



# SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED  
**FILED**  
SAN FRANCISCO County Clerk

AUG 18, 2016

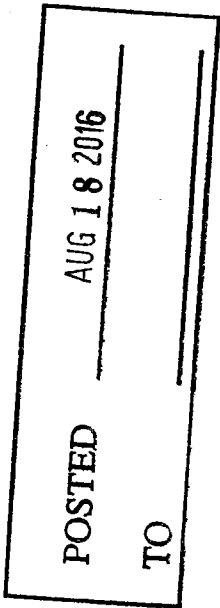
## Notice of Exemption

by: **SONYA YI**  
Deputy County Clerk

*Approval Date:* July 14, 2016  
*Case No.:* **2015-009141ENV**  
*Project Title:* 875-899 Howard Street  
*Zoning:* C-3-S (Downtown Support)  
 SoMa Youth and Family Zone Special Use District  
 130-F Height and Bulk District  
*Block/Lot:* 3733/079  
*Lot Size:* 54,123 square feet  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Howard Street Associates, LLC  
 Attn: Drew Gordon  
 121 Spear Street, Suite 220  
 San Francisco, CA 94105  
*Staff Contact:* Jeanie Poling  
 (415) 575-9072  
[jeanie.Poling@sfgov.org](mailto:jeanie.Poling@sfgov.org)

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 of 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 is occupied by a single commercial building that reads as two distinct structures: six-story-over-basement 875 Howard Street, and three-story-over-basement 899 Howard Street. The project would convert 46,647 square feet of retail use and 20,715 square feet of institutional use to office use. The project would also add a 4,415-square-foot fourth floor-addition (office use) to 899 Howard Street to be set back 22'8" from Howard Street.

### DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on July 14, 2016. The Planning Commission approved Motion Nos. 19700 and 19701, respectively granting the project a Section 321 Office Allocation and Section 303 Conditional Use Authorization under the San Francisco Planning

Code. The effective date of these Motions is July 14, 2016. No appeals were filed during the 30-day appeal period that expired on August 15, 2016. A copy of the documents may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-009141CUA/OFA.

- 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))

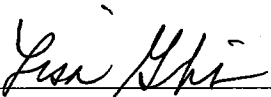
X Categorical Exemption Class 1 - Existing Facilities (Sec. 15301)

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 occupancy of the new use would not exceed the equivalent occupancy of the former use plus a 10,000 square foot addition to the former use, and the addition to the existing structure is less than 10,000 square feet.

John Rahaim  
Planning Director

  
\_\_\_\_\_  
By Lisa M. Gibson  
Acting Environmental Review Officer

9/17/16  
\_\_\_\_\_  
Date

cc: Drew Gordon, Project Sponsor  
Daniel Frattin, Reuben, Junius & Rose LLP



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 — 8182016 — 047  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>SF PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>08182016</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>586310</b>	

PROJECT TITLE  
**875-899 HOWARD STREET**

PROJECT APPLICANT NAME <b>JEANIE POLING</b>	PROJECT APPLICANT EMAIL <b>JEANIE.POLING@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-9072</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION ST. STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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> |

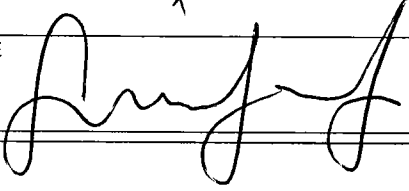
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |                                                                                                             |          |    |                 |
|-------------------------------------------------------------------------------------------------------------|----------|----|-----------------|
| <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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>SONYA YI, DEPUTY COUNTY CLERK</b>
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