



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: January 31, 2018
Case No.: 2015-000058ENV
Project Title: 2500 - 2698 Turk Street & 222 Stanyan Street
University of San Francisco
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 1107/008 and 1144/001B
Project Sponsor: Elizabeth Miles, University of San Francisco
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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 includes four components: a new student residence hall, renovations to the dining hall/facilities, replacement of the recycling and waste facility, and relocation of the Reserve Officer's Training Corps (ROTC) program. The recycling and waste facility and ROTC program are currently located on the proposed housing site. Each of the components are discussed below.

The proposed student residence hall project would demolish the existing Underhill Building, located on the University of San Francisco (USF) Upper Campus, and construct two new buildings up to 40 feet-tall with 155 dwelling units providing a total of 606 beds (600 beds for students and six beds for resident ministers and resident staff), as well as community common spaces for students and academic program space. The student residence hall would serve the existing student population and would not increase the student population of USF. The student residence hall buildings would total approximately 234,450 square feet, not including the 73,846 square-foot below-ground garage area. The below-ground garage would contain 156 vehicle parking spaces and 171 *class 1* bicycle parking spaces, resulting in an

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Revised 3/19/15

increase of 78 net new vehicle parking spaces.¹ The buildings would front Turk Street with vehicular and pedestrian access provided primarily via the Lone Mountain Main Drive.

The proposed renovations to the existing dining hall facilities (Wolf and Kettle Café) would be located in the Lone Mountain Main Building on the Upper Campus. The existing 10,815-square-foot café would be renovated and expanded with a proposed 3,760 square-foot addition to create the dining commons. The proposed dining commons would offer a variety of dining options for the student residence hall residents and the Upper Campus community.

The recycling and waste facility would be relocated next to the Lone Mountain North Residence Hall on the Upper Campus in a 1,600-square foot enclosed facility accessed by Lo Schiavo Drive. The ROTC Program, currently housed in the Underhill Building, would be relocated as an addition to the Koret Health and Recreation Center building. The new two-story 3,740-square-foot ROTC Program Relocation addition would front Negroesco Field, with pedestrian access from Parker Avenue. In total, the proposed project would result in an increase of the on-campus student residential population from 2,138 existing on-campus students to 2,738 proposed on-campus students. The project would require a Conditional Use (CU) authorization from the Planning Commission for the post-secondary educational institutional components of the project: recycling and waste facility, classrooms in the student residence hall, and dining commons and ROTC additions. CU authorization is also required for a Planned Unit Development (PUD) for the student residence hall, including PUD modifications to provisions related to, dwelling unit density, rear yard, off-street loading, and height measurement.

The PMND is available to view or download from the Planning Department's (<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 **February 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

¹ *Class 1* bicycle parking includes bicycle lockers, bicycle rooms or cages where each bicycle can be individually locked. The most common form of *class 2* bicycle parking are bicycle racks. (Zoning Administrator Bulletin No. 9, *Bicycle Parking Requirements: Design and Layout*, August 2013.)

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.² 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 February 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.

² 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.