

2018-027

ENDORSED
FILED
SAN FRANCISCO County Clerk

JUL 31, 2018



SAN FRANCISCO PLANNING DEPARTMENT

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

Notice of Exemption

JUL 31 2018
POSTED TO

Approval Date: May 24, 2018
Case No.: 2014-002033ENV
Project Title: 429 Beale Street and 430 Main Street
Zoning: RH-DTR (Rincon Hill Downtown Residential) District
 84-X Height and Bulk District
Block/Lot: 3767/305 and 306
Lot Size: 18,906 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: LCL Global-429 Beale Street & 430 Main Street, LLC
 c/o Andrew Junius – Reuben, Junius & Rose
 (415) 567-9000; ajunius@reubenlaw.com
Staff Contact: Michael Li
 (415) 575-9107; michael.j.li@sfgov.org

Reception:
415.558.6378
 Fax:
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: \$66 filing fee

PROJECT DESCRIPTION:

The proposed project consists of merging two existing lots into a single 18,906-square-foot lot, demolishing the existing buildings on the project site, and constructing a nine-story, 84-foot-tall building containing 135 dwelling units and 69 parking spaces (68 residential spaces and one car-share space). There would be a 15-foot-tall solarium and a 15-foot-tall mechanical penthouse on the roof, resulting in a maximum building height of 99 feet. The parking garage would be on the basement level. Due to the slope of the project site, the parking garage would be about 18 feet below grade on the Main Street side of the project site and about nine feet below grade on the Beale Street side of the project site. The garage door and a new driveway would be provided on Beale Street. The existing 20-foot-wide curb cut on Beale Street would be retained and reduced in width to 11 feet, and the existing curb cut on Main Street would be removed. A total of 119 bicycle parking spaces would be provided; 111 Class 1 spaces would be provided in a storage room on the basement mezzanine level, and eight Class 2 spaces would be provided on the Beale Street and/or Main Street sidewalk adjacent to the project site. Usable open space

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for the residents of the proposed project would be provided in the form of a ground-level yard, private balconies, and a roof deck.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on May 24, 2018, the date on which the San Francisco Planning Commission approved the project (Planning Commission Motion No. 20195, Planning Department Case No. 2014-002033DNX). A copy of the document(s) may be examined at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2009.1011DRP.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under [CHECK ONE]:

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: 1 and 3

Statutory Exemption. State code number: _____

Community Plan Exemption (Sec. 21083.3; 15183)

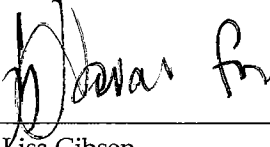
2. This project in its approved form has been determined to be exempt from environmental review because:

- The proposed project is consistent with the development density established for the project site in the Rincon Hill Area Plan;
- 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 Rincon Hill PEIR;
- The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Rincon Hill 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 Rincon Hill 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 Rincon Hill PEIR to mitigate project-related significant impacts.

Notice of Exemption

CASE NO. 2014-002033ENV
429 Beale Street and 430 Main Street

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

7/31/18

Date

cc: LCL Global-429 Beale Street & 430 Main Street, LLC
Andrew Junius - Reuben, Junius & Rose
Doug Vu - Current Planning Division



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 **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 38 — 07312018 — 027
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/31/2018
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 662624	

PROJECT TITLE
429 BEALE STREET AND 430 MAIN STREET

PROJECT APPLICANT NAME MICHAEL LI	PROJECT APPLICANT EMAIL MICHAEL.J.LI@SFGOV.ORG	PHONE NUMBER (415) 575-9107
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
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