



SAN FRANCISCO PLANNING DEPARTMENT

Notification of Project Receiving Environmental Review

Date: October 16, 2015
Case No.: 2014.1201E
Project Address: 2435-2445 16th Street
Zoning: UMU – Urban Mixed Use
68-X
Block/Lot: 3965/021
Lot Size: 10,000 square feet
Plan Area: Eastern Neighborhoods Area Plan (Mission Sub-Area Plan)
Project Sponsor: Marc Dimalanta, D-Scheme Studio Architects; 415-252-0888
Staff Contact: Chris Thomas; 415-575-9036 christopher.thomas@sfgov.org

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PROJECT DESCRIPTION

The proposed project entails demolition of an approximately 10,000-square-foot (sf), one-story auto repair shop and construction of a seven-story, approximately 68-foot-high mixed-use residential building with an off-street basement-level parking garage. The approximately 65,725-gross-square-foot (gsf) building would consist of 53 dwelling units (26 two-bedroom and 27 one-bedroom), approximately 4,990-sf of residential/commercial flex space, 4,974-sf for communal and utility uses, and a total of 6,210-sf of common open space (a second-floor rear yard deck of 2,110-sf and a roof deck of 4,100-sf). A basement level, 5,730-sf parking lot accessed via a ramp from Florida Street would contain 42 parking spaces on 14 three-vehicle mechanical lifts. The basement would also contain private storage space for residents. The ground floor would contain 62 Class 1 bicycle spaces, along with a residential lobby, gym, community room and three separately entered units of residential/commercial flex space fronting on 16th Street. Four existing trees (two each on the Florida and 16th Street frontages) would be retained and six new trees would be planted (three each on the Florida and 16th Street frontages). Construction of the proposed building would involve soil disturbance over the entire project site and approximately 19 feet of below-grade excavation for the foundation (a total excavation of about 7,040 cubic yards of soil).

PURPOSE OF NOTICE:

The proposed project is being studied by the Planning Department's Environmental Planning Division to determine its potential environmental effects. No environmental documents have been issued for this proposed project. Public comments concerning the potential environmental effects of this proposed project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this proposed project, **please contact the staff identified above by November 2, 2015.** This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site.

Environmental review provides information on physical environmental effects and does not make recommendations on the project itself. Other review or approval actions may be required for the project. These actions may involve further public notification and public hearings. If you have comments on the

proposed project that pertain to matters other than physical environmental effects, please note the file number and call Julian Banales at (415) 558-6377.

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.

The proposed project entails demolition of an approximately 10,000 square-foot (sq) one-story auto repair shop and construction of a new, approximately 60,000 square-foot (sq) residential building with an off-street basement-level parking garage. The approximately 60,000 square-foot (sq) building would consist of 30 dwelling units (20 two-bedroom and 10 one-bedroom), approximately 4,000 sq ft of residential/commercial flex space, 8,000 sq ft of commercial and retail use, and a total of 6,100 sq ft of common open space (a second-floor rear yard deck of 2,100 sq ft and a roof deck of 4,000 sq ft). A basement level, 2,700 sq ft parking lot accessed via a ramp from Florida Street would contain 41 parking spaces on a three-vehicle mechanical lift. The basement would also contain private storage space for residents. The ground floor would contain 60 Class 1 bicycle spaces, along with a residential lobby, gym, community room and three separately entered units of residential/commercial flex space fronting on 16th Street. Four existing trees (two each on the Florida and 16th Street frontages) would be retained and six new trees would be planted (three each on the Florida and 16th Street frontages). Construction of the proposed building would involve soil disturbance over the entire project site and approximately 19 feet of below-grade excavation for the foundation (a total excavation of about 7,000 cubic yards of soil).

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