



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: **September 11, 2014**
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: 800 Indiana Street
Cross Street(s): Indiana Street and 20th Street
Block /Lot No.: 4105/009
Zoning District(s): Urban Mixed Use (UMU)
District, 58-X Height and Bulk District
Plan Area: Central Waterfront Subarea of the
Eastern Neighborhoods Rezoning and Area Plan

APPLICATION INFORMATION

Case No.: 2011.1374E
Building Permit:
Applicant/Agent: AvalonBay Communities, Inc., Joe
Kirchofer, Development Director
Telephone: 415-284-9082
E-Mail: Joe_Kirchofer@avalonbay.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 sponsor, AvalonBay Communities, Inc., proposes to demolish an existing 78,240 gross-square-foot (gsf), steel-frame industrial warehouse that is owned by the San Francisco Opera, and construct a five-story, approximately 58-foot-tall, multi-family residential development at 800 Indiana Street in San Francisco, composed of three separate buildings, totaling 273,743 gsf of residential uses. The proposed project would include a maximum of 338 residential units, ground-floor residential amenities, and a one-level 11-foot-tall underground parking garage, for a total of approximately 441,183 gsf of development on the project site. The proposed project also includes two streetscape improvement variants, the Hybrid and Linear Park Streetscape Plans and a third variant that includes a plaza/dog park.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level impacts related to historic architectural resources. 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 August 13, 2014 to 5:00 p.m. on September 29, 2014

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

Planner: Rachel Schuett Telephone: (415) 575-9030 E-Mail: rachel.schuett@sfgov.org

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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 Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to sarah.b.jones@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.