



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: June 27, 2018
Case No.: 2017-007542ENV
Project Title: 807 Franklin Street/635 Fulton Street
Zoning: 807 Franklin St: RM-4 (Residential – Mixed, High Density) Use District and 80-B Height and Bulk District
635 Fulton St: RM-2 (Residential – Mixed, Moderate Density) Use District and 50-X Height and Bulk District
Block/Lot: 807 Franklin St: 0744/002, 635 Fulton St: 0795/027
Project Sponsor: Toby Morris, Kerman Morris Architects LLP
(415) 749-0302
Lead Agency: San Francisco Planning Department
Staff Contact: Jeanie Poling – (415) 575-9072
Jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 involves the following components: (1) relocate the existing three-story mortuary/residential building at 635 Fulton Street approximately 14 feet east and 6 feet south to the eastern edge of the project parcel, (2) relocate the two-story-over-basement Victorian building from 807 Franklin Street to the west side of the 635 Fulton Street project parcel, (3) add one-story vertical additions and horizontal rear additions to both buildings at 635 Fulton Street, (4) convert the mortuary use to residential use and reconfigure both buildings, resulting in a total of 17 dwelling units and no vehicle parking at 635 Fulton Street, and (5) construct a new nine-story building at 807 Franklin Street containing 48 dwelling units and 17 parking spaces.

The 807 Franklin Street site requires Conditional Use Authorization for a structure exceeding 50 feet in height and for width at the front of the building, per Planning Code section 253, and a variance from Planning Code section 140 dwelling unit exposure requirements. The 635 Fulton Street site requires Conditional Use Authorization for a structure exceeding 50 feet in height and for width at the front of the building, per Planning Code section 253, and a variance from rear yard requirements per Planning Code section 134.

www.sfplanning.org

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

Revised 9/12/17

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 **July 17, 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 July 17, 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.