



PUBLIC NOTICE

Notice of Preparation of Environmental Impact Report

Date: August 26, 2020
Case No.: **2017-012086ENV**
Project Title: **770 Woolsey Street Project**
Zoning: RH-1 (Residential House, One Family) Use District
40-X Height and Bulk District
Block/Lot: Assessor's Block 6055/001
Lot Size: 2.2 acres (approximately 96,000 square feet)
Project Sponsor: Maya Theuer, 140 Partners LP – 415.394.9012
maya@L37partners.com
Lead Agency: San Francisco Planning Department
Staff Contact: Alana Callagy – 628.652.7540
alana.callagy@sfgov.org

Introduction

The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: <http://www.sf-planning.org/sfceqadocs>.

Project Summary

The project sponsor (140 Partners LP) proposes to demolish the existing structures at 770 Woolsey Street and construct 63 residential units, comprised of 31 duplexes and one single-family home, and 64 vehicle parking spaces accessed via 32 new curb cuts. The proposed residential buildings would range in height from approximately 30 to 40 feet in height. Of the 63 total units, 13 would be affordable housing units. The project proposes to regrade the project site and improve the right-of-way along the block's street frontages, which would include four bulb-outs, adding a sidewalk along Wayland Street, filling an existing trench as well as adding a sidewalk and curb along Bowdoin Street, and adding street trees along the perimeter of the block.

The proposed project would also include an approximately 0.36-acre (15,500-square-foot) public park/community garden and approximately 19,700 square feet of private common open space for residents.

Project Location and Site Characteristics

The project site is a 2.2-acre site in the Portola neighborhood bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west (see **Figure 1, Project Location**). The site contains existing structures related to the site's previous agricultural use, including two long rows of 18 greenhouses (three of which have collapsed) arranged along a central, north-south pathway, and associated agricultural accessory structures. The short ends of the greenhouses parallel Bowdoin and Hamilton streets, while the long ends parallel Woolsey and Wayland streets. The eastern row contains 10 greenhouses lining the west side of Hamilton Street and the western row contains eight greenhouses (three of which have collapsed) lining the east side of Bowdoin Street.

Agricultural operations on the project site were discontinued in the early 1990s and the site is currently not in use. The southern end of the project site contains accessory buildings and structures, including a garage/storage building, mixing shed, water storage and pressure tanks, boiler house, pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business.¹ The site is enclosed by a combination of the greenhouse or accessory structure façades along Woolsey and Hamilton streets and a wooden fence along the perimeter.

The project site is served by the city's transit network and is located adjacent to the 54-Felton line. Other Muni bus lines that operate within 0.5 miles of the project include the 8-Bayshore, 9-San Bruno, 9R-San Bruno Rapid, 29-Sunset, and 44-O'Shaughnessy.

The project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner at Bowdoin and Wayland streets to an elevation of approximately 100 feet above sea level at the southeast corner of Woolsey and Hamilton streets.

Site History

The project site and the adjacent block to the east were purchased by the Garibaldi brothers in 1921.² The University Mount Nursery was established across both blocks in 1922. The eastern block bounded by Wayland Street to the north, Holyoke Street to the east, Woolsey Street to the south, and Bowdoin Street to the west, was subsequently subdivided and developed with single-family residences between 1925 and 1962. The Garibaldis continued operation of the nursery on the project site until it closed in the early 1990s. In 2017, the family sold the property to the project sponsor.

¹ Architectural Resource Group, *Historic Resource Evaluation: 770 Woolsey Street, San Francisco*, March 2019, p. 6.

² Ibid. Unless otherwise noted, the site history description is based on this report.



SOURCE: ESRI, 2020; ESA, 2020

770 Woolsey Street Project

Figure 1
Project Location Map

The greenhouses on-site were constructed at various times between 1921 and 1951. The Garibaldis added the following structures to support the nursery operations, which remain at the site (see **Figure 2, Existing Site**):

- A one-story boiler house abutting the eastern property line (built 1925). This one-story wood frame building measures approximately 35 feet long by 19 feet wide, and has a tall, circular metal chimney that extends through the roof ridge at the west end of the building;
- A one-story wood frame garage/storage building abutting the property line on Woolsey Street (built 1958). The building measures approximately 58 feet long by 33 feet wide;
- A pesticide mixing tank (built between 1938 and 1941);
- A 16-foot-diameter cylindrical water storage tank south of the pesticide mixing tank, set on a steel cradle on a 20-foot-square concrete pad (built 1953);
- A 51-inch-diameter water pressure tank north of the water storage tank and east of the mixing shed, resting on an approximately 42-inch-tall concrete cradle (built. 1960s or later);
- A one-story pesticide mixing shed measuring approximately 17 feet wide by 21 feet long abutting the eastern façade of the garage/storage building (built between 1963 and 1965);
- A one-story garage/storage building facing Woolsey Street (built 1958);
- Two hand dug wells (built in 1925 and 1938); and
- A wood fence around the perimeter of the site (built 1958).

