



NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **August 26, 2021**
 Time: **Not before 1:00 PM**
 Location: **Remote or In-person Hearing -**
 Visit <https://sfplanning.org/planning-commission> for details
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

APPLICATION INFORMATION

Project Address: 2500 Mariposa Street
 Cross Street(s): Mariposa, Hampshire, Bryant, and 17th Streets
 Block /Lot No.: 3971/001
 Zoning District(s): Public (P) Zoning District
 65-X Height and Bulk District
 Plan Area: Mission Area Plan

Case No.: 2019-021884ENV
 Building Permit: Not filed yet
 Applicant/Agent: San Francisco Municipal Transportation Agency, Licinia Iberri
 Telephone: (415) 646-2715
 E-Mail: Licinia.Iberri@sfmta.com

PROJECT DESCRIPTION

The San Francisco Planning Department has prepared a draft environmental impact report (Draft EIR) in connection with this joint development project that includes public transit and private residential and commercial components. The project is jointly sponsored by the City and County of San Francisco (City) through the San Francisco Municipal Transportation Agency (SFMTA) and the selected development consortium identified through the developer selection process.

The project site is at 2500 Mariposa Street, an approximately 4.4-acre parcel. It is located in San Francisco's Mission District near the South of Market and Potrero Hill neighborhoods (to the north and east, respectively). The project site is owned by the City, through the SFMTA. The proposed project would demolish the Potrero Trolley Coach Division Facility (Potrero Yard) and replace it with a new transit facility to accommodate the expansion of the SFMTA's transit vehicle fleet. The new transit facility would have space for bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development uses. The new, approximately 1,300,000-gross-square-foot structure would occupy the site and rise to heights ranging from 75 to 150 feet across the site. It would contain a three-level, approximately 75-foot-tall replacement transit facility plus a mix of commercial and residential uses in the remainder of the project as part of a joint development program between SFMTA and a private project co-sponsor. The joint development program would include a ground-floor commercial use and residential entry lobbies, with integrated residential and transit facility uses on the second through sixth floors of the three-level replacement transit facility. The majority of residential development would be atop the replacement transit facility on floors 7 through 13.

The proposed project includes four variants that consider modifications to limited features or aspects of the project: the Emergency Exit Relocation Variant, which would relocate the bus emergency exit from 17th Street to Hampshire Street; the Joint Development Lobby Relocation Variant, which would relocate the proposed joint development lobby on Mariposa Street to Hampshire Street; the Active 17th Street Variant, which would relocate internal bus ramps from the north to south sides of the site to allow the mix of joint development uses to be developed along 17th Street; and the Employee and Family Support Variant, which would reprogram a portion of the ground-floor commercial uses to include a child care use.

The project site is included on the following list compiled pursuant to Section 65962.5 of the California Government Code: State Water Resources Control Board Leaking Underground Storage Tank Sites (listed as a “LUST Cleanup Site (Closed)”) (Geotracker ID T0607500109) in September 1991 (GeoTracker website accessed March 24, 2021).

DRAFT EIR: The Draft EIR finds that the proposed Potrero Yard Modernization Project at 2500 Mariposa Street would result in the following significant and unavoidable project-level environmental impacts even with mitigation: historical architectural resources and air quality. The Draft EIR provides a detailed project description, an analysis of the physical environmental effects of the project and its variants, and identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of impacts. It 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 Planning 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. Certification of the Final EIR will take place at a later hearing. Please be advised that due to the COVID-19 emergency, the Planning Commission may conduct this hearing remotely using videoconferencing technology or in-person at City Hall. Additional information may be found on the Planning Department’s website or by contacting the planner below. Contact the planner below if you wish to be on the mailing list for future notices.

In addition, there will be a hearing before the Historic Preservation Commission on Wednesday, August 4, 2021 at 12:30 p.m. or later in order for the Historic Preservation Commission to provide its comments on the Draft EIR. Please be advised that due to the COVID-19 emergency, the Planning Commission may conduct this hearing remotely using videoconferencing technology or in-person at City Hall.

Public comments on the Draft EIR will be accepted from July 1, 2021 to 5:00 p.m. on August 31, 2021.

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

Planner: Jennifer McKellar Telephone: (628) 652-7563

E-Mail: CPC.PotreroYardEIR@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.

A USB or paper copy of the Draft EIR are available upon request; please contact Jennifer McKellar at **CPC.PotreroYardEIR@sfgov.org** or (628) 652-7563. Written comments should be addressed to Jennifer McKellar, EIR Coordinator, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to **CPC.PotreroYardEIR@sfgov.org**. Comments received at the public hearing and in writing will be responded to in a Responses to Comments on the Draft EIR document.