



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report and Community Plan Exemption Checklist

Date: January 28, 2015
Case No.: 2013.1543E
Project Title: **1979 Mission Street Mixed-Use Project**
Zoning/Plan Area: Mission Street Neighborhood Commercial Transit (NCT)
Mission Street Formula Retail Restaurant Subdistrict
Mission Alcohol Restricted Use District
Fringe Financial Service Restricted Use District
105-E/55-X Height and Bulk District
Mission Area Plan of the Eastern Neighborhoods Rezoning and Area Plans
Block/Lot: 3553/052
Project Sponsor: Seth Mallen (Maximus BP 1979 Mission Street LLC)
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A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Community Plan Exemption (CPE) Checklist have been prepared by the San Francisco Planning Department in connection with this project. The NOP and CPE Checklist are available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqa> docs). 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 at the Planning Department's office on the fourth floor of 1650 Mission Street (call [415] 575-9031).

PROJECT DESCRIPTION

The 57,312-square-foot project site is in the Inner Mission neighborhood (Assessor's Block 3553, Lot 052), and forms the northern and eastern boundaries of the street-level plaza and northeast entrance to the 16th Street Mission Bay Area Rapid Transit District (BART) Station. The proposed project would demolish the two existing commercial buildings and surface parking lot on the site, and construct an up to 10-story, 105-foot (121 feet with elevator penthouse) mixed-use residential building with ground floor retail.

The proposed building would have a total of 389,808 gross square feet (gsf), which would include 291,923 gsf of residential uses (331 dwelling units); 32,676 gsf of commercial space; and 65,209 gsf of parking (163 off-street parking spaces and 162 Class I bicycle parking spaces), and loading and building services. Parking and loading would be provided in a basement and ground-floor garage, which would be accessed from a 20-foot-wide driveway on Capp Street. Retail space for multiple tenants would be on the ground-floor level along Mission and 16th streets. Residential uses would be in three separate structures above the podium level (level 2), and along Capp Street. Open space for the residents would be provided in the

interior courtyard on the podium level, and on roof terraces and private balconies. In addition, along the northern and eastern sides of the BART plaza, the proposed project would be set back 15 feet from the property line, creating publicly accessible open space adjoining the 16th Street Mission BART plaza. Streetscape improvements in lieu of a portion of the Eastern Neighborhoods impact fee would include widening of the existing 9-foot Capp Street sidewalk to 12 feet on the western side of Capp Street between 16th and 15th streets, and adding two bulb-outs—one on the northwest corner of the intersection of 16th Street/Capp Street, and one on the western side of the Adair Street/Capp Street intersection. In addition, the project would install two bicycle corrals in the parking lanes—one on Mission Street and one on Capp Street.

The project would require conditional use authorization for the following exceptions: lot size limit (Planning Code Section 121.1); use size limit (Planning Code Sections 121.2 and 121.6); rear yard size and location (Planning Code Section 134); bay window width and separation (Planning Code Section 136[c][2]); bulk limitations (Planning Code Section 270); streetscape and pedestrian improvements pursuant to the City's Better Streets Policy and Plan (Planning Code Section 138.1); and dwelling unit exposure to open space (Planning Code Section 140).

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 EIR will provide information about potential significant physical environmental effects of the proposed project, focused on Wind and Shadow, and Geology and Soils impacts; will identify possible ways to minimize the significant effects; and will describe and analyze possible alternatives to the proposed project. Other environmental impacts of the proposed project were adequately disclosed in the Eastern Neighborhoods Rezoning and Area Plans Programmatic EIR, as documented in the CPE Checklist attached to the NOP prepared for the project; and these impacts are exempt from further environmental review, in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Preparation of an NOP or EIR does not indicate a decision by the City to approve or 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 on the scope of the EIR will be accepted until 5:00 p.m. on **March 2, 2015**. Written comments should be sent to Sarah B. Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, 94103, or sarah.b.jones@sfgov.org. Referenced materials are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street (call [415] 575-9031).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency regarding 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 **Debra Dwyer** at **(415) 575-9031**.

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.