



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* September 30, 2015  
*Case No.:* 2013.0341E  
*Project Title:* 2293-2299 Powell Street/309-311 Bay Street  
*Zoning/Plan Area:* C-2 (Community Business) Use District  
Waterfront Special Use District No. 2  
Telegraph Hill-North Beach Residential Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 0041/001 and 034  
*Lot Size:* 6,820 square feet  
*Project Sponsor:* Trusts for Children of Henry Wong  
c/o Daniel Frattin – Reuben, Junius & Rose  
(415) 567-9000, [dfrattin@reubenlaw.com](mailto:dfrattin@reubenlaw.com)  
*Staff Contact:* Michael Li  
(415) 575-9107, [michael.j.li@sfgov.org](mailto:michael.j.li@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 project site, which is on the southwest corner of Powell and Bay streets in San Francisco's North Beach neighborhood, consists of two adjacent parcels: Assessor's Block 0041, Lots 001 and 034. Lot 001 is occupied by a one- and two-story commercial building that has been vacant since 2012; the previous tenants were an office use on the second floor and a restaurant on the ground floor. Lot 034 is occupied by a two-story building that has been vacant since 2012; this building previously contained uses that were accessory to the restaurant that formerly occupied Lot 001.

The proposed project consists of merging the two existing lots into a single 6,820-square-foot lot, demolishing the existing buildings, and constructing a four-story, 39-foot-tall, approximately 28,490-gross-square-foot (gsf) building containing 17 dwelling units, approximately 5,070 gsf of commercial space, and 17 parking spaces. The dwelling units would be on the second through fourth floors, and the commercial space would be on the ground floor. A restaurant is proposed for the ground-floor commercial space. The parking garage would be in the basement, and a ramp would lead up to street level. A garage door, a new driveway, and a new curb cut would be provided on Powell Street. A total of 26 bicycle parking spaces would be provided; 18 Class 1 spaces would be provided in the basement

and on the ground floor of the building, and eight Class 2 spaces would be provided on the Bay Street sidewalk adjacent to the project site. Usable open space for the residents of the proposed project would be provided in the form of private and common roof decks at the second floor.

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) 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 20, 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 check in the amount of \$562.00 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 \$562.00 payable to the San Francisco Planning Department and must be received by 5:00 p.m. on October 20, 2015.** The appeal letter and check may also be presented in person at the PIC on the ground 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 Planning Commission or the Planning 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 Planning 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.