

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2019039039**

**Project Title:** 550 O'Farrell Street

Lead Agency: City and County of San Francisco Planning Department Contact Person: Jennifer McKellar  
 Mailing Address: 1650 Mission Street, Suite 400 Phone: 415 575-8754  
 City: San Francisco Zip: 94103 County: San Francisco

**Project Location:** County: San Francisco City/Nearest Community: San Francisco

Cross Streets: Jones and Leavenworth streets Zip Code: 94102

Longitude/Latitude (degrees, minutes and seconds): 37 ° 47 ' 9.5 " N / 122 ° 24 ' 50 " W Total Acres: 0.27

Assessor's Parcel No.: 0318/009 Section: NA Twp.: NA Range: NA Base: NA

Within 2 Miles: State Hwy #: U.S. 101; I-80; I-280 Waterways: None

Airports: None Railways: None Schools: Various

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 111 to 116 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 1,300 Acres \_\_\_\_\_ Employees 5  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

RC-4 (Residential-Commercial, High Density); North of Market Special Use District No. 1

**Project Description:** (please use a separate page if necessary)

See Attachment A

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 21, 2020 Ending Date July 7, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>TRC</u>	Applicant: <u>Sandhill O'Farrell LLC</u>
Address: <u>505 Sansome Street</u>	Address: <u>1160 Battery Street, Suite 250</u>
City/State/Zip: <u>San Francisco, CA 94111</u>	City/State/Zip: <u>San Francisco, CA 94111</u>
Contact: <u>Michael Rice</u>	Phone: <u>Kabir Seth, 510 590-8456</u>
Phone: <u>415 726-3942</u>	

Signature of Lead Agency Representative: *Devyani Jain* Date: May 20, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Attachment A: 550 O'Farrell Street Project Description**

The project sponsor, Sandhill O'Farrell, LLC, proposes to redevelop an approximately 11,800-square-foot (sf) site. The EIR evaluates the proposed project, which includes retained elements of the existing 550 O'Farrell Street structure, and a project variant that would involve complete demolition of the existing building and construction of a new building. The intent of analyzing both versions of the proposed project is to provide decision-makers with the option of choosing either the retained elements design of the proposed project or the complete demolition/new building design of the project variant.

The proposed project would demolish most of the existing, approximately 35,400-sf, two-story-over-basement parking garage and construct an approximately 104,960-sf, 13-story-over-basement mixed-use building. The proposed project would retain the O'Farrell Street façade of the existing building. The existing building, constructed in 1924, is a contributory building to the Uptown Tenderloin Historic District (UTHD), listed on the National Register Historic Places, and has also been previously determined to be individually eligible for listing on the California Register of Historical Resources. The proposed project would include 111 residential dwelling units (20 percent, or 22 units, of which would be affordable inclusionary units), a 1,300-sf ground-floor retail or residential amenity space, and basement-level and ground-level space accommodating 156 class 1 bicycle parking spaces. The class 1 bicycle parking spaces would be provided in two bicycle storage rooms; eight class 2 bicycle parking spaces would be installed on the sidewalk along the site's O'Farrell Street frontage. The proposed project would not provide any vehicle parking.

The project variant would demolish the existing parking garage and construct an approximately 106,515-sf, 13-story-over-basement mixed-use building. The project variant would include 116 residential dwelling units (20 percent, or 23 units, of which would be affordable inclusionary units) and a 1,300-sf ground-floor retail or residential amenity space. As with the proposed project, the project variant would include basement-level and ground-level space accommodating 156 class 1 bicycle parking spaces, and eight class 2 bicycle spaces on the O'Farrell Street sidewalk. The project variant would not provide any vehicle parking.