

2014-30



SAN FRANCISCO PLANNING DEPARTMENT

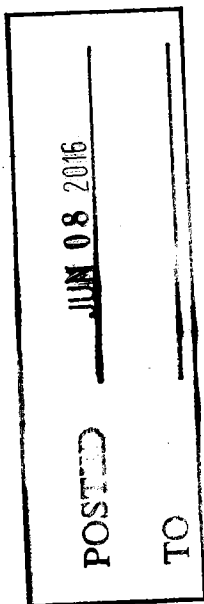
Notice of Exemption

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



Approval Date: May 5, 2016
Case No.: **2014-002024ENV**
Project Title: **701 3rd Street**
Zoning: MUO (Mixed Use Office) Use District
 105-F Height and Bulk District
Block/Lot: 3794/006
Lot Size: 13,750 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Tim Wilson, Four One Five, LLC.
 (303) 785-3130
 twilson@sbcos.com
Staff Contact: Debra Dwyer
 (415) 575-9031
Debra.Dwyer@sfgov.org

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

JUN 08, 2016

by: **JENNIFER WONG**
Deputy County Clerk

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

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 701 Third Street project would demolish the existing McDonald's fast food restaurant, drive-through, and surface parking lot and construct a new 11-story, 105-foot tourist hotel (with a 16-foot-tall mechanical penthouse). The hotel's main entrance would be on Third Street. The proposed building would have a total of 116,124 gross square feet (gsf), including 230 hotel rooms, a breakfast service space, workout facility and one basement level for parking with 15 off-street spaces including one van space, and 2,000 gsf of ground-floor commercial space along Townsend Street.

On Townsend Street, both existing driveways would be removed. The existing sidewalk and curbs would be replaced pursuant to San Francisco Public Works specifications. The Sponsor would apply to the SFMTA to relocate the bus shelter on Townsend Street, currently approximately 20 feet from the corner of Third and Townsend Streets, to approximately 66 feet from the corner. On Third Street the existing driveway would be replaced by a single 12-foot wide vehicular drive for access to the underground

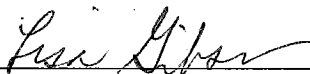
parking garage. The project proposes to install a corner bulbout at Third and Townsend Streets and a passenger loading zone on Third Street at the hotel entrance. On Third Street, a parking space at the eastern end of the property would be removed for garage access, and four existing parking spaces between the curb-cut and the Townsend intersection would be replaced by the passenger drop-off area. On both streets the project would include public realm improvements that would comply with Americans with Disabilities Act (ADA) requirements, including decorative paving, recessed uplights, bicycle racks, and new street trees.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on May 5, 2016 when the Planning Commission approved a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 842.49, and a Large Project Authorization, pursuant to Planning Code Sections 329, for this project. A copy of the documents may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2014-002024ENV, 2014-002024LPA, and 2014-002024CUA.

- 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. 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 project will not have a significant effect on the environment.

John Rahaim
Planning Director

for 
By Sarah B. Jones
Environmental Review Officer

6/7/16
Date

cc: Tim Wilson, Four One Five LLC
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 — 06082016 — 30

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 06/08/2016
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 578663
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PROJECT TITLE
701 3RD STREET

PROJECT APPLICANT NAME DEBRA DWYER	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9031
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PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 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> |

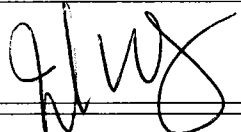
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-----------------|
| <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 JENNIFER WONG, DEPUTY COUNTY CLERK
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