

2019-031



SAN FRANCISCO PLANNING DEPARTMENT FILED

SAN FRANCISCO County Clerk

MAY 14, 2019

Notice of Determination

by: **FALLON LIM**
Deputy County Clerk

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

Reception:
15.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Approval Date: May 13, 2019
Case No.: 2016-013850ENV
Project Title: **915 Cayuga Avenue**
Zoning: RH-1 (Residential-House, One Family) & Excelsior Outer Mission Street
 Neighborhood Commercial District
 40-X Height and Bulk District
Block/Lot: 6954/039 & 011C
Project Sponsor: Reza Khoshnevisan, SIA Consulting Corporation
 (415) 922-0200 Ext 108
Lead Agency: San Francisco Planning Department
Staff Contact: Julie Moore – (415) 575-8733
Julie.Moore@sfgov.org

MAY 14 2019
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
Attached: \$66 filing fee and CDFW CEQA Filing Fee
 No Effect Determination Form

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.

PROJECT DESCRIPTION:

The project site is located on the block bounded by Alemany Boulevard, Ocean Avenue, Cayuga Avenue, and Onondaga Avenue in the Outer Mission neighborhood. The proposed project would demolish the existing two-story mixed-used building and construct a new approximately 115,610-square-foot residential building with 116 dwelling units (including 16 studio, 18 one-bedroom, 70 two-bedroom, and 12 three-bedroom units) and 400 square feet of accessory office use. Approximately 50 percent of the units would be affordable, while the remaining 50 percent would be rent controlled. Due to the existing site slope, the proposed five-story building would be approximately 50-feet-tall measured from Alemany Boulevard and 72 feet tall from Cayuga Avenue. Pedestrian entrances would be located off Alemany Boulevard, which includes the main lobby, and a secondary entrance would be located along the internal driveway off Cayuga Avenue. The proposed building would include an underground garage on Basement Level 2 accessed via a curb cut on Cayuga Avenue. The garage would contain 69 vehicle parking spaces (63 parking spaces, three ADA accessible parking spaces, and three car-share parking spaces) as well as family amenity

storage space. Basement level 1 would include 116 class 1 bicycle spaces along with a bicycle repair station. The project proposes approximately 12,410 square feet of open space, including approximately 8,605 square feet of common open space at the backyard, basement level-1, and the rooftop, approximately 3,495 square feet of private open space at the basement level fronting the Cayuga side of the property, and approximately 310 square feet of private open space at the third floor.

San Francisco Planning Commission approvals subject to this Notice of Determination:

- 915 Cayuga Avenue Project Zoning Map Amendments [BF 190251] – R20416
- 915 Cayuga Avenue Project Special Use District [BF 120250] – R20419
- 915 Cayuga Avenue Development Agreement [BF 19049] – M-20420
- 915 Cayuga Avenue Conditional Use Authorization – M-20421

DETERMINATION:

The San Francisco Planning Commission decided to carry out or approve the project on April 11, 2019. This approval became effective on May 13, 2019 at the end of the appeal period. A copy of the project approvals may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case No. 2016-013850.

1. A Mitigated 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: Reza Khoshnevisan, SIA Consulting Corporation
Sufi Tahbazof, Tahbazof Law Firm



State of California – 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

GAVIN NEWSOM, Governor
 CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination Form

Date Submitted: February 14, 2019

Applicant Name: SIA Consulting

Applicant Address: 1256 Howard Street, San Francisco, CA 94103

Project Name: 915 Cayuga Avenue

CEQA Lead Agency: San Francisco Planning Department

CEQA Document Type: Mitigated Negative Declaration

SCH Number and/or local agency ID Number: 2016-01385

Project Location: The project site consists of a 32,182-square-foot irregularly shaped lot (Assessor's Block 6954, Lots 011C and 039) located on the east side of Cayuga Avenue on the block bounded by Cayuga Avenue, Ocean Avenue, Alemany Boulevard, and Onondaga Avenue in the Outer Mission neighborhood of San Francisco. The project vicinity includes a range of one- to three-story buildings with residential, retail, production, distribution and repair (PDR), and institutional land uses.

Brief Project Description: The proposed project would demolish the existing two-story mixed-used building and construct a new approximately 115,610-square-foot residential building with 116 dwelling units (including 16 studio, 18 one-bedroom, 70 two-bedroom, and 12 three-bedroom units) and 400 square feet of accessory office use. Due to the existing site slope, the proposed five-story building would be approximately 50-feet-tall measured from Alemany Boulevard and 72 feet tall from Cayuga Avenue. Pedestrian entrances would be located off Alemany Boulevard, which includes the main lobby, and a secondary entrance would be located along the internal driveway off Cayuga Avenue. The proposed building would include an underground garage on Basement Level 2 accessed via a curb cut on Cayuga Avenue. The garage would contain 69 vehicle parking spaces (63 parking spaces, three ADA accessible parking spaces, and three car-share parking spaces) as well as family amenity storage space. Basement level 1 would include 116 class 1 bicycle spaces along with a bicycle repair station. The project proposes approximately 12,410 square feet of open space, including approximately 8,605 square feet of common open space at the backyard, basement level-1, and the rooftop, approximately 3,495 square feet of private open space at the basement level fronting the Cayuga side of the property, and approximately 310 square feet of private open space at the third floor.

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 [Fish and Game Code 711.4(c)] the project has potential effects on fish, wildlife and habitat and the project as described REQUIRES payment of a CEQA filing fee. At the time of filing of the NOD with the County Clerk, the appropriate CEQA filing fee will be due and payable.

This determination does not determine the significance of any potential project effects evaluated pursuant to CEQA. If you have any questions, please contact Ms. Randi Adair, Senior Environmental Scientist (Supervisory), at (707) 576-2786

CDFW Approval By: Gregg Erickson Date: March 7, 2019
 Gregg Erickson
 Regional Manager
 Bay Delta Region



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

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

RECEIPT NUMBER:
 38 — 05142019 — 031
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 05142019
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 695286	

PROJECT TITLE

915 CAYUGA AVENUE

PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL JULIE.MOORE@WSFGOV.ORG	PHONE NUMBER (415) 575-8733
PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 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) | \$3,271.00 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 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 Fallon Lim, Deputy County Clerk
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