



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* September 19, 2018  
*Case No.:* 2017-003559ENV  
*Project Title:* 3700 California Street  
*Zoning:* RH-2 (Residential, House – Two Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts  
80-E and 40-X Height and Bulk Districts  
*Block/Lot:* Block 1015, Lots 001, 052, and 053; Block 1016, Lots 001–009; and Block 1017, Lots 027 and 028  
*Project Sponsor:* Denise Pinkston, TMG Partners – 415.772.5900  
dpinkston@tmgpartners.com  
*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 NOP is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.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 Jeanie Poling at (415) 575-9072.)

**Project Description:** The project sponsor, TMG Partners, proposes redevelopment on a portion of the current site of the California Pacific Medical Center (CPMC) campus at 3700 California Street in the Presidio Heights neighborhood of San Francisco. The project proposes demolition of five of the six existing hospital buildings on the project site, including a five-story accessory parking garage; demolition of a two-level, below-grade parking structure; renovation and adaptive re-use of a portion of the Marshal Hale hospital building at 3698 California Street to residential use; retention and renovation of the existing nine-unit residential building at 401 Cherry Street; and construction of 31 new residential buildings, including some accessory amenity spaces comprised of landscaped common areas and a resident fitness facility. With project development, the residential buildings on the project site would contain 273 dwelling units, including 14 single-family homes and 19 multi-family residential buildings with studios and one-, two-, three-, and four-bedroom units. The new development would reflect the design and scale of the existing neighborhood. The proposed project would be constructed on three blocks, with residential buildings ranging from three to seven stories (36 to 80 feet). With the exception of 12 of the 14 proposed single-family homes that would be on separate lots, all residential buildings would be situated above below-grade parking podiums on each block. A total of 416 parking spaces would be provided, consisting of 392 subterranean spaces in podiums and 24 private spaces located within the 12 single-family residences on separate lots. The proposed project would include shared onsite amenity space, comprised of a resident fitness facility, and approximately 86,200 square feet of private and common

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

open space<sup>1</sup> areas for residents. The project sponsor is seeking Conditional Use Authorization and Planned Unit Development approval for height and certain planning code exceptions. The 14 existing parcels comprising the project site would be merged and subdivided into 16 parcels.

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 will be accepted until 5:00 p.m. on **October 19, 2018**. Written comments should be sent to **Jeanie Poling**, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or [jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org), and should reference the project title and case numbers provided on the front of this notice.

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 Planning Commission or the Planning 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.

---

<sup>1</sup> "Common usable open space" is defined by Planning Code section 135(a) as "an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing)."