



SAN FRANCISCO PLANNING DEPARTMENT

2017-24

ENDORSED
FILED
SAN FRANCISCO County Clerk

APR 07, 2017

Notice of Exemption

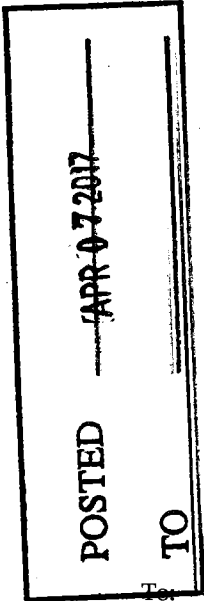
by: **MARIBEL JALDON**
Deputy County Clerk

Approval Date: March 2, 2017
Case No.: 2014.0011E
Project Title: 1298 Howard Street
Zoning: RCD (Regional Commercial), WMUG (West SOMA Mixed Use-General),
 and RED-MX (Residential Enclave-Mixed)
 55-X and 45-X Height and Bulk Districts
Block/Lots: 3728/019, 024, 025, 086, and 087
Lot Size: 37,125 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: John Kevlin, 1298 Howard LP, 415-567-9000, jkevin@reubenlaw.com
Staff Contact: Timothy Johnston, 415-575-9035, timothy.johnston@sfgov.org

415.558.6409

Fax:
415.558.6409

Planning
Information:
415.558.6377



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: \$62 filing fee

PROJECT DESCRIPTION:

The project site, consisting of five parcels, is located between Howard and Natoma Streets, along Ninth Street, in the South of Market Neighborhood. The proposed project includes the following: 1) demolition of the existing gas station, fast food restaurant, car wash, and all other improvements onsite; 2) construction of a six-story, 122,900-square-foot mixed use building consisting of 104 dwelling units (19 studios, 36 one-bedroom units, and 49 two-bedroom units), as well as office (12,600 square feet) and restaurant/retail (1,250 square feet) uses; 3) construction of a four-story, 19,600-square-foot residential building consisting of 20 dwelling units (10 studios and 10 two-bedroom townhomes); and 4) construction of two pedestrian bridges that would connect the two buildings at the second floor. The two buildings would be separated by a 30-foot-wide pedestrian alley that would connect with Natoma & Howard Streets.

The 12,600 square feet of office space and 1,250 square feet of the proposed retail space would share a large ground floor space in the main building with frontage on both Howard Street and Ninth Street, but the 1,250 square feet of retail space would be located in a separate portion of the main building fronting Howard Street, with access provided via the pedestrian through-alley. The larger building that would

include the ground-floor commercial space would have six stories and would be 55-feet in height at its tallest point, while the smaller building along the eastern boundary that would only include dwelling units would have four stories and would be 45-feet in height. Common area open space for residents of the project would total 9,520 sq. ft. The project's residential lobby entrance would be located at the pedestrian alley between the two buildings that provide access to the units within the larger building and the upper floors of the smaller building via two bridges at the second floor. The ground floor units within the smaller building would have private stoop entrances that also face onto the pedestrian alley.

The proposed project would include a basement-level parking garage with 71 vehicle parking spaces, eight car-share spaces, and three service vehicle spaces. The proposed project would also provide a total of 188 Class 1 bicycle parking spaces, 31 Class 2 bicycle parking spaces, two showers, and 14 lockers. Subject to review and approval by the San Francisco Municipal Transportation Agency (SFMTA), the proposed project would also include sidewalk widening, a bulb-out, and a raised crosswalk.

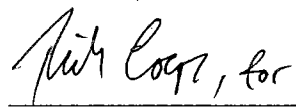
Construction of the proposed project would occur over approximately 21 months. Construction equipment to be used would include backhoes, excavators, and construction cranes. The entire project site would be excavated to a depth of 15 feet to accommodate the foundation and the basement level. The total amount of excavation for the project would be approximately 20,000 cubic yards (cy) of soil.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on March 2, 2017, when the San Francisco Planning Commission granted a Conditional Use Authorization of a Planned Unit Development and a Large Project Authorization to the 1298 Howard Street, LP. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2014.0011C, 2014.0011X, and 2014.0011E.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under Sec. 21083.3; 15183 (Community Plan Exemption)
2. This project in its approved form has been determined to be exempt from environmental review because it is consistent with the *Western SoMa Community Plan Area*.

John Rahaim
Planning Director



By Lisa Gibson
Acting Environmental Review Officer

4/6/17

Date

cc: John Kevlin
[other interested parties]



State of California - Department of Fish and Wildlife

2017 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print	Start Over	Finalize & Email
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RECEIPT NUMBER:
38 — 04/07/201 — 24

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT.	LEAD AGENCY EMAIL	DATE 04/07/2017
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 610323
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PROJECT TITLE
1298 HOWARD STREET

PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPT.	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9035
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PROJECT APPLICANT ADDRESS 1650 MISSION ST.	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)	\$3,078.25	\$ _____	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$ _____	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$ _____	0.00

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	\$ _____	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____	62.00
<input type="checkbox"/> Other		\$ _____	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ 62.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE MARIBEL JALDON, DEPUTY COUNTY CLERK
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