



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: December 14, 2011
Case No.: 2008.0538E
Project Title: 1490 Ocean Avenue (aka 1446 Ocean Avenue)
Zoning: Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District
45-X Height and Bulk District
Block/Lot: 3197/010
Project Sponsor: Gina Sineitti, (415) 586-0265
Staff Contact: Andrea Contreras – (415) 575-9044
andrea.contreras@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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.

The PMND is available to view or download from the Planning Department's Environmental Review Cases webpage (<http://tinyurl.com/meacases>). Paper copies are also available at the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Project Description: The project site is located at 1490 Ocean Avenue (aka 1446 Ocean Avenue) on a corner lot bounded by Miramar Avenue to the west, Southwood Drive to the north, Granada Avenue to the east, and Ocean Avenue to the south between the Ocean View neighborhood and West of Twin Peaks area of San Francisco. The approximately 10,200 square-foot (sf) project site is currently occupied by an operating gasoline station and 14-foot-tall, 1,600 sf service station building. The project sponsor proposes demolition of the existing structure on the lot, the removal of three underground storage tanks, and the construction of a four-story building with 15 residential units on the second through fourth floors, ground-floor retail, and a ground-floor parking garage. The parking garage would contain 15 off-street vehicle parking spaces (one per dwelling unit) accessible from Miramar Avenue. The residential use would occupy approximately 12,800 sf of area, and the retail space would occupy about 4,410 sf of area. The project site is located within the Ocean Avenue Neighborhood Commercial Transit (NCT) zoning district and a 45-X Height and Bulk district. The project would require Conditional Use authorization for conversion of a gasoline service station and for commercial use greater than 4,000 sf (*Planning Code* Sections 228.3 and 737.21). The project would be subject to approval of demolition and construction permits to remove the on-site gas station and construct the new building.

If you would like a copy of the Preliminary Mitigated Negative Declaration or 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 Preliminary Mitigated Negative Declaration (i.e., by close of business on January 3, 2012) 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-
- 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 check for \$500 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 \$500.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on January 3, 2012.** The appeal letter and check may also be presented in person at the Planning Information Counter on the first floor at 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 Preliminary Mitigated Negative Declaration.

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.