**Location:** De Haro Street at Berry Street, King Street and Division Street

**Subject:** Red Zone and Perpendicular Parking

**PROPOSAL / REQUEST:**

- **ESTABLISH – RED ZONE**
  - Berry Street – north side, De Haro Street to 37 feet easterly, (sidewalk widening for 6-foot wide bulb)
  - Division Street – south side, Berry Street to 55 feet westerly, (sidewalk widening for 28-foot wide bulb, removes 1 parking space)

- **RED ZONE** due to sidewalk improvements for the One De Haro Street project

- **ESTABLISH – SIDEWALK WIDENING**

- **ESTABLISH – PERPENDICULAR PARKING**
  - Berry Street – north side, from 37 feet to 117 feet and 212 feet to 433 feet east of De Haro Street

  Formerly establishing perpendicular parking along Berry Street. Existing perpendicular parking has not been legislated

(Supervisor District 10) Westley Myles; Westley.Myles@sfmta.com

**BACKGROUND INFORMATION / COMMENTS**

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**HEARING NOTIFICATION AND PROCESSING NOTES:**

**ENVIRONMENTAL CLEARANCE BY:**

- SFMTA

**CHECK IF PREPARING SEPARATE SFMTA BOARD CALENDAR ITEM FOR PROPOSAL:**
December 1, 2017

RE: Proposed sidewalk changes located at 1 De Haro Street and 11 Division Street, fronting AB 3800 Lots 003 & 004 and AB 3912 Lot 003, respectively

The Office of the City and County Surveyor has received a request from SKS Partners, LLC, on behalf of the One De Haro, LLC, to change the official sidewalk widths along the northern side of Berry Street between De Haro Street (in the west) and 7th Street (in the east) and at the southwesterly corner of the intersection of Division Street and King/De Haro Streets, fronting Assessor’s Block 3800 Lots 003 & 004 and Assessor’s Block 3912 Lot 003. The attached plans show the specific locations.

The proposed sidewalk changes are in conjunction with the proposed 4-story mixed-use PDR and office building. These changes are requested in order to meet the Better Streets Plan requirements and supported by the Street Design Advisory Team (SDAT).

Special notes for the Project:
1. A proposed 12 parking spots will be removed.
2. A proposed new catch basin, light poles, traffic sign pole, tree wells, and curb ramp within the extent of project limits.
3. A lot of existing utility structures or facilities within the extent of project limits will be protected in-place, adjusted to finish grade, and to be removed.
4. A proposed commercial loading zone, red curb color, and new SD & SS lines within the extent of project limits.

For questions regarding the design, please contact Joseph McCue at (510) 724-3388 or joseph.mccue@lukassociates.com.

Please inform us within 30 days, whether or not you have any objections to this proposal or if you need additional time/information for review. In the event that you must refer the documents to a public hearing, or a departmental committee, please notify us with the date and time of the scheduled hearing.

Should you have any objections, please state them in writing and include any pertinent maps or other documentation. If you have no objections, please state so by return letter or email.
Your prompt response to this request is appreciated. If you have any questions, please call or email me at (415) 554-5794 or michael.abella@sfdpw.org.


Thank you very much.

Sincerely,

Michael L. Abella, P.E.
**Myles, Westley**

**From:** Wong, Norman  
**Sent:** Monday, November 25, 2019 8:22 AM  
**To:** Myles, Westley  
**Subject:** FW: Final GPR Approval Letter - Case No. 2015-015010GPR (1 De Haro)  
**Importance:** High

Fire approval

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**From:** Nick Elsner <nick.elsner@arscode.com>  
**Sent:** Tuesday, February 27, 2018 3:12 PM  
**To:** Abella, Michael (DPW) <michael.abella@sfdpw.org>; Wong, Norman <Norman.Wong@sfmta.com>  
**Cc:** Zhou, Andy (DPW) <andy.zhou@sfdpw.org>; John Fisher <jfisher@sksre.com>; Joseph McCue <joseph.mccue@lukassociates.com>; Tony Sanchez-Corea <tony@arscode.com>; Nick Cereghino <nick@arscode.com>; Kyle Thompson <kyle@arscode.com>; Ken Cereghino <ken@arscode.com>  
**Subject:** FW: Final GPR Approval Letter - Case No. 2015-015010GPR (1 De Haro)  
**Importance:** High

Michael:

Please see sign off from SFFD for the proposed bulb-out.

Norman - Based on this sign off, can we please get this scheduled for TASC?

Please let me know if you have any further questions.

