



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* February 28, 2018  
*Case No.:* 2015.012729ENV  
*Project Title:* 600 Van Ness Avenue  
*Zoning:* RC-4 [Residential-Commercial-High Density] Use District  
NC-3 [Neighborhood Commercial, Moderate Scale] Use District  
Van Ness Avenue Special Use District  
130-V Height and Bulk District  
130-E Height and Bulk District  
*Block/Lot:* 0763/006, 007, 008, 009  
*Lot Size:* 22,980 square feet  
*Project Sponsor:* John Kevlin, Reuben, Junius, and Rose LLP  
415-567-9000  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Justin Horner – (415) 575-9023  
Justin.horner@sfgov.org

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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 proposed project would construct an 185,739-square-foot thirteen-story-over-basement mixed-use residential building. The proposed project would be 129-feet-8-inches-tall (138 feet 8 inches tall with elevator penthouse and equipment) along its Van Ness and Golden Gate Avenue frontages, and would step down to 81 feet tall in the eastern portion of the project site along Golden Gate Avenue. Along Elm Street, the tallest portion of the building would step down to a height of 51 feet along Van Ness Avenue and to a height of 22 feet along the eastern portion of the project site. The proposed new building would include approximately 156,598 square feet of residential uses, 168 dwelling units, 6,241 square feet of ground floor commercial, and 22,900 square feet of parking (see Figures 2 and 4, Proposed Site Plan and Proposed Ground Floor). The proposed project would include up to 102 off-street parking spaces and one off-street freight loading space at the basement level accessed via an 18 foot wide curb cut on Golden Gate Avenue. The proposed project would include 169 Class 1 bicycle parking spaces on the ground floor, and 14 Class 2 bicycle parking spaces at two locations along Golden Gate Avenue. The proposed project would construct a corner bulb-out at Van Ness and Golden Gate avenues. The proposed project would plant 16 street trees along the project site's Elm Street frontage and 10 street trees along the project's Golden Gate Avenue frontage. The proposed project would include a back-up diesel generator no larger than 500 kilowatt, with an 8 hour day tank, on the roof. During the approximately 24-

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month construction period, the proposed project would require up to twenty-two feet of excavation below ground surface for the proposed basement garage and foundation work, resulting in approximately 17,800 cubic yards of soil disturbance. The proposed building would be supported on a mat slab foundation. The proposed project requires a Condition Use Authorization from the City Planning Commission and approvals by other local and regional agencies.

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.<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: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [lisa.gibson@sfgov.org](mailto: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.

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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.