



# SAN FRANCISCO PLANNING DEPARTMENT

## PUBLIC NOTICE

### Availability of Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting

*Date:* May 17, 2018  
*Case No.:* 2016.012545ENV  
*Project Title:* 4840/4950 Mission Street Project  
*Zoning:* NCD Excelsior Outer Mission Neighborhood Commercial District  
RH-2 Residential-House, Two Family District  
RH-1 Residential-House, One Family District  
40-X Height and Bulk District  
*Block/Lot:* 6959/019, 025, 026, 031  
*Project Sponsors:* Marc Babsin, Emerald Fund, Inc. for  
National Electrical Benefit Fund  
415-489-1313  
Marc@emeraldfund.com  
Marie-Therese Debor, BRIDGE Housing  
Corporation  
949-229-7075  
Mdebor@bridgehousing.com  
*Staff Contact:* Elizabeth White – (415) 575-6813 and elizabeth.white@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 notice is available for public review and comment on the Planning Department's web page (<http://www.sf-planning.org/sfceqadocs>). Compact discs 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 Elizabeth White at (415) 575-6813.)

#### **Project Description:**

The National Electrical Benefit Fund (a union pension fund) and BRIDGE Housing Corporation, the project sponsors, propose to demolish the existing buildings and associated surface parking lots on the project site to construct a six- to seven-story mixed-use building at 4840 Mission Street and two four- to six-story mixed-use structures sharing a common garage and foundation at 4950 Mission Street. The 4840/4950 Mission Street project (proposed project) is in San Francisco's Outer Mission/Excelsior neighborhood, encompassing the site of the Valente Marini Perata Funeral Home and the existing Safeway, at 4840 and 4950 Mission Street, respectively. The proposed project would result in the phased development of three mixed-use buildings on an approximately 151,700-square-foot site (Assessor's Block 6959, Lots 019, 025, 026, and 031) located at 4840 Mission Street (phase I) and 4950 Mission Street (phase II). The proposed project would involve the demolition of the existing buildings and associated surface parking lots on the project site to construct a six- to seven-story mixed-use building at 4840 Mission Street that would reach a maximum height of 84 feet, and two four- to six-story mixed-use structures sharing a

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

common garage and foundation at 4950 Mission Street. The larger of the latter two structures would reach a maximum of 69 feet in height.

The three proposed buildings would total approximately 715,800 gross square feet, including below-grade parking. They would include 428 dwelling units, including 175 affordable units and 253 market-rate units; a replacement Safeway grocery store; a health center; other ground-floor retail and neighborhood services; and an underground parking garage. The garage at 4840 Mission Street would be approximately 57,500-square-foot and would provide approximately 30 parking spaces for project residents, 93 parking spaces for the Safeway grocery store customers, and three car share spaces. The garage at 4950 Mission Street would be approximately 84,400-square-foot with approximately 204 to 278 parking spaces, the larger number depending on the potential addition of parking stackers if warranted by resident parking demand. The proposed project would include a total of 384 class 1 bicycle parking spaces.

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.

**On May 30, 2018**, the project sponsor will hold **an open house** from 5:30 to 6:30 p.m. immediately followed by a **public scoping meeting** from 6:30 to 8:00 p.m. hosted by the Planning Department at Balboa High School's Green Room (Room 152) at 1000 Cayuga Avenue. The purpose of this meeting is to receive oral comments to assist the Planning Department in determining the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. **This is not a program of Balboa High School.** To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on **June 25, 2018**. Written comments should be sent to Elizabeth White, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [elizabeth.white@sfgov.org](mailto:elizabeth.white@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 Elizabeth White at (415) 575-6813.)

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 **Elizabeth White** at (415) 575-6813 or [elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org).

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.