



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: October 21, 2015
Case No.: **2013.1757E**
Project Title: **240-290 Pacific Avenue / 720 Battery Street**
Zoning: C-2 (Community Business) Zoning District
Washington-Broadway Special Use District (SUD)
84-E Height and Bulk District
Block/Lot: 0166/003, 004, & 006
Project Sponsor: Grosvenor USA Limited
Amelia Staveley – (415) 268-4068
Staff Contact: Christopher Espiritu – (415) 575-9022
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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 is located within the Financial District neighborhood and consists of three adjacent lots (Assessor's Block 0166, Lot 003, 004 and 006) with frontages along Pacific Avenue and Battery Street. The combined parcels are approximately 11,700 square feet (sq ft) with approximately 108 feet of frontage along Pacific Avenue and 40 feet of frontage along Battery Street. Currently, Lots 003 and 006 are vacant and used as surface parking lots with no permanent structures. Lot 004 (290 Pacific Avenue) contains an existing single-story, 15-foot-tall, approximately 1,300-square-foot commercial building fronting Pacific Avenue. The existing building was constructed in 1911 and is currently vacant, but was formerly used as a restaurant. The proposed project would include the demolition of the existing building on-site and include the construction of a new seven-story, 84-foot-tall (with an additional 12 feet for rooftop mechanical equipment), mixed-use building. The proposed building would include 33 dwelling units and approximately 2,009 square feet (sq ft) for ground floor commercial space. The project would require excavation to approximately 15 feet below ground surface for a basement level and foundation installation. The project would include parking within an at-grade and a basement-level garage that would accommodate 36 off-street vehicle stacker parking spaces (including one ADA-accessible space) and 54 bicycle parking spaces (50 Class I and 4 Class II bicycle parking spaces), which would be accessible from an existing curb cut on Pacific Avenue. The project site is located on the block bounded by Broadway to the north, Pacific Avenue to the south, Front Street to the east, Battery Street to the west, and adjacent to two Landmark Historic Districts (Northeast Waterfront and Jackson Square).

The project sponsor would be required to obtain a Conditional Use Authorization from the Planning Commission per *Planning Code* Sections 270 and 271 for granting exceptions to the bulk requirements on the sixth and seventh floors of the proposed building. While the project would require multiple approvals

from the City, the approval of the Conditional Use Authorization by the San Francisco Planning Commission is the Approval Action for the proposed project for the purposes of a CEQA appeal.

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 **June 3, 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 \$547 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 \$547.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on November 10, 2015.** 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. If the 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). 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 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.