



**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

## AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, September 17, 2015**  
 Time: **Not before 12:00 PM (noon)**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
 Case Type: **Environmental (Draft Environmental Impact Report)**  
 Hearing Body: **Planning Commission**

### PROPERTY INFORMATION

Project Address: 901 16th Street and 1200 17<sup>th</sup> Street  
 Cross Street(s): 16th Street, Mississippi Street, and 17<sup>th</sup> Street  
 Block /Lot No.: 3949/001, 001A, 002, and 3950/001  
 Zoning District(s): UMU (Urban Mixed Use) Use District  
 Plan Area: Showplace Square/Potrero Subarea of the Eastern Neighborhoods Rezoning and Area Plan

### APPLICATION INFORMATION

Case No.: **2011.1300E**  
 Building Permit: N/A  
 Applicant/Agent: Josh Smith  
 Potrero Partners, LLC.  
 Telephone: (650) 348-3232  
 E-Mail: [jsmith@waldendevlopment.com](mailto:jsmith@waldendevlopment.com)

### PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The project site consists of four adjacent lots in the lower Potrero Hill neighborhood. The approximately 3.5-acre project site is bounded by 16th Street to the north, Mississippi Street to the east, 17th Street to the south, and residential and industrial buildings to the west. The project site currently contains two steel shed industrial warehouse buildings, a brick office building, a modular office structure, and surface parking lots.

The proposed project would merge the four lots into two lots, demolish the two warehouses and the modular office structure, preserve the brick office building, and retain some materials from one of the steel sheds for reuse within the proposed project. The project sponsor proposes to construct two new buildings on-site: a new six-story, 68-foot tall (excluding rooftop projections of up to 82 feet), approximately 402,943 gross square foot (gsf) residential mixed use building (the "16th Street building") consisting of 260 dwelling units and 20,318 gsf of retail on the northern lot and a new four-story 48-foot tall (excluding rooftop projections of up to 52 feet), approximately 213,509 gsf residential mixed use building (the "17th Street building") consisting of 135 dwelling units and 4,650 gsf of retail on the southern lot. In addition, the proposed project would construct a new publicly accessible pedestrian alley along the entirety of its western property line. Combined, the two new buildings would also contain 388 vehicular parking spaces and 455 off-street bicycle parking spaces.

**DRAFT EIR:** The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative impacts related to transportation and circulation and cumulative impacts to land use.

The Draft EIR, including a detailed project description, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will take place at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

**Public comments on the Draft EIR will be accepted from August 13, 2015 to 5:00 p.m. on September 28<sup>th</sup>, 2015.**

### FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

**Planner:** Chris Thomas, 1650 Mission Street, Suite 400, San Francisco, CA 94103-9425 **Telephone:** (415) 575-9036

**E-Mail:** [Christopher.Thomas@sfgov.org](mailto:Christopher.Thomas@sfgov.org)

### GENERAL INFORMATION ABOUT PROCEDURES

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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed above). Written comments should be addressed to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to [sarah.b.jones@sfgov.org](mailto:sarah.b.jones@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.