



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* May 31, 2017  
*Case No.:* 2012.1410E  
*Project Title:* 77-85 Federal Street  
*Zoning:* MUO (Mixed Use-Office) District  
65-X Height and Bulk District  
*Block/Lot:* 3774/444  
*Project Sponsor:* Adam Franch, 77 Federal Street LLC  
(415) 988-1080, [adam@aralonproperties.com](mailto:adam@aralonproperties.com)  
*Staff Contact:* Jeanie Poling, (415) 575-9072  
[jeanie.poling@sfgov.org](mailto:jeanie.poling@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

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 community plan preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The community plan PMND documents the determination of the Planning Department that the proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Area Plans; the project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods Rezoning and Area Plans Environmental Impact Report (Eastern Neighborhoods EIR) to mitigate project-related significant effects; and, although the proposed project could have a significant effect on the environment not previously identified in the Eastern Neighborhoods EIR, there will not be a significant effect in this case because the project sponsor has agreed to implement a mitigation measure that will reduce the impact to a less-than-significant level. Preparation of a community plan 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 is located on the block bounded by 2<sup>nd</sup>, Bryant, Delancey, and Brannan Streets in the South of Market neighborhood. With frontages on two dead end alleys accessed from 2<sup>nd</sup> Street (106-foot frontage along Federal Street and 86-foot frontage along De Boom Street), the project site is occupied by two two-story office buildings constructed in 1948, approximately 30 feet in height, totaling 17,116 square feet (sf) and surface parking for 18 vehicles.

The project would demolish the two existing two-story buildings containing 17,116 sf of office use and construct a five-story-over-basement, approximately 77,000 sf building containing approximately 50,000 sf of office use on floors 2-5; approximately 23,000 sf of retail use proposed to be a fitness center on the ground and basement levels; ground-floor parking for 124 bicycles; and below-grade parking for 26 vehicles in vehicle stacker pits. Two service loading spaces would be provided in the basement parking area.

An approximately 20-foot-long curb cut along De Boom Street would be removed and replaced with a 14-foot-wide curb along De Boom Street that would provide vehicle access to the below-grade garage. The

proposed project would include eleven new street trees along the street frontages of the project site. The roof level would be 65 feet in height. An elevator penthouse would extend 4 feet, 11 inches above the roof, and a stair penthouse would extend 6 feet, 2 inches above the roof. Publicly accessible open space would be provided in a 939 sf roof deck on the fourth floor.

The project would be constructed on spread footings or a mat foundation. Construction is expected to last approximately 16 months and would include approximately four months of excavation using heavy equipment. The project would involve approximately 6,300 cubic yards of excavation to a depth of 19 feet below ground surface. No pile driving would be required or is proposed.

The proposed project is subject to large project authorization and office allocation approval by the Planning Commission, pursuant to Sections 329 and 321 of the Planning Code. The large project authorization would constitute the approval action for the proposed project pursuant to Section 31.04(h) of the San Francisco Administrative Code.

The community plan PMND is available to view or download from the Planning Department's EIRs and Negative Declarations 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 community plan PMND (i.e., by 5:00 p.m. on **June 13, 2017**, any person may:

- 1) Review the community plan PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the community plan 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 \$578 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: Lisa M. Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or by email to [lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org). **The letter must be accompanied by a check in the amount of \$578.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on June 13, 2017.** 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.

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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.

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 community plan PMND. If the community plan PMND is appealed, the final mitigated negative declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(h).

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.