

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017072018

Project Title: 10 South Van Ness Avenue Mixed-Use Project

Lead Agency: San Francisco Planning Department Contact Person: Rachel Schuett
Mailing Address: 1650 Mission Street, Suite 400 Phone: 415-575-9030
City: San Francisco Zip: 94103 County: San Francisco

Project Location: County: San Francisco City/Nearest Community: San Francisco
Cross Streets: South Van Ness Avenue and Market Street Zip Code: 94103
Longitude/Latitude (degrees, minutes and seconds): 122 ° 25 ' 10.3 " N / 37 ° 46 ' 28.1 " W Total Acres: 1.17
Assessor's Parcel No.: 3506/004, 3506/003a Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-280, I-80, US 101 Waterways: San Francisco Bay, Mission Creek
Airports: None Railways: Caltrain Schools: SFUSD

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [X] Other: AB 900 Application
[ ] Mit Neg Dec Other: Governor's Office of Planning & Research

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other: AB 900

Development Type:

[X] Residential: Units 984 Acres 935.74
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[X] Commercial: Sq.ft. 30,350 Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [X] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[X] Economic/Jobs [ ] Public Services/Facilities [X] Traffic/Circulation [X] Other: GHG

Present Land Use/Zoning/General Plan Designation:

Market and Octavia Plan area; Downtown General (C-3-G) zoning district, and the Van Ness and Market DT SUD

Project Description: (please use a separate page if necessary)

The project would demolish an existing 91,088 gross square foot (gsf), two-story, 30- to 45-foot-tall auto dealership and service center. Two project design options are being considered for the 10 S. Van Ness property: the proposed two-tower project "proposed project" (a 1,071,095-gsf, 984-unit, 41-story, 420-foot-tall, mixed-use residential building with one below-grade structure consisting of a 2-level parking garage and two separate above-ground structures each consisting of a tower on top of a podium); and the single-tower variant "project variant" (a 1,072,989-gsf, 984-unit, 55-story, 590-foot-tall, mixed-use residential building with one below-grade structure consisting of a 2-level parking garage).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.