



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* February 16, 2011  
*Case No.:* 2004.0891E  
*Project Address:* 899 Valencia Street  
*Zoning:* Valencia Street (Neighborhood Commercial Transit) District  
55-X Height and Bulk District  
*Block/Lot:* Block 3596, Lot 113  
*Lot Size:* 10,925 square feet  
*Staff Contact:* Jeremy D. Battis – 415-575-9022  
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### To Whom It May Concern:

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, containing information about the possible environmental effects of the proposed project. The Preliminary Mitigated Negative Declaration 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 proposed project would demolish the existing service station, now used for surface parking, including a one-story approximately 1,800-square foot (sq ft) service station building, three associated fueling pump structures, a customer fueling area canopy structure, and a business sign structure, and would construct an approximately 50,000-sq ft, five-story, 52 1/3-foot-high residential building containing 18 3-bedroom dwelling units, with 7,100 sq ft of ground-floor retail space. The proposed building would have a below-grade parking garage accessible from 20<sup>th</sup> Street with 14 residential and four retail off-street parking spaces. The project site is within the block bounded by Valencia Street to the west, 19<sup>th</sup> Street to the north, Mission Street to the east, and 20<sup>th</sup> Street to the south in the Mission District neighborhood. The project site, which is within the Mission Alcoholic Beverage Control Special Use District, was recently rezoned as part of the Eastern Neighborhoods Area Plan. The proposed project would require conditional use authorization for development of a parcel exceeding 10,000 sq ft, for a non-residential use in excess of 3,000 sq ft, for residential parking at a ratio of 0.75 spaces per unit, and to allow for permanent conversion of a service station to a new use.

If you would like a copy of the Preliminary Mitigated Negative Declaration and have access to the internet, please visit <http://sfplanning.org/mea>. To request a printed copy or should you have questions concerning environmental review of the proposed project, contact **Jeremy Battis** of the Planning Department Major Environmental Analysis section at (415) 575-9022.

Within 20 calendar days following publication of the Preliminary Mitigated Negative Declaration (i.e., by close of business on **March 7, 2011**), any person may:

- 1) Review the Preliminary Mitigated Negative Declaration as an informational item and take no action.
- 2) Make recommendations for amending the text of the document. The text of the Preliminary Mitigated Negative Declaration may be amended to clarify or correct statements and/or expanded to include additional relevant issues or cover issues in greater depth. One may recommend amending the text without the appeal described below. -OR-