



SAN FRANCISCO PLANNING DEPARTMENT

2016-24

Notice of Exemption

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

MAY 06 2016
POSTED
TO

Approval Date: April 19, 2016
Case No.: 2014.0154E
Project Title: 1800 Mission Street
Zoning: UMU (Urban Mixed Use) District
45-X and 68-X Height and Bulk District
Block/Lot: 3547/001
Lot Size: 68,772 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Mark Loper, Reuben, Junius & Rose, LLP
(415) 567-9000
mloper@reubenlaw.com
Staff Contact: Melinda Hue
(415) 575-9041
Melinda.hue@sfgov.org

ENDORSED
FILED
SAN FRANCISCO County Clerk

MAY 06, 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: JENNIFER WONG
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 68,722 square-foot project site is located on the northern portion of a block bordered by 14th Street, Mission Street, 15th Street, and Julian Avenue, in San Francisco's Mission neighborhood. The project site is currently occupied by a four-story, approximately 200,400-square-foot historic building (the Armory) that is currently used for film production. In addition to film production, the Armory currently also hosts events in the approximately 39,920 square-foot "Drill Court" space. The proposed project would involve a change of use of approximately 119,600 square feet of film production use to office use. Approximately 40,890 square feet would remain production, distribution, and repair uses. The proposed project would also involve a change of use for the 39,920 square-foot Drill Court into a permanent nighttime entertainment use.

Currently, the Drill Court hosts approximately one to two events a month, with each event lasting no more than one day due to permit restrictions. The existing maximum standing capacity of the Drill Court at 3,997 people would not change. With the proposed change of use, the Armory could generally be

expected to host as many as three distinct events a week, or up to 10 distinct events a month. The change of use for the Drill Court would also permit the Armory to host multi-day events (e.g., corporate functions, flea markets, etc.), as well as host more than one non-arts event a month. Potential event types would include, but not be limited to, performing arts events (e.g., music concerts, theatrical performances), corporate events (e.g., conferences, team-building workshops, product launches), fundraising events, parties (e.g., holiday party, dance party), and food- or drink-related events (e.g., wine tasting). Events would most frequently take place on Saturdays and Sundays at a range of times from early afternoon (4:00 PM) into the early evening (2:00 AM). Events taking place on Thursdays and Fridays would be less frequent, typically taking place during the midday period (approximately 10:00 AM to 3:00 PM) for corporate events or from 7:00 PM to 2:00 AM for recreational / leisure events. Events taking place during other days of the week (Mondays through Wednesdays) would occur with the least frequency, and would typically comprise corporate events such as conferences taking place during the midday period (10:00 AM to 3:00 PM).

The project site currently does not include any off-street vehicle parking spaces and no off-street vehicle parking spaces are being proposed as part of the project. The project site currently includes 52 bicycle parking spaces within the building and 22 bicycle parking spaces along 14th Street. The proposed project would include a new mid-block crosswalk across the west leg of Woodward Street/14th Street intersection. No major construction activities are anticipated for the Drill Court. There may be minor tenant improvements such as soundproofing of doors and installation of a new door in the building interior within the drill court. As part of the change of use to office, no construction activities are anticipated at this time. However, future minor tenant improvements may occur when tenants are secured and these tenant improvements would be subject to their own environmental review. The proposed project would not involve any physical alterations to the exterior of the building and would not involve any soil disturbance/excavation.

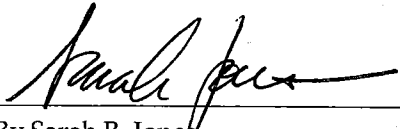
DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 19, 2016. The San Francisco Building Department issued a building permit for the change of use for the Drill Court permanent nighttime entertainment use. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.0154E.

- 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 it is consistent with and was encompassed within the Analysis in the Eastern Neighborhoods Programmatic Environmental Impact Report.

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

May 4, 2016

Date

cc: Mark Loper, Reuben, Junius & Rose, LLP
Distribution List



2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 05062016 — 24
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/06/2016
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 575048
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PROJECT TITLE
1800 MISSION STREET

PROJECT APPLICANT NAME MELINDA HUE	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9041
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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> |

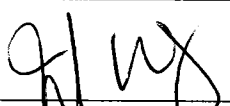
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-----------------|
| <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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