



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: January 13, 2016
Case No.: 2013.1753E
Project Title: 1066 Market Street
Zoning: Downtown General Commercial (C-3-G) Zoning District
120-X Height and Bulk District
Block/Lot: 0350/003
Project Sponsor: Julie Burdick, Shorenstein Residential LLC, (415) 772-7142
Staff Contact: Elizabeth Purl – (415) 575-9028, elizabeth.purl@sfgov.org

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This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description

The 1066 Market Street Project (proposed project) is a multi-family residential development project with ground floor retail space located within the Downtown Area Plan at 1066 Market Street (Assessor's Block 0350, Lot 003) in the Downtown/Civic Center neighborhood in the City and County of San Francisco. The project site is bounded by Golden Gate Avenue to the north, a three-story building and Market Street to the south, Jones Street to the west, and a two-story commercial building to the east.

The project site is "L"-shaped and approximately 27,310 square feet in size (about 0.63 acre). The project site is currently occupied by a two-story, 5,066-gross square foot (gsf) vacant commercial building and an adjoining 23,419-gsf surface parking lot.

The proposed project involves the demolition of the existing building and parking lot and construction of a new 12-story, 120-foot-tall, approximately 297,950-gsf residential building with ground floor retail space and two levels of subterranean parking. The mixed-use building would provide approximately 304 dwelling units and 4,540 gsf of ground-floor commercial retail space. Residential amenities would include a lounge, lobby, and fitness center. The project would provide Class 1 bicycle storage for 304 bicycles on the ground floor. The 41,360-gsf subterranean parking area would provide 102 vehicle parking spaces. The proposed project would include 12,333 square feet of common useable open space in the form of an open-air courtyard and two roof terraces. The proposed project also would include new streetscape features within the sidewalk areas along Golden Gate Avenue, Jones Street, and Market Street, including 18 Class 2 bicycle parking spaces.

The project would require a Downtown Project Authorization, pursuant to Planning Code Section 309, from the Planning Commission, along with an exception from the provisions of Planning Code Section 134(d) governing the configuration of rear yards, an exception from the provisions of Planning Code Section 161(i) for a reduction of the number of off-site freight loading spaces from two to one, and an exception from the provisions of Planning Code Section 148 governing ground-level wind current requirements. The project sponsor would seek conditional use authorization from the Planning Commission under Planning Code Section 124(f) to exclude the 36 on-site affordable units from the calculation of gross floor area. The project sponsor would seek a variance to the "Use of Inner Courts" requirements to count the inner courtyard as common open space although it does not strictly meet the one-to-one ratio of depth to height required under Planning Code Section 135(g)(2). Project approval would also require General Plan and Proposition M (Planning Code Section 101.1) consistency findings.

The project would require demolition and building permits from the Department of Building Inspection, and may also require Street and Sidewalk Permits for modifications to public sidewalks, street trees, and curb cuts, and a condominium (subdivision) map from the Department of Public Works; approval for sewer connections and of a stormwater control plan from the Public Utilities Commission; and, from the Municipal Transportation Agency, approval of the 20-foot long passenger loading space along Jones Street and reconfigurations to the location of curb cuts and on-street parking spaces.

As a new high-rise project of more than five units and greater than or equal to 75 feet in height, the proposed project would also be required to comply with the requirements of the Green Building Ordinance. Accordingly, the proposed project will comply with the City's Green building Ordinance (San Francisco Building Code Chapter 13C) by attaining at least a LEED Silver rating or at least 75 GreenPoints from the GreenPoint Rated Multifamily New Construction checklist.

The project site is included on the following list compiled pursuant to Section 65962.5 of the California Government Code.

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board
Regulatory Identification Number: T0607500201
Address of Listed Site: 99 Golden Gate Avenue, San Francisco, CA 94102
Assessor's Block/Lot: 0350/003
Date of List: May 18, 1993

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on February 2, 2016), any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter that specifies the grounds for such appeal, accompanied by a \$562 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Sarah B. Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$562.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on February 2.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(h).

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.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.