



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* August 8, 2012  
*Case No.:* 2011.0277E  
*Project Title:* 2700-2750 Jackson Street/ Town School for Boys  
*Zoning:* RH-2 (Residential House District, Two Family)  
40-X Height and Bulk District  
*Block/Lot:* 0978/018  
*Project Sponsor:* Mary Murphy, Gibson, Dunn & Crutcher LLP representing  
Town School for Boys, (415) 393-8257  
*Staff Contact:* Chelsea Fordham – (415) 575-9071  
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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 proposed project would include a phased addition to the Town School for Boys of 19,460 square-feet (sf) to increase the overall size of the school from 54,540 sf to 74,000 sf. The existing building ranges in height from 37'-6" to 51' feet and occupies the entirety of the lot at the northwest corner of Jackson and Scott Streets, in the Pacific Heights neighborhood. The proposed project would be constructed in two phases: the Core Modernization/Expansion Phase and the Glazing Efficiency Upgrade. The Core Modernization/Expansion Phase would include: 1) demolition and construction of a new academic core; 2) excavation for multi-purpose room and classrooms; 3) classroom modernization; and 4) restroom renovations and accessibility upgrades. This would involve excavation of a 14,492 sf area below the existing first floor to a depth of 30 feet below grade, and construction of a 3,767 sf three-story, 40-foot tall, horizontal addition at the western portion of the building, for a total increase of 18,259 sf of floor area. In addition, the height at the proposed addition would increase from 37'-6" to 40' and the proposed elevator shaft at the northeast corner of the school would reach 55'. The Glazing Efficiency Upgrade Phase would include an energy efficiency upgrade to the glazing (glass part of the window) at the east and west wings along Jackson and Scott Streets. Glazing on Jackson Street would be relocated within the footprint of the existing building to expand the classrooms. The Glazing Efficiency Upgrade Phase would result in a horizontal addition of 1,201 sf. The proposed project would not increase the current enrollment from the existing 400 students. The Core Modernization/Expansion Phase is proposed to be constructed in 2013-2014 over a 14 month

period. The Glazing Efficiency Upgrade would occur as a future phase sometime between 2018 – 2021 and would be constructed over a three month period.

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 **August 28, 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 \$510 check payable to the San Francisco Planning Department.<sup>1</sup> 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 \$510.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on [date].** 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.

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<sup>1</sup> 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.