



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Initial Study

Date: May 2, 2018
Case No.: 2015-004568ENV
Project Title: 10 South Van Ness Avenue Mixed-Use Project
Zoning: C-3-G (Downtown-General Commercial)
Van Ness and Market Downtown Residential Special Use District 120-R-
2/120/400-R-2 Height and Bulk Districts
Plan Area: Market and Octavia Area Plan
Block/Lot: 3506/004 and 003A
Lot Size: 51,150 square feet (1.17 acres)
Project Sponsor: 10 SVN, LLC
c/o Jim Abrams, J. Abrams Law, P.C. – (415) 999-4402
jabrams@jabramslaw.com
Lead Agency: San Francisco Planning Department
Staff Contact: Rachel Schuett – (415) 575-9030
rachel.schuett@sfgov.org

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To Responsible Agencies, Trustee Agencies, and Interested Parties:

RE: NOTICE OF AVAILABILITY OF THE INITIAL STUDY FOR THE 10 SOUTH VAN NESS AVENUE MIXED-USE PROJECT; PLANNING DEPARTMENT CASE NO. 2015-004568ENV; STATE CLEARINGHOUSE NO. 2017072018

This notice is to inform you of the availability of the Initial Study for the 10 South Van Ness Avenue Mixed-Use Project, described below. The Planning Department previously determined that this project could have a significant effect on the environment, and required that an Environmental Impact Report (EIR) be prepared. A Notice of Preparation of an EIR was circulated for a 30-day public review period on July 12, 2017. The Planning Department held a public scoping meeting to receive comments on the scope and content of the environmental analysis on August 2, 2017. An Initial Study has now been prepared to provide more detailed information regarding the impacts of the proposed project and to identify the environmental issues to be considered in the Draft EIR. The Initial Study is either attached or is available upon request from **Rachel Schuett**, the project environmental review coordinator, whom you may reach at (415) 575-9030, at rachel.schuett@sfgov.org, or at the address to the right. The report may also be viewed on-line at <http://www.sf-planning.org/index.aspx?page=1570>, starting on May 2, 2018. Referenced materials are available for review by appointment at the Planning Department's office at 1650 Mission Street, Suite 400 (call 415-558-6377).

Project Description: The project sponsor proposes to redevelop the 51,150-square-foot (1.17-acre) property at South Van Ness Avenue and Market Street in the South of Market (SoMa) neighborhood of San Francisco. The project site is occupied by a two-story, up to 45-foot-high building, and a small vacant lot. The northern portion of the on-site building was constructed in 1927, and is considered an individual historical resource. The building is occupied by the San Francisco Honda Dealership.

The project sponsor proposes to demolish the building and construct a mixed-use, 984-unit residential building with ground-floor retail space and two below-grade levels for parking and loading, accessed from 12th Street. Up to 518 vehicle parking spaces and seven freight loading spaces would be provided. Two project design options are being considered: a two-tower design (the “proposed project”) with two separate 41-story 400-foot- tall towers (420 feet at the top of the elevator penthouses) on top of podiums; and a “project variant” with a single 55-story, 590-foot-tall tower (610 feet at the top of the elevator penthouses) on top of a podium. The proposed project would be approximately 1,071,100 gsf, with 48,150 sf of open space including a mid-block pedestrian alley between South Van Ness Avenue and 12th Street. The project variant would be approximately 1,073,000 gsf, with 47,210 sf of open space including a similar mid-block pedestrian alley between Market and 12th streets. Additional details regarding the project and its variant are in this Initial Study and will be subsequently analyzed in the EIR.

A Notice of Preparation of an EIR and Public Scoping Meeting was issued on July 12, 2017, and a public scoping meeting was held on August 2, 2017. Based on the comments received, the Planning Department has determined that preparation of an Initial Study would be appropriate to focus the scope of the EIR. Preparation of an Initial Study or EIR does not indicate a decision by the City to approve or to disapprove the project.

Further comments concerning environmental review of the proposed project and the scope of the EIR are welcomed, based on the content of the Initial Study. In order for your comments to be considered fully, we would appreciate receiving them by **June 4, 2018**. Please send written comments to **Rachel Schuett**, Senior Planner, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments may also be submitted via e-mail to rachel.schuett@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 Initial Study/EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency.

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.