



**NOTIFICATION OF PROJECT
RECEIVING ENVIRONMENTAL REVIEW**
項目接受環境評審的通知
NOTIFICACIÓN DE PROYECTO RECIBIENDO EVALUACIÓN AMBIENTAL
ABISO NG PROYEKTONG PAGTANGGAP SA PAGSUSURI NG KAPALIGIRAN

Date: June 29th 2023
Comment Deadline: July 13th 2023
Case No.: 2022-006554ENV
Project Address: **2051 Market**
Zoning: NCT-3 Moderate Scale Neighborhood Commercial Transit Use District
Height/Bulk: 85-X District
Block/Lot: 3535/015
Lot Size: 5,000 square feet
Neighborhood: Castro/Upper Market
Supervisor District: District 8. Rafael Mandelman
Cross Streets: 14th St and Dolores St
Staff Contact: Benjamin Lamb – (628) 652-7506 – benjamin.lamb@sfgov.org

The San Francisco Planning Department (“SF Planning”) is in the initial stages of studying this project’s potential environmental effects and welcomes your comments. Please refer to the Project Description and Purpose of Notice sections below for more information. **You are not required to take any action.**

Project Description

The proposed project would demolish an existing two-story, approximately 6,825-square-foot building and construct a new seven-story building. The new building would include approximately 1,815 square feet of retail on the ground floor and 24 residential units on floors two through seven, composed of 6 one-bedroom units, 12 two-bedroom units and 6 three-bedroom units. Details are provided in the table below.

	EXISTING	PROPOSED	NET CHANGE
GENERAL			
Number of Building(s)	1	1	0
Building Stories	2	7	+5
Building Height (feet-inches)	31	85	+54

LAND USE			
Residential (gsf) [†]	0	29,322	+29,322
Dwelling Units (total number)	0	24	+24
Retail/Commercial (gsf)	6,825	1,813	-5,012
Open Space (gsf/type)	0	2,572	+2,572
Parking spaces	0	0	0
STREETSCAPE			
Driveway(s)	0	0	0

[†] gsf = gross square feet

Project plans and additional materials related to the **2051 Market St** project are available for review on the San Francisco Property Information Map, which can be accessed at <https://sfplanninggis.org/PIM/>. Individual files can be viewed by clicking on the Planning Applications link, clicking the “More Details” link under the project’s environmental case number **2022-006554ENV** and then clicking on the “Related Documents” link.

Purpose of Notice

SF Planning welcomes your comments concerning the potential environmental effects of this project. Your comments should focus on significant environmental issues regarding this project, information that would help the environmental analysis, or factors to consider in the environmental analysis. For more information about the types of environmental effects SF Planning studies, please contact the planner identified in the paragraph below.

In order for SF Planning to fully consider your comments and to ensure you receive future environmental review documents for this project, **please contact Benjamin Lamb, Benjamin.lamb@sfgov.org, 628-652-7506 by July 13th 2023**. 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. Please avoid providing comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project. The environmental planner will not include any comments about these topics in the environmental review document. Instead, the environmental planner will forward these comments to the planner assigned to review the project for planning code and general plan compliance, **Jeffrey Horn, Jeffrey.horn@sfgov.org, 628-652-7366**.

Members of the public are not required to provide personal identifying information when they communicate with SF Planning. However, SF Planning may make all written or oral communications available, including submitted personal contact information, for inspection and copying upon request from the public. These communications may also be posted on San Francisco Planning’s website or in other public documents.

CEQA

pronounced "SEE-Kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.

THE BASIC GOALS OF CEQA ARE TO:

INFORM

decision makers and the public about the potential significant environmental impacts

PREVENT

significant, avoidable damage to the environment by requiring changes to a project

IDENTIFY

the ways that the environmental damage can be avoided or reduced

DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

WHO IS INVOLVED?

