



SAN FRANCISCO PLANNING DEPARTMENT

2017-008

ENDORSED
FILED
SAN FRANCISCO County Clerk

JAN 13, 2017

Notice of Determination

by: **SONYA YI**
Deputy County Clerk

in St.
20,
479

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
Staff Contact: Rachel Schuett – (415) 575-9030
 rachel.schuett@sfgov.org

415.558.6378

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

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:

\$62 filing fee AND \$2,210.25 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



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

Print **Start Over** **Finalize & Email**

RECEIPT NUMBER:
 38 — 20170113 — 008
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SF PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170113
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 600634	

PROJECT TITLE
1270 MISSION STREET

PROJECT APPLICANT NAME RACHEL SCHUETT	PROJECT APPLICANT EMAIL RACHEL.SCHUETT@SFGOV.ORG	PHONE NUMBER (415) 575-9030
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PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 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 checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25 \$2,210.25	\$	2,210.25 2,210.25
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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>62.00</u>
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ ~~2,272.25~~ 2,278.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE SONYA YI, DEPUTY COUNTY CLERK
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