



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of an Environmental Impact Report, Public Scoping Meeting and Community Plan Exemption Checklist

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Date: February 11, 2015
Case No.: **2011.1300E**
Project Address: 901 16th Street and 1200 17th Street
Zoning: UMU (Urban Mixed Use) Use District
 48-X (southern portion of project site) and 68-X (northern portion of project site) Height and Bulk District
Block/Lot: 3949/001, 001A, 002, and 3950/001
Lot Size: 152,460 square feet (combined for four lots)
Plan Area: Showplace Square/Potrero Subarea of the Eastern Neighborhoods Rezoning and Area Plan
Project Sponsor: Josh Smith for Potrero Partners, LLC – (650) 348-3232
 jsmith@waldendevlopment.com
Staff Contact: Wade Wietgreffe – (415) 575-9050
Wade.Wietgreffe@sfgov.org

A notice of preparation (NOP) of an environmental impact report (EIR) and Community Plan Exemption (CPE) checklist has been prepared by the San Francisco Planning Department in connection with this proposed project. The NOP and CPE are available for public review and comment on the Planning Department’s Negative Declarations and EIRs web page (<http://tinyurl.com/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street (call (415) 575-9030).

PROJECT DESCRIPTION

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.

PUBLIC SCOPING PROCESS

The Planning Department has determined that a focused EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the proposed project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on Wednesday, March 4, 2015, 6:00pm at Potrero Hill Neighborhood House, 953 De Haro Street, San Francisco, CA. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the proposed project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on March 13, 2015. Written comments should be sent to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Referenced materials are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9050).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this proposed project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Wade Wietgreffe** at (415) 575-9050.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Planning 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 Planning Department's website or in other public documents.