



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of Draft Environmental Impact Report

Date: July 31, 2013
Case No.: 2011.1122E
Project Title: 75 Howard Street Project
State Clearinghouse No.: 2012122022
Zoning: C-3-O(SD) – Downtown Office (Special Development)
200-S Height and Bulk District
Block/Lot: Block 3741/Lot 31, Block 3742/Lot 12, and a portion
of Block 3741/Lot 35
Lot Size: 20,595 square feet (approximately 0.48 acres)
Project Sponsor: PPF Paramount Group 75 Howard Garage, LLP
Lead Agency: San Francisco Planning Department
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A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The Draft EIR is available for public review and comment on the Planning Department's web page on-line at <http://tinyurl.com/sfceqadocs>. The Draft EIR is also available upon request from **Don Lewis**, by phone at **(415) 575-9095**, by email at don.lewis@sfgov.org, or at the above address. The Draft EIR is available on CD and in paper copy at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review at the Planning Department's office at 1650 Mission Street, Suite 400, San Francisco.

Project Description: The project site is located on the south side of Howard Street at the intersection of Howard and Steuart Streets, in San Francisco's Financial District, and within the *Transit Center District Plan* (TCDP) area. The project site consists of three lots and a portion of street right-of-way: Assessor's Block 3741/Lot 31, which is owned by PPF Paramount, 75 Howard Garage, LLP (the project sponsor); a portion of Assessor's Block 3741/Lot 35 (known as Parcel 3), which is owned by the Gap, Inc.; and Assessor's Block 3742/Lot 12 and a portion of the Steuart Street right-of-way south of Howard Street, which is owned by the City and County of San Francisco under the jurisdiction of the Department of Public Works. Block 3741/Lot 31, together with Parcel 3, include approximately 20,931 sq. ft. and comprise the proposed 75 Howard Street building site, which is currently developed with the existing 75 Howard Garage, a 550-space, 91-foot-tall, eight-level commercial parking structure built in 1976.

PPF Paramount Group, 75 Howard Garage, LLP proposes demolition of the existing 75 Howard Garage and construction, in its place, of an approximately 31-story, 348-foot-tall, 432,253-gsf residential, high-rise tower containing 186 market rate units and approximately 5,658 gross square feet (gsf) of retail use. The ground and second floors of the proposed new building would include a restaurant, a café, the residential lobby, and services and amenities for the residents. The proposed project would contain 175 accessory off-street parking spaces for residential units in a 26,701-gsf parking garage located on two below-grade levels accessed from Howard Street. The proposed project also includes landscaping and paving improvements, resulting in a new 4,780-sq.-ft. landscaped, publicly accessible open space at Block 3742/Lot 12 and a portion of the Steuart Street right-of-way south of Howard Street. On-street parking along the segment of

Steuart Street south of Howard Street would be eliminated. This segment of Steuart Street would be narrowed, and the turnaround bulb at the southern terminus of Steuart Street would be eliminated.

The proposed project also includes two variants as options that the project sponsor may choose to implement. These variants include a proposed Public Parking Variant and a proposed Residential/Hotel Mixed Use Variant. The proposed Public Parking Variant would provide an additional 91 non-accessory public off-street parking spaces, and two additional car-share parking spaces for a total of 268 parking spaces, to partially offset the 540 public spaces lost by demolition of the 75 Howard Garage. All 268 parking spaces would be located in stacked spaces on Basement Level 2 within the proposed 26,701-gsf parking garage. The proposed Residential/Hotel Mixed Use Variant would provide a mix of residential units and hotel rooms within the high-rise tower. Hotel rooms would be located on floors 3 through 7 and floors 10 through 12, and residential units would be located on floors 13 through 31. This variant would also include space on floors 8 and 9 for hotel registration, a hotel restaurant, spa services, and other hotel amenity space. Under this variant, approximately 109 residential units and 82 hotel rooms with associated hotel amenity space would be constructed. As under the proposed project, the Residential/Hotel Mixed Use Variant would include a lobby, restaurant, and amenity space on the first and second floors of the high-rise tower. Parking under this variant would include a total of 268 stacked parking spaces on Basement Level 2 (the same total number of parking spaces as under the Public Parking Variant) within the 26,701-gsf parking garage area.

The Draft EIR for this project found that implementation of the proposed project could result in significant unavoidable impacts related to Land Use and Land Use Planning, Aesthetics, Transportation, Shadow, and Hydrology and Water Quality (Sea Level Rise).

A **public hearing** on this Draft EIR and other matters has been scheduled by the City Planning Commission for **September 12, 2013**, in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco. Please call (415) 558-6422 the week of the hearing for a recorded message giving a more specific time. **Public comments** will be accepted from **August 1, 2013** to 5:00 p.m. on **September 16, 2013**. Written comments should be addressed to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or **sarah.b.jones@sfgov.org** or **don.lewis@sfgov.org**. Comments received at the public hearing and in writing will be responded to in the Responses to Comments document.

If you have any questions about the environmental review of the proposed project, please call Don Lewis at (415) 575-9095.

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