

**PLANNING DEPARTMENT
ENVIRONMENTAL REVIEW NOTICE**

Notice is hereby given to the general public of the following actions under the environmental review process. Review of the documents concerning these projects can be arranged by calling (415) 575-9025 and asking for the staff person indicated.

**NOTICE OF HEARING ON APPEALS OF A
PRELIMINARY MITIGATED NEGATIVE DECLARATION**

2016-006860ENV: 65 Ocean Avenue - The project site (Assessor's Block 6954, Lot 018) is an irregularly shaped 40,497-square-foot parcel that fronts three streets: Cayuga Avenue on the west, Ocean Avenue on the north, and Alemany Boulevard on the east. The proposed project consists of the demolition of three existing buildings on the project site and construction of an approximately 55-foot-tall building containing 193 dwelling units, a 5,952- gsf childcare facility, and basement-level garage with a total of 121 parking spaces. The building would vary in height from four stories on Cayuga Avenue to five stories on Ocean Avenue to six stories on Alemany Boulevard. Vehicular access to and from the basement-level garage would be provided on Cayuga Avenue. Construction of the proposed project occur over 25 months. The project site is in the Excelsior Outer Mission Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

An appeal has been filed on the Preliminary Mitigated Negative Declaration. This appeal is scheduled for a public hearing before the Planning Commission in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, on Thursday, October 24, 2019 beginning at 1:00 p.m. or later. For a more specific time, please call (415) 558-6422 for recorded information the week of the hearing. **[LI]**