



# SAN FRANCISCO PLANNING DEPARTMENT

2018-079

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

DEC 18, 2018

by: **MARIEDYNE L. ARGENTE**  
Deputy County Clerk

## Notice of Determination

DEC 18 2018  
POSTED  
TO

*Approval Date:* November 13, 2018  
*Case No.:* 2013.1535ENV  
*State Clearinghouse No:* 2017022067  
*Project Title:* 450-474 O'Farrell Street/532 Jones Street  
*Zoning:* RC-4 (Residential-Commercial/High Density) District  
 North of Market Residential Special Use District No. 1  
 80-T-130-T Height and Bulk District  
  
*Block/Lot:* 0317/007, 009 and 011  
*Lot Size:* 22,106 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsors:* Fifth Church of Christ, Scientist  
 450 O'Farrell Partners, LLC  
 39 Forrest Street, Suite 201  
 Mill Valley, CA 94941  
 Attn: Bruce Dorfman  
 bd@thompsondorfman.com; (415) 381-3001  
  
*Staff Contact:* Jenny Delumo – (415) 575-9146  
 Jenny.delumo@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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:*

\$66 filing fee AND  \$2,216.25 Negative Declaration Fee[[ \$3,078.25 EIR Fee] OR  
 No Effect Determination (From CDFW)

### PROJECT DESCRIPTION:

The project, located at 450-474 O'Farrell Street and 532 Jones Street in the City and County of San Francisco, would demolish the existing church building at 450 O'Farrell Street, the commercial building at 474 O'Farrell Street and the mixed commercial/residential building at 532 Jones Street and construct a 13-story mixed-use building containing approximately 176 dwelling units, 3,827 square feet of ground floor retail space, a 9,555 square foot new religious use (church), and below-grade parking for up to 46 vehicles.

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

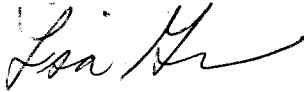
[www.sfplanning.org](http://www.sfplanning.org)

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on November 13, 2018. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, 4<sup>th</sup> Floor, San Francisco, CA, 94103 in file no. 2013.1535ENVCUA, and Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 180997.

1. An Environmental Impact Report 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. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval.

John Rahaim  
Planning Director



By Lisa Gibson  
Environmental Review Officer

cc: Bruce Dorfman, project sponsor



State of California – The Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Bay Delta Region  
2825 Cordelia Road, Suite 100  
Fairfield, CA 94534  
(707) 428-2002  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*EDMUND G. BROWN JR., Governor*  
*CHARLTON H. BONHAM, Director*



### CEQA Filing Fee No Effect Determination Form

**Date Submitted:** December 4, 2018

**Applicant Name:** Fifth Church of Christ, Scientist & 450 O'Farrell Partners, LLC

**Applicant Address:** 39 Forrest Street, Suite 201, Mill Valley, CA 94941

**Project Name:** 450-474 O'Farrell Street/532 Jones Street

**CEQA Lead Agency:** San Francisco Planning Department

**CEQA Document Type:** Environmental Impact Report

**SCH Number and/or local agency ID Number:** SCH #2017022067

**Project Location:** The project site is located at 450-474 O'Farrell Street and 532 Jones Street in San Francisco, California and within the Downtown/Civic Center neighborhood. The project site is bounded by Shannon Street to the east, O'Farrell Street to the south, Jones Street to the west, and the two buildings that abut the lot line on the southwest and north sides. Assessor's block/lot 0317/007, 0317/009, and 0317/011. Longitude 37 degrees, 47 minutes, and 10.0 seconds north. Latitude 122 degrees, 24 minutes, and 44.6 seconds west.

**Brief Project Description:** The 22,106-square-foot project site is comprised of three parcels and currently contains a church building at 450 O'Farrell Street, a commercial building at 474 O'Farrell Street, and a mixed commercial/residential building at 532 Jones Street. The project would demolish the structures on the site and construct a 13-story mixed-use building containing approximately 176 dwelling units, 3,827 square feet of ground floor retail space, a 9,555-square-foot church, 8,398 square feet of open space, and below-grade parking for up to 46 vehicles.

**Describe clearly why the project has no effect on fish and wildlife:** The project site is mostly covered with impervious surfaces and is located within a built urban environment. The project site does not provide habitat for any rare or endangered plant or animal species that could provide habitat for birds protected under the Migratory Bird Treaty Act. The project site does not include riparian habitat or other sensitive natural communities, any wetlands, and does not fall within any local, regional or state habitat conservation plans. Although the proposed project would be subject to the Migratory Bird Treaty Act, the site does not contain habitat supporting migratory birds. The project site is located within the area of the city served by a combined stormwater and sewer system, and would be required to comply with state and city regulations requiring the preparation of an erosion and sediment control plan for construction activities, a sediment control plan for post-construction activities, and the implementation of low impact design and best management practice features. Additionally, the project must comply with various statutory requirements necessary to minimize stormwater pollutants, and site runoff would also be treated pursuant to the city's National Pollutant Discharge Elimination System permit prior to discharge to receiving waters. Overall, the environmental review document prepared for the project

Ms. Jenny Delumo  
December 7, 2018  
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found that the project would result in less-than-significant or less-than-significant with mitigation impacts on noise and vibration, air quality, biological resources, and hydrology and water quality.

For these reasons, the project would not result in or have the potential to result in harm, harassment, or take of any fish and/or wildlife species; would not result in or have the potential to result in direct or indirect destruction, ground disturbance, or other modification of any habitat that may support fish and/or wildlife species; would not result in or have the potential to result in the removal of vegetation with potential to support wildlife; would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species; and would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance.

**Determination:** Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By: Gregg Erickson  
Gregg Erickson  
Regional Manager  
Bay Delta Region

Date: December 7, 2018



State of California - Department of Fish and Wildlife

### 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print

Start Over

Finalize&Email

RECEIPT NUMBER:  
 38 — 12182018 — 049

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>12/18/2018</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>678010</b>	

PROJECT TITLE  
**450-474 O'FARRELL STREET/532 JONES STREET**

PROJECT APPLICANT NAME <b>JENNY DELUMO</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(415) 575-9146</b>
PROJECT APPLICANT ADDRESS <b>1650 MISSION ST., SUITE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>
		ZIP CODE <b>94103</b>

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)	\$3,168.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<u>0.00</u>

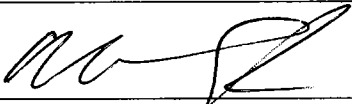
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<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>66.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED \$ 66.00**

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>Mariedyne L. Argente, Deputy County Clerk</b>
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