Notice of Determination

Approval Date: January 10, 2017
Case No.: 2014.0926ENV
Project Title: 1270 Mission Street
Zoning: C-3-G (Downtown-General Commercial)
120-X Height and Bulk District
Block/Lot: 3701/020 and 021
Lot Size: 16,220 square feet (0.37-acre)
Lead Agency: San Francisco Planning Department
Project Sponsor: AGI Avant Inc.
Brian Baker, (415) 775-7005
Rachel Schuett — (415) 575-9030
rachel.schuett@sfgov.org

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

State of California
Office of Planning and Research
PO Box 3044
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: X $62 filing fee AND X $2,216.25 Negative Declaration Fee

PROJECT DESCRIPTION:

The project site is located on the block bounded by Market Street to the north, Mission Street to the south, Eighth Street to the east, and Ninth Street to the west, within San Francisco’s South of Market (SoMa) neighborhood. The proposed project would involve demolition and removal of the existing single-story commercial building and surface parking lot on the approximately 16,200-square-foot (0.37-acre) site and construction of a new 120-foot-tall, 13-story mixed-use residential building containing up to approximately 195 dwelling units and about 2,012 square feet of ground floor retail/restaurant space.

The project sponsor is also considering a potential variant (Variant 1) that would entail construction of a 200-foot-tall, 21-story, 273,684-gross-square-foot (gsf) building that would include up to 299 dwelling units and 2,012 gsf of retail/restaurant uses. Under the proposed project and Variant 1, approximately 76 vehicle parking spaces would be provided, primarily in stackers, including two car-share spaces within a single basement level and the part of the ground floor level. The proposed project and Variant 1 would also include 220 bicycle parking spaces. The proposed project would include one off-street service vehicle loading space in the ground floor parking area, and Variant 1 would provide one 35’ x 12’ freight loading

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space and two service vehicle loading spaces in the garage. A new on-street commercial loading zone is proposed along the Mission Street frontage for both the proposed project and Variant 1.

As proposed, the residential entrance and the parking ingress/egress would both be accessible from Laskie Street, an alley that borders the eastern property line with an additional entrance to the bicycle storage area accessible from Mission Street. The proposed project and variant would entail excavation to a depth of approximately 20 feet to accommodate the below-grade parking level and foundation, and a small area of an additional four feet of excavation to accommodate the proposed elevator pit. Total excavation would be up to about 12,000 cubic yards.

The building height for Variant 1 would exceed the allowable height limit for the project site under the existing 120-X Height and Bulk District and, therefore, would require approval of an amendment to the Height and Bulk District Zoning Map. The project sponsor also proposed a Special Use District (SUD) that would increase the requirement for on-site affordable units to 20 percent. Both the amendment to the Height and Bulk District Zoning Map and the Special Use District (SUD) have been approved.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on January 10, 2017. A copy of the document may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file no. 2014.0926ENV.

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 Rick Cooper
For Lisa M. Gibson
Acting Environmental Review Officer

cc: Brian Baker, AGI Avant
    Eric Tao, AGI Avant
    James Abrams, J. Abrams Law
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

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

**SF PLANNING DEPARTMENT**

**COUNTY/STATE AGENCY OF FILING**
San Francisco

**PROJECT TITLE**
1270 MISSION STREET

**PROJECT APPLICANT NAME**
RACHEL SCHUETT

**PROJECT APPLICANT ADDRESS**
1650 MISSION ST, STE 400
SAN FRANCISCO, CA 94103

**PROJECT APPLICANT EMAIL**
RACHEL.SCHUETT@SFGOV.ORG

**PHONE NUMBER**
(415) 575-9030

**PROJECT APPLICANT (Check appropriate box)**

- [x] Local Public Agency
- [ ] School District
- [ ] Other Special District
- [ ] State Agency
- [ ] Private Entity

**CHECK APPLICABLE FEES:**

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

- [ ] Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00
- [ ] County documentary handling fee $62.00
- [ ] Other

**PAYMENT METHOD:**

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

**SIGNATURE**
SONYA YI, DEPUTY COUNTY CLERK

**TOTAL RECEIVED** $2,275.25