



PUBLIC NOTICE

Availability of Notice of Preparation of Environmental Impact Report

<i>Date:</i>	August 26, 2020
<i>Comment Deadline:</i>	September 25, 2020
<i>Case No.:</i>	2017-012086ENV
<i>Project Title:</i>	770 Woolsey Street Project
<i>Zoning:</i>	RH-1 (Residential House, One Family) Use District 40-X Height and Bulk District
<i>Block/Lot:</i>	Assessor's Block 6055/001
<i>Lot Size:</i>	2.2 acres (approximately 96,000 square feet)
<i>Neighborhood:</i>	Excelsior
<i>Cross Streets:</i>	Woolsey and Hamilton streets
<i>Project Sponsor:</i>	Maya Theuer—140 Partners LP, maya@L37partners.com , 415.394.9012
<i>Lead Agency:</i>	San Francisco Planning Department
<i>Staff Contact:</i>	Alana Callagy—San Francisco Planning Department, alana.callagy@sfgov.org 628.652.7540

The San Francisco Planning Department has prepared a notice of preparation of an environmental impact report (EIR) regarding the 770 Woolsey Street project. The notice of preparation is available for public review and can be accessed on the Planning Department's website at: <http://www.sf-planning.org/sfceqadocs>.

You may participate in the public process concerning the project's environmental effects by contacting Alana Callagy via email, phone, or by mail. You may also request a CD or paper copy by contacting Alana Callagy. Please also refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

The project sponsor (140 Partners LP) proposes to demolish the existing structures at 770 Woolsey Street and construct 63 residential units, comprised of 31 duplexes and one single-family home, and 64 vehicle parking spaces accessed via 32 new curb cuts. The proposed residential buildings would range in height from approximately 30 to 40 feet in height. Of the 63 total units, 13 would be affordable housing units. The project proposes to regrade the project site and improve the right-of-way along the block's street frontages, which would include four bulb-outs, adding a sidewalk along Wayland Street, filling an existing trench as well as adding a sidewalk and curb along Bowdoin Street, and adding street trees along the perimeter of the block. The

proposed project would also include an approximately 0.36-acre (15,500-square-foot) public park/community garden and approximately 19,700 square feet of private common open space for residents.

Purpose of Notice

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 City must review and consider the information contained in the EIR prior to making such approval decision.

The department welcomes your comments concerning the potential environmental effects of this project. Your comments could focus on significant environmental issues regarding this project, information that would help the environmental analysis, or factors to consider in the environmental analysis.

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 or comments concerning this notice, **please contact Alana Callagy, alana.callagy@sfgov.org or 628.652.7540 by September 25, 2020.**

Members of the public are not required to provide personal identifying information when they communicate with the commission or the department. However, the department may make all written or oral communications available, including submitted personal contact information, for inspection and copying upon request from the public. These communications may also be posted on the department's website or in other public documents.