



NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, February 8, 2023
Time: 9:30 AM
Location: Visit sfplanning.org/remotehearings for details
Hearing Type: Community Plan Evaluation Mitigation Monitoring and Reporting Program (MMRP) Adoption Hearing
Hearing Officer: Environmental Review Officer

PROJECT INFORMATION

Project Address: 250 De Haro Street
Cross Streets: 15th and 16th Streets
Block / Lot No.: 3937/001
Zoning District: PDR-1-D Zoning District
Height and Bulk: 58-X and 68-X
Cultural District: N/A
Plan Area: Eastern Neighborhoods - Showplace Square/Potrero Hill Plan
Record No.: 2021-003928ENV

APPLICANT INFORMATION

Applicant: Colum Regan
Company: 290 De Haro Street LLC
Address: 428 Bryant Street
San Francisco, CA 94107
Sponsor: Colum Regan
Contact: colum@aralonproperties.com
(415) 964-6169

PROJECT DESCRIPTION

The proposed project would demolish an existing vacant 41,200-square-foot, two-story commercial building constructed in 1952 and construct a new 176,165-square-foot, five-story-over-basement building that would contain 172,665 square feet of laboratory use, 3,500 square feet of ground floor retail use, basement-level parking for 99 vehicles and 15 bicycles, and 6,890 square feet of shared common open space on the fifth-floor lower roof deck.

ADDITIONAL INFORMATION

A Community Plan Evaluation (CPE)/Initial Study Checklist and a Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project. To view the environmental determination and referenced documents for the proposed project, visit <https://sfplanning.org/environmental-review-documents> and search the project address listed above. These documents will also be available one week prior to the hearing through the hearing agenda at: <https://sfplanning.org/hearings>, through the [SF Planning Property Information Map](#), or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

For more information, please contact Planning Department staff:

Planner: Jeanie Poling

Telephone: 628.652.7559

Email: jeanie.poling@sfgov.org

General Information About Procedures

HEARING INFORMATION

Please be advised that due to the COVID-19 emergency, the Environmental Review Officer will conduct this hearing remotely. Additional information may be found on the Department's website at www.sfplanning.org/remotehearings

The purpose of the hearing is for the ERO to consider and make findings that feasible programmatic mitigation measures in the project-specific mitigation monitoring and reporting program (MMRP) and CPE will be undertaken by the project. To ensure this, the ERO will consider the MMRP and adopt the MMRP, thereby incorporating them into the conditions of project approval.

You are receiving this notice because you are an interested party on record with the Planning Department regarding the proposed project. **You are not required to take any action. For more information regarding the proposed work, or to comment on the project, please contact the applicant or planner listed on this notice as soon as possible.**

Persons who are unable to attend the public hearing may submit written comments regarding this application to the planner listed on the front of this notice by email or to the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing. **The Environmental Review Officer strongly encourages interested parties to submit their comments in writing to the assigned planner in advance of the hearing.**

Comments that cannot be delivered by 5:00 pm the day before the hearing may be provided verbally at the hearing. Comments received after the deadline will be placed in the project file, but may not be brought to the attention of the Environmental Review Officer at the public hearing.

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.

The adoption of the MMRP is not an approval action for the project, and there is no appeal process for adoption of the MMRP or Findings made at this hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a building permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 calendar days after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board of Appeals office at 49 South Van Ness Avenue, Suite 1475. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

The Approval Action for the purpose of the California Environmental Quality Act (CEQA) is the issuance of the building permit. The Approval Action starts the 30-day timeline to appeal the CEQA determination for this project.