

2015 - 54

ENDORSED  
FILED

SAN FRANCISCO County Clerk



# SAN FRANCISCO PLANNING DEPARTMENT

DEC 17, 2015

## Notice of Determination

by: **SUSANNA CHIN**

Deputy County Clerk

550 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Approval Date:* December 10, 2015  
*Case No.:* 2014.1757E  
*Project Title:* 240-290 Pacific Avenue / 720 Battery Street  
*Zoning:* C-2 (Community Business) Zoning District  
 Washington-Broadway Special Use District (SUD)  
 84-E Height and Bulk District  
*Block/Lot:* 0166/003, 004, & 006  
*Lot Size:* 11,681 square feet [0.27 acres]  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Grosvenor USA Limited; Amelia Staveley – (415) 268-4068  
*Staff Contact:* Christopher Espiritu – (415) 575-9022  
[christopher.espiritu@sfgov.org](mailto:christopher.espiritu@sfgov.org)

POSTED  
 DEC 17 2015  
 TO

To: County Clerk, City and County of San Francisco      State of California  
 City Hall Room 168      Office of Planning and Research  
 1 Dr. Carlton B. Goodlett Place      PO Box 3044  
 San Francisco, CA 94102      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:*  
 \$60 filing fee AND  \$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



State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2015 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # <b>38-2015-054</b>
STATE CLEARING HOUSE # <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SF PLANNING DEPARTMENT	DATE 12/17/2015
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO	DOCUMENT NUMBER 559472

PROJECT TITLE  
240-290 PACIFIC AVENUE / 720 BATTERY STREET

PROJECT APPLICANT NAME CHRISTOPHER ESPIRITU	PHONE NUMBER (415 )575-9022
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PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 200	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)	\$3,069.75	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	2210.00
<input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i>	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	60.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

- Cash  
  Credit  
  Check  
  Other \_\_\_\_\_
- TOTAL RECEIVED \$ 2,270.00

SIGNATURE <b>X</b>	PRINTED NAME AND TITLE Susanna Chin Deputy County Clerk
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