



# San Francisco Planning

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POSTED  
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TO

## NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

*Date:* May 26, 2021  
*Case No.:* 2015-012577ENV  
*Project Address:* 1200 Van Ness Avenue  
*Zoning:* RC-4 (Residential-Commercial, High Density) Use District, Van Ness Special Use District, Van Ness Automotive Special Use District  
*Neighborhood:* Downtown/Civic Center  
*Cross Streets:* Van Ness Avenue and Post Street  
*Staff Contact:* Jeanie Poling  
628-652-7559  
[Jeanie.Poling@sfgov.org](mailto:Jeanie.Poling@sfgov.org)

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 37,830-square-foot (approximately 0.87-acre) rectangular project site is located on the east side of Van Ness Avenue, within the Downtown/Civic Center neighborhood. The project site is located within a portion of the block bounded by Hemlock Street to the north, Polk Street to the east, Post Street to the south, and Van Ness Avenue to the west (Assessor's Block 0691 Lots 005 and 003). The proposed project would result in the demolition of an existing five-story building complex (that contains a 192-space public parking garage, retail, and health service uses) and the construction of a new 13-story (130-foot-tall, excluding rooftop appurtenances) building containing 106,700 square feet of health service uses, 24,520 square feet of retail uses, 4,340 square feet of restaurant uses, 107 residential units, and a 275-space below-grade accessory parking garage. A total of 127 class 1 bicycle parking spaces for residents and employees and 26 class 2 bicycle parking spaces for visitors would be provided. Vehicular access to the parking garage would be provided from Post Street, and vehicles would exit the parking garage via Hemlock Street. Hemlock Street, west of the proposed garage exit, would be converted to a two-way street, adding a westbound direction. Eastbound Hemlock Street vehicles would be

prohibited from making left turns onto northbound Polk Street. Approximately 10,470 square feet of residential open space would be provided.

The PMND is available to view or download from the Planning Department's Environmental Review Documents web page at <https://sfplanning.org/environmental-review-documents>. Paper copies are also available upon request to the staff contact above.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above. Within 30 calendar days following publication of the PMND (i.e., by 5:00 p.m. on June 25, 2021), 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 San Francisco Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$665 check payable to the San Francisco Planning Department.<sup>1</sup> 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. To file an appeal of a PMND, you must first create an account (or be an existing registered user) on the planning department's public portal system available at: <https://aca-ccsf.accela.com/ccsf/Default.aspx>. Then, email an appeal letter to [CPC.EPIntake@sfgov.org](mailto:CPC.EPIntake@sfgov.org). You will receive follow-up instructions for fee payment via email.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 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.

NOTE: This notice is being issued during the 60-day suspension of certain CEQA filing and posting requirements pursuant to Executive Orders N-54-20 and N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020 Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.

<sup>1</sup> 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.