



# SAN FRANCISCO PLANNING DEPARTMENT

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**DATE:** September 8, 2014  
**TO:** Distribution List for the 1333 Gough/1481 Post Street Draft EIR  
**FROM:** Sarah B. Jones, Environmental Review Officer  
**SUBJECT:** **Provision of Missing Draft EIR pages 2.43-2.45**  
**Extension of Draft EIR Public Comment Period**  
**2005.0679E – 1333 Gough Street/1481 Post Street Draft EIR**

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On July 30, 2014, the Planning Department published and distributed a Draft Environmental Impact Report (DEIR) for Case No. 2005.0679E, the 1333 Gough Street/1481 Post Street residential mixed-use project. Due to a printing error, pages 2.43-2.45 were inadvertently omitted from the DEIR's Project Description chapter. These pages describe the required project approvals and construction schedule for the proposed project, the descriptions of which are also presented in the Draft EIR Summary Chapter and in the Initial Study, Appendix A of the Draft EIR. **In order to rectify this omission, pages 2.43, 2.44 and 2.45 of the Draft EIR are included herein, as enclosures to this cover letter.**

Further, **the Environmental Review Officer has extended the Draft EIR's public review period.** Therefore, whereas the previous close of the public review period was at 5 p.m. on Monday, September 15, **the new deadline for public comment on the Draft EIR has been extended to 5 p.m. on Monday, September 29, 2014.**

If you have any questions related to the information provided in this letter or related to the environmental review for the proposed project in general, you may contact Michael Jacinto, environmental coordinator, at 415.575.9033 or by email at [michael.jacinto@sfgov.org](mailto:michael.jacinto@sfgov.org).

Thank you for your interest in this project.

**Enclosures:** 2005.0679E 1333 Gough / 1481 Post Street Draft EIR pages 2.43, 2.44, 2.45

## 2. Project Description

maximum depth of excavation for the basement garage levels and mat foundation of as much as 45 feet below the ground surface at the western portion of the project site. Approximately 83,000 cubic yards of excavated soil would need to be removed from the project site.<sup>5</sup>

### **Construction Phasing and Duration**

Project construction would take about 27 months. Project construction would take place in overlapping phases. Demolition would take about 1.75 months. Excavation and shoring would take about 2.5 months. Foundation work and below-grade construction would take about 4.5 months. Base building construction would take about 11 months. Exterior finishing would take about 4 months. Interior finishing would take about 12.5 months.<sup>6</sup>

### **Temporary Parking During Construction**

During construction of the proposed 1481 Post Street building, the areas to the north and south of 1333 Gough Street along Post Street and Geary Boulevard (newly cleared by demolition of the existing parking structure) would be modified to provide the majority of temporary parking for the existing residents. Each of these temporary parking areas would be equipped with double stacker units that would be located up to the westernmost line of the existing 1333 Gough Street building. One stacker unit would provide parking for two automobiles. These areas would accommodate approximately 68 vehicular stacker units, for a total of 136 spaces. In addition, there would be 10 visitor spaces that would be shared with the parking operator for short-term staging while cars await placement into stackers. All of the temporary parking would be attendant parking, with vehicles delivered to residents at the main entrance.

At the conclusion of the construction of the 1481 Post Street building and issuance of a temporary certificate of occupancy for the garage, the stacker units would be removed and the temporary parking for residents of 1333 Gough Street would be moved to temporary self-park spaces within the proposed new four-level garage beneath the 1481 Post Street building with access from Post Street. The areas on the north and south side of 1333 Gough Street would then be excavated to construct the permanent parking garage facility that would accommodate parking for 1333 Gough Street. Alternatively, multi-level stackers could be used, and the south and north sides of 1333 Gough Street could be excavated sequentially.

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<sup>5</sup> Webcor, memo from Ruben Diaz to Eric Grossberg and Linda Corso, 1481 Post Street Project - Summary of Construction Phases and Duration, January 21, 2013. This document is available for review in Case File No. 2005.0679E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

<sup>6</sup> Ibid.

## **PROJECT APPROVALS**

The project requires the following approvals, which may be reviewed in conjunction with the project's requisite environmental review, but may not be granted until such required environmental review is completed.

### Planning Commission

- Recommendation of a Zoning Map amendment to reclassify the existing 240-E height and bulk limit for the project site, shown on Zoning Map Sheet HT02, to a 410-G height and bulk limit.
- Recommendation of a *General Plan* amendment to revise the 240-foot height limit and the bulk controls for the project site, shown on Map 4: Urban Design Guidelines for Height of Buildings, and Map 5: Urban Design Guidelines for Bulk of Buildings, in the Urban Design Element of the *General Plan*.
- Determination under Planning Code § 295 that the net new project shadow being cast on Hamilton Recreation Center, Peace Plaza, and Raymond Kimbell Playground would not be adverse to the use of the parks.
- Approval of Conditional Use authorization to construct a building exceeding a height of 50 feet in an RM-4 District (Planning Code § 253).
- Approval of a Planned Unit Development (PUD), including amendments modifying the site's existing PUD as applicable, and adoption of findings as set forth in Planning Code Sections 303 and 304 to allow modifications to provisions of the Planning Code governing rear yard depth (Planning Code § 134) and dwelling unit exposure (Planning Code § 140).

### Planning Commission and Recreation and Park Commission

- Determination under Planning Code § 295 that the net new project shadow being cast on Hamilton Recreation Center, Peace Plaza, and Raymond Kimbell Playground would not be adverse to the use of the parks.

### Board of Supervisors

- Adoption of a Zoning Map amendment to reclassify the existing 240-E height and bulk limit for the project site, shown on Zoning Map Sheet HT02, to a 410-G height and bulk limit.
- Adoption of a *General Plan* amendment to revise the 240-foot height limit and the bulk controls for the project site, shown on Map 4: Urban Design Guidelines for Height of Buildings, and Map 5: Urban Design Guidelines for Bulk of Buildings, in the Urban Design Element of the *General Plan*.

### Other City Departments

- Approval of site permit (Planning Department and Department of Building Inspection).

## 2. Project Description

- Approval of demolition, grading, and building permits (Planning Department and Department of Building Inspection).
- Approval of project compliance with the Stormwater Control Guidelines (Department of Public Works).
- Approval of a stormwater control plan (San Francisco Public Utilities Commission).