



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

### AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Month XX**, 2019  
Time: Not before 1:00 p.m.  
Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400  
Case Type: Environmental (Draft Environmental Impact Report)  
Hearing Body: Planning Commission

#### PROPERTY INFORMATION

Project Address: None  
Cross Streets: Northwest of Ocean and Lee avenues  
Block /Lot Nos.: Assessor's Block 3180/Lot 190  
Zoning Districts: P (Public),  
40-X and 65-A Height and Bulk District  
Plan Area: Balboa Park Station

#### APPLICATION INFORMATION

Case No.: 2018-007883ENV  
Applicant/Agent: Reservoir Community Partners LLC  
c/o Joe Kirchofer  
AvalonBay Communities LLC  
Telephone: 415.284.9082  
E-Mail: Joe\_Kirchofer@avalonbay.com

#### PROJECT DESCRIPTION

The San Francisco Planning Department has prepared a draft subsequent environmental impact report (SEIR) on the Balboa Reservoir project (proposed project), which is described below.

The City and County of San Francisco (the City), acting by and through its San Francisco Public Utilities Commission (SFPUC), selected Reservoir Community Partners LLC (a joint venture between BRIDGE Housing Corporation and Avalon Bay Communities), to act as master developer for the redevelopment of a 17.6-acre site in the West of Twin Peaks area of south central San Francisco known as the Balboa Reservoir. The proposed project would develop the site with mixed-income housing, open space, a childcare facility/community room available for public use, retail space, on- and off-street parking, and new streets, utilities, and other infrastructure. Two different options for the site's residential density to capture a range of possible development on the project site are under consideration: The first is the Developer's Proposed Option (1,100 dwelling units), proposed by Reservoir Community Partners LLC. The second is the Additional Housing Option (1,550 dwelling units), developed by the City to fulfill the objectives of the San Francisco General Plan to maximize affordable housing and housing in transit-rich neighborhoods. Development under each of the two options would entail the same land uses and street configurations, and similar site plans.

The proposed project would amend the general plan and the planning code, and would create a new Balboa Reservoir Special Use District. The special use district would establish land use zoning controls and incorporate design standards and guidelines for the site. The San Francisco Zoning Map would be amended to show changes to zoning and would modify the existing height limits of 40 to 65 feet to height limits of up to 78 feet in the Developer's Proposed Option and up to 88 feet in the Additional Housing Option.

Overall, the proposed project would construct up to approximately 1.8 million gross square feet of uses, including between approximately 1.3 and 1.5 million gross square feet of residential space (1,100 to 1,550 dwelling units plus residential amenities), approximately 10,000 gross square feet of community space (childcare facility and a community room for public use), approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and 750 public parking spaces in the Developer's Proposed Option, and up to 650 residential parking spaces in the Additional Housing Option. The buildings would range in height from 25 to 78 feet in the Developer's Proposed Option and from 25 to 88 feet in the Additional Housing Option. Approximately 4 acres would be devoted to publicly accessible open space. The SFPUC would retain ownership of an 80-foot-wide strip of land located along the southern edge of the site where an underground water transmission pipeline is located.

The proposed project would include transportation and circulation changes, including the extension of existing north-south Lee Avenue across the site, and a new internal street network. The proposed project would also include Ocean Avenue streetscape modifications consisting of the conversion of five 21-foot-long metered parking spaces along the frontage of 1150 Ocean Avenue to metered loading spaces between the hours of 6 a.m. and 2 p.m. (subject to SFMTA approval). The project would include a roadway network that would be accessible for people walking, including people with disabilities, bicycling, and driving. The project would also add new utility infrastructure to supply the site with potable water, wastewater collection,

stormwater collection and treatment, electricity, natural gas, and communications.

The proposed project also includes four variants that consider modifications to a limited feature or aspect of the project: Variant 1, Aboveground Public Parking, would locate the 750-space public parking garage above grade on Blocks A and B, with residential units wrapped around the garage; Variant 2, South Street Alignment and Aboveground Public Parking at North End of Site, would shift South Street to the southernmost portion of the site and locate the 750-space public parking garage above grade on Block G, with residential units wrapped around the garage; Variant 3, Assumes Pedestrians and Bicycles Would Not Access the Site via San Ramon Way; and Variant 4, North Street Extension, would shift the offsite north access road from Frida Kahlo Way to align with the project site's North Street.

The project site is not included on any lists compiled pursuant to California Government Code section 65962.5.

**DRAFT SEIR:** The draft SEIR finds that implementation of the proposed project would result in significant adverse, unavoidable project-level and/or cumulative impacts related to transportation and circulation, noise, and air quality. The draft SEIR provides a detailed project description, an analysis of physical environmental effects of the project, and identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. It is available for public review and comment on the San Francisco Planning Department's website at <https://sfplanning.org/environmental-review-documents>.

The purpose of the public hearing is for the San Francisco Planning Commission and Planning Department staff to receive comments on the adequacy of the draft SEIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415.558.6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the final SEIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the draft SEIR will be accepted from **[Date]** to 5 p.m. on **[Date]**.

**NOTE:** The project sponsor has filed an application for the proposed project to be certified by the Governor of California as an environmental leadership development project pursuant to Public Resources Code chapter 6.5 (commencing with section 21178), which provides, among other things, that any judicial action challenging the certification of the SEIR or the approval of the project described in the SEIR is subject to the procedures set forth in Public Resources Code sections 21185 to 21186, inclusive. In accordance with Public Resources Code section 21186(a) and (b), documents and other materials placed in the record of proceedings can be found at **[AB900 website]**. If the governor certifies this project as an environmental leadership development project, additional notice will be separately provided regarding such certification, in accordance with the requirements of the Public Resources Code.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Jeanie Poling      Telephone: 415.575.9072      E-Mail: [Jeanie.Poling@sfgov.org](mailto:Jeanie.Poling@sfgov.org)

## GENERAL INFORMATION ABOUT PROCEDURES

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.

Only commenters on the draft SEIR will be permitted to file an appeal of the certification of the final SEIR to the Board of Supervisors.

CDs and paper copies of the draft SEIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below) or at the project's website: **[AB900 website]**. Written comments should be addressed to Jeanie Poling, Senior Planner, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to [Jeanie.Poling@sfgov.org](mailto:Jeanie.Poling@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Responses to Comment (RTC) document, which will become part of the final SEIR.