



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: **May 9, 2018**
Case No.: **2015-004297ENV**
Project Title: **271 Upper Terrace, 301–303 Upper Terrace, and 4500 17th Street**
Zoning: **RH-2 (Residential-House, Two Family) Use District
40-X Height and Bulk District**
Block/Lot: **2628/032, 034, and 035**
Project Sponsor: **Tim Clinton, Dawson & Clinton, (415) 359-9991**
Staff Contact: **Alana Callagy – (415) 575-8734, alana.callagy@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 San Francisco 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 approximately 15,800 square foot project site is composed of three adjacent parcels (Assessor's Block 2628, Lots 032, 034, and 035), and situated on a steeply sloping hillside in the Castro/Upper Market neighborhood in San Francisco. Lot 032 is a through lot fronting Upper Terrace and Roosevelt Way, with the northern end of the lot occupied by a two-story single-family dwelling (271 Upper Terrace). Lot 034 fronts 17th Street and Roosevelt Way and is undeveloped. Lot 035 is a through-lot fronting Upper Terrace and 17th Street with the northern end occupied by a three-story two-family dwelling (301 – 303 Upper Terrace). The proposed project would subdivide the three contiguous lots into five lots, demolish a single-family residence, remodel an existing two-unit residence, and construct eight new units. The proposed project would result in 10 dwelling units and 15 off-street parking spaces (seven net new units and 11 net new parking spaces). The proposed project would also include streetscape improvements on Upper Terrace, 17th Street, and Roosevelt Way.

Construction of the proposed project is expected to last about 37 months. Mat Slab foundations would support the proposed buildings and project construction would require excavation of the existing hillside and removal of about 13,640 cubic yards of soil.

The proposed project would require Conditional Use Authorization from the Planning Commission to demolish the existing single-family structure, modify the existing two-family structure, divide three lots into five lots, develop a vacant parcel resulting in a total gross square floor area exceeding 3,000 square feet per lot, and construct four new two-family structures within an RH-2 Zoning District with 40-X Height and Bulk designation. Construction of a new bulb-out along the 17th Street/Roosevelt Way frontage and the proposed sidewalk garden in the public right-of-way on 17th Street in front of Lot 034 would require permits from San Francisco Public Works. If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), the project would require a street space permit from the Bureau of Street Use and Mapping at Public Works.

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Approval by the San Francisco Public Utilities Commission (SFPUC) is required for any changes to sewer laterals. If groundwater is encountered during construction or operation, the sponsor would need a permit from SFPUC's Wastewater Enterprise Collection System Division. The SFPUC requires hydraulic analysis to confirm the adequacy of the water distribution system for proposed new potable and fire water services. Additionally, the SFPUC will review for approval an *erosion and sediment control plan* prior to the start of construction, and the sponsor would seek approval for compliance with post-construction stormwater design guidelines, including a stormwater control plan that complies with the City's Stormwater Design Guidelines.

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 **May 29, 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 May 29, 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.