



# San Francisco Planning

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org

2023-0000039

**FILED**

SAN FRANCISCO County Clerk

JUN 22 2023

*Lily Duong*

by: Lily Duong

Deputy County Clerk

## NOTICE OF DETERMINATION

POSTED  
JUN 22 2023  
TO

FEIR Certification Date: September 13, 2018  
Final Approval Date: May 4, 2023; on appeal, June 14, 2023  
Case No.: 2013.1535EIA-03  
State Clearinghouse No: 2017022067  
Project Title: 450-474 O'Farrell Street/532 Jones Street  
Zoning: RC-4 (Residential-Commercial, High Density)  
North of Market Residential Special Use District Subarea #1  
Fringe Financial Services Restricted Use District  
80-T-130-T Height and Bulk District  
Block/Lot: 0317/007, 009, and 011  
Lot Size: 22,106 square feet square feet  
Lead Agency: San Francisco Planning Department  
Project Sponsor: Forge Development Partners  
Alexander Zucker (415) 855-1869  
Fifth Church of Christ, Scientist  
Elzbieta Strong (510) 579-4179  
Jenny Delumo, (628) 652-7568  
Staff Contact: [Jenny.delumo@sfgov.org](mailto:Jenny.delumo@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:

\$75 filing fee    AND     No Effect Determination (From CDFW)

### Project Description

The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-

square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street. The project would result in demolition of two buildings on the project site, 474 O'Farrell Street and 450 O'Farrell Street, and the construction of a 182-foot-tall building (211 feet tall with elevator penthouse). No physical changes are proposed to the 532 Jones Street Building, and the existing five studio units and restaurant/retail in that building would remain there as part of the 2023 revised project. The new structure would contain 261 dwelling units, 183,760 square feet of residential use, including amenities and common areas, 12,280 square feet of private and common open space, 1,660 square feet of restaurant/retail space, and 8,850 square feet for religious institution use (i.e., replacement of the existing church). No off-street parking is proposed. In total, the project would include 266 dwelling units (261 in the new structure and 5 existing dwelling units located at 532 Jones Street). The total built area would be approximately 202,630 square feet.

### Determination

On September 13, 2018, the San Francisco Planning Commission certified the final environmental impact report (FEIR) for the project. Subsequently, the project sponsor revised the approved project. The revised project was evaluated in an addendum to the FEIR that was issued on May 2, 2023. The City and County of San Francisco approved the project on May 4, 2023. Addenda are not appealable to the Board of Supervisors under Administrative Code Chapter 31.16. The conditional use authorization was appealed to the Board of Supervisors on June 5, 2023, but on June 14, 2023, the Clerk of the Board of Supervisors determined that the conditional use appeal filing did not meet the requirements of Planning Code Section 308.1, and rejected the appeal. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 under file no 2013.1535ENV.

1. An Environmental Impact Report 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 have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.

Rich Hillis  
Planning Director

for Chelsea Fordham

By Lisa Gibson  
Environmental Review Officer

June 21, 2023

Date

cc: Alexander Zucker  
Elzbieta Strong



State of California – The 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](http://www.wildlife.ca.gov)

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



## CEQA Filing Fee No Effect Determination Form

**Date Submitted:** December 4, 2018

**Applicant Name:** Fifth Church of Christ, Scientist & 450 O'Farrell Partners, LLC

**Applicant Address:** 39 Forrest Street, Suite 201, Mill Valley, CA 94941

**Project Name:** 450-474 O'Farrell Street/532 Jones Street

**CEQA Lead Agency:** San Francisco Planning Department

**CEQA Document Type:** Environmental Impact Report

**SCH Number and/or local agency ID Number:** SCH #2017022067

**Project Location:** The project site is located at 450-474 O'Farrell Street and 532 Jones Street in San Francisco, California and within the Downtown/Civic Center neighborhood. The project site is bounded by Shannon Street to the east, O'Farrell Street to the south, Jones Street to the west, and the two buildings that abut the lot line on the southwest and north sides. Assessor's block/lot 0317/007, 0317/009, and 0317/011. Longitude 37 degrees, 47 minutes, and 10.0 seconds north. Latitude 122 degrees, 24 minutes, and 44.6 seconds west.

**Brief Project Description:** The 22,106-square-foot project site is comprised of three parcels and currently contains a church building at 450 O'Farrell Street, a commercial building at 474 O'Farrell Street, and a mixed commercial/residential building at 532 Jones Street. The project would demolish the structures on the site and construct a 13-story mixed-use building containing approximately 176 dwelling units, 3,827 square feet of ground floor retail space, a 9,555-square-foot church, 8,398 square feet of open space, and below-grade parking for up to 46 vehicles.

**Describe clearly why the project has no effect on fish and wildlife:** The project site is mostly covered with impervious surfaces and is located within a built urban environment. The project site does not provide habitat for any rare or endangered plant or animal species that could provide habitat for birds protected under the Migratory Bird Treaty Act. The project site does not include riparian habitat or other sensitive natural communities, any wetlands, and does not fall within any local, regional or state habitat conservation plans. Although the proposed project would be subject to the Migratory Bird Treaty Act, the site does not contain habitat supporting migratory birds. The project site is located within the area of the city served by a combined stormwater and sewer system, and would be required to comply with state and city regulations requiring the preparation of an erosion and sediment control plan for construction activities, a sediment control plan for post-construction activities, and the implementation of low impact design and best management practice features. Additionally, the project must comply with various statutory requirements necessary to minimize stormwater pollutants, and site runoff would also be treated pursuant to the city's National Pollutant Discharge Elimination System permit prior to discharge to receiving waters. Overall, the environmental review document prepared for the project



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

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

RECEIPT NUMBER:  
 38-06/22/2023-063  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

|   |   |                    |
|---|---|--------------------|
| LEAD AGENCY<br>SAN FRANCISCO PLANNING DEPARTMENT      | LEAD AGENCY EMAIL<br>Jenny.delumo@sfgov.org | DATE<br>06/22/2023 |
| COUNTY/STATE AGENCY OF FILING<br>SAN FRANCISCO COUNTY | DOCUMENT NUMBER<br>2023-0000039             |                    |

PROJECT TITLE  
  
 450-474 O'FARRELL STREET/532 JONES STREET

|   |   |                                |
|---|---|--------------------------------|
| PROJECT APPLICANT NAME<br>JENNY DELUMO                            | PROJECT APPLICANT EMAIL<br>Jenny.delumo@sfgov.org | PHONE NUMBER<br>(628) 652-7568 |
| PROJECT APPLICANT ADDRESS<br>49 SOUTH VAN NESS AVENUE, SUITE 1400 | CITY<br>SAN FRANCISCO                             | STATE<br>CA                    |
|   |   | ZIP CODE<br>94103              |

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

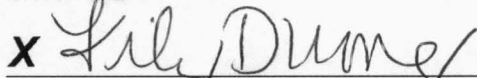
Environmental Impact Report (EIR)     \$ 3,839.25 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)     \$ 2,764.00 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW     \$ 1,305.25 \$ \_\_\_\_\_

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     \$ 75.00 \$ \_\_\_\_\_ **75.00**  
 Other     \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash      Credit      Check      Other    
 TOTAL RECEIVED \$ \_\_\_\_\_ **75.00**

|   |  |
|---|--|
| SIGNATURE<br><b>X</b>  | AGENCY OF FILING PRINTED NAME AND TITLE<br>Lily Duong Deputy Clerk |
|---|--|