

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 [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec Other:
NEPA: [] NOI [] EA [] Draft EIS
Other: [] Joint Document [] Final Document [X] Other: AB 900 Application

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

AUG 07 2018

STATE CLEARINGHOUSE

Development Type:

- [X] Residential: Units 984 Acres 935.74
[] 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 [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.