



SAN FRANCISCO PLANNING DEPARTMENT

2016-078

ENDORSED
FILED
SAN FRANCISCO County Clerk

Notice of Exemption

JUL 08, 2016

St.

Case No.: 2015-000453ENV
 Project Address: 88 Arkansas Street
 Zoning: UMU (Urban Mixed-Use) Zoning District
 48-X Height & Bulk District
 Block/Lot: 3953/002 & 002A
 Lot Size: 29,998 square feet (combined for two lots)
 Lead Agency: San Francisco Planning Department
 Project Sponsor: Julie Heinzler, Martin Building Company, (415) 348-4644
 Staff Contact: Jenny Delumo - (415) 575-9146, Jenny.Delumo@sfgov.org

by: MARIBEL JALDON
Deputy County Clerk

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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 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: \$60 filing fee

PROJECT DESCRIPTION:

The project site is an approximately 30,000-square-foot (sf) area located in the Potrero Hill neighborhood and within the Showplace Square/Potrero Hill subarea of the Eastern Neighborhoods Area Plan. The proposed project would demolish the two, one-story-over-basement buildings and surface parking lot on the project site and construct an approximately 143,990-gross-square-foot (gsf), five-story mixed-use building. The proposed building would be approximately 48 feet tall (up to 65 feet tall with staircase and elevator penthouses), include approximately 111,695 gsf of residential space and 3,275 gsf of retail space, and provide approximately 127 dwelling units. An approximately 29,020-gsf, below-grade parking garage would provide off-street parking for about 98 vehicles, 127 Class I bicycle parking spaces, and 1 Class II bicycle parking space in the garage, which would be accessed via an approximately 12-foot-wide curb cut on Arkansas Street that would be created by reducing an existing 42-foot-wide curb cut. Approximately 12 Class II bicycle spaces would be placed on the southwest corner of the project site.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project at 88 Arkansas Street on May 3, 2016 when the Planning Commission approved a Large Project Authorization, pursuant to Planning Code Section 329, and exceptions, pursuant to Planning Code Sections 102.29, 134, 140, 152.1,

and 207.6, for this project. On May 18, 2016, an appeal of the Planning Commission's decision was heard by the Board of Appeals (Appeal No. 16-046). The Board of Appeals decided to uphold the decision made by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-000453ENV.

- 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. State type and section number: ___
___ Statutory Exemption. State code number: ___
X 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 proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; 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

Signature of Sarah B. Jones

By Sarah B. Jones
Environmental Review Officer

July 7, 2016
Date

cc: Julie Heinzler, Martin Building Company
Potrero Boosters Neighborhood Association



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

RECEIPT NUMBER: 38 — 07082016 — 38
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY S.F. PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/08/2016
COUNTY/STATE AGENCY OF FILING San Francisco		DOCUMENT NUMBER 581772

PROJECT TITLE
88 ARKANSAS STREET

PROJECT APPLICANT NAME S.F. PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 3484644
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PROJECT APPLICANT ADDRESS 1650 MISSION ST., STE. 400	CITY SF	STATE CA	ZIP CODE 94103
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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 60.00</u>
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 62 60.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE MARIBEL JALDON
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