



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, January 22, 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

APPLICATION INFORMATION

Project Address: 1601-1677 Mariposa Street
and 485-497 Carolina Street

Cross Street(s): Arkansas Street, Carolina Street,
and 18th Street

Block /Lot No.: Block 4005/Lots: 001B and
004 and Block 4006/Lots 006, 010, 019, and
020

Zoning District(s): UMU (Urban Mixed Use)
Use District

Plan Area: Showplace Square/Potrero
Subarea of the Eastern Neighborhoods
Rezoning and Area Plan

Case No.: **2012.1398E**

Building Permit: N/A

Applicant/Agent: Rick Westberg
Related/Mariposa Development Co., LLC.

Telephone: (415) 677-9000

E-Mail: rick.westberg@related.com

PROJECT DESCRIPTION

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

The proposed 1601 Mariposa Street Mixed Use Project (project) would develop residential and ground-floor commercial uses on a 3.36-acre project site on portions of two blocks (Assessor's Block 4005 and 4006) located in the Showplace Square/Potrero Subarea of the Eastern Neighborhoods Rezoning and Area Plan. The project would demolish three existing one- and two-story commercial, office, and warehouse buildings and associated surface parking lots and construct two four-story mixed-use buildings, referred to as the "East" and "West" Buildings. Approximately 320 residential units and 10,000 square feet of ground floor commercial space would be distributed throughout both buildings. A two-level below-grade parking garage under the East Building would contain approximately 265 to 275 parking spaces and be accessible from Arkansas Street (upper garage level) and 18th Street (lower garage level). The proposed East and West Buildings would have heights ranging from 31 feet to 40 feet. A total of approximately 39,195 gsf of publicly accessible and private open space would be developed throughout the project site.

中文詢問請電: (415) 575-9010

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

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative impacts related to 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://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 December 17th, 2014 to 5:00 p.m. on February 17th, 2015. The comment period for this Draft EIR will be 60 days due to proximity of the publication date to the winter holidays.

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

Planner: Chelsea Fordham Telephone: (415) 575-9071

E-Mail: Chelsea.fordham@sfgov.org

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 above). 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.