



# 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: **December 6, 2018**  
 Time: **Not before 1:00 PM**  
 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: 10 South Van Ness Avenue  
 Cross Street(s): Market Street & South Van Ness Avenue  
 Block /Lot No.: 3506/004 and 003A  
 Zoning District(s): C-3-G (Downtown-General Commercial)  
 120-R-2 and 120/400-R-2 Height and  
 Bulk Districts  
 Plan Area: Market and Octavia Area Plan

### APPLICATION INFORMATION

Case No.: 2015-004568ENV  
 Building Permit: n/a  
 Applicant/Agent: 10 SVN, LLC:  
 c/o Jim Abrams,  
 J. Abrams Law, P.C.  
 Telephone: (415) 999-4402  
 E-Mail: jabrams@jabramslaw.com

### PROJECT DESCRIPTION

A draft environmental impact report (Draft EIR) has been prepared by the San Francisco Planning Department in connection with this project.

The proposed 10 South Van Ness Avenue Mixed-Use Project includes demolition of the existing two-story building on the project site and redevelopment of the site with a residential complex with ground-floor retail, totaling 1,071,095 gross square feet. The proposed project would include two 41-story, 400-foot-tall towers (420 feet, including rooftop features) and would contain 984 dwelling units. Below grade, the two structures would be connected by two basement parking levels. New publicly accessible open space would be provided in the form of a mid-block pedestrian-oriented right-of-way that would run between the two towers from South Van Ness Avenue to 12th Street under the proposed project or from Market Street to 12th Street under the variant, as discussed below.

The project sponsor is considering a variant to the proposed project that would include a single 55-story tower over a podium, totaling 1,072,989 gross square feet. The variant tower would be up to 590 feet in height (610 feet total, including roof screens and elevator penthouses). The variant would be similar to the proposed project in that it would provide 984 dwelling units, ground-floor retail space, two levels of underground parking, and a pedestrian-oriented right-of-way through the project site. The variant would require adoption of legislative amendments to the General Plan and the Zoning Map Height and Bulk Districts to permit construction of a 590-foot-tall building on the site.

Both the proposed project and the variant would include improvements to 12th Street consistent with the Better Streets Plan. The project sponsor is considering alternate improvements to 12th Street for both the proposed project and variant that would widen the eastern and western sidewalks and include two mixed-flow travel lanes, with one lane running in each direction.

**DRAFT EIR:** The Draft EIR finds that the proposed 10 South Van Ness Avenue Mixed-Use Project would result in the following significant and unavoidable impacts: demolition of an historical resource; a considerable contribution to a cumulative construction transportation impact; and a considerable contribution to cumulative wind hazards.

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 October 18, 2018 to 5:00 p.m. on December 11, 2018.**

**NOTE:** The Governor of the State of California has certified the project as an Environmental Leadership Development Project under Chapter 6.5 (commencing with section 21178) of the Public Resources Code, which provides, among other things, that any judicial action challenging the certification of the EIR or the approval of the project described in the EIR is subject to the procedures set forth in sections 21185 to 21186, inclusive, of the Public Resources Code. In accordance with Public Resources section 21186(a) and (b), documents and other materials placed in the record of proceedings can be found at <https://www.ab900record.com/10svn>. Additional public notice has been separately provided regarding such certification, in accordance with the requirements of the Public Resources Code.

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

**Planner: Rachel Schuett**

**Telephone: (415) 575-9030 E-Mail: [CPC.10SouthVanNess@sfgov.org](mailto:CPC.10SouthVanNess@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 below). Written comments should be addressed to Rachel Schuett, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to **[CPC.10SouthVanNess@sfgov.org](mailto:CPC.10SouthVanNess@sfgov.org)**. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.