



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: November 4, 2015
Case No.: 2015-011574ENV
Project Title: 838 Pacific Avenue
Zoning/Plan Area: RM-4 (Residential, Mixed, High Density) Use District
65-N Height and Bulk District
Block/Lot: 0160/030
Lot Size: 49,975 square feet
Project Sponsor: Kim Piechota – Chinatown Community Development Center
c/o Jim Fagler – Gelfand Partners Architects
(415) 346-4040, jim@gelfand-partners.com
Staff Contact: Michael Li
(415) 575-9107, michael.j.li@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, which is in San Francisco's Chinatown neighborhood, is an L-shaped lot that fronts on three streets: Broadway on the north, Pacific Avenue on the south, and Cordelia Street on the east. The northern, eastern, and southern portions of the project site are occupied by a 12-story building containing 200 dwelling units and supporting accessory uses (offices, laundry room, community room, computer room, and youth center). Most of the western portion of the project site consists of paved open space that includes benches, landscaping, a basketball court, and a children's play structure. There is a small surface parking area with three parking spaces near the southeast corner of the project site. The parking spaces are accessed from Cordelia Street. There is an existing cogeneration plant on the ground level near the center of the property (adjacent to the west wall of the existing building).

The proposed project consists of tenant improvements to the existing dwelling units and supporting accessory uses, upgrades to building and life safety systems, and structural upgrades to the existing building. The structural upgrades include the installation of new three-foot-deep footings to support new shear walls, the installation of about 156 new micropiles, and the installation of a small footing for a new enclosure around the existing cogeneration plant. There would be no change in the height of the existing building, the number of dwelling units, or the number of parking spaces.

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 **November 24, 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.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 \$562.00 payable to the San Francisco Planning Department and must be received by 5:00 p.m. on November 24, 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.

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.