



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, June 25, 2020**
 Time: **Not before 1:00 PM**
 Location: **Visit www.sfplanning.org for details**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **San Francisco Planning Commission**

PROPERTY INFORMATION

Project Address: 550 O'Farrell Street
 Cross Street(s): Jones and Leavenworth streets
 Block /Lot No.: 0318/009
 Zoning District(s): RC-4 (Residential-Commercial, High Density)
 Special Use District: North of Market Residential
 Special Use District No. 1

APPLICATION INFORMATION

Case No.: No. 2017-004557ENV
 Building Permit: Not applicable
 Applicant/Agent: Kabir Seth, Sandhill O'Farrell, LLC--
 Telephone: (510) 590-8456
 E-Mail: Kabir@presidiobay.com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

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 in a new building, 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 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 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.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project or the project variant would lead to significant unavoidable project-level impacts related to historic architectural resources. The Draft EIR, including a

detailed project description, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Please be advised that due to the COVID-19 emergency, the Planning Commission may be required to conduct this hearing remotely. Additional information may be found on the Department's website at www.sfplanning.org. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

In addition, there will be a public hearing before the Historic Preservation Commission on Wednesday, June 17, 2020 at 12:30 p.m. or later in order for the Historic Preservation Commission to provide its comments on the Draft EIR.

NOTE: This notice is being issued during the 60-day suspension of certain CEQA filing and posting requirements pursuant to Executive Order N-54-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020 Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.

Public comments on the Draft EIR will be accepted from May 21, 2020 to 5:00 p.m. on July 7, 2020.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Jennifer McKellar E-Mail: CPC.550OFarrellStEIR@sfgov.org Telephone: (415) 575-8754

GENERAL INFORMATION ABOUT PROCEDURES

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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

A USB or paper copy of the Draft EIR will be mailed upon request. Referenced materials will also be made available for review upon request. Please contact the project planner, Jennifer McKellar, at CPC.550OFarrellStEIR@sfgov.org or (415) 575-8754 to make a request. Written comments should be addressed to Jennifer McKellar, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to CPC.550OFarrellStEIR@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Responses to Comments (RTC) on the Draft EIR document.