

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019039039

Project Title: 550 O'Farrell Street

Lead Agency: City and County of San Francisco Planning Department

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Project Location: San Francisco San Francisco
City *County*

Project Description (Proposed actions, location, and/or consequences).

The 11,800-square-foot (sf) project site is located at 550 O'Farrell Street in the block bounded by O'Farrell, Geary, Leavenworth and Jones streets in the Downtown/Civic Center neighborhood of San Francisco. A 35,400-sf, two-story-over-basement parking garage currently occupies the site. The existing building was constructed in 1924, is a contributory building to the Uptown Tenderloin Historic District (UTHD), listed on the National Register of Historic Places, and has been previously determined to also be individually eligible for listing on the California Register of Historical Resources. The proposed project would demolish most of the existing building and construct an approximately 104,960-sf, 13-story-over-basement mixed-use building with 111 residential units, a 1,300-sf ground-floor retail or residential amenity space, 156 class 1 bicycle parking spaces, eight class 2 bicycle parking spaces, and no vehicle parking. The project variant would completely demolish the existing building and construct an approximately 106,515-sf, 13-story-over-basement mixed-use building with 116 residential units, a 1,300-sf ground-floor retail or residential amenity space, 156 class 1 bicycle parking spaces, eight class 2 bicycle parking spaces, and no vehicle parking.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project and the project variant would both cause a significant impact to a historical resource via the partial or full demolition, respectively, of the existing building. Required mitigation measures for the proposed project and the project variant include (1) Historic American Building Survey (HABS)-like documentation of the existing building, structures, objects, materials, and landscaping and (2) implementation of a permanent interpretive display. The project variant, which involves full demolition of the existing building, would be required to implement an additional mitigation measure that would require the salvage of materials of historical interest to be utilized as part of the interpretive program. These mitigation measures would reduce impacts, but both the proposed project and the project variant would result in significant and unavoidable impacts, even with mitigation incorporated.

The proposed project and the project variant could also result in potentially significant impacts related to archeological resources, tribal cultural resources, construction noise, construction vibration, construction air quality and operational air quality. However, these impacts would be reduced to less-than-significant levels with the required implementation of the following mitigation measures: an Accidental Discovery (archeological resources) protocol; a Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program in the event that tribal cultural resources are discovered; a Construction Noise Controls plan; a Construction Vibration Controls plan; a Construction Emissions Minimization plan; and a requirement that the Best Available Control Technology for Diesel Generators be implemented.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Publication of the Notice of Preparation (NOP) for the 550 O'Farrell Street project initiated a 30-day public review and comment period that began on March 6, 2019 and ended on April 5, 2019. During the review and comment period, a total of 15 comments were submitted to the San Francisco Planning Department by interested parties. San Francisco Public Utilities Commission staff commented on water supply information to be addressed in the environmental documents. The Native American Heritage Commission commented on AB 52 tribal cultural resources notification and consultation requirements. Thirteen other responses commented on the review schedule, project merits, project alternatives, and impacts related to historic resources, construction noise, air quality, views, and parking. The planning department has considered the comments made by the public in preparation of the initial study (IS) and the Draft EIR for the proposed project and the project variant. There are no known areas of controversy or issues to be resolved.

Provide a list of the responsible or trustee agencies for the project.

City and County of San Francisco Department of Building Inspection