

2018-036

ENDORSED
FILED
SAN FRANCISCO County Clerk



SAN FRANCISCO PLANNING DEPARTMENT

OCT 03, 2018

by: **MARIEDYNE L. ARGENTE**
Deputy County Clerk

Notice of Determination

Approval Date: October 1, 2018
Case No.: 2017-007542ENV
Project Title: 807 Franklin Street/635 Fulton Street
Zoning: 807 Franklin St: RM-4 (Residential – Mixed, High Density) Use District and 80-B Height and Bulk District; 635 Fulton St: RM-2 (Residential – Mixed, Moderate Density) Use District and 50-X Height and Bulk District
Block/Lot: 807 Franklin St: 0744/002, 635 Fulton St: 0795/027
Lot Size: 807 Franklin St: 10,312 square feet, 635 Fulton St: 10,420 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Toby Morris, Kerman Morris Architects LLP
(415) 749-0302
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

Reception:
415.558.6378
 Fax:
415.558.6409
 Planning Information:
415.558.6377

POSTED
 OCT 03 2018
 TO

To: County Clerk, City and County of San Francisco State of California
 City Hall Room 168 Office of Planning and Research
 1 Dr. Carlton B. Goodlett Place PO Box 3044
 San Francisco, CA 94102 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for 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:
 \$66 filing fee AND \$3,168 EIR Fee **OR**
 No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The proposed project involves two lots and three buildings. One parcel is located at 807 Franklin Street and the other parcel is located at 635 Fulton Street, approximately a half-mile apart from one another. The proposed project involves the following components: (1) relocate the existing three-story mortuary/residential building at 635 Fulton Street approximately 14 feet east and 6 feet south to the eastern edge of the project parcel, (2) relocate the two-story-over-basement Victorian building from 807 Franklin Street to the west side of the 635 Fulton Street project parcel, (3) add one-story vertical additions and horizontal rear additions to both buildings at 635 Fulton Street, (4) convert the mortuary use to residential use and reconfigure both buildings, resulting in a total of 17 dwelling units and no vehicle parking at 635 Fulton Street, and (5) construct a new nine-story building at 807 Franklin Street containing 48 dwelling units and 17 parking spaces.

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

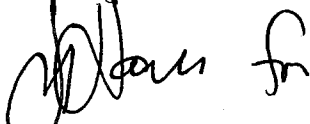
www.sfplanning.org

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on October 1, 2018, which is the first business day after thirty days after August 30, 2018, when conditional use authorization was granted by the Planning Commission under Motions M-20270 and M-20271. No appeals were filed during the 30-day appeal period. Project documents may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file nos. 2013.1224CUA and 2017-007542CUA.

1. A negative declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

cc: Toby Morris, Kerman Morris Architects LLP



State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination Form

Date Submitted: August 16, 2018

Applicant Name: Toby Morris, Kerman Morris Architects, LLP

Applicant Address: 139 Noe Street, San Francisco, CA 94114

Project Name: 807 Franklin Street/635 Fulton Street

CEQA Lead Agency: San Francisco Planning Department
CEQA Document Type: Mitigated Negative Declaration
SCH Number and/or local agency ID Number: 2017-0075

Project Location: 807 Franklin Street and 635 Fulton Street, City and County of San Francisco

Brief Project Description: The proposed project involves two lots and three buildings. One parcel is located at 807 Franklin Street and the other parcel is located at 635 Fulton Street, approximately a half-mile apart from one another.

The proposed project involves the following components: (1) relocate the existing 8,126-square-foot, three-story mortuary/residential building at 635 Fulton Street approximately 14 feet east and 6 feet south to the eastern edge of the project parcel, (2) relocate the 10,312-square-foot, two-story-over-basement Victorian building from 807 Franklin Street to the west side of the 635 Fulton Street project parcel, (3) add one-story vertical additions and horizontal rear additions to both buildings at 635 Fulton Street, (4) convert the mortuary use to residential use and reconfigure both buildings, resulting in a total of 17 dwelling units and no vehicle parking at 635 Fulton Street, and (5) construct a new 56,287-square-foot, nine-story building at 807 Franklin Street containing 48 dwelling units and 17 parking spaces.

Describe clearly why the project has no effect on fish and wildlife: The project involves additions and new construction in two developed sites in a highly urbanized setting that does not provide habitat for any plant or animal species. The sites do not contain habitat supporting migratory birds.

There are two parks located a block west of 807 Franklin Street: Jefferson Square is a 5.6-acre urban park, and Margaret S. Hayward Playground is a 5.6-acre property that contains a clubhouse, tennis and basketball courts, and a baseball field. A linear park, the Buchanan Street Mall, is one half-block west of 635 Fulton Street. None of these parks are defined as an urban bird refuge.

There are no adopted habitat conservation plans, natural community conservation plans, or other approved local, state, or regional habitat conservation plans applicable to the project sites. There are no trees located on either properties.

The project would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance, and the project would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species.

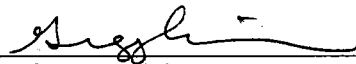
No mitigation measures related to biological resources were identified in the Mitigated Negative Declaration.

An environmental checklist has been completed to evaluate the potential for adverse environmental impacts associated with this project. Based on the CEQA evaluation, the Basin Plan amendment will not result in any environmental impacts, and no mitigation measures are needed or have been proposed.

Determination: Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By:  Date: August 29, 2018
Gregg Erickson
Regional Manager
Bay Delta Region



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print **Start Over** **Finalize&Email**

RECEIPT NUMBER:
 38 — 10032018 — 036
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/03/2018
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 670138	

PROJECT TITLE
807 FRANKLIN STREET/635 FULTON STREET

PROJECT APPLICANT NAME JEANIE POLING	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9072
PROJECT APPLICANT ADDRESS 1650 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)	\$3,168.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00

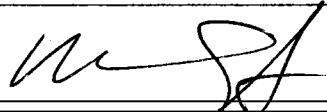
- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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		\$	66.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 66.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne L. Argente, Deputy County Clerk
---	---