



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: August 17, 2011
Case No.: 2009.0156E
Project Address: 89 Belgrave Avenue
BPA Nos.: 201012156740, 201103292995
Zoning: RH-1(D) (Residential House, One-Family (Detached Dwelling)) District
40-X Height and Bulk District
Block/Lot: Block 2688, Lot 072
Lot Size: 7,500 square feet
Staff Contact: Jeremy D. Battis – 415-575-9022
Jeremy.battis@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.

Project Description. The proposed project would include 1) subdivision of an existing 7,500-square foot parcel into two lots, resulting in an approximately 4,200-sq ft lot with 42 feet of frontage along Belgrave Avenue containing an existing single-family residence, and a second undeveloped approximately 3,300-sq ft parcel with 33 feet of frontage along Belgrave Avenue to the west of the existing building; 2) enlarging an existing 2,270-sq ft residence by approximately 2,000 sq ft, resulting in an approximately 4,210-sq ft, approximately 37-foot-high building with two off-street parking spaces; and 3) construction of a new approximately 3,971-sq ft, 37-foot-high three-story-over two-car garage single-family residence. The project site is within the block bounded by Belgrave Avenue to the north, Bigler Avenue to the east, Clarendon Avenue to the south, and Stanyan Street to the west in the Haight-Ashbury neighborhood. The proposed project would require a variance from the minimum lot area requirements.

If you would like a copy of the Preliminary Mitigated Negative Declaration and have access to the internet, please visit <http://www.sf-planning.org/index.aspx?page=1828>. To request a printed copy or should you have questions concerning environmental review of the proposed project, contact **Jeremy Battis** of the Planning Department Environmental Planning section at **415 575-9022**.

Within 30 calendar days following publication of the Preliminary Mitigated Negative Declaration (i.e., by close of business on **September 15, 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-



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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 \$500.00 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 September 15, 2011.** 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 30 days from the date of publication of the Preliminary Mitigated Negative Declaration.

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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.