



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

ENDORSED
FILED
SAN FRANCISCO County Clerk

JAN 11, 2017

by: MELVIN GALVEZ
Deputy County Clerk

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

JAN 11 2017
POSTED
TO

Approval Date: December 8, 2016
Case No.: 2015-004109ENV
Project Title: 333 12th Street
Zoning/Plan Area: WSoMa Mixed Use – General (WMUG)
Western SoMa Special Use District
Western SoMa Community Plan Area
55/65-X Height and Bulk District
Block/Lot: 3521/022, 055
Lot Size: 29,424 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Panoramic Interests
Attn: Zac Shore
1321 Mission Street, Suite 101
San Francisco, CA 94103
Staff Contact: Jeanie Poling
(415) 575-9072
jeanie.Poling@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

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 333 12th Street project site is on 12th Street, on the block surrounded by 12th, Folsom, Norfolk, and Harrison Streets in the Western SoMa Plan Area. The project will demolish a one-story, 21,630 square-foot (sf) commercial building and surface parking lot and construct an 80-foot tall residential building (96 feet with elevator penthouse) measuring approximately 144,487 gross square feet. The project contains 200 dwelling units (110,938 gross square feet of residential use) in two eight-story wings. The project's unit mix is six one-bedroom units; 94 two-bedroom units; and 100 two-bedroom units with two dens. The project includes open space in below-grade outdoor areas along 12th and Norfolk Streets; an interior courtyard; two private open areas on the second floor; and two rooftop decks. The project would

reconfigure the lot lines between the existing lots. The project utilizes the state density bonus law, pursuant to California Government Code Sections 65915-65918.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 8, 2016 when the Planning Commission approved Motion No. 19818, granting the project a Section 303 Conditional Use Authorization under the San Francisco Planning Code. No appeal was received within 30 days after the date of the motion (by January 9, 2017, which is the first business day after the 30 days). A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-004109CUA.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under [CHECK ONE]:

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:

- The project is consistent with the development density established for the project site in the Western SoMa Community Plan Area;
- The project will not result in effects on the environment that are peculiar to the project or the project site that were not previously identified as significant effects in the Programmatic EIR for the Western SoMa Area Plan (Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031);
- The project will not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
- The project will not result in significant effects which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the Western SoMa PEIR;
- The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Notice of Exemption

CASE NO. 2015-004109ENV
333 12th Street

John Rahaim
Planning Director

Lisa M. Gibson, for

By Lisa M. Gibson
Acting Environmental Review Officer

July 10, 2017

Date

cc: Zac Shore, Panoramic Interests, Project Sponsor
Daniel Frattin, Reuben, Junius & Rose LLP
Distribution List



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 — 20170111 — 005
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170111
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 600192
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PROJECT TITLE
333 12TH ST

PROJECT APPLICANT NAME JEANIE POLING	PROJECT APPLICANT EMAIL JEANIE.POLING@SFGOV.ORG	PHONE NUMBER (415) 575-9072
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PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 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 MELVIN GALVEZ, DEPUTY CLERK
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