



SAN FRANCISCO PLANNING DEPARTMENT

August 11, 2009

RE: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING FOR WESTERN SOMA COMMUNITY PLAN

To: Responsible Agencies, Trustee Agencies, and Interested Parties

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and a Notice of Public Scoping Meetings for the above-referenced project, described below, has been issued by the San Francisco Planning Department (Planning Department). The NOP/Notice of Public Scoping Meetings is either attached or is available at the Planning Information Counter at 1650 Mission Street, 1st Floor, or on-line at www.sfplanning.org/mea.

Project Description: The proposed project consists of three components. The first one is the Draft Western SoMa Community Plan, a plan developed through extensive outreach and community participation to guide the future development within the Western SoMa area. The proposed Plan area is irregularly shaped and consists of two connected areas: one generally referred to as "north of Harrison Street," roughly bounded by 13th Street to the east, Bryant Street to the south, Seventh Street to the west, and Minna Street (an alleyway between Mission and Howard Streets) to the north, and the second area, generally referred to as "south of Harrison Street," roughly bounded by Townsend Street to the south, Fourth Street to the east, Harrison Street to the north and Seventh Street to the west. The proposed Plan would amend the Western SoMa Special Use District (SUD) and would implement new planning policies and controls for land use, urban form, building height and design, street network and open space. In general, the goal of the Draft Plan is to maintain the mixed-use character of the proposed Plan area and preserve existing housing, while encouraging new residential and resident-serving uses (including affordable housing) within the proposed Residential Enclave Districts north of Harrison Street and targeting larger parcels south of Harrison Street for local- and region-serving, primarily commercial uses (such as office and technology-based uses) and large-scale (over 25,000 square feet) commercial developments.

The second component of the proposed project is the rezoning of approximately 47 parcels proximate to the proposed Plan boundary (generally bounded by Seventh Street, Ninth Street, Mission Street and Minna Street) in order to reconcile their use districts and height and bulk districts with those of the neighboring properties. These parcels have not been identified for rezoning in either the Draft Western SoMa Community Plan or the Eastern Neighborhoods Rezoning and Area Plans but would be rezoned to correspond to recent and proposed rezoning efforts (Eastern Neighborhoods and Western SoMa). The existing designations of these parcels are Heavy Commercial (CM) and Service/Light Industrial/Residential (SLR). As part of this project, parcels would be rezoned as Downtown General Commercial (C-3-G) along the south side of Mission Street, between 10th and the west side of 9th Streets; and rezoned as Eastern Neighborhoods Mixed Use Office (MUO) along the south side of Mission Street, between Ninth and the west side of Seventh Streets. No changes to the existing height or bulk districts are proposed as part of this process.

The third component of the proposed project is a privately funded mixed-use residential, commercial, and light industrial/artist development proposed at 350 8th Street (Block 3756, Lots 3 and 15), within the proposed Plan area. The site is occupied by a large paved lot and three small, single-story administration and maintenance structures, which would be demolished to accommodate the proposed 634,000-square-foot mixed-use development (which would also include approximately 131,000 square feet of below-grade garage parking). The site would be redeveloped with 420 dwelling units, 50,000 square feet of commercial/retail space, 9,840 square feet of light industrial/artist space, 3,500 square feet of community space, and 43,200 square feet of open space.

The City has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. Prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING**, in the Bessie Carmichael School at 375 Seventh Street at 6:00 p.m. on August 25, 2009. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and

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Notice of Preparation of an EIR
August 11, 2009

Case No. 2008.0877E
Western SoMa Community Plan

information to be contained in the EIR for the project. Written comments will also be accepted at this meeting and until 5 p.m. on **September 11, 2009**. Written comments should be sent to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, Major Environmental Analysis, 1650 Mission Street, Suite 400, San Francisco, CA 94103. The Planning Department maintains a list of persons who have expressed an interest in the proposed project. In an effort to reduce paperwork, future mailings will be conducted via email to those persons for whom an email address has been provided.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning attached materials and the environmental review process, please contact **Paul Lord** at **(415) 558-6311**. Documents relating to the proposed project can be viewed at 1650 Mission Street, Suite 400, San Francisco, CA 94103.



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OCCUPANT
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