



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED
FILED
SAN FRANCISCO County Clerk

2018-033

AUG 24, 2018

by: **FALLON LIM**
Deputy County Clerk

Notice of Exemption

Approval Date: July 20, 2018
Case No.: 2014.1213ENV
Project Title: 1394 Harrison Street
Zoning: Regional Commercial District
 55-X Height and Bulk District
Block/Lot: 3519/017
Lot Size: 7,600 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Thirteen Ninety Four Harrison LLC
 c/o Tomas Janik – REALTEX, INC.
 (415) 923-8377; tomas@realtexgroup.com
Staff Contact: Michael Li
 (415) 575-9107; michael.j.li@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

AUG 24 2018
POSTED TO

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 demolishing the existing car wash on the project site and constructing a six-story, 55-foot-tall building containing 67 single-room occupancy (SRO) units and approximately 720 gross square feet of retail space. There would be a 10-foot-tall elevator/stair penthouse on the roof of the building; the maximum building height would be 65 feet. The three existing curb cuts (one on 10th Street and two on Harrison Street) would be removed. A total of 72 bicycle parking spaces would be provided; 67 Class 1 spaces would be provided in a storage room on the ground floor, and 5 Class 2 spaces would be provided on the sidewalks adjacent to the project site. Usable open space for the residents of the proposed project would be provided in the form of a courtyard at the ground floor and a rear yard at the second floor.

DETERMINATION:

On July 20, 2018, the City and County of San Francisco Department of Building Inspection issued a building permit for the project. No appeal was filed during the 30-day appeal period that ended on

www.sfplanning.org

Notice of Exemption

CASE NO. 2014.1213ENV
1394 Harrison Street

August 20, 2018. 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 No. 2014.1213ENV.


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 Western SoMa Community 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 Western SoMa PEIR;
- The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa 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 Western SoMa 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 Western SoMa PEIR to mitigate project-related significant impacts.

John Rahaim
Planning Director

for 
By Lisa Gibson
Environmental Review Officer

8/24/18
Date

cc: Tomas Janik – REALTEX, INC.
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 — 08242018 — 033
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL MICHAEL.J.LI@SFGOV.ORG	DATE 08/24/2018
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 665691
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PROJECT TITLE
1394 HARRISON STREET

PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL MICHAEL.J.LI@SFGOV.ORG	PHONE NUMBER (415) 575-9107
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PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 400	CITY SAN FRANCISCO	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)	\$3,168.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<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>66.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 66.00

SIGNATURE
 X

AGENCY OF FILING PRINTED NAME AND TITLE
FALLON LIM, Deputy County Clerk