



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, December 15, 2016**
 Time: **Not before 10:00 AM**
 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: 1500 and 1580 Mission Street
 Cross Street(s): Mission Street, between South Van
 Ness Avenue and 11th Street
 Block /Lot No.: 3506/002, 003
 Zoning District(s): C-3-G (Downtown General
 Commercial) District, Van Ness & Market Downtown
 Residential Special Use District, 120/320-R-2, 85/250-
 R-2, 85-X Height and Bulk Districts
 Plan Area: Market & Octavia Area Plan

Case No.: 2014-000362ENV
 Applicant/Agent: Goodwill SF Urban Development, LLC /
 Related California Urban Housing
 Telephone: Matthew Witte
 E-Mail: mwitte@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 project sponsor, Goodwill SF Urban Development, LLC, proposes to demolish an existing 29,000-square-foot, 30-foot-tall building at 1580 Mission Street and to retain and rehabilitate a portion of an existing 57,000-square-foot, 28-foot-tall building at 1500 Mission Street and demolish the remaining portions on the project site, and construct a mixed-use development with two components: an approximately 767,200-square-foot, 416-foot-tall (to the top of the parapet) residential and retail/restaurant building at the corner of South Van Ness Avenue and Mission Street; and an approximately 567,300-square-foot, 257-foot-tall (to the top of the parapet) office and permit center building for the City and County of San Francisco ("City") on 11th Street between Market and Mission Streets. The project site is bounded by Mission Street to the south, South Van Ness Avenue to the west, and 11th Street to the east in the South of Market (SoMa) neighborhood of San Francisco. The proposed project includes a proposed Zoning Map amendment and *Planning Code* text amendment to create the Mission and South Van Ness Special Use District to supersede the Van Ness & Market Downtown Residential Special Use District designation and a proposed amendment to Planning Code Section 270 associated with bulk limitations, allowing for an exceedance of the current Height and Bulk District limitations, additional off-street parking, and office space above the fourth floor.

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: 38-0113
 Address of Listed Site: 1500 – 1560, San Francisco, CA 94103
 Assessor's Block/Lots: 3506/002, 003
 Date of List: October 13, 1995

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level impacts to historic architectural resources and cumulative impacts related 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/sfcegadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the

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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 November 9, 2016 to 5:00 p.m. on January 4, 2017.

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

Planner: Chelsea E. 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 below). Written comments should be addressed to Lisa M. Gibson, Acting Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to lisa.gibson@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.