Notice of Availability and Intent to Adopt a
Mitigated Negative Declaration

Date: July 22, 2020
Case No.: 2016-012135ENV
Project Address: 2214 Cayuga Ave. & 3101 Alemany Blvd.
Zoning: NC-1 NEIGHBORHOOD COMMERCIAL, CLUSTER Use District
40-X Height and Bulk District
Neighborhood: Outer Mission
Cross Streets Cayuga Avenue, Sickles Avenue and Alemany Boulevard
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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 approximately 5,290-square-foot project site consists of two lots (Assessor’s Block 7146, lots 001 and 034) located west of Sickles Avenue in the block bound by the I-280 highway, Cayuga Avenue, Sickles Avenue and Regent Street in the Outer Mission neighborhood of San Francisco. The project site is occupied by an approximately 1,745-square-foot (gsf), one-story-over-garage, single-family residence (built between 1915 and 1917) and a vacant lot. There is an existing approximately 12.5-foot-wide curb cut on Cayuga Avenue, which provides access to the ground-level garage of the existing residential building. The proposed project would demolish the existing building and construct four new approximately 40-foot-tall residential buildings with a total of seven dwelling units. The buildings would range between 2,335 gsf and 4,720 gsf in size. The four new residential buildings would share a 15-foot-wide common rear yard. Three of the residential units (201, 205, and 239 Sickles Avenue) would front Sickles Avenue; one would front Alemany Boulevard (213 Sickles Avenue); and access to the other three units (203, 207 and 211 Sickles Avenue) and secondary access to 213 Sickles Avenue would be provided from the rear yard via a common through easement between Cayuga Avenue and Alemany Boulevard. No vehicle parking is proposed, but each of the seven proposed dwelling units would include one class 1 bicycle space at the ground floor and six class 2 bicycles would be provided on the sidewalks of Cayuga Avenue (two spaces) and Sickles Avenue (four spaces). The proposed streetscape would be modified to include a new sidewalk bulbout at the intersection of Alemany Boulevard and Sickles Avenue and four new street trees (two on Alemany Boulevard and two on Cayuga Avenue). Two existing street trees on Alemany Boulevard would be retained. The existing curb cut would be removed. Construction activities would last approximately 18 months and include the extension of gas, water and sewer lines to the project site from Cayuga Avenue and Alemany Boulevard.

The PMND is available to view or download from the Planning Department’s Environmental Review Documents webpage 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 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on August 11, 2020), 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 $640 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. 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. 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 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 PMND pursuant to San Francisco Administrative Code Section 31.16(h).

[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.