



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of an Initial Study

Date: **April 25, 2018**
Case No.: **2015-014028ENV**
Project Title: **3333 California Street Mixed-Use Project**
State Clearinghouse No. **2017092053**
Zoning: **Residential, Mixed, Low Density [RM-1] District
40-X Height and Bulk District**
Block/Lot: **Block 1032/Lot 003**
Project Sponsor: **Laurel Heights Partners LLC
Don Bragg, (415) 395-0880**
Lead Agency: **San Francisco Planning Department**
Staff Contact: **Julie Moore – (415) 575-8733; Julie.Moore@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

This notice is to inform you of the availability of the Initial Study for the 3333 California Street 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. 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 report is available for public review at the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). CDs and paper copies are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-8733)

Project Description: The project site is an approximately 10.25-acre parcel in San Francisco's Presidio Heights neighborhood. The project sponsor, Laurel Heights Partners, LLC, owns the site and leases it to the Regents of the University of California, which uses the site for its University of California San Francisco Laurel Heights Campus. Prior to the project sponsor's recent acquisition of fee title to the site, the project sponsor had entered into a 99-year pre-paid ground lease with the Regents, the former owner of the site, in 2014. The campus contains a four-story, 455,000-gross-square-foot office building with a three-level, partially below-grade parking garage at the center of the site; a one-story annex building at the corner of California and Laurel streets; three surface parking lots; and landscaping or landscaped open space. The project site does not include the SF Fire Credit Union building at the southwest corner of California Street and Presidio Avenue, which is on a separate parcel. Current uses on the campus are office, research, child care, and parking.

The project sponsor, Laurel Heights Partners, LLC, proposes a mixed-use project for the 3333 California Street site. Under the proposed project, the existing annex building, surface parking lots, and circular garage ramp structures would be demolished. The existing office building would be partially demolished and divided into two separate buildings (Center Buildings A and B), expanded to include new levels, and adapted for residential use. Thirteen new buildings would be constructed in different locations around the site: the Plaza A and Plaza B buildings (residential and retail uses) along California Street between Laurel and Walnut streets; the Walnut Building (office, retail, and child care

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uses) along California Street east of Walnut Street; the Masonic Building (residential uses) along Masonic Avenue; the Euclid Building (residential and retail uses) near the intersection of Euclid and Masonic avenues; the Laurel Duplexes (residential uses) comprised of seven townhomes along Laurel Street; and the Mayfair Building (residential uses) near the intersection of Laurel Street and Mayfair Drive. Overall, the proposed project would include 558 dwelling units within 824,691 gross square feet of residential floor area; 49,999 gross square feet of office floor area; 54,117 gross square feet of retail floor area; a 14,690-gross-square-foot child care center; 428,773 gross square feet of parking with 895 parking spaces; and 236,000 square feet of open areas.

Parking would be provided in four below-grade parking garages and six individual, two-car parking garages serving 12 of the 14 units in the Laurel Duplexes group. New public pedestrian walkways are proposed through the site in a north-south direction between California Street and the intersection of Masonic and Euclid avenues approximately along the line of Walnut Street and in an east-west direction between Laurel Street and Presidio Avenue along the line of Mayfair Drive.

A project variant that would replace the office space in the Walnut Building with residential uses, would add three new residential floors, and would reduce the retail space is also being considered. Under the project variant there would be 186 additional residential units, for a total of 744 residential units within 978,611 gross square feet of residential floor area; no office space; 48,593 gross square feet of retail floor area; a 14,650-gross-square-foot child care center; 435,133 gross square feet of parking with 971 parking spaces; and 236,000 square feet of open areas on the project site.

Anticipated approvals required for the proposed project or project variant include, but are not limited to, the following: adoption of Findings of Consistency with the General Plan and priority policies of Planning Code section 101.1; approval of planning code and zoning map amendments; approval of Special Use District; approval of Conditional Use Authorization/Planned Unit Development; approval of Development Agreement, if applicable; approval of street vacation/dedication associated with the development of Corner Plaza at Masonic and Euclid avenues and the Pine Street Steps and Plaza at the Masonic/Pine/Presidio intersection; approval of sidewalk widening legislation; and adoption of resolution to modify or waive Planning Commission Resolution 4109.

The Planning Department has determined that an EIR must be prepared for the proposed project and project variant. Accordingly, a Notice of Preparation of an EIR and Public Scoping Meeting was issued on September 20, 2017, and a public scoping meeting was held on October 16, 2017. The Planning Department also 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. Prior to making any such decision, the decision makers must review and consider the information contained in the EIR. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project and project variant, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project or project variant.

Further comments on the scope of the environmental analysis to be considered in the EIR are welcomed, based on the content of the Initial Study. Comments are most helpful when they address the environmental analysis itself or suggest specific alternatives and/or additional measures that would better mitigate significant impacts of the proposed project or project variant. In order for your concerns to be considered fully, please submit your comments by 5:00 p.m. on **May 25, 2018**. Written comments on the information and analysis presented in the Initial Study should be submitted to Julie Moore, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to **Julie.Moore@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 and analysis presented in this Initial Study 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 **Julie Moore** at **(415) 575-8733**.

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.