Best,

Nick

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**From:** Fedigan, Ketty (FIR) [mailto:ketty.fedigan@sfgov.org]  
**Sent:** Tuesday, February 27, 2018 1:20 PM  
**To:** Nick Elsner <nick.elsner@arscode.com>  
**Cc:** Harold, Kathy (FIR) <kathy.harold@sfgov.org>; Roque, Chris (FIR) <chris.roque@sfgov.org>
Subject: FW: Final GPR Approval Letter - Case No. 2015-015010GPR (1 De Haro)
Importance: High

Hello Nick Elsner,

SFFD does not object to the bulb-out proposals for this project.

Please provide a SFFD review fee of $ 250.00. Contact Chris Roque (chris.roque@sfgov.org) at (415) 575-6929 for fee payment options; inform him to note: “Access review: 1 De Haro” on the receipt and provide me with a copy of the receipt.

Thanks,

Lieutenant, Ketty Fedigan
San Francisco Fire Department
698 Second Street
San Francisco, CA 94107
Main (415) 558-3256
Fax (415) 558-3323
Ketty.fedigan@sfgov.org

From: Nick Elsner [mailto:nick.elsner@arscode.com]
Sent: Tuesday, February 27, 2018 10:48 AM
To: Fedigan, Ketty (FIR) <ketty.fedigan@sfgov.org>
Cc: Wong, Norman (MTA) <Norman.Wong@sfmta.com>; Lam, Samuel (MTA) <Samuel.Lam@sfmta.com>; Abella, Michael (DPW) <michael.abella@sfdpw.org>; Zhou, Andy (DPW) <andy.zhou@sfdpw.org>
Subject: FW: Final GPR Approval Letter - Case No. 2015-015010GPR (1 De Haro)
Importance: High

Hi Ketty:

Attached for your review are the proposed turning templates for the bulb-out proposed at the SW corner of DeHaro & Berry Streets.

Can you please review the attached and let me know if you have any follow-up questions or need any additional information to review this proposed bulb-out.

Best regards,

Nick

ARS
Building Code & Permit Consulting
Notice of Exemption

Approval Date: June 14, 2018
Case No.: 2015-015010ENV
Zoning: PDR-1-G (Production Distribution and Repair-1-General) Use District
58-X Height and Bulk District
Block/Lot: 3800/003 and 004
Lot Size: 43,350 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: John Fisher, One De Haro LLC
415-421-8200
jfisher@sksre.com
Staff Contact: Justin Homer — (415) 575-9023
Justin.horner@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: $64 filing fee

PROJECT DESCRIPTION:

The proposed project involves the merger of the two lots, the demolition of the existing structures, and the construction of a 4-story, 58-foot-tall mixed-use building. The proposed building would include 43,318 square feet of Production, Distribution and Repair (PDR) space, and 86,301 square feet of office space. The proposed building would include 36 Class 1 bicycle spaces and 24 Class 2 bicycle spaces on the ground floor, 10 off-street vehicle parking spaces and two off-street loading zones. The proposed project includes two publically-accessible public open spaces (POPOs) connected to the greenway on the adjacent 888 7th Street parcel: one 1,400 square foot POPOs at the intersection of De Haro Street, King Street, and Division Street, and a second 400 square foot POPOs on Berry Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 14, 2018. The Approval Action for the proposed project was the granting of a Conditional Use Authorization by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-015010ENV.

www.sfplanning.org
Notice of Exemption

CASE NO. 2015-015010ER
552 Berry Street/1 De Haro Street

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under [CHECK ONE]:

  ___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: ______
  X Community Plan Evaluation (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because the project is consistent with the development density established for the project site in the Eastern Neighborhoods Area Plan, and will not result in effects on the environment that are peculiar to the project or the project site that were not previously identified as significant effects in the Programmatic EIR for the Eastern Neighborhoods Area Plan. The project will not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR, nor will the project result in significant effects which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the Eastern Neighborhoods PEIR. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

John Rahaim
Planning Director

[Signature]

for By Lisa Gibson
Environmental Review Officer

8/10/18

cc: John Fisher
State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER:
38 — 03132018 — 030
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
SAN FRANCISCO PLANNING DEPT

COUNTY/STATE AGENCY OF FILING
San Francisco

PROJECT TITLE
ONE DE HARO LLC

PROJECT APPLICANT NAME
SAN FRANCISCO PLANNING DEPT

PROJECT APPLICANT ADDRESS
1650 MISSION ST., STE 400

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

CHECK APPLICABLE FEES:
☐ Environmental Impact Report (EIR) $3,168.00 $ 0.00
☐ Mitigated/Negative Declaration (MND)(ND) $2,280.75 $ 0.00
☐ Certified Regulatory Program document (CRP) $1,077.00 $ 0.00
☐ 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 $ 0.00
☐ County documentary handling fee $ 0.00 $ 66.00
☐ Other $ 0.00 $

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 66.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE
Maribel Jaldon, Deputy County Clerk