Notice of Determination

Approval Date: March 30, 2020
Case No.: 2017-003559E
State Clearinghouse No: 2018092043
Project Title: 3700 California Street Project
Zoning: RH-2 (Residential, House - Two Family) and RM-2 (Residential, Mixed - Moderate Density) Zoning Districts
40-X and 80-E Height and Bulk Districts
Block/Lot: 1015/001, 052, 053; 1016/001-009; and 1017/027, 028
Lot Size: Approx. 214,000 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: TMG Partners, Denise Pinkston
(415) 772-5900
Staff Contact: Jeanie Poling – (415) 575-9072
Jeanie.poling@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:
√ $69 filing fee AND √ $3,343.25 EIR Fee, OR
___ No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The Project is located on the former California Pacific Medical Center (CPMC) campus at 3700 California Street in the Presidio Heights neighborhood of San Francisco. The project site is bounded by Sacramento Street to the north, residential uses to the east, California Street to the south, and medical office and residential uses to the west. Cherry Street runs north/south through Blocks 1015 and 1016, and Map/e Street runs north/south through Blocks 1016 and 1017. The project includes the demolition of five of the six existing hospital buildings on the project site, including a five-story accessory parking garage; demolition of a two-level, below-grade parking structure; renovation and adaptive re-use of a portion of the Marshal Hale hospital building at 3698 California Street to residential use; retention and renovation of the existing nine-unit residential building at 401 Cherry Street; and construction of 31 new residential buildings, including some accessory amenity spaces. The project proposes 273 residential units comprised of 14 single-family homes and 19 multi-family residential buildings with 69 studios and one-bedroom units, 88 two-bedroom units, 96 three-bedroom units, and 20 four-bedroom units. A total of 416 parking
units, 88 two-bedroom units, 96 three-bedroom units, and 20 four-bedroom units. A total of 416 parking spaces would be provided, consisting of 392 subterranean spaces in podiums and 24 private spaces located within the 12 single family residences on separate lots. The project would provide 400 weather-protected class 1 bicycle parking spaces and 39 publicly accessible class 2 bicycle parking spaces on each of the four street frontages. The 14 existing parcels that make up the project site would be merged and subdivided into 16 parcels.

The proposed project required a Conditional Use authorization from the planning commission to allow a building or structure exceeding 40 feet in height in an RH district and to permit a building or structure exceeding 50 feet in height in an RM district, and for a Planned Unit Development, with modifications to the rear yard, dwelling unit exposure, street frontage, moderation of building fronts, and measurement of building height requirements of the Planning Code.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on March 30, 2020, which is the first day after the first business day after the expiration of the 30-day appeal period for the Conditional Use authorization issued by the Planning Commission on February 27, 2020. The document(s) may be examined at https://commissions.sfp.anning.org/cpcpackets/2017-003559CUAENV.pdf.

1. An environmental impact report has been prepared pursuant to the provisions of CEQA. This document (and all documents cited in the EIR unless otherwise noted) is available for review on the following website: https://sfplanning.org/resource/permits-my-neighborhood. Individual files related to environmental review can be accessed by entering project address “3700 California” into the search box, clicking on the blue dot on the project site, and clicking on the “Documents” button under the ENV application number on the right side of the screen. Project application materials can be viewed by clicking on the “Documents” button under the PRJ case number. The “Filters” function can be used to search by case number. Direct hyperlinks to the EIR may be accessed by clicking the following two links – the draft EIR and the responses to comments – or by contacting the planning department and requesting file no. 2017-003559ENV.

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.

Rich Hillis
Planning Director

By Lisa Gibson
Environmental Review Officer

cc: Denise Pinkston, TMG Partners
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
SAN FRANCISCO PLANNING DEPT

COUNTY/STATE AGENCY OF FILING
San Francisco

PROJECT TITLE
3700 CALIFORNIA STREET PROJECT

PROJECT APPLICANT NAME
S.F. PLANNING DEPT

PROJECT APPLICANT ADDRESS
1650 MISSION ST

PROJECT APPLICANT (Check appropriate box)
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:
☒ Environmental Impact Report (EIR) $3,343.25
☒ Mitigated/Negative Declaration (MND)/(ND) $2,408.75
☒ 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

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $3,412.25

SIGNATURE

Maribel Jaldon, Deputy County Clerk

AGENCY OF FILING PRINTED NAME AND TITLE