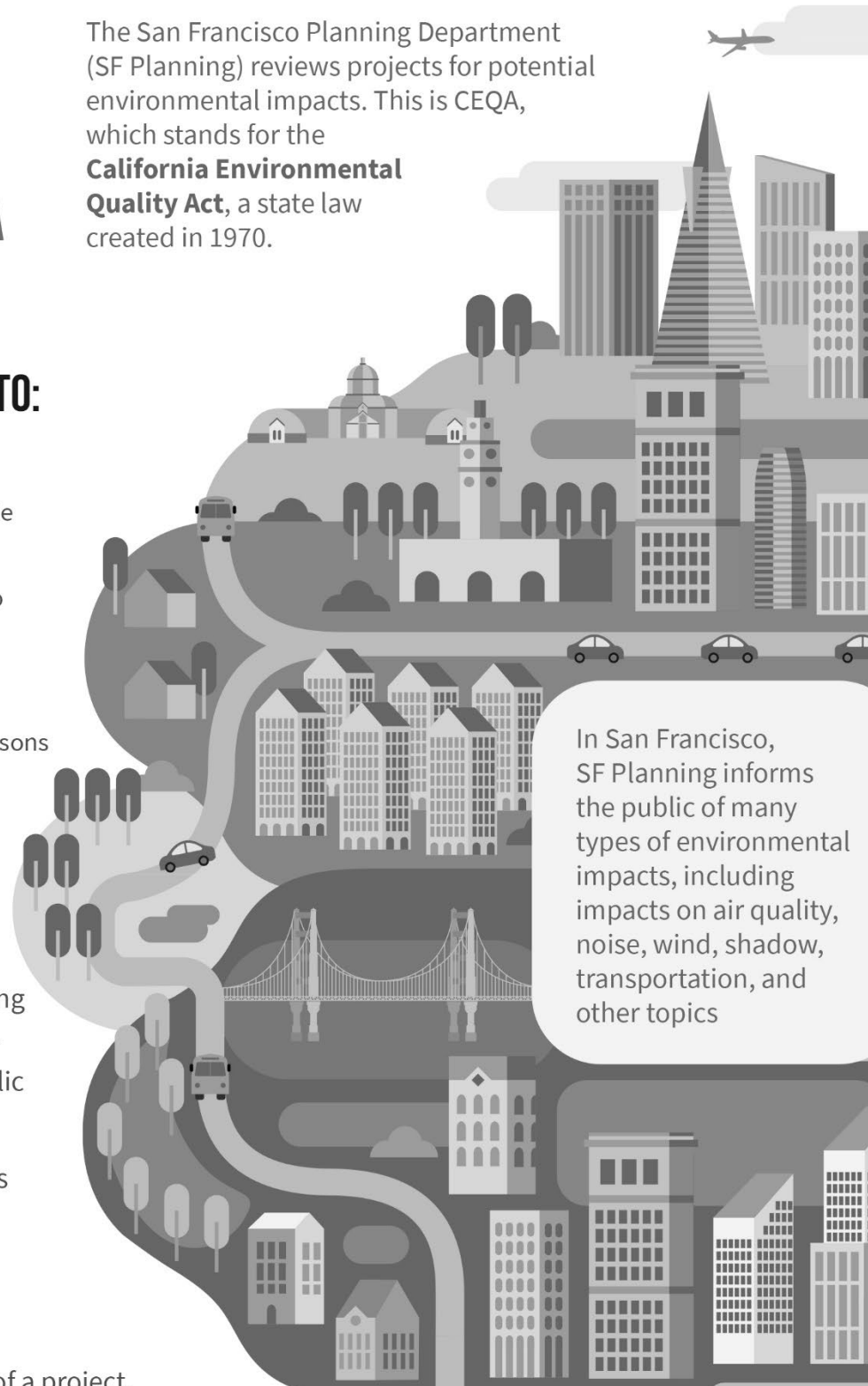
- SF Planning is responsible for conducting environmental review in San Francisco.
- Various stakeholders including the public
- City decision makers
- Government or private project sponsors (person/group proposing the change)

WHEN IS CEQA DONE?

Environmental review is not an approval of a project, but it must be complete before city decision makers determine whether or not to approve a project that could impact the environment.

Example projects include:

- Public or private projects
- Board of Supervisors legislation
- Allocation of public funding to projects



In San Francisco, SF Planning informs the public of many types of environmental impacts, including impacts on air quality, noise, wind, shadow, transportation, and other topics



San Francisco
Planning

To learn more, please visit:

sfplanning.org/whatisCEQA



Date: **6/29/2023**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **2051 Market St (2022-006554ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **07/13/2023** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **2051 Market St (2022-006554ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **07/13/2023** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **2051 Market St (2022-006554ENV)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **07/13/2023** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **2051 Market St (2022-006554ENV)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **07/13/2023** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.