Notice of Exemption

Approval Date: May 30, 2018
Case No.: 2016-016161ENV
Project Title: 120 Stockton Street (50 O'Farrell Street)
Zoning: C-3-R Downtown-Retail
Block/Lot: 0313/017
Lot Size: 31,440 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Tuija Catalano, Reuben, Junius & Rose, LLP (415)567-9000
tcatalano@reubenlaw.com
Staff Contact: Sherie George (415)575-9039 sherie.george@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: $64 filing fee

PROJECT DESCRIPTION:

The proposed project is located on the northwest corner of Stockton and O'Farrell streets in the Financial District. The site is also located within the Kearny-Market-Mason-Sutter Conservation District. The existing seven-story, 242,730-square-foot (sf) building, constructed in 1974, consists of approximately 163,000 sf of retail use and 54,000 sf of accessory office use. The proposed project would convert the existing single-tenant building into a multi-tenant building consisting of retail, restaurant, and office uses. Floors 1-3 and the basement level would continue as retail use, but would be reconfigured to provide multiple tenant spaces with storefronts and public access along Stockton and O'Farrell Streets. Existing retail use would also be reconfigured on floors 4-6 to provide for multiple tenants. The project would include a change of use of 49,999 sf of retail use into office use on floors 6-7. A new roof top addition of approximately 10,800 sf is proposed for restaurant use. It would increase the building's total height from about 104 feet to 120 feet. The gross square footage for the proposed reconfigured building would be approximately 246,800 sf.

www.sfplanning.org
Proposed streetscape improvements include three new street lights, one existing relocated streetlight, and about 10 new street trees. All improvements would be coordinated with the SFMTA’s Central Subway project plans. There is no existing or proposed off-street vehicle parking, but the project would request the SFMTA to install 28 class 2 on-street bicycle parking spaces in dual bike racks on Stockton and O’Farrell Streets, and would also install 30 class 1 bicycle spaces in the basement level. The existing uses are served by a loading dock containing three loading bays accessed from the narrow Security Pacific Place. This loading dock would be reconfigured for two loading bays and one service bay.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on May 30, 2018. The Planning Commission approved the project (with conditions as amended) on April 26, 2018 (Motions 20171, 20172, and 20173); these approvals became effective May 30, 2018 at the end of the last appeal period. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2016-016161ENV, 2016-016161DNX, 2016-016161CUA, and 2016-016161OFA.

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 15532
   - 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 meets the conditions to be characterized as an In-fill Development as described in the Class 32 exemption and none of the exceptions to a categorical exemption apply.

John Rahaim
Planning Director

By Lisa Gibson
Environmental Review Officer

By Lisa Gibson
Environmental Review Officer

May 30, 2018
Date

cc: PPF Retail, LLC
    c/o Tuija Catalano, RJR at One Bush Street, #600
     San Francisco, CA 94104
RECEIPT NUMBER: 38 — 05302018 — 019

<table>
<thead>
<tr>
<th>STATE CLEARINGHOUSE NUMBER (If applicable)</th>
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<td>San Francisco PLANNING DEPT.</td>
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LEAD AGENCY: SAN FRANCISCO PLANNING DEPT.

PROJECT TITLE: 120 STOCKTON STREET (50 O'FARRELL STREET)

PROJECT APPLICANT: SAN FRANCISCO PLANNING DEPT.

PROJECT APPLICANT ADDRESS: 1650 MISSION ST.

CITY: SAN FRANCISCO

STATE: CA

ZIP CODE: 94103

PHONE NUMBER: (415) 567-9000

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) $3,168.00
- Mitigated/Negative Declaration (MND)(ND) $2,280.75
- Certified Regulatory Program document (CRP) $1,077.00

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00
- County documentary handling fee $64.00

PAYMENT METHOD:

- Cash
- Credit
- Check
- Other

TOTAL RECEIVED: $64.00

SIGNATURE: Maribel Jaldon, Deputy County Clerk