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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	August 15, 2012
Case No.:	**2012.0110E**
Project Address:	**2175 Market Street**
Zoning:	Upper Market Neighborhood Commercial Transit Zoning District 40-X/60/65-X Height and Bulk District
Block/Lot:	3543/011
Lot Size:	18,425 square feet
Plan Area:	Market and Octavia Neighborhood Plan
Project Sponsor:	Katie O'Brien, Forest City, (415) 593-4225
Staff Contact:	Don Lewis, (415) 575-9095 don.lewis@sfgov.org

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 project also qualified for an exemption from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15183.

Project Description: The project site is located on the southeast corner of Market and 15th Streets in the Castro/Upper Market neighborhood. The project sponsor proposes the demolition of an existing gasoline station that includes a one-story, approximately 1,487-square-foot service building, canopies and gasoline pumps, and the construction of an approximately 104,413-square-foot, mixed-use development containing 88 dwelling units and approximately 6,286 square feet of ground-floor retail space. The residential use (54 one-bedroom units and 34 two-bedroom units) would be approximately 74,838 square feet in size. The proposed development would consist of two separate buildings connected by a shared podium: a 65-foot-tall, six-story building spanning the northwest side of the lot, fronting on Market Street (the "primary building"), and a 40-foot-tall, three-story building at the southeast corner of the lot, fronting on 15th Street (the "secondary building"). The two buildings would be separated by a narrow courtyard accessible from 15th Street. The primary building would have three or four retail spaces on the ground floor with storefronts facing Market Street with residential units located on the ground floor facing the courtyard and on the five floors above. The primary building would be topped by a roof deck and garden. The secondary building would include three floors of residential units. The proposed development would include 44 off-street parking spaces to be provided in an underground parking garage accessed from 15th Street. Both buildings and the courtyard would sit above the subterranean garage. Pedestrian access would be from Market Street and 15th Street. The project would provide 3,270 square feet of common usable open space at the podium-level courtyard and 3,830 square feet at the roof deck, for a total of approximately 7,100 square

feet of common open space. The proposed project also includes the removal of four underground storage tanks. The proposed project would require conditional use authorization from the Planning Commission and variances from the Zoning Administrator. The project site is located within the Market and Octavia Area Plan.

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. In addition, copies of the Preliminary Mitigated Negative Declaration are available at 1660 Mission Street, 1st floor at the Public Information Counter.

Within 20 calendar days following publication of the Preliminary Mitigated Negative Declaration (i.e., by close of business on **September 4, 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 $510 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 $510.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on September 4, 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.