



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: November 8, 2017
Case No.: 2014.1058E
Project Title: **6424 Third Street/1088 Key Avenue**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Use District
40-X Height and Bulk District
Block/Lot: 5470/002
Lot Size: 10,206 square feet
Project Sponsor: Victor Quan, Antrea Investments and Trading, LLC
(415) 531-8311
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 at the northwest corner of Third Street and Key Avenue in the Bayview neighborhood. The project site is occupied by a vacant approximately 15-foot-tall, one-story, 3,600-square-foot, commercial building (constructed in 1976), formerly used as a mortuary (“Dan Scales Funeral Services”). The proposed project would involve the demolition of the existing building and the construction of a 40-foot-tall (50-foot-tall with elevator penthouse), four-story, mixed-use building approximately 28,660 square feet in size. The proposed building would consist of 17 residential units and 3,000 square feet of commercial use on the ground floor. The proposed project would include 17 off-street vehicle parking spaces at the ground floor accessed via Key Avenue. The proposed project would include 17 Class I bicycle parking spaces at the ground floor and four Class II bicycle spaces would be located on the sidewalk in front of the project site (two on Key Avenue and two on Third Street). The two approximately 21-foot-wide existing curb cuts on Key Avenue and the 12-foot-wide curb cut on Third Street would be removed and standard sidewalk and curb dimensions restored. A new 10-foot-wide curb cut would be created on Key Avenue. The proposed project would install a corner bulb-out in front of the project site. The proposed project would remove four trees from the project site and would plant four street trees along the project site’s Key Avenue frontage. The proposed project includes a 1,890-square-foot common open space at the second floor, and three of the proposed units would each include a private patio ranging from 110 to 200 square feet in size. During the approximately 12-month construction period, the proposed project would require up to four feet of excavation below ground

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surface for the proposed foundation work, resulting in approximately 100 cubic yards of soil disturbance. The proposed building would be supported on a conventional spread footing foundation with a mat slab. The proposed project would require Conditional Use Authorization from the Planning Commission for construction of a building on a lot greater than 10,000 square feet.

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 **November 28, 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 \$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 November 28, 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.