



SAN FRANCISCO PLANNING DEPARTMENT

Notification of Project Receiving Environmental Review

Date: September 24, 2015
Case No.: 2015-002600ENV
Project Address: 915 Minna Street
Zoning: RED-MX (Residential Enclave-Mixed) District
45-X Height and Bulk District
Block/Lot: 3510/058
Lot Size: 11,617 square feet
Staff Contact: Michael Li - (415) 575-9107
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PROJECT DESCRIPTION:

The project site is on the south side of Minna Street between 10th and 11th streets in San Francisco's South of Market neighborhood. The project site is a T-shaped through lot with about 122 feet of frontage on Minna Street and 25 feet of frontage on Natoma Street. The project site is currently being used as a surface parking lot for about 37 vehicles.

The proposed project consists of constructing two buildings containing a total of 44 dwelling units and 25 parking spaces. The northern building would front Minna Street, and the southern building would front Natoma Street. There would be a ground-level yard in between the two buildings.

The four-story, 45-foot-tall Minna Street building would contain 38 dwelling units and 25 off-street parking spaces. The garage would be in the basement, and a new ramp would lead up to Minna Street. A new driveway and curb cut would be provided on Minna Street, and the existing curb cut on Minna Street would be removed. The four-story, 44-foot-tall Natoma Street building would contain six dwelling units and no off-street parking spaces.

A total of 47 bicycle parking spaces would be provided; 44 Class 1 spaces would be provided in a storage room on the ground floor of the Minna Street building, and three Class 2 spaces would be provided on the Minna Street sidewalk adjacent to the project site. Usable open space for the residents of the proposed project would be provided in the form of a ground-level yard, private decks, and a roof terrace.

The proposed project requires Large Project Authorization from the Planning Commission.

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 8, 2015. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the

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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 contact Julian Bañales at (415) 558-6339 or julian.banales@sfgov.org.