



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting

Date: March 8, 2017
Case No.: 2014.1584ENV
Project Title: 1530 5th Avenue
Zoning: RM-2 [Residential-Mixed, Moderate Density] Use District
40-X Height and Bulk District
Block/Lot: 2636/001
Lot Size: 6.12 acres (266,768 square feet)
Project Sponsor: Gaye Quinn, Westlake Kirkham Heights, 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) 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) 575-9127).

Project Description: The 6.12-acre project site is located in the Inner Sunset neighborhood of San Francisco, directly west of the Mt. Sutro Open Space Reserve and just south of the intersection of 5th Avenue and Kirkham Street. The University of California San Francisco Parnassus campus is located immediately north and northeast of the project site. The project site consists of steep terraced hillside topography with an elevation change of approximately 160 feet. The site contains 11 existing residential buildings, ranging from two to four stories and containing 86 dwelling units, as well as approximately 54,300 square feet of impervious areas taken up by roadways and sidewalks. The site also contains approximately 3.87 acres of pervious areas, including 2.86 acres of undeveloped and forested land to the east, west, and south of the existing buildings.

The proposed project would demolish the 11 existing buildings and construct six new buildings containing up to 445 dwelling units in their place (for a total of 359 net new units). The proposed six residential buildings would range from three to five stories and would contain a total of approximately 285,000 square feet of space, a total of 252 off-street parking spaces (split between two of the six buildings), 445 Class 1 bicycle spaces (provided within each of the six buildings) and 24 Class 2 outdoor bicycle parking spaces adjacent to the buildings. Each building would be within the 40-foot height limit for the site, as measured pursuant to the Planning Code's height measurement provisions for sloping lots, with mechanical equipment and elevator shafts extending up to 10 feet beyond the roof heights.

The proposed project would also reconfigure 5th Avenue through the site from its existing curvilinear to a proposed rectilinear configuration and install new sidewalks, landscaping, and supporting infrastructure. A total of approximately 33,700 square feet of open space available for public use would be provided, including gardens, promenades, and landscaped stairways, in addition to approximately 23,638 square feet of private open space (in the form of common and private roof decks and courtyards). Approximately two acres of the site would remain as undeveloped forested area. The proposed project would require excavation of approximately 69,000 cubic yards of soil. The net export volume would be approximately 53,000 cubic yards, with approximately 16,000 cubic yards of soil to be reused at the site.

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 Thursday, March 30, 2017, at 6:30 p.m. at the San Francisco County Fair Building (1199 9th Avenue). The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing 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 **April 8, 2017**. Written comments should be sent to Lisa M. Gibson, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to lisa.gibson@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 (415) 575-9127).

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 **Tania Sheyner** at (415) 575-9127.

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.