



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: July 9, 2014
Case No.: 2012.0678E
Project Title: Mason and Turk Residential Mixed-Use Project
Zoning: C-3-G (Downtown General Commercial) Use District
120-X Height and Bulk District
Block/Lot: 0340/002, 005, and 006
Project Sponsor: John Kevlin – (415) 567-9000
Reuben, Junius & Rose
Staff Contact: Wade Wietgreffe – (415) 575-9050
wade.wietgreffe@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 project site at 19 – 25 Mason Street and Turk Street (no address listed) is located in the Downtown/Civic Center neighborhood and Uptown Tenderloin National Register Historic District. The 14,220-square-foot (sf) project site is within the block bounded by Eddy Street to the north, Mason Street to the east, Turk Street to the south, and Taylor Street to the west. The L-shaped project site is adjacent to the Hotel Metropolis and fronts both Mason Street and Turk Street and is one block north of Market Street and one block west of the Powell Street Muni/BART station. The project site is currently used as a fenced-in surface parking lot for 54 vehicles, serving the adjacent Hotel Metropolis. The proposed project would include removal of the existing surface parking lot, merger of the three parcels, and construction of a new 12-story, 120-foot-tall (131-to-140-foot tall with above-roof structures), 142,920 sf building. The new building would include 109 dwelling units at the second through twelfth floors, separate ground-floor retail spaces along both street frontages (2,400 sf), and at- and below-grade parking for 55 vehicles, one car-share space, 120 bicycles, and two service vehicles. The dwelling unit mix would be 65 one bedroom, and 44 two-bedroom units. The Hotel Metropolis would not be altered as part of the proposed project and would remain as a hotel use.

The proposed project would be subject to Downtown Project Authorization (Section 309 of the Planning Code) review process because the project site is located within a C-3 district, including exceptions for rear yard, ground-level wind currents, and accessory off-street parking. The Downtown Project Authorization is identified as the Approval Action for the whole of the proposed project. In addition, the

proposed project would seek a variance for exposure (Section 140 of the Planning Code) and a Transfer of Development Rights to increase permitted floor area ratio from 6.0 to 1 to 7.9 to 1.0.

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 **July 29, 2014**) 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 \$534 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: Sarah B. Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$534 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on July 29, 2014.** 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.

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.

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.