

2023-0000053

FILED

SAN FRANCISCO County Clerk

AUG 10 2023

*M. Nadonza*

by: Mariedyne Nadonza  
Deputy County Clerk

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



**San Francisco  
Planning**

## NOTICE OF EXEMPTION

Final Approval Date: July 31, 2023  
 Case No.: 2021-003762ENV  
 Project Title: 395 3<sup>rd</sup> Street  
 Zoning: MUR (Mixed Use-Residential)  
 200-CS Height and Bulk District  
 Block/Lot: 3750/086  
 Lot Size: 22,546 square feet  
 Lead Agency: San Francisco Planning Department  
 Project Sponsor: Bryan Fat, Strada Investment Group  
 (916) 698-0587  
[BFat@stradasf.com](mailto:BFat@stradasf.com)  
 Staff Contact: Josh Pollak  
 (628) 652-7493  
[josh.pollak@sfgov.org](mailto:josh.pollak@sfgov.org)

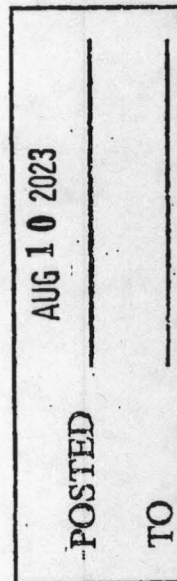
To: County Clerk, City and County of San Francisco  
 City Hall Room 168  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102

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 on the northern corner of Third and Harrison streets, on the block bound by Folsom Street to the northwest, Hawthorne Street to the northeast, Harrison Street to the southeast, and Third Street to the southwest and is currently used as a surface parking lot with 94 parking spaces. The proposed project would demolish the existing parking lot and construct a new 35-story, 369-foot-tall (384-foot-tall, including rooftop appurtenances), mixed-use residential building with ground-floor retail and four below grade levels for parking. The proposed project would include 524 residential units (455,812 square feet), split between 96 studios, 299 one-bedrooms, and 129 two-bedroom units. The proposed project would



include 4,460 square feet of ground-floor retail or restaurant space. The lobby and primary pedestrian entrance for the residential units would be near the corner of St Francis Place and Third Street. The project proposes 125 on-site parking spaces (including 7 car-share spaces) located in four below-ground garage levels that would be accessed from St Francis Place. The project would also provide 208 Class 1 bicycle parking spaces split between the first basement and ground floors of the building. The project would also include 32 Class 2 bicycle parking spaces located on the sidewalk frontages.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on June 29, 2023 through the approval of the Large Project Authorization under Planning Code section 329 and 840 by the Planning Commission. The project was officially approved on July 30, 2023, when no appeal of the Community Plan Exemption 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. 2021-003762ENV and 2021-003762ENX.

- 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 Chelsea Fordham  
For Lisa Gibson  
Environmental Review Officer

August 9, 2023  
Date

cc: Bryan Fat, Strada Investment Group  
Supervisor Matt Dorsey, District 6  
Other interested parties



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** [REDACTED] **Finalize&Email**

RECEIPT NUMBER:  
 38-08/10/2023-088  
 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 08/10/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000053	

PROJECT TITLE  
  
395 3RD STREET

PROJECT APPLICANT NAME JOSH POLLAK	PROJECT APPLICANT EMAIL josh.pollak@sfgov.org	PHONE NUMBER (628) 652-7493
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

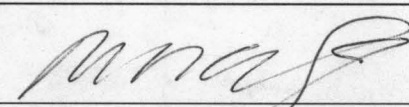
**CHECK APPLICABLE FEES:**

- 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 \$ 79.00 \$ \_\_\_\_\_ 79.00
  - Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED \$ \_\_\_\_\_ 79.00**

SIGNATURE  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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