



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: August 24, 2016
Case No.: 2014.0926ENV
Project Title: 1270 Mission Street
Zoning: C-3-G (Downtown-General Commercial)
120-X Height and Bulk District
Block/Lot: 3701/020 and 021
Project Sponsor: AGI Avant Inc.
Brian Baker, (415) 775-7005
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This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description: The project site is located on the block bounded by Market Street to the north, Mission Street to the south, Eighth Street to the east, and Ninth Street to the west, within San Francisco's South of Market (SoMa) neighborhood. The proposed project would involve demolition and removal of the existing single-story commercial building and surface parking lot on the approximately 16,200-square-foot (0.37-acre) site and construction of a new 120-foot-tall, 13-story mixed-use residential building containing up to approximately 195 dwelling units and about 2,012 square feet of ground floor retail/restaurant space.

The project sponsor is also considering a potential variant (Variant 1) that would entail construction of a 200-foot-tall, 21-story, 273,684-gross-square-foot (gsf) building that would include up to 299 dwelling units and 2,012 gsf of retail/restaurant uses. Under the proposed project and Variant 1, approximately 76 vehicle parking spaces would be provided, primarily in stackers, including two car-share spaces within a single basement level and the part of the ground floor level. The proposed project and Variant 1 would also include 220 bicycle parking spaces. The proposed project would include one off-street service vehicle loading space in the ground floor parking area, and Variant 1 would provide one 35' x 12' freight loading space and two service vehicle loading spaces in the garage. A new on-street commercial loading zone is proposed along the Mission Street frontage for both the proposed project and Variant 1.

As proposed, the residential entrance and the parking ingress/egress would both be accessible from Laskie Street, an alley that borders the eastern property line with an additional entrance to the bicycle storage area accessible from Mission Street. The proposed project and variant would entail excavation to a depth of approximately 20 feet to accommodate the below-grade parking level and foundation, and a small area of an additional four feet of excavation to accommodate the proposed elevator pit. Total excavation would be up to about 12,000 cubic yards.

The building height for Variant 1 would exceed the allowable height limit for the project site under the existing 120-X Height and Bulk District and, therefore, would require approval of an amendment to the Height and Bulk District Zoning Map. The project sponsor also proposes a Special Use District (SUD) that would increase the requirement for on-site affordable units to 20 percent.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **September 13, 2016**, any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$578 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Lisa M. Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$578.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on September 13, 2016.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(h).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.