



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: June 14, 2017
Case No.: 2014-002849ENV
Project Title: 1196 Columbus Avenue
Zoning/Plan Area: C-2 (Community Business) District
Telegraph Hill-North Beach Residential Special Use District
40-X Height and Bulk District
Block/Lot: 0043/007
Project Sponsor: 1196 Hotel, LLC
c/o Mark Loper – Reuben, Junius & Rose
(415) 567-9000, mloper@reubenlaw.com
Staff Contact: Christopher Espiritu
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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, which is in San Francisco's North Beach neighborhood, has frontages on the northeast side of Columbus Avenue, the east side of Jones Street, and the south side of Bay Street. The project site is occupied by a one-story, 22-foot-tall retail building that is occupied by a bicycle rental business. Prior to 2015, the building had been vacant since approximately 2006. There are no existing curb cuts or driveways on the project site.

The proposed project consists of the demolition of the existing building and the construction of a four-story, 40-foot-tall building containing 75 tourist hotel rooms and a 2,209-gross-square-foot bar and lounge. There would be a 12-foot-tall elevator penthouse and a nine-foot-tall stair penthouse on the roof of the building; the tallest point of the building would be approximately 52 feet above grade. No automobile parking spaces would be provided. A total of 12 bicycle parking spaces would be provided; six Class 1 spaces would be provided in a storage room in the basement, and six Class 2 spaces would be provided on the Jones Street sidewalk, adjacent to the project site. The proposed building would include a roof terrace for the hotel guests.

Construction of the proposed project would take about 18 months. The proposed project would be supported by a spread footing foundation; pile driving would not be required. Construction of the proposed project would require excavation to a depth of about 14 feet below ground surface and the removal of about 1,200 cubic yards of soil.

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Revised 3/19/15

The project would require a Conditional Use Authorization from the Planning Commission per *Planning Code* Sections 210.1 and 303, which would allow hotel uses within the C-2 (Community Business) zoning district. 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 Approval Action date would establish the start of the 30-day appeal period for appeal of the Final Mitigated Negative Declaration to the Board of Supervisors pursuant to Section 31.04(h) of the San Francisco Administrative Code.

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 5, 2017**, 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 \$578 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: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to 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 July 5, 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.

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).

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.