



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: **Thursday, November 7, 2013**
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

Project Address: 1634-1690 Pine Street
Cross Street(s): Pine and Franklin
Block /Lot No.: 0647/007, 008, 009, 010, 011, and 011A
Zoning District(s): NC-3 Zoning District
Van Ness Automotive SUD
130-E Height and Bulk District

APPLICATION INFORMATION

Case No.: 2011.1306E
Building Permit: NA
Applicant/Agent: Dean Givas
Oyster Development Corp.
Telephone: (415) 298-3326
E-Mail: dean@oysterdev.com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

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. Currently, the site is occupied by five vacant one- to two-story buildings and a parking lot. The five buildings on the project site comprise the entire Pine Street Auto Shops Historic District. The proposed project would merge the current six lots into one parcel, demolish most of the five buildings on the project site, and construct a 130-foot-tall 353,360-gross-square-foot building containing 262 residential units in two 13-story towers, 5,600 square feet of commercial use on the ground and second floors, and one level of below-grade parking for 245 vehicles and 91 Class 1 bicycle parking spaces. Three of the existing building façades would be restored and incorporated into the proposed project. 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.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative impacts related to historic architectural resources and transportation and circulation. The Draft EIR including a detailed project description is available for public review and comment on the Planning Department's website at: <http://tinyurl.com/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 October 3, 2013 to 5:00 p.m. on November 18, 2013.

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

Planner: Jeanie Poling Telephone: (415) 575-9072 E-Mail: Jeanie.poling@sfgov.org

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Para información en Español llamar al: (415) 575-9010

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 below). Written comments should be addressed to the Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.