



SAN FRANCISCO PLANNING DEPARTMENT

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

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Date: November 21, 2012
Case No.: **2005.0694E**
Project Title: 2550-2558 Mission Street Project
Zoning: Mission Neighborhood Commercial Transit (Mission NCT) Use District
85-X Height and Bulk District
Block/Lot: 3616/007
Project Sponsor: Dean Givas, Oyster Development Corp.
Staff Contact: Rachel Schuett – (415) 575-9030
Rachel.Schuett@sfgov.org

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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 (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 primary project components include: rehabilitation of the New Mission Theater (2550 Mission Street) as a dining and entertainment (live theater) venue and construction of a mixed-use residential building (2558 Mission Street) containing 114 for-sale market-rate units and 14,750 square feet of ground floor commercial space. The proposed project also includes the dedication of a separate parcel of land at 1296 Shotwell Street (to the Mayor's Office of Housing) in fulfillment of the residential inclusionary housing requirement associated with the new mixed-use residential building. Subdivision of the primary project site into two parcels is also a project component. As a project variant, the New Mission Theater would be rehabilitated as a multiple screen movie house (with the residential component developed as proposed under the primary project). As a separate project variant, the project sponsor would fund and partially implement streetscape improvements on the Bartlett Street right-of-way adjacent to the project site as a way to satisfy the Eastern Neighborhoods Impact Fee Program. Improvements to Bartlett Street would ultimately convert it to a "living street" model designed to be shared by pedestrians, bicyclists, and low speed motor vehicles, and would be consistent with the City's Better Streets Policy.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://tinyurl.com/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 **December 11, 2012**), 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 \$521 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: Bill Wycko, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$521.00 payable to the San Francisco Planning Department, and must be received by**

5:00 p.m. on December 11, 2012. 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.

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.



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