



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report

Date: March 20, 2013
Case No.: **2011.1306E**
Project Title: **1634-1690 Pine Street**
Zoning: NC-3 (Moderate-Scale, Neighborhood Commercial) Zoning District
Van Ness Automotive Special Use District
130-E Height and Bulk District
Block/Lot: 0647/007, 008, 009, 010, 011, and 011A
Project Sponsor: Oyster Development Corp., 1634 Pine 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://tinyurl.com/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) 575-9072.)

Project Description: The project site is located on the north side of Pine Street on the block bound by Pine, Franklin, and California Streets and Van Ness Avenue in the Western Addition neighborhood of San Francisco. Currently, the site is occupied by five vacant one- to two-story buildings (two, two-story unreinforced masonry buildings, two, one-story unreinforced masonry buildings, a one-story concrete buildings) and a parking lot.

The proposed project would merge the current six lots into one parcel, demolish most of the existing five buildings on the project site, and construct one building with two 13-story residential towers with commercial use on the ground and second floors. Three of the existing building façades would be restored and incorporated into the proposed project. The proposed project would have a total area of 353,360 gross square feet and would include approximately 262 new for-sale residential units totaling approximately 221,760 square feet; 5,600 square feet of commercial space, and 34,600 square feet of subterranean parking with 245 parking spaces on one level. The proposed towers would be approximately 130 feet tall. There would be 24 studio units, 120 one-bedroom units, and 118 two-bedroom units. A single subterranean parking level would provide 240 spaces with mechanical stackers and five handicap-accessible spaces, for a total of 245 parking spaces, and 91 Class 1 bicycle parking spaces.

The 35,496-square-foot project site is located in an NC-3 Moderate-Scale, Neighborhood Commercial District and a 130-E Height and Bulk District. All of the lots, except the westernmost lot, a vacant parking lot, are also located in the Van Ness Automotive Special Use District. The proposed project would require a Conditional Use authorization from the Planning Commission for a Planned Unit Development for an increase in the dwelling unit density allowed as-of-right in the NC-3 District and for modifications to the rear yard, dwelling unit exposure, off-street parking, off-street loading, and bulk limit requirements.

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 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 will be accepted until 5:00 p.m. on **April 19, 2013**. Written comments should be sent to Sarah Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9072.)

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 Jeanie Poling at (415) 575-9072.