

Appendix B

Notice of Preparation



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report

Date: March 6, 2019
Case No.: 2017-004557ENV
Project Title: 550 O'Farrell Street
Zoning: RC-4 (Residential-Commercial, High Density)
80-T-130-T Height and Bulk District
North of Market Residential Special Use District No. 1
Block/Lot: 0318/009
Lot Size: 11,808 square feet
Project Sponsor: Kabir Seth, Sandhill O'Farrell, LLC – (510) 590-8456
Kabir@presidiobay.com
Lead Agency: San Francisco Planning Department
Staff Contact: Jennifer Barbour McKellar – (415) 575-8754
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A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-8754)

PROJECT DESCRIPTION

The proposed project is located at 550 O'Farrell Street between Leavenworth Street and Jones Street in the Downtown/Civic Center neighborhood of San Francisco. A public parking garage currently occupies the approximately 11,800-square-foot project site (Assessor's Block 0318, Lot 009). The existing building was constructed in 1924 and is located in the Uptown Tenderloin National Register Historic District. The existing building is a contributory building to the historic district and was previously determined to be eligible for listing on the California Register of Historical Resources; therefore, it is considered an historic resource.

The project sponsor, Sandhill O'Farrell, LLC, proposes to demolish the existing approximately 35,400 square foot (sf), two-story garage with basement and construct an approximately 102,600-sf mixed-use building. The proposed project would include 113 residential dwelling units (25 percent of which, or 29 units, would be inclusionary affordable housing units), with basement-level and ground-level parking accommodating 23 vehicles and 108 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

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on the sidewalk along the site's O'Farrell Street frontage. The garage would be accessed from a new 14.5-foot-wide curb cut on O'Farrell Street, which would replace two existing 26- to 28-foot-wide curb cuts on this street segment. The proposed building would be 13 stories tall, reaching approximately 130 feet in height (146 feet in height to the top of the elevator penthouse). The basement and first floor levels of the proposed structure would occupy the entire site, while the upper floors of the building would be set back approximately 34 feet from the rear property line. The ground floor would contain a lobby, leasing office, one of the two bicycle storage rooms and approximately 1,500 sf of retail space. The 113 residential units on floors two through 13 would include 83 one-bedroom units, 6 two-bedroom units, and 24 three-bedroom units. The project would provide approximately 5,300 sf of common open space and 1,200 sf of private open space. The common open space would consist of an approximately 1,900-sf terrace within the level 2 courtyard and an approximately 3,400-sf roof deck. The private open space would consist of three private decks within the level 2 courtyard and four private balconies at levels 10 through 13, serving a total of seven residential units. Four new street trees would be planted along the O'Farrell Street frontage.

Project construction would span approximately 21 months, with the demolition, shoring and grading phases each lasting approximately one to two months each, and building construction phase lasting approximately 18 months. Excavation of the entire site would be required to a depth of 11 feet (rear of building) and 4.5 feet (front of building) below the existing basement grades, resulting in the removal of approximately 3,126 cubic yards of soil. Total excavation depth would be about 16 feet below the existing sidewalk grade.

FINDING

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the State CEQA Guidelines, sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The proposed project could have a substantial adverse impact on an historic resource, the 550 O'Farrell Street building, which is eligible for listing on the California Register of Historical Resources; this would be a significant effect on the environment under CEQA Guidelines section 15064.5.

ALTERNATIVES

Alternatives to be considered for this project will include, but will not be limited to, the No Project Alternative and one or more alternatives that adaptively reuse all or some of the historic structure at 550 O'Farrell Street. The inclusion of alternatives is based upon the criteria of the State CEQA Guidelines, section 15126.6 (Consideration and Discussion of Alternatives to the Proposed Project).


PUBLIC SCOPING PROCESS

Written comments will be accepted until 5:00 p.m. on April 6, 2019. Written comments should be sent to Jennifer Barbour McKellar, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to jennifer.mckellar@sfgov.org.

If you work for a responsible State agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

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.

Date 03/06/19

for 

Lisa Gibson
Environmental Review Officer