location as under the proposed project. Both the project and the variant would include conversion of approximately 13,500 square feet of the 12th Street public right-of-way (ROW) between Harrison and Bernice Streets into a new public pedestrian plaza, tentatively called "Eagle Plaza." The proposed plaza would reduce the existing, two-way (three lane), 46-foot-wide ROW on 12th Street into a single lane, one-way, 14-foot-wide "slow street," providing southbound auto access only from 12th Street to Harrison Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on October 8, 2015. The Planning Commission approved a Large Project Authorization for this project. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.1390E.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under [CHECK ONE]:

___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 the proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; and all potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
Notice of Exemption

Case No. 2013.1390E
1532 Harrison Street

John Rahaim
Planning Director

By Sarah B. Jones
Environmental Review Officer

cc: Michael Yarne, Build-Inc
other interested parties

November 16, 2015
Date
State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

COUNTY/STATE AGENCY OF FILING
SAN FRANCISCO

PROJECT TITLE
1532 HARRISON STREET

PROJECT APPLICANT NAME
CHELSEA FORDHAM

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) $3,069.75
☐ Mitigated/Negative Declaration (MND)/(ND) $2,210.00
☐ Application Fee Water Diversion (State Water Resources Control Board only) $850.00
☐ Projects Subject to Certified Regulatory Programs (CRP) $1,043.75
☐ County Administrative Fee $60.00
☐ Project that is exempt from fees
☐ Notice of Exemption (attach) $60.00
☐ CDFW No Effect Determination (attach)

PAYMENT METHOD:
☐ Cash ☐ Credit ☑ Check ☐ Other

TOTAL RECEIVED $60.00

SIGNATURE

JENNIFER WONG Deputy County Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK FG753.5a (Rev. 12/13)