



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report

Date: February 17, 2016
Case No.: 2014.0241E
Project Title: 1028 Market Street
Zoning: C-3-G District: Downtown General Commercial
120-X Height and Bulk District
Block/Lot: 0350/002
Project Sponsor: Craig Young, LCL Global – 1028 Market Street LLC
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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 report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.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 (415) 575-9030)

Project Description: The 1028 Market Street project site is located mid-block on the north side of Market Street between Taylor and Jones streets, to the east and west, respectively, in San Francisco's Downtown/Civic Center neighborhood. The project site block is bounded by Golden Gate Avenue to the north, Taylor Street to the east, Market Street to the south, and Jones Street to the west. The project site has two frontages – one on Market Street and one on Golden Gate Avenue – and shares its east and west property lines with the adjacent surface parking lot/two-story commercial building to the west and the four-story mixed-use development to the east.

The project site is developed with a 33,310-gross-square-foot (gsf), two-story, 37-foot-tall commercial building over a partial basement. The existing building, known historically as the Golden Gate Building, was constructed in 1907, and is considered a historical resource as a contributing structure to the Market Street Theatre and Loft National Register Historic District, which is listed on the National Register of Historic Places. The renovated storefront and ground floor space along Market Street has been used as a temporary food pavilion for local vendors since October 2014.

The project sponsor, LCL Global-1028 Market Street LLC, proposes demolition of the 33,310-gsf Golden Gate Building, and in its place, construction of a 13-story, 178,308-gsf mixed-use building with one below-grade basement level. The proposed building would have 148,119 gsf of residential uses with up to 186 residential units on the 2nd through 13th floors, 9,657 gsf of retail/restaurant uses at the ground floor, and 15,556 gsf of below-grade basement level space devoted to parking, circulation, bicycle storage, tenant

storage, materials storage, and mechanical, electrical and plumbing systems. The ground floor would also include the residential lobby, a mail room, a bicycle storage area, circulation spaces, and back of house functions. Approximately 7,457 square feet of common open space would be provided at the 2nd floor and on the rooftop. Private open space for 14 of the proposed 186 residential units would be provided on the 4th through 12th floors in the form of balconies and private terraces. The proposed project would include improvements to the Golden Gate Avenue right-of-way, specifically a 6-foot extension of the existing 10-foot-wide sidewalk along the project site frontage.

The proposed project would provide 42 subsurface parking spaces, including two service vehicle spaces, two handicap-accessible spaces, and one car-share space; and 123 Class 1 and 22 Class 2 bicycle parking spaces. The main entrance to the residential portion of the proposed building would be through a lobby entrance located at the east end of the Market Street frontage. Pedestrian access to the residential units would also be available from Golden Gate Avenue. Four separate retail/restaurant spaces would be located on Market Street, to the west of the main residential entrance, and on Golden Gate Avenue at the northwest corner of the project site. Vehicular access would be provided from a 12-foot-wide driveway on Golden Gate Avenue at the east end of the project site.

Approvals required for the proposed project include, but are not limited to, the following: adoption of *General Plan* Priority Policy Conformity findings and approval of the project under Planning Code Section 309, including possible exceptions with regard to the pedestrian wind comfort criterion and provision of a rear yard.

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.

Written comments on the scope of the EIR will be accepted until 5:00 p.m. on **March 18, 2016**. Written comments should be sent to Sarah B. Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

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 Rachel Schuett at (415) 575-9030.

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.