



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: NOVEMBER 18, 2010

Date: October 21, 2010
Case No.: 2006.0422E
Project Address: **Executive Park Amended Subarea Plan and
The Yerby Company and Universal Paragon
Corporation Development Projects**
Zoning: C-2 (Community Business)
Various Height and Bulk Districts
Project Sponsor: The Yerby Company
5 Thomas Mellon Circle, Suite 104
San Francisco, CA 94134
Universal Paragon Corporation
150 Executive Park Blvd., Suite 1180
San Francisco, CA 94134
Staff Contact: Joy Navarrete – (415) 575-9040
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Recommendation: Public Hearing on DEIR

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EXECUTIVE SUMMARY

A Draft Subsequent Environmental Impact Report (DSEIR) has been prepared by the Planning Department staff in compliance with the California Environmental Quality Act ("CEQA").

The 71-acre Executive Park Subarea Plan Area is a subarea of the *Bayview Hunters Point Area Plan*, located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County boundary. The proposed project consists of amendments to the General Plan, the Executive Park Subarea Plan of the *Bayview Hunters Point Area Plan*, Planning Code, and Zoning Map to provide for the transition of the existing office park development within a 14.5-acre southern portion of the Subarea Plan Area to a new, primarily residential area. The proposed amended Subarea Plan (Plan) would establish an Executive Park Residential Special Use District, change the zoning from a C-2 (Community Business) District to an RC-3 (Residential-Commercial Combined, Medium Density) District, and would change the maximum allowable heights to a range from 65 feet to 240 feet. The proposed Plan would also address land use, streets and transportation, urban design, community facilities and services, and recreation and open space by implementing objectives and policies, and would provide design guidance for buildings, streets, pathways, and parking, as well as "green building" approaches.

Two specific development projects would complete the buildout of the proposed Plan. At 5 Thomas Mellon Circle, The Yerby Company (Yerby) would demolish the existing office building and construct five mixed-use buildings, ranging in height from 68 feet to 170 feet containing a total of approximately 500 residential units and up to 750 below-grade parking spaces. At 150 and 250 Executive Park Boulevard, Universal Paragon Corporation (UPC) would demolish two existing office buildings, and construct eight mixed-use

buildings, ranging from 65 feet up to 240 feet tall containing a total of approximately 1,100 residential units and up to 1,677 below-grade parking spaces.

This DSEIR found that implementation of the proposed Project would result in significant unavoidable environmental impacts on transportation, noise, and air quality.

The Planning Commission must hold a public hearing to receive public comments on the adequacy and accuracy of the DSEIR during the public review period. The public review period began on October 13 2010, and ends at 5:00 p.m. on November 29, 2010. A public hearing on this DEIR has been scheduled before the Planning Commission on November 18, 2010.

After the public hearing(s), the Planning Department staff will prepare and publish a document titled "Comments and Responses" that will contain a summary of public comments on the DEIR. It may also specify changes to this DSEIR. Those who testify at the hearing(s) on the DSEIR will automatically receive a copy of the Comments and Responses document, along with notice of the date for certification of the Final Subsequent Environmental Impact Report ("FSEIR"). Others may receive such copies and notice upon specific request or by visiting the Planning Department's office. The Planning Commission will consider this DSEIR and the Comments and Responses document at a public meeting and, if deemed adequate, will certify the FSEIR.

After certification, the FSEIR will be published, which will contain the DSEIR, the Comments and Responses document (including any changes to the text of the DSEIR which result from the public comment process), as well as a copy of the certification resolution. Once this process has been completed pursuant to CEQA, the Planning Commission and then the Board of Supervisors may take action on the proposed Executive Park Amended Subarea Plan and The Yerby Company and Universal Paragon Corporation Development projects.

RECOMMENDATION:	Open Public Testimony
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