



# SAN FRANCISCO PLANNING DEPARTMENT

## Notification of Project Receiving Environmental Review

*Date:* February 24, 2014  
*Case No.:* 2013.0321E  
*Project Address:* 901 Tennessee Street  
*Zoning:* UMU (Urban Mixed-Use)  
40-X Height and Bulk District  
*Block/Lot:* 4108/017  
*Lot Size:* 10,000 square feet  
*Staff Contact:* Kansai Uchida – (415) 575-9048  
kansai.uchida@sfgov.org

RECEIVED  
FEB 26 2014  
REAL ESTATE DIV.

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### PROJECT DESCRIPTION:

The project site is located on the southeast corner of 20th Street and Tennessee Street, on the block bounded by 20th Street to the north, 22nd Street to the south, 3rd Street to the east, and Tennessee Street to the west. The project site is located within the Central Waterfront neighborhood and has frontage on both 20th Street and Tennessee Street. The proposed project includes demolition of an existing 9,000 square foot (sf), one-story warehouse constructed in 1948 and construction of a new four-story-over-basement, 40,364 sf residential building. The proposed new building would include 44 dwelling units (26 one-bedroom units, 15 two-bedroom units, and 3 three-bedroom units), 33 underground parking spaces, 45 bicycle parking spaces, a 1,875 square foot internal courtyard, and a 1,776 square foot landscaped roof deck. Five of the ground floor residential units (3,777 sf in total) would be "flexible occupancy" units where up to 25 percent of the square footage of each unit could be used for non-retail business services, such as small businesses or consulting office space. Required approvals for this project include a Certificate of Appropriateness from the Historic Preservation Commission and a 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 March 10, 2014. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the 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 call the Planning Information Center at (415) 558-6377.

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.