



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, July 11, 2019**
 Time: **Not before 10:00 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

Project Address: 3700 California Street
Cross Street(s): Maple Street, Cherry Street
Block /Lot Nos.: Block 1015, Lots 001, 052, and 053; Block 1016, Lots 001-009; and Block 1017, Lots 027 and 028
Zoning Districts: RH-2 (Residential, House – Two Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts; 80-E and 40-X Height and Bulk Districts

APPLICATION INFORMATION

Case No.: 2017-003559ENV
Building Permit: N/A
Applicant/Agent: Denise Pinkston, TMG Partners
Telephone: 415.772.5900
E-Mail: dpinkston@tmgpartners.com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with the 3700 California Street project.

The project proposes demolition of five of the six existing hospital buildings on the project site, including a five-story accessory parking garage; demolition of a two-level, below-grade parking structure; renovation and adaptive re-use of a portion of the Marshal Hale hospital building at 3698 California Street to residential use; retention and renovation of the existing nine-unit residential building at 401 Cherry Street; and construction of 31 new residential buildings, including some accessory amenity spaces comprised of landscaped common areas and a resident fitness facility. With project development, the residential buildings on the project site would contain 273 dwelling units, including 14 single-family homes and 19 multi-family residential buildings with studios and one-, two-, three-, and four-bedroom units. The proposed project would be constructed on three blocks, with residential buildings ranging from three to seven stories (36 to 80 feet). With the exception of 12 of the 14 proposed single-family homes that would be on separate lots, all residential buildings would be situated above below-grade parking podiums on each block. A total of 416 parking spaces would be provided, consisting of 392 subterranean spaces in podiums and 24 private spaces located within the 12 single family residences on separate lots. The proposed project would include shared onsite amenity space, comprised of a resident fitness facility, and approximately 86,200 square feet of private and common open space areas for residents, which may include common roof deck areas for some of the buildings.

The project site is not included on a list of hazardous sites compiled pursuant to Section 65962.5 of the California Government Code.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would not lead to any significant unavoidable project-level or cumulative impacts. All of the project's significant impacts can be mitigated to a less-than-significant level. The Draft EIR including a detailed project description is available for public review and comment on the Planning Department's website at <https://sfplanning.org/environmental-review-documents>.

The purpose of the public hearing is for the Planning Commission and 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. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. 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 13, 2019 to 5:00 p.m. on July 29, 2019.

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

Planner: Jeanie Poling Telephone: (415) 575-9072 E-Mail: jeanie.poling@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.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed above). Written comments should be addressed to Jeanie Poling, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to jeanie.poling@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.

Governor's Office of Planning & Research

JUN 13 2019

STATE CLEARINGHOUSE