



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 13, 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

APPLICATION INFORMATION

Project Address: 3333 California Street
 Cross Street(s): California Street, Presidio Avenue,
 Masonic Avenue, Euclid Avenue,
 Laurel Street, & Mayfair Drive
 Block /Lot No.: 1032/003
 Zoning District(s): Residential, Mixed, Low Density
 [RM-1] District
 40-X Height and Bulk District
 Plan Area: Not applicable

Case No.: 2015-014028ENV
 Building Permit: Not filed yet
 Applicant/Agent: Laurel Heights Partners,
 Don Bragg
 Telephone: (415) 857-9324
 E-Mail: dbragg@pradogroup.com#

PROJECT DESCRIPTION

The San Francisco Planning Department has prepared a draft environmental impact report (Draft EIR) in connection with this mixed-use project.

The project site is an approximately 10.25-acre parcel in San Francisco's Presidio Heights neighborhood. The proposed project would demolish the existing annex building, surface parking lots, and circular garage ramp structures. Also, the existing four-story office building, which has been determined to be an historic resource, would be partially demolished and divided into two separate buildings, vertically expanded to include new levels (proposed building heights of 80 and 92 feet), and adapted for residential use. Thirteen new buildings ranging in height from 37 to 45 feet would be constructed along the perimeter of the site: three multi-story buildings (residential, office, child care, and ground-floor retail uses) along California Street between Laurel Street and Presidio Avenue; a single multi-story building (residential uses) along Masonic Avenue; a single multi-story building (residential and ground-floor retail uses) near the intersection of Euclid and Masonic avenues; seven multi-story townhomes along Laurel Street; and a multi-story residential building near the intersection of Laurel Street and Mayfair Drive. Overall, the proposed project would include 558 dwelling units within 824,691 gross square feet of residential floor area; 49,999 gross square feet of office floor area; 54,117 gross square feet of retail floor area; a 14,690-gross-square-foot child care center; 428,773 gross square feet of parking with 896 parking spaces; and 236,000 square feet of open areas. Parking would be provided in four below-grade parking garages and six individual, two-car parking garages. New public pedestrian walkways are proposed through the site in a north-south direction between California Street and the intersection of Masonic and Euclid avenues approximately along the line of Walnut Street, and in an east-west direction between Laurel Street and Presidio Avenue along the line of Mayfair Drive.

A project variant that would replace the office space in the multi-story building along California Street between Walnut Street and Presidio Avenue with residential uses, would add three new residential floors (proposed building height of 67 feet), and would reduce the retail space is also being considered. Under the project variant there would be 186 additional residential units, for a total of 744 residential units within 978,611 gross square feet of residential floor area; no office space; 48,593 gross square feet of retail floor area; a 14,650-gross-square-foot child care center; 435,133 gross square feet of parking with 971 parking spaces; and 236,000 square feet of open areas on the project site.

中文詢問請電: 415.575.9010 | Para información en Español llamar al: 415.575.9010

Para sa impormasyon sa Tagalog tumawag sa: 415.575.9121

Anticipated approvals required for the proposed project or project variant include the following: planning code and zoning map amendments; Special Use District including modification/waiver of Planning Commission Resolution 4109; conditional use authorization/planned unit development; development agreement, office allocation, and sidewalk widening legislation, among others listed in the Draft EIR project description.

The project site was included on the following list compiled pursuant to Section 65962.5 of the California Government Code: State Water Resources Control Board Leaking Underground Storage Tank Sites (GeoTracker ID T0607501246) on February 24, 2003 (GeoTracker website accessed October 17, 2018).

DRAFT EIR: The Draft EIR finds that the proposed 3333 California Street Mixed-Use Project would result in the following significant and unavoidable project-level environmental impacts with mitigation: historical architectural resources; transportation (transit), and construction noise. The Draft EIR provides a detailed project description, an analysis of the physical environmental effects of the project, and identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of impacts. It 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 would take place at a later hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Contact the planner below if you wish to be on the mailing list for future notices.

In addition, there will be a public hearing before the Historic Preservation Commission on Wednesday, December 5, 2018 at 12:30 p.m. or later in order for the Historic Preservation Commission to provide its comments on the Draft EIR.

Public comments on the Draft EIR will be accepted from November 8, 2018 to 5:00 p.m. on December 24, 2018.

NOTE: The Project Sponsor has applied to the Governor of the State of California to proceed as an Environmental Leadership Development Project under Public Resources Code Chapter 6.5 (commencing with section 21178), 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 Code section 21186(a) and (b), documents and other materials placed in the record of proceedings can be found at www.ab900record.com/3333cal. If the Governor certifies this project as an Environmental Leadership Development Project, additional notice will be 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: Kei Zushi Telephone: (415) 575-9038 E-Mail: CPC.3333CaliforniaEIR@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). Hard copies are also available at the Main Library and Presidio Branch Library for review at the library. Written comments should be addressed to Kei Zushi, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to CPC.3333CaliforniaEIR@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comments document.