



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: October 25, 2017
Case No.: 2016-007850ENV
Project Title: 88 Broadway & 735 Davis Street Project
Zoning: C-2 (Community Business) Use District
Waterfront 3, Special Use District
65-X Height and Bulk District
Block/Lot: 0140/007,008
Project Sponsors: Marie-Therese Debor/ BRIDGE Housing
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San Francisco, CA 94108
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Margaret Miller/ The John Stewart Company
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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 and County of San Francisco to carry out or not to carry out the proposed project.

Project Description:

The 48,620-square-foot project site, at 88 Broadway and 735 Davis Street, is located on the block bound by Vallejo Street to the north, Davis Street to the east, Broadway to the south, and Front Street to the west in San Francisco's North Beach neighborhood. The two-parcel, T-shaped project site currently contains two surface parking lots which provide 180 public parking spaces.

The project sponsor, BRIDGE Housing and the John Stewart Company, proposes to construct two new six-story buildings, approximately 65 feet tall (with an additional 10 feet for the elevator penthouse), and decreasing in height in proximity to the waterfront. The 88 Broadway and 735 Davis Street project (proposed project) would contain 178 affordable family and senior housing units and approximately 6,500 square feet of commercial space, resulting in an approximately 191,300-square-foot development. The first floor level would provide ground floor units, commercial space (retail space and a childcare facility), bike parking and common space and social services for residential use, as well as property

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management space. Floors two through six would consist primarily of residential dwelling units, shared laundry rooms, mechanical spaces, and common spaces for residential use. A variety of open spaces are proposed throughout at the roof and terrace levels. There are two mid-block passages proposed for the project site, and an approximately 4,300-square-foot childcare facility with outdoor space is proposed at ground level. Pedestrian bulb-outs are proposed on Front Street and Broadway. No off-street parking is proposed. Approximately 120 class 1 bicycle parking spaces and 20 class 2 bicycle parking spaces are proposed. Additionally, the proposed project would include an emergency backup diesel generator and HVAC equipment at both buildings.

The proposed project would demolish the two existing surface parking lots and generate approximately 365 tons of asphalt demolition debris and 4,000 cubic yards of soil export. Construction on the 1.12-acre site is estimated to take approximately 19 months.

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 33 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **November 27, 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. **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 27, 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 33 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 33-day appeal period for

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.

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.