Notice of Exemption

Case No.: 2014.0484E
Project Title: 1699 Market Street
Zoning: NCT-3 (Moderate Scale Neighborhood Commercial Transit) Use District
85-X Height and Bulk District
Block/Lot: 3504/030
Lot Size: 27,708 square feet (0.64 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Mark G. Conroe, Urban Communities, LLC
(415) 431.6506
mark@presidiodp.com
Staff Contact: Rachel A. Schuett (415) 575.9030; Rachel.Sc

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 project site is located at 1699 Market Street (Assessor’s Block 3504, Lot 030), on the south side of Market Street between Valencia and Gough streets near the northwestern corner of San Francisco’s South of Market (SoMa) neighborhood. The 27,708-square-foot (0.64-acre) project site is irregularly shaped with frontages along Market, Stevenson, and McCoppin streets.

The proposed project would include the demolition of the existing commercial/light industrial building (constructed in 1954) and construction of a mixed-use residential building that includes approximately 170,830 gross square feet (gsf) of habitable space, 4,588 gsf of retail space, and about 24,117 gsf of parking. The proposed building would have a nine-story, 85-foot-tall frontage along Market Street, and an eight-story, 72.5-foot-tall frontage along McCoppin Street (as measured from Market Street; as measured from McCoppin Street, the southern part of the building is 84 feet tall), with rooftop mechanical equipment (including an elevator penthouse) the proposed building would measure 105 feet tall at its highest point.

The proposed project would include up to 162 residential dwelling units. Approximately 16,200 square feet (sf) of common open space would be provided through a combination of courtyards and roof decks.
The proposed project would also include 128 Class 1 and 32 Class 2 bicycle parking spaces on the ground floor, and 97 vehicle parking spaces in an underground garage, with access from an existing curb cut on Stevenson Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on March 24, 2016 when the Planning Commission approved a Conditional Use Authorization for development of a lot greater than 10,000 sf within a Neighborhood Commercial District, pursuant to Planning Code Section 121.1; and a Planned Unit Development (PUD) for new construction of a project on a site greater than ½ acre, pursuant to Planning Code Section 304. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in Case File No. 2014.0484E.

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 project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Market and Octavia PEIR and it was determined that no additional significant impacts would occur.

John Rahaim
Planning Director

By Sarah B. Jones
Environmental Review Officer

cc: Mark G. Conroe, Urban Communities, LLC

April 29, 2016
**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

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**RECEIPT NUMBER:**

38 — 04292016 — 21

**STATE CLEARINGHOUSE NUMBER (if applicable)**

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**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

**LEAD AGENCY**

SAN FRANCISCO PLANNING DEPARTMENT

**LEAD AGENCY EMAIL**

DATE

04/29/2016

**COUNTY/STATE AGENCY OF FILING**

San Francisco

**DOCUMENT NUMBER**

574268

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**PROJECT TITLE**

1699 MARKET STREET

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**PROJECT APPLICANT NAME**

RACHEL A SCHUETT

**PROJECT APPLICANT EMAIL**

**PHONE NUMBER**

(415) 575-9030

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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

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**CHECK APPLICABLE FEES:**

- [ ] Environmental Impact Report (EIR) $3,070.00 $ 0.00
- [ ] Mitigated/Negative Declaration (MND)(ND) $2,210.25 $ 0.00
- [ ] Certified Regulatory Program document (CRP) $1,043.75 $ 0.00
- [ ] Exempt from fee
- [ ] Notice of Exemption (attach)
- [ ] CDFW No Effect Determination (attach)
- [ ] Fee previously paid (attach previously issued cash receipt copy)

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- [ ] Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00 $ 0.00
- [ ] County documentary handling fee $60.00
- [ ] Other

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**PAYMENT METHOD:**

- [ ] Cash
- [ ] Credit
- [ ] Check
- [ ] Other

**TOTAL RECEIVED**

$60.00

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**SIGNATURE**

[Signature]

**AGENCY OF FILING PRINTED NAME AND TITLE**

JENNIFER WONG, DEPUTY COUNTY CLERK

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**ORIGINAL - PROJECT APPLICANT**

**COPY - CDFW/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

DFW 753.5a (Rev. 20151215)