



PUBLIC NOTICE

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

PROJECT INFORMATION

Project Title:	729 Bush Street Project	Project Sponsor:	729 Bush Street LLC c/o Brett Gladstone, Esq., Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
Project Address:	729 Bush Street		(415) 673-5600
Case No.:	2019-021810ENV	Staff Contact:	Florentina Craciun
Block/Lot No.:	0284/022		628.652.7510
Zoning District(s):	RC-4 (Residential-Commercial, High Density) Use District 65-A Height and Bulk District	Publication Date:	November 16, 2022
Neighborhood:	Downtown/Civic Center		Florentina.craciun@sfgov.org

The San Francisco Planning Department studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the preliminary mitigated negative declaration (PMND). Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

A PMND was prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project’s potential physical environmental effects.

The proposed project is located at 729 Bush on a 3,780-square-foot (approximately 0.09-acre) rectangular project site within the Downtown/Civic Center neighborhood - Assessors Block 0284 Lot 022. The project site is located within a portion of the block bounded by Bush Street to the north, Powell Street to the east, Sutter Street to the south, and Mason Street to the west. The project site is occupied by an approximately 5,520-square-foot vacant building, which was previously operated as a night club and gay male porn theatre between 1968 and 2018. The project site is individually eligible for listing on the California Register, and as such the property is considered a historic resource for the purposes of CEQA. The proposed project would develop a four-story vertical addition on to the existing one-story-over-basement vacant commercial building. The proposed addition would include 7,250 square feet of health service use and four residential units, with a proposed mix of three two-bedroom units and one five-bedroom unit. The proposed building would be 50 feet (five stories) above grade (66 feet with elevator penthouse). Streetscape improvements are proposed along Bush Street consisting of a new street tree, a Class-2 bicycle rack, and ADA upgrades.

Notice of Availability of a Mitigated Negative Declaration

The document is a PMND, containing information about the possible environmental effects of the proposed project. The PMND documents the determination of by the Planning Department that the proposed project could not have a significant adverse effect on the environment. The publication of this environmental document does not indicate a decision by the City to approve or disapprove the proposed project.

Purpose of Notice

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 counter of the San Francisco Permit Center on the second floor of 49 South Van Ness Avenue, San Francisco.

Environmental review focuses on the physical *environmental effects* of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for *planning code and general plan compliance*. The current planner for this project is Alex Westhoff, alex.westhoff@sfgov.org or 628. 652.7314. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

You are not required to take any action. If you wish to comment on the adequacy of the PMND, within or 20 calendar days following publication of the PMND (by 5:00 p.m. on December 6, 2022), any person may:

1. 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**
2. 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 \$698 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, send the appeal letter to the Planning Department, Attention: Lisa Gibson, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to lisa.gibson@sfgov.org and **must be received by 5:00 p.m. on December 6, 2022.**

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(d).

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.

Notice of Availability of a Mitigated Negative Declaration

This notice is being issued during the 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.