



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: January 23, 2019
Case No.: 2016-013850ENV
Project Title: **915 Cayuga Avenue**
Zoning: RH-1 (Residential-House, One Family) & Excelsior Outer Mission Street
Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 6954/039 & 011C
Project Sponsor: Reza Khoshnevisan, SIA Consulting Corporation
(415) 922-0200 Ext 108
Lead Agency: San Francisco Planning Department
Staff Contact: Julie Moore – (415) 575-8733
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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 project site is located on the block bounded by Alemany Boulevard, Ocean Avenue, Cayuga Avenue, and Onondaga Avenue in the Outer Mission neighborhood. The proposed project would demolish the existing two-story mixed-used building and construct a new approximately 115,610-square-foot residential building with 116 dwelling units (including 16 studio, 18 one-bedroom, 70 two-bedroom, and 12 three-bedroom units) and 400 square feet of accessory office use. Approximately 50 percent of the units would be affordable, while the remaining 50 percent would be rent controlled. Due to the existing site slope, the proposed five-story building would be approximately 50-feet-tall measured from Alemany Boulevard and 72 feet tall from Cayuga Avenue. Pedestrian entrances would be located off Alemany Boulevard, which includes the main lobby, and a secondary entrance would be located along the internal driveway off Cayuga Avenue. The proposed building would include an underground garage on Basement Level 2 accessed via a curb cut on Cayuga Avenue. The garage would contain 69 vehicle parking spaces (63 parking spaces, three ADA accessible parking spaces, and three car-share parking spaces) as well as family amenity storage space. Basement level 1 would include 116 class 1 bicycle spaces along with a bicycle repair station. The project proposes approximately 12,410 square feet of open space, including approximately 8,605 square feet of common open space at the backyard, basement level-1, and the rooftop, approximately 3,495 square feet of private open space at the basement level fronting the Cayuga side of the property, and approximately 310 square feet of private open space at the third floor.

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The proposed project would require approval of a zoning map amendment, special use district, and conditional use authorization.

The 915 Cayuga Avenue project site is included on the following list compiled pursuant to section 65962.5 of the California Government Code: State Water Resources Control Board Leaking Underground Storage Tank List (Regulatory Identification Number T0607500427), leak dated January 20, 1993.

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 **February 12, 2019** 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 \$617 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 San Francisco 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 \$617.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on February 12, 2019.** 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 San Francisco 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.