Notice of Determination

By: SUSANNA CHIN
Deputy County Clerk

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_ $60 filing fee AND _X_ $2,210.00 Negative Declaration Fee OR

_No Effect Determination (From CDFW)_

PROJECT DESCRIPTION:

The project site is located within the Financial District neighborhood and consists of three adjacent lots (Assessor's Block 0166, Lot 003, 004 and 006) with frontages along Pacific Avenue and Battery Street. The combined parcels are approximately 11,700 square feet (sq ft) with approximately 108 feet of frontage along Pacific Avenue and 40 feet of frontage along Battery Street. Currently, Lots 003 and 006 are vacant and used as surface parking lots with no permanent structures. Lot 004 (290 Pacific Avenue) contains an existing single-story, 15-foot-tall, approximately 1,300-square-foot commercial building fronting Pacific Avenue. The existing building was constructed in 1911 and is currently vacant, but was formerly used as a restaurant. The proposed project would include the demolition of the existing building on-site and include the construction of a new seven-story, 84-foot-tall (with an additional 12 feet for rooftop mechanical equipment), mixed-use building. The proposed building would include 33 dwelling units and approximately 2,009 square feet (sq ft) for ground floor commercial space. The project would require excavation to approximately 15 feet below ground surface for a basement level and foundation.
installation. The project would include parking within an at-grade and a basement-level garage that would accommodate 36 off-street vehicle stacker parking spaces (including one ADA-accessible space) and 54 bicycle parking spaces (50 Class I and 4 Class II bicycle parking spaces), which would be accessible from an existing curb cut on Pacific Avenue. The project site is located on the block bounded by Broadway to the north, Pacific Avenue to the south, Front Street to the east, Battery Street to the west, and adjacent to two Landmark Historic Districts (Northeast Waterfront and Jackson Square).

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 10, 2015. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1757E.

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 Sarah B. Jones
Environmental Review Officer

cc: Amelia Staveley – Project Sponsor
Mark Loper – Reuben, Junius, & Rose LLP
<table>
<thead>
<tr>
<th>RECEIPT #</th>
<th>38-2015-054</th>
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<tr>
<td>STATE CLEARING HOUSE #</td>
<td>(if applicable)</td>
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<th>SF PLANNING DEPARTMENT</th>
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<td>12/17/2015</td>
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<th>SAN FRANCISCO</th>
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<td>DOCUMENT NUMBER</td>
<td>559472</td>
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<tr>
<th>PROJECT TITLE</th>
<th>240-290 PACIFIC AVENUE / 720 BATTERY STREET</th>
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<tbody>
<tr>
<td>PROJECT APPLICANT NAME</td>
<td>CHRISTOPHER ESPRITU</td>
</tr>
<tr>
<td>PHONE NUMBER</td>
<td>(415) 575-9022</td>
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<tr>
<th>PROJECT APPLICANT ADDRESS</th>
<th>1650 MISSION ST SUITE 400</th>
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<tr>
<td>CITY</td>
<td>SAN FRANCISCO</td>
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<tr>
<td>STATE</td>
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<tr>
<td>ZIP CODE</td>
<td>94103</td>
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**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) $3,069.75 $
- [x] Mitigated/Negative Declaration (MND)(ND) $2,210.00 $
- [ ] Application Fee Water Diversion (State Water Resources Control Board only) $850.00 $
- [ ] Projects Subject to Certified Regulatory Programs (CRP) $1,043.75 $
- [ ] County Administrative Fee $60.00 $
- [ ] Project that is exempt from fees $0.00 $
- [ ] Notice of Exemption (attach) $
- [ ] CDFW No Effect Determination (attach) $
- [ ] Other $0.00 $

**PAYMENT METHOD:**

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

**TOTAL RECEIVED** $2,270.00

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<tr>
<th>SIGNATURE</th>
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<tr>
<td>[X]</td>
<td>Susanna Chin Deputy County Clerk</td>
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**ORIGINAL - PROJECT APPLICANT**

**COPY - CDFW/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

FG753.5a (Rev. 12/13)