



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: August 17, 2016
Case No.: 2014-001305ENV
Project Title: 1001 Van Ness Avenue
Zoning: RC-4 (Residential-Commercial, High Density)
Van Ness Special Use District
Van Ness Automotive Special Use District
130-V Height and Bulk District
Block/Lot: 0714/016
Project Sponsor: Oryx Partners, LLC
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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 involve demolition of the existing 71-foot-tall, four-story building (currently an office and formerly a TV studio) on the project site at 1001 Van Ness Avenue and construction of a new 130-foot-tall, 14-story building containing approximately 239 dwelling units and approximately 5,151 square feet of retail/restaurant space along Van Ness Avenue. The residential units would include six three-story, three-bedroom townhouses along Myrtle Street; of the remaining 233 units, about 63 percent would be one-bedroom units and about 37 percent would be two or three bedroom units. A single basement level and below-grade portions of the ground floor and second level of the 14-story building would provide for approximately 199 vehicle parking spaces, primarily in stackers, including two car-share spaces.

A 1,912-square-foot secure bicycle room on the second level (at grade mid-block on O'Farrell Street) would accommodate 239 Class 1 bicycle spaces in double-decker, assisted-lift racks. The residential entrance would be from Myrtle Street, as would access to basement parking (178 spaces) for the residential units; parking for the retail/restaurant space (19 spaces) and two car-share spaces would be accessed via O'Farrell Street, and the secure bicycle parking would be accessible from both the O'Farrell Street garage entrance and the residential lobby. The ground-floor retail/restaurant space would be located along, and accessible from, Van Ness Avenue. Ten Class 2 bicycle racks would accommodate 20 bicycles on the O'Farrell Street sidewalk. Level two (at grade mid-block on Myrtle and O'Farrell Streets) would include a residential lobby, mail room, leasing office and the parking ramp, and the recycling/trash room.

Approximately 12,200 square feet of residential open space would be provided through a combination of commonly-accessible spaces and private open space. Other amenities would include a fitness center, lounge, and kitchen/dining area.

The project site, which slopes upward from Van Ness Avenue towards Franklin Street, is located on a block bounded by Geary Boulevard to the north, Franklin Street to the west, O'Farrell Street to the south, and Van Ness Avenue to the east, within San Francisco's Cathedral Hill neighborhood. The project site is also located within the Van Ness Special Use District and the Van Ness Automotive Special Use District.

The proposed project would require the following approvals:

Planning Commission

- Approval of a Conditional Use authorization from the Planning Commission per *Planning Code* Sections 253, 253.2, and 303 for new construction exceeding 50 feet in height and where the street frontage of the building is more than 50 feet in the RC-4 zoning district and the Van Ness Special Use District (proposed at 130 feet).
- Approval of a Conditional Use authorization from the Planning Commission per *Planning Code* Sections 151.1(g) and 303 for off-street residential parking in excess of 0.5:1 ratio (proposed at the maximum conditionally permitted ratio of 0.74:1).
- Approval of a Conditional Use authorization from the Planning Commission per *Planning Code* Sections 243(c)(15) and 303 for an exception to the ground-level wind currents requirement in *Planning Code* Section 243(c)(15) because the building would not eliminate all existing exceedances of the wind comfort criteria. *Planning Code* Section 304, to permit modification of the (1) off-street loading requirements of *Planning Code* Section 152 (two loading spaces are required; one is proposed); (2) Floor Area Ratio (FAR) corner premium provision in *Planning Code* Section 125(a) that is not otherwise allowed in the Van Ness Special Use District by Section 243(c)(1) (FAR of 7.0 permitted without corner premium; FAR of 8.38 is proposed); (3) "V" bulk requirements of *Planning Code* Sections 243(c)(3), 253.2 and 270 where permitted maximum plan dimensions are 110 feet in length and 140 feet in diagonal above the prevailing street wall height; 165 feet in length and 178 feet in diagonal are proposed; and (4) rear yard requirements of *Planning Code* Section 134(a)(1) for provision of a rear yard equal to 25 percent of the lot depth, as permitted by Section 243(c)(6) (varied open space configuration, including shared roof deck and upper-level terrace, shared courtyard, and private balconies).

Department of Building Inspection

1. Review and approval of demolition, grading, and building permits.
2. If any night construction work is proposed that would result in noise greater than five dBA above ambient noise levels, approval of a permit for nighttime construction is required.

San Francisco Public Works

1. Approval of a subdivision map because a condominium map is proposed for adoption, pursuant to the Subdivision Code.
2. If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping.
3. Approval of a permit to remove and replace street trees adjacent to the project site.

4. Approval of construction within the public right-of-way (e.g., curb cuts, bulbouts and sidewalk extensions) to ensure consistency with the Better Streets Plan.

San Francisco Municipal Transportation Agency

1. Approval of the placement of bicycle racks on the sidewalk, and of other sidewalk improvements, by the Sustainable Streets Division.
2. If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a special traffic permit from the Sustainable Streets Division.
3. Approval of construction within the public right-of-way (e.g., bulbouts and sidewalk extensions) to ensure consistency with the Better Streets Plan.
4. Approval of a request to convert the existing 100-foot-long passenger loading zone on O'Farrell Street to a 60-foot-long commercial loading zone.

San Francisco Public Utilities Commission

1. Approval of any changes to sewer laterals (connections to the city sewer).
2. Approval of an Erosion and Sediment Control Plan, in accordance with Article 4.1 of the San Francisco Public Works Code.
3. Approval of post-construction stormwater design guidelines, including a stormwater control plan that complies with the City's 2016 Stormwater Management Requirements and 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 **September 9, 2016**, 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 \$547 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. **The letter must be accompanied by a check in the amount of \$547.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on**

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.

September 6, 2016. 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.