Notice of Determination

Approval Date: April 4, 2019
Case No.: 2014.1305ENV and 2018-013413CUA
Project Title: 1001 Van Ness Avenue
Zoning: RC-4 (Residential – Commercial, High Density)
Van Ness Special Use District
Van Ness Automotive Special Use District
130-V Height and Bulk District
Block/Lot: 0714/016
Lot Size: 31,646 square feet (0.73 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Juan Carlos Wallace, Oryx Partners
(415) 902-5882
Staff Contact: MeganCalpin – (415) 575-9049
megan.calpin@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:
- $66 filing fee AND $2,354.75 Negative Declaration Fee

PROJECT DESCRIPTION:

A Final Mitigated Negative Declaration (FMND) was adopted in 2016, and the originally analyzed project was approved by the Planning Commission in 2016 but was never constructed. A modified project is now approved by the Planning Commission as of April 4, 2019.

The modified project would demolish the existing building at 1001 Van Ness Avenue and construct an approximately 267,350-square-foot, 127-foot-tall, 13-story mixed-use building that would include institutional-residential care for the elderly (RCFE) uses with up to 247 senior housing units and common dining, kitchen, wellness, activity, library, and shared living spaces, memory care facilities, approximately 8,030 square feet of retail/restaurant uses on the ground and second floors, approximately 14,480 square
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CASE NO. 2014.1305ENV
1001 Van Ness Avenue

feet of common open space, approximately 1,440 square feet of private open space, 47 vehicle parking spaces, and one freight loading space.

In addition to new curb cuts on O’Farrell and Myrtle streets discussed above, the project sponsor would extend a proposed sidewalk curb extension (bulb-out) 20 feet up O’Farrell Street. The project sponsor would also provide striping for the crosswalk across Myrtle Street at Van Ness Avenue. Five on-street parking spaces would be removed along the north side of O’Farrell Street to accommodate the new vehicle driveways and 60-foot-long on-street commercial loading zone.

Construction of the modified project would require excavation of up to 6,500 cubic yards to a depth of approximately 6 feet and construction activities would be expected to last 24 months.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 4, 2019. A copy of the documents may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file numbers 2018-013413CUA and 2014.1305ENV.

1. A Mitigated Negative Declaration and an Addendum to the Mitigated Negative Declaration have been prepared pursuant to the provisions of CEQA. They are 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 Lisa Gibson
Environmental Review Officer

cc: Juan Carlos Wallace, Oryx Partners
    Sue Hestor
    Mary Miles
State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**RECEIPT NUMBER:**
38 — 4/10/2019 — 028

**STATE CLEARINGHOUSE NUMBER (if applicable)**

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<th>LEAD AGENCY</th>
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<tr>
<td>SAN FRANCISCO PLANNING DEPARTMENT</td>
<td></td>
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<td>691220</td>
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**PROJECT TITLE**

1001 VAN NESS AVENUE

<table>
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<tr>
<th>PROJECT APPLICANT NAME</th>
<th>PROJECT APPLICANT EMAIL</th>
<th>PHONE NUMBER</th>
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<tr>
<td>MEGAN CALPIN</td>
<td></td>
<td>(415) 575-9049</td>
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<tr>
<th>PROJECT APPLICANT ADDRESS</th>
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<tbody>
<tr>
<td>1650 MISSION ST., SUITE 400</td>
<td>SAN FRANCISCO</td>
<td>CA</td>
<td>94103</td>
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**PROJECT APPLICANT (Check appropriate box)**

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

**CHECK APPLICABLE FEES:**

- [ ] Environmental Impact Report (EIR) $3,271.00 $ 0.00
- [X] Mitigated/Negative Declaration (MND)(ND) $2,354.75 $ 2,354.75
- [ ] Certified Regulatory Program (CRP) document - payment due directly to CDFW $1,112.00 $ 0.00

- [ ] 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 $ 0.00
- [ ] County documentary handling fee $ 0.00
- [ ] Other

**PAYMENT METHOD:**

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

**TOTAL RECEIVED** $ 2,420.75

**SIGNATURE**

Mariedyne L. Argente, Deputy County Clerk

**AGENCY OF FILING PRINTED NAME AND TITLE**

**ORIGINAL - PROJECT APPLICANT**

**COPY - CDFW/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

DFW 753.5a (Rev. 12/01/18)