



**PUBLIC NOTICE**

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

**PROJECT INFORMATION**

<i>Date:</i>	December 7, 2022	<i>Project Sponsor:</i>	Lawrence Badiner, Badiner Urban Planning, Inc., 415 865-9985, larry@badinerurbanplanning.com
<i>Project Title:</i>	<b>80 Julian Avenue</b>		
<i>Project Address:</i>	80 Julian Avenue		
<i>Case No.:</i>	<b>2021-007313ENV</b>	<i>Environmental Case Coordinator:</i>	Jeanie Poling, 628 652-7513, jeanie.poling@sfgov.org
<i>Block/Lot No.:</i>	3547/052		
<i>Zoning District(s):</i>	NCT (Valencia Street Neighborhood Commercial Transit) Use District 45-X Height and Bulk District		
<i>Neighborhood:</i>	Mission		

The San Francisco Planning Department has 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 has been 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 Friendship House Association of American Indians proposes to construct “The Village Wellness Center,” a six-story-over-basement building on a 6,608-square-foot vacant lot adjacent to its existing facilities at 56 Julian Avenue. The new building would be 79 feet tall with an additional 16-foot-tall mechanical penthouse and would contain 21 group housing rooms and approximately 30,250 square feet of community facilities. The new building would contain a basement-level youth recreation and development center, a first floor elder services center and community gathering space, a second floor with youth and teen programs and other social services, a dental clinic on the third floor, and a medical clinic on the fourth floor. The fifth and sixth floors would include 21 rooms providing interim housing, with the fifth-floor rooms available to graduates from Friendship House’s substance use disorder program and the sixth-floor rooms available to mothers participating in the substance use disorder program and their children. The building’s roof would contain common space for building residents, areas for vegetable planting, and other green/living roof components.

## 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 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](mailto: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.

**You are not required to take any action.** If you wish to comment on the adequacy of the PMND, within 20 calendar days following publication of the PMND (by 5:00 p.m. on December 27, 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.<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, 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](mailto:lisa.gibson@sfgov.org) and **must be received by 5:00 p.m. on December 27, 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.

This notice is being issued during the suspension of certain CEQA posting requirements pursuant to San Francisco Administrative Code Chapter 31 requirements. This notice 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.

# CEQA

pronounced "SEE-Kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.

## THE BASIC GOALS OF CEQA ARE TO:

### INFORM

decision makers and the public about the potential significant environmental impacts

### PREVENT

significant, avoidable damage to the environment by requiring changes to a project

### IDENTIFY

the ways that the environmental damage can be avoided or reduced

### DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

## WHO IS INVOLVED?

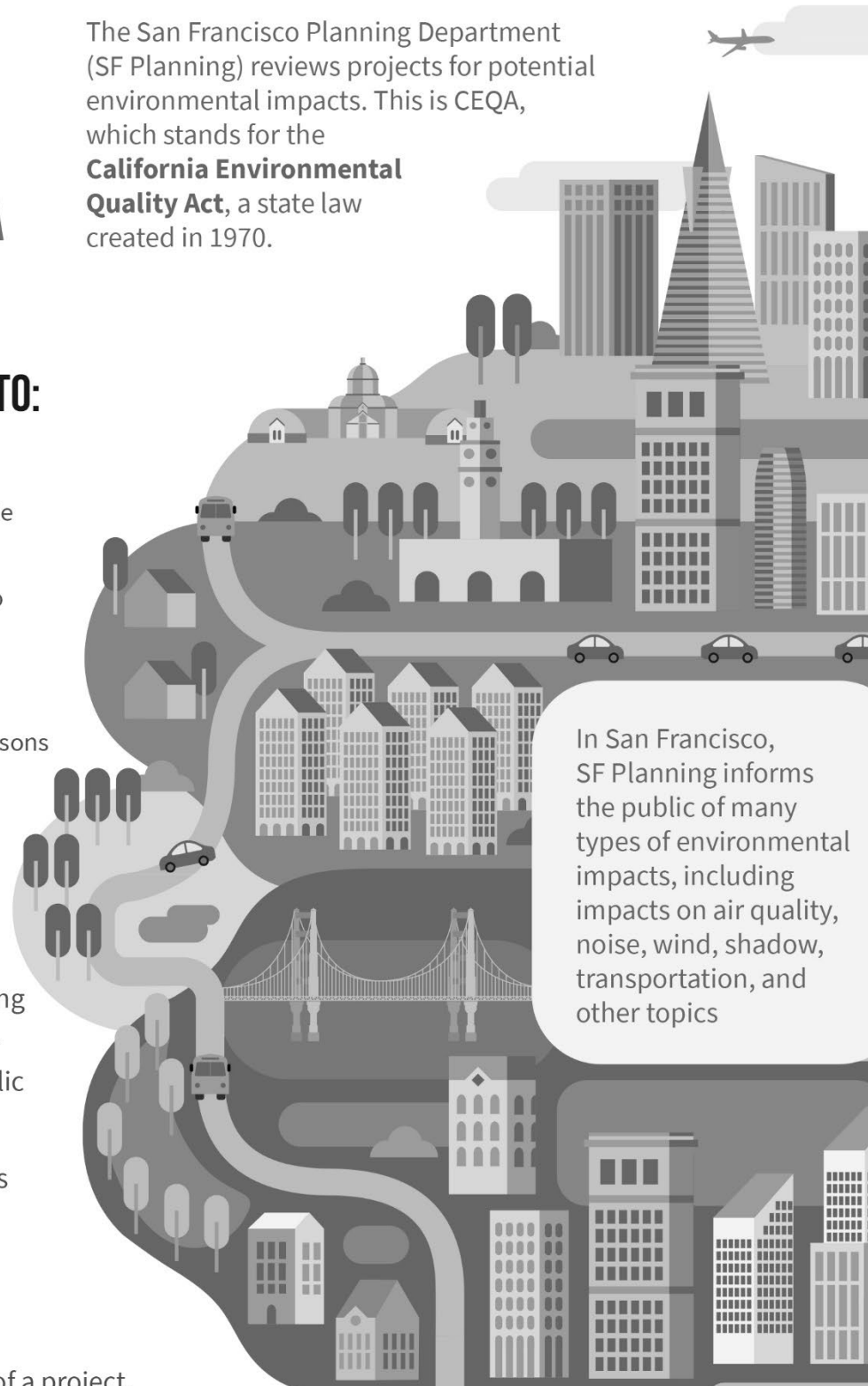
- SF Planning is responsible for conducting environmental review in San Francisco.
- Various stakeholders including the public
- City decision makers
- Government or private project sponsors (person/group proposing the change)

## WHEN IS CEQA DONE?

Environmental review is not an approval of a project, but it must be complete before city decision makers determine whether or not to approve a project that could impact the environment.

Example projects include:

- Public or private projects
- Board of Supervisors legislation
- Allocation of public funding to projects



In San Francisco, SF Planning informs the public of many types of environmental impacts, including impacts on air quality, noise, wind, shadow, transportation, and other topics



**San Francisco**  
Planning

To learn more, please visit:

[sfplanning.org/whatisCEQA](https://sfplanning.org/whatisCEQA)



Date: **12/07/2022**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **80 Julian Avenue (2021-007313ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **12/27/2022** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

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三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **80 Julian Avenue (2021-007313ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **12/27/2022** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

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El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **80 Julian Avenue (2021-007313ENV)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **12/27/2022** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

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Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **80 Julian Avenue (2021-007313ENV)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **12/27/2022** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.