



SAN FRANCISCO PLANNING DEPARTMENT

2017-57
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Notice of Exemption

by: **MARIBEL JALDON**

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Deputy County Clerk

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Approval Date: November 7, 2017
Case No.: 2015-005863ENV
Project Title: 360 Fifth Street
Zoning: Mixed Use Residential (MUR) District
 85-X and 45-X Height and Bulk Districts
Block/Lot: 3753/005, 006A, 007, 057, 058, 100, 101, 147
Lot Size: 23,125 square feet (0.53 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: John Kevlin, Reuben, Junius & Rose, LLP
 (415) 567-9000; jkevin@reubenlaw.com
Staff Contact: Rachel A. Schuett; (415) 575-9030; Rachel.Schuett@sfgov.org

Fax: 415.558.6409

Planning Information: 415.558.6377

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: \$64 filing fee

PROJECT DESCRIPTION:

The project site is located at 360 Fifth Street on the west side of Fifth Street between Clara and Shipley streets (see Figure 1)¹. The project site consists of eight lots (005, 006A, 007, 057, 058, 100, 101, 147) on Assessor's Block 3753 with frontages on Fifth, Clara, and Shipley streets.

The proposed project would include the demolition of the three existing two-story structures and the construction of a 141,700-gross-square-foot (gsf), four- to eight-story, 45-foot to 85-foot-tall, mixed use residential building with up to 127 dwelling units over approximately 1,300 sf of ground floor retail with frontages on Fifth and Shipley streets, and approximately 8,000 sf of PDR space at the ground and basement levels with frontages on Fifth and Clara streets. The proposed building would include rooftop mechanical equipment, a common open space area, and an elevator penthouse. The proposed building would measure up to 101 feet tall at its highest point, which is at the top of the elevator penthouses.

¹ Market Street is oriented in a northeast-southwest direction, but is referred to as an east-west street for the purposes of this document, as are streets running parallel to Market Street including Harrison and Lansing streets. Essex, First, and Fremont streets are oriented in a northwest-southeast direction (perpendicular to Market Street), but are referred to as north-south streets in this document. This convention is used to describe the locations of other buildings and uses in relation to the project site.

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The proposed project would include 127 dwelling units including Approximately 10,300 sf of open space would be provided. The proposed project would also include 110 class 1 bicycle parking spaces, up to 35 vehicle parking spaces, and two service vehicle loading spaces in a one-level underground parking garage that would be accessed from Clara Street. Eleven class II bicycle parking spaces would be provided on the three project frontages.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on October 5, 2017. The Planning Commission approved a Large Project Authorization for a project that is greater than 132,500 gsf in area and 85 feet in height, was approved and with exceptions to the rear yard, obstructions over streets and alleys, exposure and off-street loading requirements of Planning Code Sections 134, 136, 140, and 152.1, respectively, as well as a Conditional Use Authorization for the conversion of Production, Distribution and Repair Use, Institutional Community Use, and Arts Activities Use. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-005863ENV.

- 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 Exemption (Sec. 21083.3; 15183)
- 2. This project in its approved form has been determined to be exempt from environmental review because project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Rincon Hill PEIR and it was determined that no additional significant impacts would occur.

John Rahaim
Planning Director


By Lisa Gibson
Environmental Review Officer

11/7/17
Date

cc: John Kevlin
Tyler Evje

