



SAN FRANCISCO PLANNING DEPARTMENT

2017-009
ENDORSED
FILED
SAN FRANCISCO County Clerk

JAN 18, 2017

Notice of Exemption

by: **SONYA YI**
Deputy County Clerk

Approval Date: December 15, 2016
Case No.: 2014.1434ENV
Project Title: 950 Tennessee Street
Zoning: UMU (Urban Mixed Use)
 40-X
Block/Lot: 4107/001b
Lot Size: 36,050 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: J.C. Wallace, Oryx Partners, LLC
 415-902-5882
 jcw@oryxsf.com
Staff Contact: Julie Moore – 415-575-8733
 Julie.Moore@sfgov.org

Fax:
415.558.6409

Planning
Information:
415.558.6377

JAN 18 2017
POSTED
TO

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 would demolish the existing one-story-plus-mezzanine, approximately 32,000-sf building and the adjacent, surface parking lot with 13 parking spaces to construct a four-story, 40-foot-tall, 130,100 square foot residential building with 103 dwelling units and a basement-level parking garage accommodating 87 vehicles. Mechanical penthouses and skylights would extend up to 10 feet above the building's 40-foot roof. The garage entrance would be on Minnesota Street. The project would provide a 27-foot-wide, publicly accessible mid-block passage between Tennessee Street and Minnesota Street along the entire south side of the building adjacent to the lot line, a 3,810-sf inner courtyard/garden at the center of the U-shaped building, and a 640-sf rooftop deck (Figures 3 – 6). The building entrance lobby would be located at the center of the building along the mid-block passage, accessible from both Tennessee and Minnesota Streets. In addition, there would be individual dwelling unit entrances to ground floor units facing Tennessee Street, Minnesota Street, and the mid-block passage. Landscape design improvements include planting approximately 23 trees and installation of raised planters, steel trellises, and stone benches along the project street frontages and/or mid-block passage.

DETERMINATION:


The City and County of San Francisco decided to carry out or approve the project on January 17, 2017. The San Francisco Planning Commission approved the project on December 15, 2016 (Motion 19824); this approval became effective on January 9, 2017 at the end of the appeal period. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1434.

- 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 Evaluation (Sec. 21083.3; 15183)

- 2. This project in its approved form has been determined to be exempt from environmental review because the project is consistent with the development density established by community plan or general plan policies for which an Environmental Impact Report (EIR) was certified and additional environmental review has determined that there are no environmental effects peculiar to the project site or other effects not previously analyzed in the Eastern Neighborhoods Rezoning and Area Plans EIR adopted in December 2008.

John Rahaim
Planning Director

for 
By Lisa M. Gibson
Acting Environmental Review Officer

1/17/17
Date

cc: J.C. Wallace, Oryx Partners, LLC.



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 Sign Over Finalize & Email

RECEIPT NUMBER:
 38 — 20170118 — 009
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: **SF PLANNING DEPARTMENT** LEAD AGENCY EMAIL: DATE: **20170118**

COUNTY/STATE AGENCY OF FILING: **San Francisco** DOCUMENT NUMBER: **600998**

PROJECT TITLE: **950 TENNESSEE STREET**

PROJECT APPLICANT NAME: **JULIE MOORE** PROJECT APPLICANT EMAIL: **JULIE.MOORE@SFGOV.ORG** PHONE NUMBER: **(415) 575-8733**

PROJECT APPLICANT ADDRESS: **1650 MISSION STREET, STE 400** CITY: **SAN FRANCISCO** STATE: **CA** ZIP CODE: **94103**

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

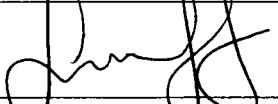
Environmental Impact Report (EIR) \$3,070.00 \$ _____ 0.00
 Mitigated/Negative Declaration (MND)(ND) \$2,210.25 \$ _____ 0.00
 Certified Regulatory Program document (CRP) \$1,043.75 \$ _____ 0.00

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
 County documentary handling fee \$ _____ 62.00
 Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED \$ _____ 62.00**

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