

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: 729 Bush Street ProjectLead Agency: San Francisco Planning DepartmentContact Person: Florentina CraciunMailing Address: 49 South Van Ness Avenue, Suite 1400Phone: (628) 652-7510City: San FranciscoZip: 94103County: San Francisco**Project Location:** County: San FranciscoCity/Nearest Community: San FranciscoCross Streets: Bush Street/Powell StreetZip Code: 94108Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ' 23.5 " N / 122 ° 24 ' 33.1 " W Total Acres: 0.09Assessor's Parcel No.: 0284/022

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-80, US 101Waterways: San Francisco BayAirports: NoneRailways: BARTSchools: Several**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 4 Acres _____ Office: Sq.ft. 7,250 Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: Medical office space**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**RC-4 (Residential-Commercial, High Density) Use District, 65-A Height and Bulk District**Project Description:** *(please use a separate page if necessary)*

The project site is occupied by an approximately 5,520-square-foot vacant building, which was previously operated as a night club and gay male porn theatre between 1968 and 2018. The project site is individually eligible for listing on the California Register, and as such the property is considered a historic resource for the purposes of CEQA. The proposed project would develop a four-story vertical addition on to the existing one-story-over-basement vacant commercial building. The proposed addition would include 7,250 square feet of health service use and four residential units, with a proposed mix of three two-bedroom units and one five-bedroom unit. The proposed building would be 50 feet (five stories) above grade (66 feet with elevator penthouse). Streetscape improvements are proposed along Bush Street consisting of a new street tree, a Class-2 bicycle rack, and ADA upgrades.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> | Air Resources Board | <input checked="" type="checkbox"/> | Office of Historic Preservation |
| <input type="checkbox"/> | Boating & Waterways, Department of | <input type="checkbox"/> | Office of Public School Construction |
| <input type="checkbox"/> | California Emergency Management Agency | <input type="checkbox"/> | Parks & Recreation, Department of |
| <input type="checkbox"/> | California Highway Patrol | <input type="checkbox"/> | Pesticide Regulation, Department of |
| <input type="checkbox"/> | Caltrans District # _____ | <input type="checkbox"/> | Public Utilities Commission |
| <input type="checkbox"/> | Caltrans Division of Aeronautics | <input type="checkbox"/> | Regional WQCB # _____ |
| <input type="checkbox"/> | Caltrans Planning | <input type="checkbox"/> | Resources Agency |
| <input type="checkbox"/> | Central Valley Flood Protection Board | <input type="checkbox"/> | Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> | Coachella Valley Mtns. Conservancy | <input type="checkbox"/> | S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> | Coastal Commission | <input type="checkbox"/> | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> | Colorado River Board | <input type="checkbox"/> | San Joaquin River Conservancy |
| <input type="checkbox"/> | Conservation, Department of | <input type="checkbox"/> | Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> | Corrections, Department of | <input type="checkbox"/> | State Lands Commission |
| <input type="checkbox"/> | Delta Protection Commission | <input type="checkbox"/> | SWRCB: Clean Water Grants |
| <input type="checkbox"/> | Education, Department of | <input type="checkbox"/> | SWRCB: Water Quality |
| <input type="checkbox"/> | Energy Commission | <input type="checkbox"/> | SWRCB: Water Rights |
| <input type="checkbox"/> | Fish & Game Region # _____ | <input type="checkbox"/> | Tahoe Regional Planning Agency |
| <input type="checkbox"/> | Food & Agriculture, Department of | <input type="checkbox"/> | Toxic Substances Control, Department of |
| <input type="checkbox"/> | Forestry and Fire Protection, Department of | <input type="checkbox"/> | Water Resources, Department of |
| <input type="checkbox"/> | General Services, Department of | | |
| <input type="checkbox"/> | Health Services, Department of | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Housing & Community Development | <input type="checkbox"/> | Other: _____ |
| <input checked="" type="checkbox"/> | Native American Heritage Commission | | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 16, 2022 Ending Date December 6, 2022

Lead Agency (Complete if applicable):

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| Consulting Firm: <u>LSA Associates, Inc.</u> | Applicant: <u>729 Bush Street LLC c/o Brett Gladstone, Esq.</u> |
| Address: <u>157 Park Place</u> | Address: <u>46 Divisadero Street</u> |
| City/State/Zip: <u>Richmond, CA 94801</u> | City/State/Zip: <u>San Francisco, CA 94117</u> |
| Contact: <u>Theresa Wallace, AICP, Principal</u> | Phone: <u>(415) 673-5600</u> |
| Phone: <u>510-236-6810</u> | |

Signature of Lead Agency Representative: Chelsea Fordham Digitally signed by Chelsea Fordham
Date: 2022.11.10 17:09:56 -08'00' Date: November 16, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.