

2016-025



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MAY 11 2016
POSTED TO

Approval Date: April 7th, 2016
Case No.: 2014-000609ENV
Project Title: 875 California Street/ 770 Powell Street
Zoning: RM-4 (Residential, Mixed District, High Density)
 65-A Height and Bulk District
Block/Lot: 0256/016 & 0256/017
Lot Size: 15,548 square feet (0.36-acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Jody Knight of Reuben, Junis & Rose for Grosvenor Americas
 (415) 567-9000
 jknight@reubenlaw.com
Staff Contact: Lana Russell-Hurd
 (415) 575-9047
 Lana.Russell@sfgov.org

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAY 11, 2016

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

by: **FALLON LIM**
Deputy County Clerk

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 would demolish the existing 18,762 square foot building and surface parking lot and construct a 7-story, approximately 99,820 gross square foot residential building, 65 feet in height. The proposed project would include 44 residential units. Maximum building height is 65 feet, with permitted exception such as elevator and stair penthouse extending no taller than 16 feet beyond the roof line. The project includes an approximately 15,300 square foot below-grade parking garage with 48 vehicle spaces accessed using a car elevator from a relocated ten-foot-wide curb cut on California Street. An additional existing curb cut on California Street would be removed. A total of 88 bicycle parking spaces would be provided; 86 Class I bicycle spaces accessed via Powell Street at the Garden Two Level and two Class II spaces along Powell Street. The proposed project would include approximately 9,953 square feet of open space in the form of private decks and common open space. Construction of the proposed project is expected to last 19 months. Construction of the proposed project would require excavation to a depth of

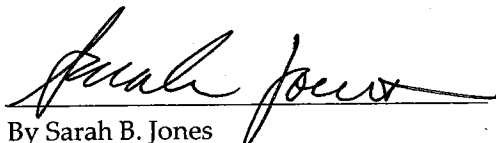
40 feet below ground surface at the deepest point of the sloped site and the removal of about 16,994 cubic yards of soil.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 7th, 2016 when the Planning Commission approved a Conditional Use 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. 2014-000609ENV.

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. (CEQA Guidelines Section 15332)
 - Statutory Exemption. State code number: _____
 - Community Plan Exemption (Sec. 21083.3; 15183)
 - General Rule Exclusion (CEQA Guidelines Section 15061(b)(3))
2. This project in its approved form has been determined to be exempt from environmental review because the project will not have a significant effect on the environment.

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

May 11, 2016
Date

cc: Jody Knight
Other interested parties



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 — 05112016 — 25

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL LANA.RUSSELL@SFGOV.ORG	DATE 05/11/2016
COUNTY/STATE AGENCY OF FILING San Francisco		DOCUMENT NUMBER 575548

PROJECT TITLE
875 CALIFORNIA STREET/770 POWELL STREET

PROJECT APPLICANT NAME LANA RUSSEL-HURD	PROJECT APPLICANT EMAIL LANA.RUSSELL@SFGOV.ORG	PHONE NUMBER (415) 575-9047
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PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.25 | \$ | <u>0.00</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>60.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 60.00

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