



SAN FRANCISCO PLANNING DEPARTMENT

2017-04

Notice of Exemption

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

Mission St.
400
San Francisco,
94103-2479

JAN 10, 2017

Phone:
415.6378

by: **MORGAN JALDON**
Deputy County Clerk

415.6409

Planning
Information:
415.558.6377



Approval Date: December 8, 2016
Case No.: 2015-009460ENV
Project Title: 830 Eddy Street and 815 Van Ness Avenue
Zoning: RC-4 (Residential, Commercial, High Density)
 Van Ness Special Use District
 130-V Height and Bulk District
Block/Lot: 0738/018; 0738/022-044
Lot Size: 21,980 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Katie O'Brien, BUILD: - (415) 551-7628
 Katie@bldsf.com
Staff Contact: Julie Moore - (415) 575-8733
 Julie.Moore@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 project site is located in San Francisco's Downtown/Civic Center Neighborhood on the block bounded by Willow Street to the north, Eddy Street to the south, Van Ness Avenue to the east, and Franklin Street to the west. The project site is currently developed with a six-story office building with ground-floor retail at 815 Van Ness Avenue (street address 825 Van Ness Avenue) and an adjacent two-story accessory, above-ground, parking garage containing 62 off-street parking spaces at 830 Eddy Street. The proposed project entails demolition of the parking structure at 830 Eddy Street and construction of a new 12-story, 126-unit, residential building of approximately 119,050 gross square feet. The proposed building would include elevator and stair penthouses of approximately 16-feet in height above its 120-foot-tall roof. No alterations are proposed to the commercial building at 815 Van Ness Avenue.

The new building would provide 80 off-street parking spaces on two levels below ground, 126 Class I bicycle parking spaces, and 13 Class II bicycle parking spaces. The proposed project would provide 50 feet of on-street passenger and commercial loading space on the north side of Willow Street. No off-street

loading spaces are proposed. On Eddy Street, an existing, 13-foot-wide driveway and curb cut on the western edge of the street frontage would be removed and a new, approximately 59-foot-long “pocket park” bulb-out would be added along the middle of the Eddy Street frontage, resulting in the loss of three on-street parking spaces. The project would also include approximately 7,125 square feet of code compliant common open space and 11 units with private open space.

Project Variant A

A project variant would include the reconfiguration of the 4,940-sf ground floor retail space at the base of the 815 Van Ness commercial building that is currently occupied by a Burger King restaurant, and eliminate the drive-through, alter the existing drive-through tunnel into a pedestrian only walkway, and remove the 10-foot-wide drive-through exit curb cut on Van Ness Avenue. The Burger King space would be subdivided to provide approximately 3,420 sf of restaurant space and 1,520 sf for general retail use. Dwelling unit count and mix for the project variant are identical to the proposed project.

Project Variant B

An additional loading variant could be implemented for either the proposed project or Project Variant A. The loading variant would provide an off-street loading space on Eddy Street just west of the main driveway entrance, reducing the building lobby area. To accommodate off-street loading, the existing curb cut on Eddy Street would need to be widened from 23 feet to 35 feet, 10 inches, and would remove one on-street parking space.

DETERMINATION:

The City and County of San Francisco decided to carry out the project on January 9, 2017; the San Francisco Planning Commission approved the project on December 8, 2016 (Motion 19819); this approval became effective on January 9, 2017 at the end of the appeal period. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-009460.

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. Class 32 In-Fill Development Project: CEQA Section 15332
 - 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 satisfies the terms of the Class 32 exemption and none of the exceptions to a categorical exemption apply.

Notice of Exemption

CASE NO. 2015-009460ENV
830 Eddy Street and 815 Van Ness Avenue

John Rahaim
Planning Director


By Lisa M. Gibson
Acting Environmental Review Officer

1/9/17
Date

cc: Katie O'Brien, BUILD:



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 — 01/10/201 — 001
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL KATIE@BLDSF.COM	DATE 01/10/2017
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 004	

PROJECT TITLE
830 EDDY STREET AND 815 VAN NESS AVENUE

PROJECT APPLICANT NAME JULIE MOORE	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-8733
PROJECT APPLICANT ADDRESS 0320 MISSION ST SUITE 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)	\$3,070.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input 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)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	62.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 62.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE MORGAN JALDON, DEPUTY COUNTY CLERK
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