



## PUBLIC NOTICE

# AVAILABILITY OF PUBLIC DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC MEETING

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| <i>Hearing Date:</i>    | July 29, 2021  |
| <i>Time:</i>            | After 1 p.m.   |
| <i>Location:</i>        | Visit <a href="http://www.sfplanning.org">www.sfplanning.org</a> for details   |
| <i>Case Type:</i>       | Environmental (Draft Environmental Impact Report)  |
| <i>Hearing Body:</i>    | Planning Commission  |
| <i>Case No.:</i>        | <b>2017-012086ENV</b>  |
| <i>Project Title:</i>   | <b>770 Woolsey Street Project</b>  |
| <i>Project Address:</i> | 770 Woolsey Street   |
| <i>Cross Streets:</i>   | Woolsey and Hamilton streets   |
| <i>Zoning:</i>          | RH-1 (Residential House, One Family) Use District<br>40-X Height and Bulk District   |
| <i>Neighborhood:</i>    | Portola  |
| <i>Project Sponsor:</i> | Maya Theuer—140 Partners LP, <a href="mailto:maya@L37partners.com">maya@L37partners.com</a> , 415.394.9012                 |
| <i>Staff Contact:</i>   | Jenny Delumo, San Francisco Planning Department<br><a href="mailto:idelumo@sfgov.org">idelumo@sfgov.org</a> , 628.652.7568 |

The San Francisco Planning Department has prepared an environmental impact report (EIR) for the 770 Woolsey Street Project (“project”).

## Project Description

The project sponsor, 140 Partners LP, proposes to redevelop a 2.2-acre rectangular site (770 Woolsey Street) bounded by Wayland, Hamilton, Woolsey, and Bowdoin streets in San Francisco’s Portola neighborhood. The project proposes to demolish a majority of the existing structures on the project site (primarily greenhouses that have been unused since 1990) and construct 62 residential units composed of 31 duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts (i.e., one curb cut per duplex). The proposed residential units would be approximately 35 feet in height. Of the 62 total units, 12 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 and adding a sidewalk and curb along Bowdoin Street, and adding 33 street trees and streetlights

along the perimeter of the block. The proposed project would also include an approximately 0.39-acre (17,170-square-foot) publicly accessible open space (which would include two rebuilt greenhouse structures), approximately 11,210 square feet of common open space in the form of connected courtyards and passageways referred to as “the spine” and “mews” for residents only, and approximately 14,890 square feet of private open space (e.g., courtyards and rear yards).

The project site is not included on any of the lists compiled pursuant to California Government Code section 65962.5.

**DRAFT EIR:** The Draft EIR finds that implementation of the project could result in a significant unavoidable project-level impact related to historic architectural resources. The Draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and identifies feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. It is available for public review and comment on the San Francisco Planning Department’s website at [sfplanning.org/sfceqadocs](http://sfplanning.org/sfceqadocs).

The purpose of the public hearing is for the San Francisco Planning Commission and San Francisco Planning Department staff to receive comments on the adequacy and accuracy of the EIR. The planning commission will not respond to any of the comments or take action on the project at this hearing. Please be advised that due to the COVID-19 emergency, the planning commission may be required to conduct this hearing remotely. Additional information may be found on the planning department's website at [www.sfplanning.org](http://www.sfplanning.org). Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

**Public comments on the Draft EIR will be accepted from June 24, 2021, to 5 p.m. on August 9, 2021.**

Written comments should be sent to **Jenny Delumo, Environmental Coordinator, San Francisco Planning Department, 49 South Van Ness Avenue Suite 1400, San Francisco, CA 94103**, or emailed to [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org). If you have questions or comments concerning this notice, **please contact Jenny Delumo at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568.**

## General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with the department. All written or oral communications available, including submitted personal contact information, may be made available 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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the final EIR to the San Francisco Board of Supervisors.

A USB or paper copy of the Draft EIR will be mailed upon request. Referenced materials will also be made available for review upon request. Please contact the project planner, Jenny Delumo, at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568. At the close of the public review period, the San Francisco Planning Department will prepare a Responses to Comments document to respond to all comments on the Draft EIR presented at the public hearing and received in writing during the public review period.