



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: **January 5, 2017**
 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: 1500-1540 Market Street
 Cross Street(s): Market Street and Van Ness Avenue
 Block /Lot No.: 836/01, 02, 03, 04, 05
 Zoning District(s): C-3-G (Downtown Commercial, General) Use District & 120/400-R-2 and 120-R-2 Height and Bulk Districts
 Plan Area: Market and Octavia Area Plan

Case No.: 2009.0159E
 Building Permit: n/a
 Applicant/Agent: Steve Kuklin
 One Oak Owner, LLC
 Telephone: (415) 551-7627
 E-Mail: steve@bldsf.com

PROJECT DESCRIPTION

The proposed One Oak Street Project consists of the demolition of all existing structures (a three-story, 2,750-sq.-ft. commercial building and a four-story, 48,225-sq.-ft. commercial office building) and removal of a parking lot on the project site and construction of a new 310-unit, 40-story residential tower (400 feet tall, plus a 20-foot-tall parapet) with ground-floor commercial space, one off-street loading space, and a subsurface parking garage for residents. Bicycle parking would be provided for residents on a second-floor mezzanine and for visitors in bicycle racks on adjacent sidewalks. The proposed project would also include the following: construction of a public plaza within the Oak Street right-of-way; construction of several wind canopies within the proposed plaza and one wind canopy within the sidewalk at the northeast corner of Market Street and Polk Street to reduce pedestrian-level winds; relocation of the existing Van Ness Muni station elevator entrance from the eastern end of the project site to the ground floor of the existing One South Van Ness building at the southeast corner of South Van Ness Avenue and Market Street, approximately 170 feet from its current location, with two elevators provided at the new location (compared to one existing); and creation of a southbound contraflow fire lane exclusively for emergency vehicles along the east side of Franklin Street between Market Street and Oak Street that would shift the three existing northbound travel lanes on Franklin Street to the west.

An optional scheme that would relocate the existing Muni elevator north into the proposed Oak Plaza is also being studied in this EIR as a variant to the proposed project. This variant would not include the proposed contraflow fire lane. The proposed project would require the adoption of legislative amendments to shift the existing Height and Bulk District 120/400-R-2 designation at the eastern end of the project site to the western end of the project site.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would contribute considerably to significant unavoidable impacts related to cumulative construction traffic. 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 November 16, 2016 to 5:00 p.m. on January 10, 2017.

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

Planner: Michael Jacinto Telephone: (415) 575-9033 E-Mail: michael.jacinto@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Members of the public are not required to provide personal identifying information when they communicate with the

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

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. 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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