

2016-050

ENDORSED
FILED
SAN FRANCISCO County Clerk

SEP 15, 2016

by: **SONYA YI**
Deputy County Clerk



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

Approval Date: August 4, 2016
Case No.: **2014.1041E**
Project Title: **390 First Street**
Zoning: RH-DTR (Rincon Hill Downtown Residential) Use District
 45/65-R & 65/400-R Height and Bulk District
Block/Lot: 3749/058
Lot Size: 18,748 square feet (0.43 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: John Kevlin, Reuben, Junius & Rose, LLP
 (415) 567-9000; jkevin@reubenlaw.com
Staff Contact: Rachel A. Schuett; (415) 575-9030; Rachel.Schuett@sfgov.org

Fax:
415.558.6409

 Planning
 Information:
415.558.6377

SEP 15 2016

 POSTED
 TC

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 is located at 390 First Street (Assessor's Block 3749, Lot 058), on the west side of First Street between Harrison and Lansing streets, in the South of Market neighborhood (See Figure 1).¹ The 18,748-square-foot (0.43 acre) corner lot has frontages along First, Harrison, and Lansing streets.

The proposed project would include the demolition of the existing 1,590-square-foot automobile service station (constructed in 1969) and construction of a mixed-use residential building that includes approximately 136,348 gross square feet (gsf) of habitable space, 75,280 square feet of residential amenities, parking, storage, service, circulation, and utilities space, and approximately 610 square feet (sf) of retail space. The proposed building would be 14 stories, with 134-foot-tall frontages on Lansing, First, and Harrison streets. The proposed building would include rooftop mechanical equipment, solar panels, condensers, a recreation area, and an elevator penthouse on the roof. The proposed building would

¹ Market Street is oriented in a northeast-southwest direction, but is referred to as an east-west street for the purposes of this document, as are streets running parallel to Market Street including Harrison and Lansing streets. Essex, First, and Fremont streets are oriented in a northwest-southeast direction (perpendicular to Market Street), but are referred to as north-south streets in this document. This convention is used to describe the locations of other buildings and uses in relation to the project site.

measure up to 153 feet tall at its highest point, which is at the top of the mechanical equipment screen wall on the roof of the 14th floor.

The proposed project would include up to 180 residential dwelling units. Approximately 10,605 sf of common open space and 3,187sf of private open space would be provided. The proposed project would also include 120 Class 1 and at least 12 Class 2 bicycle parking spaces, and up to 92 vehicle parking spaces, and one service vehicle loading space in a three-level underground parking garage that would be accessed from First Street.

DETERMINATION:

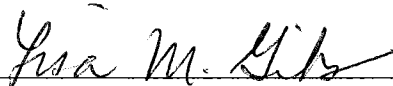
The City and County of San Francisco decided to carry out or approve the project on August 4, 2016. The Planning Commission approved a Downtown Project Authorization for a project that is greater than 50,000 gsf in area and 85 feet in height, was approved and with exceptions to the exposure and residential open space requirements of Planning Code Sections 140 and 827.49, respectively, as well as a Conditional Use Authorization for conversion of an automobile service station to a mixed-use residential development. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1041E.

- 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 Rincon Hill PEIR and it was determined that no additional significant impacts would occur.

John Rahaim
Planning Director


By Lisa M. Gibson
Acting Environmental Review Officer

9/15/16
Date

cc: John Kevlin
Jamie Whitaker



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 **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 38 — 20160915 — 050
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SF PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20160915
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 589200
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PROJECT TITLE
390 FIRST STREET

PROJECT APPLICANT NAME RACHEL A. SCHUETT	PROJECT APPLICANT EMAIL RACHEL.SCHUETT@SFGOV.ORG	PHONE NUMBER (415) 5759030
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PROJECT APPLICANT ADDRESS 1650 MISSION STREET, 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 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>62.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 62.00

SIGNATURE
X

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

REC'T # 0000589200
September 15, 2016 15:37:00

SAN FRANCISCO County Clerk
CATHERINE STEFANI

Default # 16-0000050-00

Check Number	27262
REQD BY	
Env Impact Rpt	\$62.00
Total fee	\$62.00
Amount Tendered	\$62.00
Charged	\$0.00
QFB-SY/L/O	

