



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* April 15, 2015  
*Case No.:* 2012.0086E  
*Project Title:* 101 Hyde Street  
*Zoning:* C-3-G (Downtown-General Commercial)  
80-X Height and Bulk District  
*Block/Lot:* 0346/003A  
*Project Sponsor:* Costa Brown Architecture Inc.  
Albert Costa, (415) 986-0101  
*Staff Contact:* Christopher Espiritu – (415) 575-9022 (*corrected*)  
[christopher.espiritu@sfgov.org](mailto:christopher.espiritu@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 proposed project would include the demolition of a single-story, 20-foot-tall, approximately 7,500-square-foot, commercial building. The existing building was constructed in 1960 and is currently used as a United States Postal Service facility. Under the proposed project, an eight-story, 80-foot-tall, mixed-use building with 85 dwelling units and approximately 4,923 square feet of ground-floor retail space with frontages on both Hyde Street and Golden Gate Avenue would be constructed. The project would include one below-grade level of parking that would accommodate 15 off-street vehicle parking spaces (including one car share space and two handicapped-accessible spaces) and 96 bicycle parking spaces (including 10 bike racks on the sidewalk), which would be accessible from an existing curb cut on Golden Gate Avenue. The project site is a corner lot bounded by Turk Street to the north, Golden Gate Avenue to the south, Hyde Street to the east, Larkin Street to the west, and within San Francisco's Downtown/Civic Center neighborhood. The project site is located adjacent to the Uptown Tenderloin Historic District, which is listed on the National Register of Historic Places.

The project would require a Downtown Project Authorization, pursuant to *Planning Code* Section 309, from the Planning Commission, along with an exception from the provisions of *Planning Code* Section 134(e) governing the configuration of rear yards. The project would require approval from the Department of Public Health of an Enhanced Ventilation Proposal, pursuant to Article 38 of the *Health Code*, and of a Work Plan for Soil Characterization and, potentially, a Site Mitigation Plan, pursuant to Article 22A of the *Health Code*. The project would require demolition and building permits from the Department of Building Inspection, and may also require a permit to remove street trees, a street use permit, and a condominium (subdivision) map from the Department of Public Works; approval for sewer connections and of a stormwater control plan from the Public Utilities Commission; and, from the Municipal Transportation Agency, a special traffic permit and approval of sidewalk bicycle racks.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/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 **May 11, 2015**), 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 \$547 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: Sarah B. Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$547.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on May 11, 2015.** 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. In addition, in the absence of an appeal to the Planning Commission, there may be no further appeal rights to the Board of Supervisors.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

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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.