



SAN FRANCISCO PLANNING DEPARTMENT

Notification of Project Receiving Environmental Review

Date: October 7, 2015
Case No.: 2014.0964E
Project Address: 1228 Folsom Street (723 and 725 Clementina Street)
Zoning: Folsom Street Neighborhoods Commercial Transit (NCT)/ Residential
Enclave-Mixed (RED-MX)
45-X/65-X Height and Bulk District
Block/Lot: 3729/011, 3729/037, 3729/038
Lot Size: 8,245 square feet
Staff Contact: Don Lewis – (415) 575-9168
don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site consists of three lots located mid-block on the block bounded by Eight Street to the east, Howard Street to the north, Ninth Street to the west, and Folsom Street to the south in the South of Market neighborhood. The project site fronts on both Folsom Street and Clementina Street and is currently occupied by a 33-foot-tall, two-story, industrial warehouse building approximately 16,450 square feet in size. The existing building was constructed in two sections. The section of the building facing Folsom Street was constructed in 1906, while the section of the building facing Clementina Street was constructed in 1927. The existing building contains office uses on the second floor with approximately 16 off-street parking spaces at the ground-floor level. The proposed project involves the merger of three lots into one lot, the demolition of the existing building, and the construction of a mixed-use building approximately 41,431 square feet in size. The proposed building would include 24 residential units, 1,145 square feet of ground-floor commercial use, and 15 off-street parking spaces located in an underground basement accessed from Clementina Street. The proposed mix of units would be 13 one-bedroom units, 10 two-bedroom units, and 1 three-bedroom unit. The proposed project would also provide 25 Class 1 bicycle parking spaces in the basement level. The project site is located within the Western SoMa Light Industrial and Residential Historic District and within the Western SoMa Community Plan area.

PURPOSE OF NOTICE:

The 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 project. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project, please contact the staff identified above by October 21, 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. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

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 Don Lewis for environmental matters, or the Planning Information Center at (415) 558-6377 for non-environmental matters.

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.

PROJECT DESCRIPTION

The project site consists of three lots located on the block bounded by Eight Street to the east, Howard Street to the north, North Street to the west, and Tolson Street to the south in the South of Market neighborhood. The project site fronts on both Tolson Street and Clementina Street and is currently occupied by a 3-story all two-story industrial warehouse building approximately 16,450 square feet in size. The existing building was constructed in two sections. The section of the building facing Tolson Street was constructed in 1908, while the section of the building facing Clementina Street was constructed in 1927. The existing building contains office use on the second floor with approximately 16 off-street parking spaces at the ground-floor level. The proposed project involves the merger of two lots into one lot for the demolition of the existing building and the construction of a mixed-use building approximately 41,831 square feet in size. The proposed building would include 24 residential units, 145 square feet of ground-floor commercial use, and 17 off-street parking spaces located in an underground basement accessed from Clementina Street. The proposed mix of units would be 13 one-bedroom units, 10 two-bedroom units, and 1 three-bedroom unit. The proposed project would also provide 25 Class 1 bicycle parking spaces in the basement level. The project site is located within the Western SoMa Light Industrial and Residential Historic District and within the Western SoMa Community Plan area.

PURPOSE OF NOTICE

The 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 project. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project please contact the staff identified above by October 21, 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. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

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.