



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report

Date: July 5, 2017
Case No.: **2014.0914E**
Project Title: 1033 Polk Street Project
Zoning: RC-4 – Residential-Commercial, High Density
130-V Height and Bulk District
Van Ness Special Use District
Block/Lot: 0694/003
Project Sponsor: LC Development Corporation
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A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). 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 by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9041)

Project Description:

The 2,200 square-foot project site (Assessor's Block 06949, Lot 003) is located on the northwest corner of Polk and Cedar Streets, and is within the Downtown/Civic Center neighborhood in an area generally characterized by residential, retail, and commercial uses. The site is currently occupied by a two-story building, which is vacant, but formerly contained office, retail, and residential uses. The 1033 Polk Street building is eligible for listing on the California Register of Historical Resources and therefore is considered a historic resource.

The project sponsor, LC Development Corporation, proposes to demolish the existing building and construct a mixed-use building with ground-floor retail space with frontages along Polk and Cedar Streets, and residential space above. The proposed building would be eight stories tall, reaching approximately 85 feet in height (98 feet in height with parapet and rooftop equipment). The ground floor would contain approximately 445 gross square feet (gsf) of retail space and would include a total of 19 residential units, including 18 one-bedroom units and one two-bedroom unit on the second to eighth floors. The proposed project would not provide off-street parking spaces. However, 19 Class I

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bicycle parking spaces would be provided centrally on the ground floor of the building, with access from the residential lobby. Two Class 2 bicycle spaces would be provided adjacent to the curb. Streetscape improvements include minor reconstruction of sidewalks along the project frontages, and removal of an existing curb cut along the Cedar Street frontage. Three existing street trees along the Polk Street frontage would be retained, and an additional street tree would be planted along the Cedar Street frontage. Project construction would span approximately 16 months, with the demolition and shoring and grading phases each lasting approximately one month.

Written comments on the scope of the EIR will be accepted until 5:00 p.m. on **August 4, 2017**. Written comments should be sent to Melinda Hue, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to Melinda.Hue@sfgov.org.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to 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 **Melinda Hue** at **(415) 575-9041**.

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.