

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 # 17072018

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 ' 10.39" N / 37 ° 46 ' 28.07" 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, U.S. 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 [] Other: AB900 Application
[] Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research
OCT 10 2017
STATE CLEARINGHOUSE

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezoning [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: AB900

Development Type:

[X] Residential: Units 984 Acres 935,745
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 30,350 Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] 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 [] 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 Area Plan area, the Downtown-General (C 3 G) zoning district, and the Van Ness and Market Downtown Re

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

The proposed project would include construction of two 400-foot-tall (420 feet total, inclusive of roofs screens and elevator penthouses), 41-story buildings containing a total of 984 dwelling units and retail space on the ground floor. Above grade, the proposed project would consist of two separate structures, each consisting of a tower above a podium. Below grade, the two structures would be connected on basement Levels B1 and B2.

In addition, two variants are proposed: a project design variant, which would include one structure up to 590 feet in height (610 feet total, inclusive of roofs screens and elevator penthouses), and a streetscape variant for 12th Street, which would extend the eastern sidewalk and pedestrian promenade adjacent to the project site from 15 feet to 40 feet in width.

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.