



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: February 28, 2018
Case No.: 2016-002728ENV
Project Title: 2525 Van Ness Avenue
Zoning: RC-3 (Residential-Commercial, Medium Density) Use District
65-A Height and Bulk District
Block/Lot: 0527/004
Lot Size: 11,025 square feet
Project Sponsor: Tuija Catalano, Reuben, Junius & Rose, LLP
(415) 567-9000
Lead Agency: San Francisco Planning Department
Staff Contact: Don Lewis – (415) 575-9168
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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 on the west side of Van Ness Avenue between Filbert and Union streets in the Marina neighborhood. The project site is occupied by an approximately 24-foot-tall, two-story, 9,980-square-foot commercial building (constructed in circa 1955) with 10 off-street parking spaces. The existing building is currently occupied by a laundromat and phone repair shop on the first floor and office space on the second floor. The proposed project would involve the demolition of the existing building and the construction of a seven-story-over-basement, 65-foot-tall (75-foot-tall with elevator penthouse) mixed-use building approximately 62,450 gross square feet in size. The proposed building would consist of 28 residential units and 1,310 square feet of commercial use on the ground floor. The proposed project would include one-bedroom and two-bedroom units. The basement level, which would include 14 vehicle parking spaces and 28 class I bicycle spaces, would be accessible via a new 12-foot curb cut on Van Ness Avenue that would be relocated approximately 12 feet south from the existing curb cut. The project would install three class II bicycle spaces on the sidewalk in front of the project site. The proposed project includes a 2,320-square-foot common open space at the roof-top level and 3,360 square feet of private open space. The project would provide an approximately 2,640-square-foot living roof. The project would plant one new street tree and would retain the two existing street trees in front of the project site. The project sponsor would apply for a yellow curb commercial parking space to be added just north of the property line along southbound Van Ness Avenue through San Francisco Municipal Transportation Agency (SFMTA). During the approximately 15-month construction period, the proposed project would require up to approximately 14 feet of excavation below ground surface for the

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proposed basement level, resulting in approximately 5,300 cubic yards of soil disturbance. The proposed building would be supported on a conventional spread footing foundation. Impact piling driving is not proposed or required. The proposed project would require Conditional Use Authorization from the Planning Commission for construction of a building greater than 50 feet tall in an RC zoning district.

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 **March 20, 2018**, 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 \$597 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 \$597.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on March 20, 2018.** 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.