



SAN FRANCISCO PLANNING DEPARTMENT

2017-014

ENDORSED
FILED
SAN FRANCISCO County Clerk

FEB 16, 2017

Notice of Determination

by: **SONYA YI**
Deputy County Clerk

Approval Date: February 14, 2017
Case No.: 2015-018056ENV
State Clearinghouse No.: N/A
Project Title: 1296 Shotwell Street
Zoning: NCT (Mission Street Neighborhood Commercial Transit) Use District
 65-X Height and Bulk District
Block/Lot: 6571/051
Lot Size: 11,664 square feet
Lead Agency: San Francisco Planning Department
Project Sponsors: Mission Economic Development Agency, Elaine Yee – (415) 282-3334
 Chinatown Community Development Center, Joyce Slen – (415) 984-1450
Staff Contact: Alana Callagy – (415) 575-8734, alana.callagy@sfgov.org

Fax: 415.558.6409

Planning Information: 415.558.6377

POSTED
FEB 16 2017
TO

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary of Resources, and San Francisco requirements, this Notice of Determination 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 on a block bound by Shotwell Street to the east, 26th Street to the north, South Van Ness Avenue to the west, and Cesar Chavez Street to the south, in San Francisco's Mission neighborhood. The project site, Block 6571, Lot 051, is irregular in shape and has frontage only on Shotwell Street. The parcel measures approximately 11,700 square feet. The proposed project would demolish the existing one-story industrial building on the site and construct a 100 percent Affordable Senior Housing project, encompassing a total of approximately 69,500 gross square feet (gsf) with 94 dwelling units (93 affordable units plus one unit for the onsite property manager), including 20 units for formerly homeless seniors.

The proposed building would be roughly rectangular in shape, with an internal courtyard. The nine-story building would have a height of 84 feet (96 feet to the top of elevator penthouse). The proposed building would front and be accessible via Shotwell Street and would be stepped back on the eighth and ninth floors in an effort to diminish the building's massing and bulk, as viewed from the surrounding neighborhoods. The step back would create roof terraces with approximately 1,500 gsf of common open

space. Other common space areas would be placed in the rear yard (approximately 3,000 gsf), front entry court (430 gsf), and a second floor terrace overlooking Shotwell Street (approximately 325 gsf).

No vehicular parking is proposed. The proposed project would include Class I bicycle spaces at the ground-floor level and two Class II bicycle spaces would be located on the sidewalk in front of the project site on Shotwell Street. The proposed project would install a 55-foot-long dropoff/loading zone on Shotwell Street. An existing two-foot-deep "concrete ramp" along the length of the project site on Shotwell Street would be removed and the 15 foot concrete sidewalk would remain with a six inch curb added.

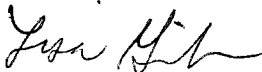
During the approximately 18-month construction period, the proposed project would include deep soil treatment, which would extend approximately 35 feet below ground surface. Additional foundation work may include drilled piers to depths of approximately 45 feet, but would not involve impact pile driving activities. The project site is located within the Mission Plan Area of the Eastern Neighborhoods Area Plans.

DETERMINATION:

During the 30 day appeal period of the Planning Commission's approval of a 100% Affordable Housing Bonus Program, pursuant to Planning Code Sections 206 and 328 (Motion 19804), an appeal was filed. On February 14, 2017, the San Francisco Board of Supervisors upheld the Planning Commission's approval of the City and County of San Francisco's decision to carry out or approve the project. A copy of the documents may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file number 2015-018056AHB.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under Section 21094.5 & 15183.3 (Streamlining for Infill Projects).
2. This project in its approved form has been determined to be exempt from further environmental review because the project is eligible for the streamlining procedures, the effects of the project were analyzed in a prior Programmatic Environmental Impact Report (PEIR), the project would not cause any significant effects on the environment that uniformly applicable development policies would not substantially mitigate, and the project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

John Rahaim
Planning Director



By Lisa Gibson
Acting Environmental Review Officer

cc: Elaine Yee, Mission Economic Development Agency
Joyce Slen, Chinatown Community Development Center



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 — 20170216 — 016
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SF PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170216
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 604441	

PROJECT TITLE 1296 SHOTWELL STREET			
PROJECT APPLICANT NAME ALANA CALLAGY	PROJECT APPLICANT EMAIL ALANA.CALLAGY@SFGOV.ORG	PHONE NUMBER (415) 575-8734	
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) | \$3,070.00 | \$ | 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 |

- 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 | \$ | 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

SONYA YI, DEPUTY COUNTY CLERK