



# SAN FRANCISCO PLANNING DEPARTMENT

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## Notification of Project Receiving Environmental Review

*Date:* August 7, 2012  
*Case No.:* 2011.1300E  
*Project Address:* 901 16<sup>th</sup> Street and 1200 17<sup>th</sup> Street  
*Zoning:* UMU(Urban Mixed Use) Use District  
48-X (southern half of project site) and 68-X (northern half of  
project site) Height and Bulk District  
*Block/Lot:* 3949/001, 001A, 002  
3950/001  
*Lot Size:* 152,460 square feet (combined for four lots)  
*Staff Contact:* Wade Wietgreffe – (415) 575-9050  
Wade.Wietgreffe@sfgov.org

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### PROJECT DESCRIPTION:

The project site consists of four adjacent lots in the Potrero Hill neighborhood. The project site is bounded by 16<sup>th</sup> Street to the north, Mississippi Street to the east, 17<sup>th</sup> Street to the south, and residential and industrial buildings to the west. The project site contains three warehouses and a vacant brick office building on the western and southern portions and a modular office building at the northeast portion for a total of 109,500 square feet. The western and southern and northeast buildings on the project site are separated by an open surface parking lot. The tallest existing building is 46 feet in height. The project site is currently occupied by Cor-o-van Moving and Storage Company, except for the western warehouse building which is leased to the University of California, San Francisco for storage. Vehicles access the project site from three curb cuts at 16th Street, three curb cuts at Mississippi Street, and three curb cuts at 17th Street.

The proposed project would demolish the three warehouses and the modular office building, preserve the brick office building, adjust the four lots into two lots, construct two new buildings, and provide two new publicly accessible areas. The new northern lot would contain a new five-story, 68-foot tall building ("Kaiser Permanente building") comprised of 189,600 square feet. The Kaiser Permanente building would include 150,600 square feet of medical office space and 39,000 square feet of space devoted to retail, non-office medical space, and ground floor circulation, and a three-level subterranean garage with 579 parking spaces that vehicles would access from a new curb cut at Mississippi Street. In addition, the proposed project would add a new curb cut for garbage and commercial loading at Mississippi Street. The new southern lot would contain a new four-story, 48-foot tall building containing 189 dwelling units (113 studio and one-bedroom units and 76 two-bedroom units) and a one-level subterranean garage with 143 parking spaces that vehicles would access from a new curb cut at Mississippi Street. The existing brick building at 17<sup>th</sup> Street and Texas Street would serve as an entrance lobby and amenities space for residents and visitors to the new residential building at 17<sup>th</sup> Street. Between the new Kaiser Permanente building and the new residential building would be a 16,800 square-foot open space ("Kaiser

Green”) that would be open to the public during daylight hours and closed off during nighttime hours with gates. Along the western property line of the two new lots would be a new 30-foot wide, north-south mid-block alley containing seating, open space, and a pathway that would be open to pedestrians and bicyclists 24 hours a day. The proposed project would require a lot line adjustment, a Large Project Authorization because the proposed project contains greater than 25,000 gross square feet of new construction, a conditional use authorization because the proposed retail spaces exceed 4,000 square feet, and demolition and building permits.

**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 August 21, 2012**. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, those persons who own property within 300 feet of the project site and potentially interested parties. 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 call Ben Fu at (415) 558-6613.