



# SAN FRANCISCO PLANNING DEPARTMENT

---

## PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report

*Date:* October 11, 2017  
*Case No.:* 2016-010340ENV  
*Project Title:* 500 Turk Street  
*Zoning:* RC-4 District: Residential-Commercial-Combined, High Density  
80-T Height and Bulk District  
*Block/Lot:* 0741/002  
*Project Sponsor:* Daniel Findley, Tenderloin Neighborhood Development Corporation  
(415) 358-3927  
*Staff Contact:* Jeanie Poling – (415) 575-9072  
Jeanie.poling@sfgov.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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.sf-planning.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) 575-9072)

### Project Description

The 500 Turk Street Project site is located within a developed city block bounded by Eddy Street to the north, Larkin Street to the east, Turk Street to the south, and Polk Street to the west, within the Tenderloin neighborhood of San Francisco. The project site is surrounded by a range of mid- to high-rise commercial, office, institutional, residential, and hotel uses.

The project site is currently developed with a one- to two-story, 20- to 30-foot-tall, 7,315-square-foot concrete tire and automobile service building constructed in 1935. The building is L-shaped, with a one-story west wing fronting on Turk Street and a one-story east wing fronting on Larkin Street. The two wings meet at the northwest corner, where the building includes a two-story component. The L-shaped building design creates an open area on the Turk and Larkin street frontages that is used for vehicular access and parking. A second parking and storage area is located at the rear of the building, along the northern property line. A freestanding marquee sign is also located within the parking lot, fronting the Turk Street and Larkin Street intersection, at the southeast corner of the property.

The existing building is currently occupied by Kahn & Keville, a tire and automotive services company. The building was evaluated in 2010 as part of the Van Ness Auto Row Support Structures Survey and assigned a National Register of Historic Places status code of 3CS, meaning that it appears eligible for

[www.sfplanning.org](http://www.sfplanning.org)

inclusion in the California Register of Historic Resources (CRHR) as an individual property through survey evaluation. The building is also listed by the planning department as a Category A.1 Historic Resource because of its eligibility for individual listing on the CRHR, due to its longevity of use as a tire and battery shop, and its then -innovative design that incorporates an open vehicle maneuvering area at the corner. The subject property has been identified as an historic resource under the California Environmental Quality Act (CEQA).

The proposed 500 Turk Street Project would result in the demolition of the existing building and associated surface parking lot and construction of an eight-story, approximately 106,000-square-foot building with approximately 82,000 square feet of residential uses, approximately 2,600 square feet of ground floor commercial space, approximately 3,600 square feet of common and residential amenity space, and approximately 5,240 square feet of common open space within a ground floor courtyard. A total of 108 residential units would be included in the building. The residential units would include 22 studio units, 30 one-bedroom units, 42 two-bedroom units, and 14 three-bedroom units, 107 of which would be affordable to households earning up to 60 percent of the area median income, and one of which would be provided for the on-site building manager.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Written comments on the scope of the EIR will be accepted until 5:00 p.m. on **November 10, 2017**. Written comments should be sent to **Jeanie Poling**, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to **jeanie.poling@sfgov.org**. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9072).

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 **Jeanie Poling** at **(415) 575-9072**.

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.