



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, June 9, 2016**
 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: 1979 Mission Street
 Cross Street(s): 16th Street and Capp Street
 Block /Lot No.: 3553/052
 Zoning District(s): 105-E/55 X Height and Bulk District
 Plan Area: Mission Area Plan of the Eastern
 Neighborhoods Rezoning and Area Plans

APPLICATION INFORMATION

Case No.: 2013.1543E
 Building Permit: N/A
 Applicant/Agent: Bert Polacci
 Maximus-BP 1979 Mission Street, LLC
 Telephone: (415) 316-0122
 E-Mail: info@1979mission.com

PROJECT DESCRIPTION

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

The 57,312 square foot project site is in the Inner Mission neighborhood and forms the northern and eastern boundaries of the northeastern entrance to the 16th Street Mission Bay Area Rapid Transit District Station Plaza (BART plaza). The Proposed Project would demolish the two existing commercial buildings and surface parking lot on the site, and construct a new, 331 unit mixed use residential building with ground floor retail, ranging in height from 4 to 10 stories, with a maximum height of 105 feet, and a total height of 121 feet at the elevator penthouse. The Proposed Project would be an approximately 388,912 gross square foot (gsf) mixed use residential building with ground floor retail uses, off street ground level loading and basement parking, and privately owned, publicly accessible open space along the northeast BART plaza. Code compliant common and private usable open space, including balconies, roof terraces, and a portion of the interior podium courtyard, would be provided as part of the Proposed Project. The Proposed Project would include approximately 291,027 gsf of residential uses (331 dwelling units), and approximately 34,198 gsf of commercial uses (within multiple tenant spaces). Approximately 63,687 gsf of parking and building services would be located in the basement and ground floor, including 163 parking spaces (136 for residential use, 22 for commercial use, four for car share use, and one Americans with Disabilities Act [ADA] accessible van parking space), three freight loading spaces, 162 Class I bicycle parking spaces, and mechanical/electrical equipment. In addition, 30 Class II bicycle parking spaces would be provided in two on-street bicycle corrals. The proposed bicycle corrals would be located in the parking lane: one on Mission Street north of the existing transit stop, and one on Capp Street.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative impacts related to shadow. 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. The Planning Commission will consider certification of the Final EIR at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices regarding this project.

Public comments on the Draft EIR will be accepted from May 5, 2016 to 5:00 p.m. on July 5, 2016.

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

Planner: Debra Dwyer, 1650 Mission Street, Suite 400, San Francisco, CA 94103-9425 **Telephone:** (415) 575-9031

E-Mail: debra.dwyer@sfgov.org

中文詢問請電: (415) 575-9010

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.

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 at the Planning Department (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 Responses to Comments (RTC) document.

Template revised 3/19/15

The attached notice of availability of a Draft Environmental Impact Report (DEIR) is provided under the California Environmental Quality Act and San Francisco Administrative Code Chapter 31. It concerns property located at 1979 Mission Street (2013.1543E). Public comments on the DEIR may be provided in writing to the Planning Department until 5:00 p.m. on 7/5/2016. Also, there will be a hearing at the San Francisco Planning Commission to receive oral public comment on the DEIR at its regular meeting on 6/9/2016.

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. To obtain information about this notice in Filipino, please call (415) 575-9121. Please be advised that the Planning Department will require at least one business day to respond to any call.

根據加州環境質量法和舊金山行政法典,第31章規定,它涉及物業位於 1979 Mission 街 (2013.1543E)。以上所附通知的草案環境影響報告書 (DEIR) 的可用性,。如有提供任何意見,可向規劃署以書面報告,直到下午五時2016年7月5日終止。此外,還有在舊金山計劃委員DEIR 公眾的聽證會,將要在2016年6月9日舉行,可接受民眾意見。

如果你需要用華語獲得關於這通告的細節,請電 415-575-9010.

然後,請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務,此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es un aviso que está disponible el Reporte Ambiental (Draft Environmental Impact Report (DEIR)) ya que es un requisito de la ley de California por el Impacto Ambiental (California Environmental Quality Act) y el Capítulo 31 del Código Administrativo de San Francisco (San Francisco Administrative Code Chapter 31. Conciene la propiedad localizada en el 1979 Mission Street (2013.1543E). Comentarios del público sobre este documento se pueden hacer por escrito al Departamento do Planeación (San Francisco Planning Department) con fecha límite del Julio 5, 2016 hasta las 5:00 p.m. También habrá una audiencia en la junta de la Comisión de San Francisco (San Francisco Planning Commission) en donde el público puede dar sus comentarios acerca de este documento en su junta regular de Junio 9, 2016.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang mga nakalaking paunawa ng availability ng isang Draft Environmental Impact Report (DEIR) ay ibinigay sa ilalim ng California Environmental Quality Act at San Francisco Administrative Code Chapter 31. Ito ay may kinalaman sa ari-arian na matatagpuan sa 1979 Mission Street (2013.1543E). Public komento sa DEIR ay maaaring ibigay sa sulat sa Planning Department hanggang 17:00 sa 2016/07/05 . Gayundin, magkakaroon ng pagdinig sa San Francisco Planning Commission upang makatanggap oral pampublikong komento sa DEIR sa kanyang regular na pulong sa 2016/06/09.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang (415) 575-9121. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.