



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of Draft Environmental Impact Report

Date: July 30, 2014
Case No.: 2005.0679E
Project Title: 1333 Gough Street/1481 Post Street Project
Zoning: RM-4 (Residential, Mixed, High Density) Use District
240-E Height and Bulk District
Block/Lot: Assessor's Block 697/Lot 37
Project Sponsor: The ADCO Group and Cathedral Hill Plaza Associates, L.P.
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A draft environmental impact report (Draft 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://tinyurl.com/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) 575-9033.)

Project Description

The project site is located on the south side of Post Street near the intersection of Post and Gough Streets in Cathedral Hill, at the eastern edge of the Japantown neighborhood, in the City's Western Addition. The project site is a single lot encompassing all of Assessor's Block 697/Lot 37, bounded by Post Street on the north, Gough Street on the east, Geary Boulevard on the south, and its west property line. The eastern portion of the project site is currently developed with an existing residential building, 1333 Gough, constructed in 1965 (169 units, 14 stories, about 138 feet tall, and 214,400 gross square feet [gsf] of residential use). An existing parking garage structure (163 spaces, 65,100 gsf) wraps around the ground floor base of 1333 Gough to its north, west, and south. Two surface parking lots at the northeast and southeast corners of the project site together provide 13 spaces. The private, members-only Cathedral Hill Plaza Athletic Club operates a fitness center (about 4,700 gsf) in the ground floor of 1333 Gough Street. A terrace for the residents of 1333 Gough Street, two outdoor tennis courts, and a one-story pool building (permanently closed in February of 2010) are located on the roof of the parking structure.

The project sponsors propose demolition of the existing parking structure (together with the common open space terrace, tennis courts, and pool building that sit atop the parking structure) and construction of a new 262-unit, 36-story, 398-foot-tall (416-foot-tall with rooftop mechanical penthouse), 437,500-gsf residential building west of 1333 Gough Street on the project site. The new building at 1481 Post Street would include a 2,230-gsf café along Post Street at the northwest corner of the project site. Along the site's west property line, the proposed project would develop a 10-foot-wide (at minimum), publicly accessible walkway to facilitate midblock pedestrian passage between Post Street and Geary Boulevard.

The proposed project also includes construction of a subsurface parking garage (about 180,000 gsf) to serve the residents of the new 1481 Post Street building and the existing 1333 Gough Street. The four-level 1481 Post Street portion of the proposed parking garage would occupy the western portion of the project site. It would include 262 independently accessible parking spaces that would have access

from, and egress to, Post Street. The two-level 1333 Gough Street portion of the garage would generally occupy the eastern portion of the project site. It would include 176 independently accessible parking spaces and four carshare spaces that would have access from, and egress to, Post Street and Gough Street at the northeast corner of the project site. The proposed project would include two freight loading spaces, one for each building, to be entered from Geary Boulevard and exited onto Post Street.

The proposed project includes renovation of the existing fitness center at the ground floor of 1333 Gough Street and construction of a new indoor swimming pool addition (about 8,000 gsf) fronting Geary Boulevard. The upgraded facility would continue to be open to the public for membership. The existing tennis courts would not be replaced under the proposed project. A common second floor open space terrace for the residents of the proposed 1481 Post Street building would be provided atop the loading area, the 1481 Post Street garage ramp and driveway, and the proposed pool addition. Another common open space for 1481 Post Street residents would be provided atop the proposed café. A separate common open space garden for residents of 1333 Gough Street would be provided at ground level along Gough Street.

Approvals required for the proposed project include, but are not limited to, the following: a determination under Planning Code Section 295 that net new shadow on Recreation and Park Commission properties would not be adverse to the use of the parks; approval of a Planned Unit Development to allow exceptions to provisions of the Planning Code governing rear yard depth, dwelling unit exposure, and residential density; adoption of a Zoning Map amendment to reclassify the existing 240-E height and bulk limit for the project site to a 410-G height and bulk limit; and adoption of a *General Plan* amendment to revise the 240-foot height limit and the bulk controls for the project site.

The Draft EIR found that implementation of the proposed project would result in no significant adverse environmental effects.

A **public hearing** on this draft EIR and other matters has been scheduled by the City Planning Commission for **September 4, 2014**, in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place. (Call (415) 558-6422 the week of the hearing for a recorded message giving a more specific time.)

Public comments will be accepted from **July 30, 2014** to 5:00 p.m. on **September 15, 2014**. Written comments should be addressed to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received at the public hearing and in writing will be responded to in a Response to Comments document.

If you have any questions about the **environmental review** of the proposed project, please call Michael Jacinto, environmental coordinator, at (415) 575-9033.