



# 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: **October 27, 2016**  
 Time: **Not before 12:00 PM (noon)**  
 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: 1028 Market Street  
 Cross Street(s): Jones Street and Taylor Street  
 Block /Lot No.: 0350/002  
 Zoning District(s): C-3-G (Downtown General  
 Commercial) Zoning District &  
 120-X Height and Bulk District  
 Plan Area: Downtown

Case No.: 2014.0241E  
 Building Permit: n/a  
 Applicant/Agent: Craig Young, LCL Global-1028  
 Market Street LLC  
 Telephone: (415) 890-6892  
 E-Mail: cyoung@tidewatercap.com

#### PROJECT DESCRIPTION

A Draft Environmental Impact Report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The 15,077-square-foot project site is located mid-block on the north side of Market Street with frontages on Market Street and Golden Gate Avenue. The project sponsor, LCL Global-1028 Market Street LLC, proposes to demolish an existing two-story, 37-foot-tall, 33,310-gross-square-foot (gsf) commercial building and construct a 13-story, 120-foot-tall, 178,308-gsf mixed-use building with 148,119 gsf of residential uses (up to 186 units), 9,657 gsf of ground-floor retail/restaurant uses (four tenant spaces), and a 15,556 gsf below-grade basement level for up to 40 parking spaces, two service vehicle loading spaces, one car-share space, and building services. The main residential entrance would be located at the east end of the Market Street frontage; retail/restaurant spaces would be accessed from Market Street and from Golden Gate Avenue; and vehicular access would be provided from Golden Gate Avenue via a proposed 12-foot-wide curb cut and driveway. The proposed project would include 123 Class 1 and 22 Class 2 bicycle parking spaces, and common and private open space, including courtyards, roof decks, balconies, and private terraces. The proposed project would also extend the existing 10-foot-wide sidewalk along the project site's Golden Gate Avenue frontage by 6 feet, and the project sponsor would seek to convert on-street parking on Golden Gate Avenue to commercial loading. The existing commercial building was constructed in 1907 and is considered a historic resource as a contributing structure to the Market Street Theatre and Loft National Register Historic District and the eligible Tenderloin Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Historic District.

**DRAFT EIR:** The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level impacts related to historic architectural resources. 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 September 22, 2016 to 5:00 p.m. on November 7, 2016.**

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

**Planner: Rachel Schuett Telephone: (415) 575-9030 E-Mail: Rachel.Schuett@sfgov.org**

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## 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 above). Written comments should be addressed to Lisa M. Gibson, Acting Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to [Lisa.Gibson@sfgov.org](mailto:Lisa.Gibson@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.

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