



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

APR 04, 2017

Notice of Exemption

by: **FALLON LIM**
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

Approval Date: March 2, 2017
Case No.: 2015-008058ENV
Project Address: 555 Howard Street
Zoning: C-3-O(SD) – Downtown Office (Special Development)
 350-S Height and Bulk District
 Transbay C-3 Special Use District
 Transit Center C-3-0(SD) Commercial District
Block/Lot: 3736/086, 3736/107, 3736/110
Lot Size: 14,505 square feet
Plan Area: Transit Center District Plan (TCDP)
Project Sponsor: Hans Galland, Pacific Howard Corporation (Pacific Eagle Holdings Corporation), (415) 780-7300
Staff Contact: Don Lewis, (415) 575-9168, don.lewis@sfgov.org

APR 04 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 site encompasses three lots on the south side of Howard Street between First and Second streets within the Transit Center District Plan area. The project sponsor proposes the demolition of the three buildings on the project site and construction of a 385-foot-tall (420 feet including mechanical equipment screening and elevator overrun), 36-story, residential and hotel high-rise tower approximately 437,250 gross square feet in size. The tower would include approximately 80 residential units, 255 hotel rooms, and approximately 6,100 square feet of retail use.

The hotel portion of the building, which includes 213,000 gross square feet, would occupy Levels 1 to 19 and Basement Levels 1 to 3. The hotel would include several ancillary uses that would be open to the public or available for public use, including a full-service restaurant and bar (approximately 4,000 gross square feet) on the ground floor and a sky bar (approximately 2,100 gross square feet) on Level 36. The hotel would include function and conference spaces on Levels 2 to 4, including a ballroom with pre-function space (approximately 3,500 gross square feet) and meeting rooms (approximately 12,000 gross

- 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: (1) is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans; (2) would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR; (3) would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR; (4) would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and (5) sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts. Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

John Rahaim
Planning Director

for 
By Lisa Gibson
Acting Environmental Review Officer

April 4, 2017
Date

cc: Project Sponsor



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 38 — 20170404 — 023
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170404
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 609876	

PROJECT TITLE
555 HOWARD STREET

PROJECT APPLICANT NAME DON LEWIS	PROJECT APPLICANT EMAIL DON.LEWIS.SFGOV.ORG	PHONE NUMBER (415) 575-9168
--	---	---------------------------------------

PROJECT APPLICANT ADDRESS 1650 MISSION ST. 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:


<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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 FALLON LIM, DEPUTY COUNTY CLERK
---	---