



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: October 3, 2012
Case No.: 2012.0370E
Project Title: 1127 Market Street/ Strand Theater
Zoning: C-3-G (Downtown General Commercial)
120-X Height and Bulk District
Block/Lot: 3702/046
Lot Size: 8,250 square feet
Project Sponsor: Suzanne Brown, Equity Community Builders, LLC representing
American Conservatory Theater, (510)848-2455
Lead Agency: San Francisco Planning Department
Staff Contact: Heidi Kline – (415) 575-9043
Heidi.Kline@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 (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 involves the renovation and conversion of the existing movie theater into a 299-seat live performance theater for the American Conservatory Theater (ACT) with support spaces and ground-floor café. An additional 8,863 square feet (sf) of floor area would be added to the existing building by expanding the basement and upper floors. Minor changes to the building exterior are also planned.

The 8,250 sf project site is on the south side of Market Street midblock between Seventh and Eighth streets in the Mid-Market neighborhood. The site is zoned Downtown General Commercial (C-G-3) and is in the 120-X height and bulk district.

The project requires neighborhood notification pursuant to San Francisco Planning Code (Planning Code) Section 221.1 to convert an existing movie theater to a live performance. A Place of Entertainment permit would be required from the Entertainment Commission to operate a live performance theater. An Encroachment permit from the Division of Street Use and Mapping, within the Department of Public Works (DPW), would need to be approved to construct the awning and any changes to the basement areas within the public right-of-way. Department of Parking and Traffic, within the Municipal Transit Authority, would need to approve permits for work within the public right-of-way on Market and Stevenson streets.

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 October 23, 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 that specifies the grounds for such appeal, accompanied by a \$521 check 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 \$521.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on October 23, 2012.** 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.

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.