



SAN FRANCISCO PLANNING DEPARTMENT

Notification of Project Receiving Environmental Review

Date: January 4, 2016
Case No.: 2014.1121ENV
Project Address: **1601 Mission Street**
Zoning: C-3-G (Downtown – General Commercial) Use District
Market-Octavia Plan Area
120-R-2 Height and Bulk District
Block/Lot: 3514/043
Lot Size: 27,760 square feet
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@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 is an irregularly shaped lot with frontages on both Mission Street and South Van Ness Avenue in the South of Market neighborhood and the Market Octavia Plan Area. The proposed project would demolish an existing 4,429-square-foot gas station and car wash and construct a 120-foot-tall, 12-story mixed-use building containing 220 dwelling units; 6,756 square feet of retail space; 102 below-grade vehicle parking spaces that would be accessed from South Van Ness Avenue; and 145 bicycle parking spaces. The project would create a publicly accessible mid-block alley and include public realm improvements such as sidewalk furnishings, pedestrian-oriented street lighting, bike racks, and landscaping. The project would require Downtown Project Authorization pursuant to Section 309 of the San Francisco Planning Code.

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 January 19, 2016.** 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 Tina Chang at (415) 575-9197.

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.