Notice of Determination

Approval Date: February 20, 2020
Case No.: 2017-005154ENV
Project Title: 1300 Columbus Avenue
Zoning: C-2 (Community Business) Use District, Waterfront Special Use District
40-X Height and Bulk District
Block/Lot: 0023/005 and 0023/004
Lot Size: 88,203 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Jody Knight, Reuben, Junius & Rose, LLP
(415) 567-9000
Lead Agency: San Francisco Planning Department
Staff Contact: Megan Calpin – (415) 575-9049
megan.calpin@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
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:
X $69 filing fee AND X $2,406.75 Negative Declaration Fee

PROJECT DESCRIPTION:

The project site is located within the block bounded by Beach Street to the north, Jones Street to the east, North Point Street to the south, Columbus Avenue to the southwest, and Leavenworth Street to the west. The project site consists of an 81,060-square-foot lot occupied by a five-story (40-foot-tall), 249,350-square-foot hotel over a 79,440-square-foot basement garage with 220 parking spaces, 7,960 square feet of ground level open space, and a 13,158-square-foot (49-space) surface parking lot. The project site also contains a 7,143-square-foot privately owned alley. The hotel building was constructed in 1970 and currently has 342 guest rooms.

The proposed project would result in an 87,620-square-foot expansion of the existing hotel building with development of a new, four-story (approximately 40-foot-tall) hotel wing along North Point Street and Columbus Avenue, connected to the existing hotel and located primarily within the footprint of the existing surface parking lot. The new structure would consist of 79,520 square feet of new hotel uses, including 174
new guestrooms, 8,100 square feet of ground-level retail, and 290 square feet of net new open space uses. In total, the proposed project would result in a 336,970-square-foot building, with 328,870 square feet of hotel uses in the basement through fifth levels, 8,100 square feet of ground floor retail space, and 8,250 square feet of private ground level open space. The hotel capacity would be increased from 342 guest rooms to a total of 516 guest rooms. A 2,400-square-foot roof deck above the fifth floor on the north corner of the existing hotel building is also proposed.

The existing basement level would be retained with some modifications to the existing garage configuration. Overall, the proposed project would result in the removal of 54 existing off-street parking spaces, including 49 surface parking spaces and 5 basement garage spaces; a total of 166 off-street parking spaces in the existing basement garage would be provided on the project site at project completion. Eighteen class 1 bicycle spaces would be provided in a bike room on the ground floor and 20 class 2 bicycle parking spaces would be provided along Leavenworth Street.¹

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on February 20, 2020. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file no 2017-005154ENV.

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: Jody Knight, Project Sponsor
     Sue Hestor
     Cynthia Gomez

¹ Class 1 bicycle parking spaces are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage. Class 2 bicycle parking spaces are spaces located in a publicly accessible, highly visible location intended for transient or short-term use. Each class 2 rack serves two bicycles.
State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

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| PROJECT TITLE                                     |                   |

1300 COLUMBUS AVENUE

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<tr>
<td>MEGAN CALPIN</td>
<td><a href="mailto:MEGAN.CALPIN@SFGOV.ORG">MEGAN.CALPIN@SFGOV.ORG</a></td>
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CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) $3,343.25
☒ Mitigated/Negative Declaration (MND)/(ND) $2,406.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW $1,136.50
☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00
☒ County documentary handling fee $69.00
☐ Other

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SIGNATURE:

X

AGENCY OF FILING PRINTED NAME AND TITLE:

Mariedyne L. Argente, Deputy County Clerk

ORIGINAL - PROJECT APPLICANT  COPY - CDFW ASB  COPY - LEAD AGENCY  COPY - COUNTY CLERK  DFW 753.5a (Rev. 12/01/19)