



San Francisco Planning

2024-0000005

FILED

SAN FRANCISCO County Clerk

JAN 17 2024

by: Giselle Romo

Deputy County Clerk

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

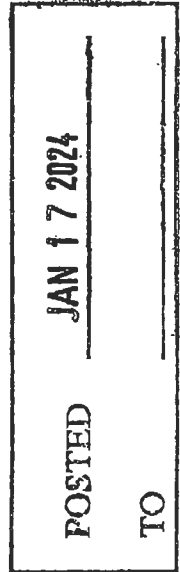
628.652.7600

www.sfplanning.org

NOTICE OF EXEMPTION

Final Approval Date: January 17, 2024
Case No.: 2022-011490ENV
Project Title: 655 Fourth Street (aka "the Creamery")
Zoning: Central South of Market (SoMa) Mixed-Use Office District
 400-CS Height and Bulk District
Block/Lot: 3787/Lots 26, 28, 50 and 161-164
Lot Size: 71,290 square feet (1.64 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Veronica Klein, Tishman Speyer
 (415) 609-0771
vklein@tishmanspeyer.com
Staff Contact: Elizabeth White
 (628) 652-7557
Elizabeth.white@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



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: \$79 filing fee

Project Description

The project site is located at 655 Fourth Street, 280–290 Townsend Street, and 292–296 Townsend Street in San Francisco’s South of Market (SoMa) neighborhood. The intersection of Fourth Street and Townsend Street is directly south of the project site, with Fourth Street to the west and Townsend Street to the south. The approximately 71,300-square-foot project site (1.64 acres) is composed of seven lots (lots 26, 28, 50, and 161–164 of Assessor’s Block 3787). The project site is completely developed, has minimal landscaping, and has served largely commercial land uses.

The 655 Fourth Street Project would entail demolition of the three existing buildings, associated surface parking lots, and vegetation on the project site, including street trees and other plantings. The project would merge the seven existing lots and construct a podium building with two towers rising to approximately 380 and 400 feet in height, respectively, and containing a total of approximately 1,032,594 square feet of residential area. The proposed project would consist of approximately 1,105 dwelling units with a mix of approximately 129 studios, 539 one-bedroom units, 400 two-bedroom units, and 37 three-bedroom units. The ground floor of the building would contain 9,857 square feet of ground-floor retail use and a vehicle drop-off area, bike facilities, a loading dock, back of the house retail operations, and a refuse handling area. The ground floor would open onto a plaza with 9,153 square feet of exterior privately owned, publicly accessible open space (POPOS) in the form of a public plaza. The new development would also include a 142,580-square-foot-below-grade, two-level basement containing car parking, and other back-of-house features such as mechanical equipment required for operation and maintenance of the building.

A 30-foot-wide curb cut on Townsend Street would provide two vehicle lanes and one two-way truck lane to access parking drop-off and a loading dock with three loading bays at the ground level, and to provide access to the vehicular ramp to the basement parking levels containing approximately 284 vehicle parking stalls. The proposed project would provide 354 class 1 bike parking stalls. Additionally, the proposed project would provide 60 class 2 bike racks available throughout the streetscape and in the public plaza. The project would have approximately 66,609 square feet of open space, including 57,456 square feet of private and commonly accessible open spaces for building residents and 9,153 square feet of ground-floor exterior publicly accessible open space.

Determination

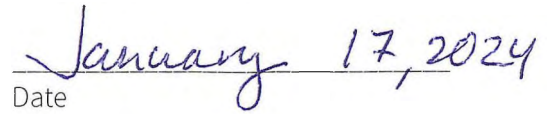
The City and County of San Francisco decided to carry out or approve the project on December 14, 2023. The approval action for the proposed project is large project authorization by the San Francisco Planning Commission. The project was officially approved on January 17, 2024, when no appeal of the General Plan Evaluation was filed during the 30-day appeal period. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2022-011490ENV and 2022-011490CUA.

- 1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
 - 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: _____
 - 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 it fits the definition of the above-stated classes of categorical exemption and would not trigger any of the exceptions to the issuance of a categorical exemption.



For Lisa Gibson
Environmental Review Officer



Date

cc: Veronica Klein, Tishman Speyer
Henry Sears, Tishman Speyer
Supervisor Matt Dorsey, District 6



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 38-01/17/2024-009

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 01/17/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY		DOCUMENT NUMBER 2024-0000005

PROJECT TITLE

 655 FOURTH STREET (AKA "THE CREAMERY")

PROJECT APPLICANT NAME ELIZABETH KLEIN	PROJECT APPLICANT EMAIL elizabeth.white@sfgov.org	PHONE NUMBER (628) 652-7557
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE SUITE 1400	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)	\$ 4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,377.25	\$ _____

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	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 79.00	\$ _____ 79.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other CHECK 1291

TOTAL RECEIVED \$ _____ **79.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Giselle Romo Deputy Clerk
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