



# 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: **February 12, 2015**  
 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: 1546-1550 Market Street, 1554-1564 Market Street, 55 Oak Street  
 Cross Street(s): Market Street and Oak Street  
 Block /Lot No.: 0836/006 and 007  
 Zoning District(s): C-3-G (Downtown General Commercial District); Van Ness and Market Downtown Residential District; 120-R-2 Height and Bulk District  
 Plan Area: Market and Octavia Area Plan

#### APPLICATION INFORMATION

Case No.: 2012.0877E  
 Building Permit: 2013/11/22/2657 S  
 Applicant/Agent: Jessie Stuart (Trumark Urban)  
 Telephone: (415) 370-1767  
 E-Mail: JStuart@trumarkco.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 two parcels [Assessor's Parcel Numbers 0836-006 and 0836-007] at 1546-1550 Market Street, 1554 Market Street, and 55 Oak Street. The proposed project would involve merging the two lots into a single lot, demolition of the existing three buildings on the site, and construction of a new 12-story, 120-foot-tall, 138,002-square-foot residential building with 109 dwelling units, approximately 4,810 gross square feet of ground-floor commercial space, and a 12,512 gross square foot ground floor garage with 28 car parking spaces and 110 bicycle parking spaces. Two of the three existing buildings that would be demolished have been determined to be historic resources under the California Environmental Quality Act (CEQA).

**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. 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 January 7, 2015 to 5:00 p.m. on February 23, 2015.**

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

**Planner: Brett Bollinger Telephone: (415) 575-9024 E-Mail: Brett.Bollinger@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](mailto: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.