



# SAN FRANCISCO PLANNING DEPARTMENT

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## PUBLIC NOTICE

### Availability of Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting

*Date:* September 20, 2017  
*Case No.:* 2015-014028ENV  
*Project Title:* 3333 California Street Mixed-Use Project  
*Zoning:* Residential, Mixed, Low Density (RM-1) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* Block 1032/Lot 003  
*Project Sponsor:* Laurel Heights Partners LLC  
Don Bragg, 415-395-0880  
*Staff Contact:* Julie Moore – (415) 575-8733 and julie.moore@sfgov.org

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A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The notice is available for public review and comment on the Planning Department's web page (<http://www.sf-planning.org/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 Julie Moore at (415) 575-8733.)

#### **Project Description:**

The project sponsor, Laurel Heights Partners LLC, proposes a mixed-use project for the 3333 California Street site. The University of California San Francisco (UCSF) Laurel Heights Campus currently occupies the 10.25-acre site, which is owned by the Regents of the University of California, subject to a 99-year pre-paid ground lease to the project sponsor. The campus contains a four-story, 455,000-gross-square-foot (gsf)<sup>1</sup> office building with a three-level, partially below-grade parking garage at the center of the site and two circular garage ramp structures leading to the garage levels; a one-story annex building at the corner of California and Laurel streets; three surface parking lots; and landscaping or landscaped open space. The project site does not include the SF Fire Credit Union building at the southwest corner of California Street and Presidio Avenue. Current uses on the campus are office, research, child care, and parking.

Under the 3333 California Street Mixed-Use Project, the existing annex building, surface parking lots, and circular garage ramp structures would be demolished. The existing four-story office building would be partially demolished and divided into two separate buildings (Center Buildings A and B), expanded to include new levels (80 to 92 feet in height), and adapted for residential use. Thirteen new buildings ranging in height from 37 to 45 feet would be constructed in different locations around the site: the Plaza A and Plaza B buildings (residential and retail uses) along California Street between Laurel and Walnut streets; the Walnut Building (office, retail, and child care uses) along California Street east of Walnut Street; the Masonic Building (residential uses) along Masonic Avenue; the Euclid Building (residential and retail uses) near the intersection of Euclid and Masonic avenues; the Laurel Duplexes

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<sup>1</sup> Gross square footages and square footages presented for the existing and proposed uses are approximate.

(residential uses) comprised of seven buildings along Laurel Street; and the Mayfair Building (residential uses) near the intersection of Laurel Street and Mayfair Drive. Overall, the proposed project would include 558 dwelling units within 824,691 gsf of residential floor area; 49,999 gsf of office floor area; 54,117 gsf of retail floor area; and a 14,690-gsf child care center. The project would include 895 vehicle parking spaces in four below-grade garages and six individual, two-car, garages serving 12 of the 14 units in the Laurel Duplexes as well as 236,000 square feet of open areas, including publicly accessible plazas and public walkways. A variant that would replace the office space in the Walnut Building with 186 residential units, for a total of 744 dwelling units and no office space on the project site, is also being considered. The Walnut Building would be taller under this variant (from 45 feet under the proposed project to 67 feet).

The project site is currently on the Leaking Underground Storage Tank Sites list maintained by the State Water Resources Control Board List (Geotracker ID T0607501246) and compiled pursuant to Section 65962.5 of the California Government Code.

The Planning Department has determined that an 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 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 Monday, October 16, 2017, at 6:00 p.m.** at the Jewish Community Center's Fisher Family Hall at 3200 California Street, San Francisco. **This is not a program of the JCCSF. The San Francisco Planning Department is the host of this scoping meeting.** The purpose of this meeting is to receive oral comments to assist the Planning Department in determining the scope and content of the environmental impact analysis and information to be contained in the EIR for the 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 **October 20, 2017**. Written comments should be sent to Julie Moore, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to Julie.Moore@sfgov.org. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call Julie Moore at (415) 575-8733.)

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant 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 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 **Julie Moore at (415) 575-8733 or Julie.Moore@sfgov.org.**

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.