



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409
558*6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, January 11, 2018**
 Time: **Not before 1:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

Project Address: 500 Turk Street
 Cross Street(s): Larkin Street
 Block /Lot No.: 0741/002
 Zoning District(s): RC-4, Residential-Commercial-
 Combined, High Density
 Plan Area: N/A

APPLICATION INFORMATION

Case No.: 2016-010340ENV
 Building Permit: N/A
 Applicant/Agent: Daniel Findley, Tenderloin
 Neighborhood Development Corporation
 Telephone: 415-358-3927
 E-Mail: dfindley@tndc.org

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

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 subject property has been identified as a historic resource under the California Environmental Quality Act (CEQA). The proposed 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, 107 of which would be affordable to households earning up to 60 percent of the area median income. The residential units would include 23 studio units, 21 one-bedroom units, 50 two-bedroom units, and 14 three-bedroom units. The proposed building would be 79 feet in height at the roofline.

DRAFT EIR: The draft EIR finds that implementation of the proposed project would lead to significant unavoidable project- and cumulative-level impacts related to historic architectural resources. The draft EIR including a detailed project description is available for public review and comment on the planning department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the planning commission and department staff to receive comments on the adequacy of the EIR. The planning commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the draft EIR will be accepted from November 22, 2017 to 5:00 p.m. on January 16, 2018. The comment period for this draft EIR will be 56 days.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Jeanie Poling: (415) 575-9072 E-Mail: Jeanie.poling@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

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.

Only commenters on the draft EIR will be permitted to file an appeal of the certification of the final EIR to the board of supervisors.

CDs and paper copies of the draft EIR are available at the planning information center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below). Written comments should be addressed Jeanie Poling, Environmental Planner, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to jeanie.poling@sfgov.org. Comments received at the public hearing and in writing will be responded to in a draft EIR responses to comment (RTC) document.

Template revised 12/7/16