



# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED  
FILED  
SAN FRANCISCO County Clerk

2016-065

DEC 20, 2016

## Notice of Determination

by: **FALLON LIM**  
Deputy County Clerk

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

DEC 20 2016  
POSTED TO

*Approval Date:* November 21, 2016  
*Case No.:* 2014-001305ENV  
*State Clearinghouse No.:* n/a  
*Project Title:* 1001 Van Ness Avenue  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
 Van Ness Special Use District  
 Van Ness Automotive Special Use District  
 130-V Height and Bulk District  
*Block/Lot:* 0714/016  
*Lot Size:* 31,646 square feet (0.73-acre)  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Oryx Partners, LLC  
 Laura Billings (510) 842-8432  
*Staff Contact:* Rachel Schuett – (415) 575-9030  
 rachel.schuett@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  \$2,210.25 Negative Declaration Fee][ \$3,070.00 EIR Fee] OR  
 No Effect Determination (From CDFW)

### PROJECT DESCRIPTION:

The approximately 31,646-square-foot (0.73-acre) project site is located at the northwest corner of Van Ness Avenue and O'Farrell Street on the block bounded by Geary Boulevard to the north, Franklin Street to the west, O'Farrell Street to the south, and Van Ness Avenue to the east, within San Francisco's Cathedral Hill neighborhood. The proposed project would involve demolition of the existing 71-foot-tall, four-story building (currently an office and formerly a TV studio) on the project site and construction of a new 130-foot-tall, 14-story building containing approximately 239 dwelling units and approximately 5,151 square feet of retail/restaurant space along Van Ness Avenue. The residential units would include six three-story, three-bedroom townhouses along Myrtle Street; of the remaining 233 units, about 63 percent would be one-bedroom units and about 37 percent would be two or three bedroom units. A single basement

level and below-grade portions of the ground floor and second level of the 14-story building would provide for approximately 199 vehicle parking spaces, primarily in stackers, including two car-share spaces.

A secure bicycle room on the second level (at grade mid-block on O'Farrell Street) would accommodate 239 Class 1 bicycle spaces in double-decker, assisted-lift racks. The residential entrance would be from Myrtle Street, as would access to basement parking (178 spaces) for the residential units; parking for the retail/restaurant space (19 spaces) and the two car-share spaces would be accessed via O'Farrell Street, and the secure bicycle parking would be accessible from both the O'Farrell Street garage entrance and the residential lobby. The ground-floor retail/restaurant space would be located along, and accessible from, Van Ness Avenue. Ten Class 2 bicycle racks would accommodate 20 bicycles on the O'Farrell Street sidewalk. Level two (at grade mid-block on Myrtle and O'Farrell Streets) would include a residential lobby, mail room, leasing office and the parking ramp, and the recycling/trash room. Approximately 12,200 square feet of residential open space would be provided through a combination of commonly-accessible spaces and private open space.

#### **DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on October 20, 2016. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File no. 2015.1305.

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. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

John Rahaim  
Planning Director



By Chris Kern  
For Lisa M. Gibson  
Acting Environmental Review Officer

cc: Laura Billings, Oryx Partners, LLC  
Sue Hestor  
Marvis J. Phillips



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 — 20161220 — 065

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>20161220</b>
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COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>598201-02</b>
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PROJECT TITLE  
**1001 VAN NESS AVENUE**

PROJECT APPLICANT NAME <b>RACHEL SCHUETT</b>	PROJECT APPLICANT EMAIL <b>rachel.schuett@sfgov.org</b>	PHONE NUMBER <b>(415) 575-9030</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST. STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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 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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>FALLON LIM, DEPUTY COUNTY CLERK</b>
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