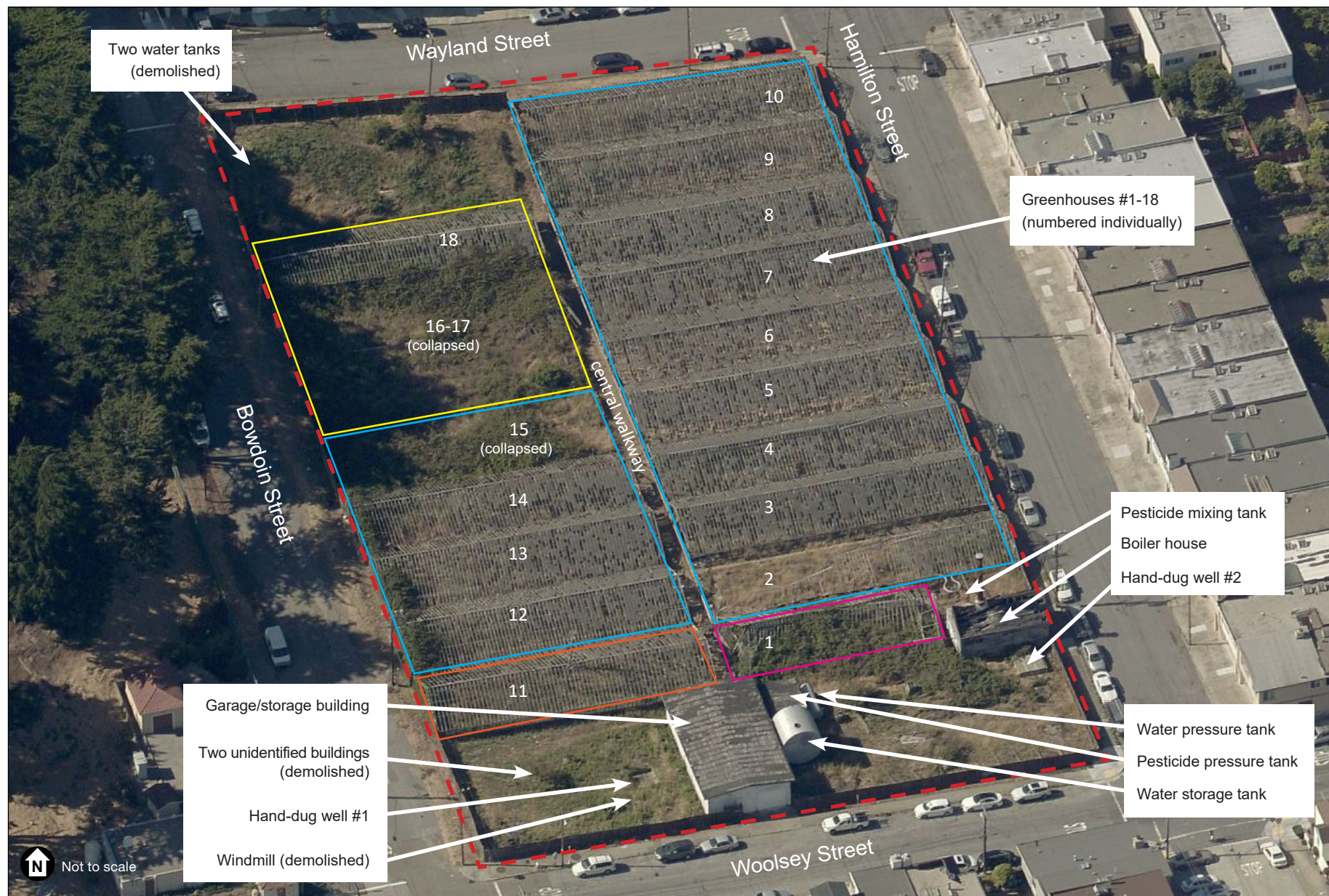
Current Historic Status

The property at 770 Woolsey Street is eligible for the California Register of Historical Resources under Criterion 1 (association with significant events), and Criterion 3 (architectural significance) as a significant cultural landscape.³ The University Mount Nursery at 770 Woolsey Street is determined to be eligible under Criterion 1 as a significant cultural landscape associated with the agricultural settlement of the Portola neighborhood by the Italian American community in the early twentieth century. The property is recommended eligible under Criterion 3 as a rare vernacular cultural landscape in San Francisco. The small-scale, family-operated commercial nursery is a rare property type, both in the city and the larger San Francisco Bay Area, with the majority of other nurseries demolished and redeveloped for other uses.⁴

The character-defining features of the property include those pertaining to the overall site, including but not limited to the spatial organization of the site as well as the site circulation. Other character-defining features include the plan, orientation, and vernacular architectural details of the greenhouses, the boiler house, the garage/storage building, and the mixing shed.

³ San Francisco Planning Department, *Historic Resources Evaluation Response*, May 5, 2020.

⁴ Ibid.



SOURCE: Architectural Resources Group, 2020

770 Woolsey Street Project

Figure 2
Existing Site

Zoning and General Plan Land Use Designations

The project site is located within the RH-1 (Residential House, One Family) zoning district, and is within the 40-X height and bulk district.

Project Description

Residential Units

The project proposes to demolish the existing structures on the project site and construct 63 dwelling units, comprised of 31 duplexes and one single-family home, totaling approximately 124,900 square feet (see **Figure 3, Site Plan**). The block would be subdivided into 32 lots ranging in area from approximately 2,200 to 2,750 square feet. Thirteen of the units would be affordable housing units. The homes would be three to four stories and approximately 30 to 40 feet in height. The ground level of each duplex would contain garage and/or storage space. Levels 2 through 3 would contain the dwelling units consisting of two- and three-bedroom units. The single family home at the corner of Bowdoin and Wayland streets would be a four-bedroom unit.

Each duplex residential unit would include one vehicle parking space, and the single-family dwelling unit would include two vehicle parking spaces (64 total) that would access the site through 32 new curb cuts on the project site (nine on both Bowdoin and Hamilton streets and seven on both Wayland and Woolsey streets).

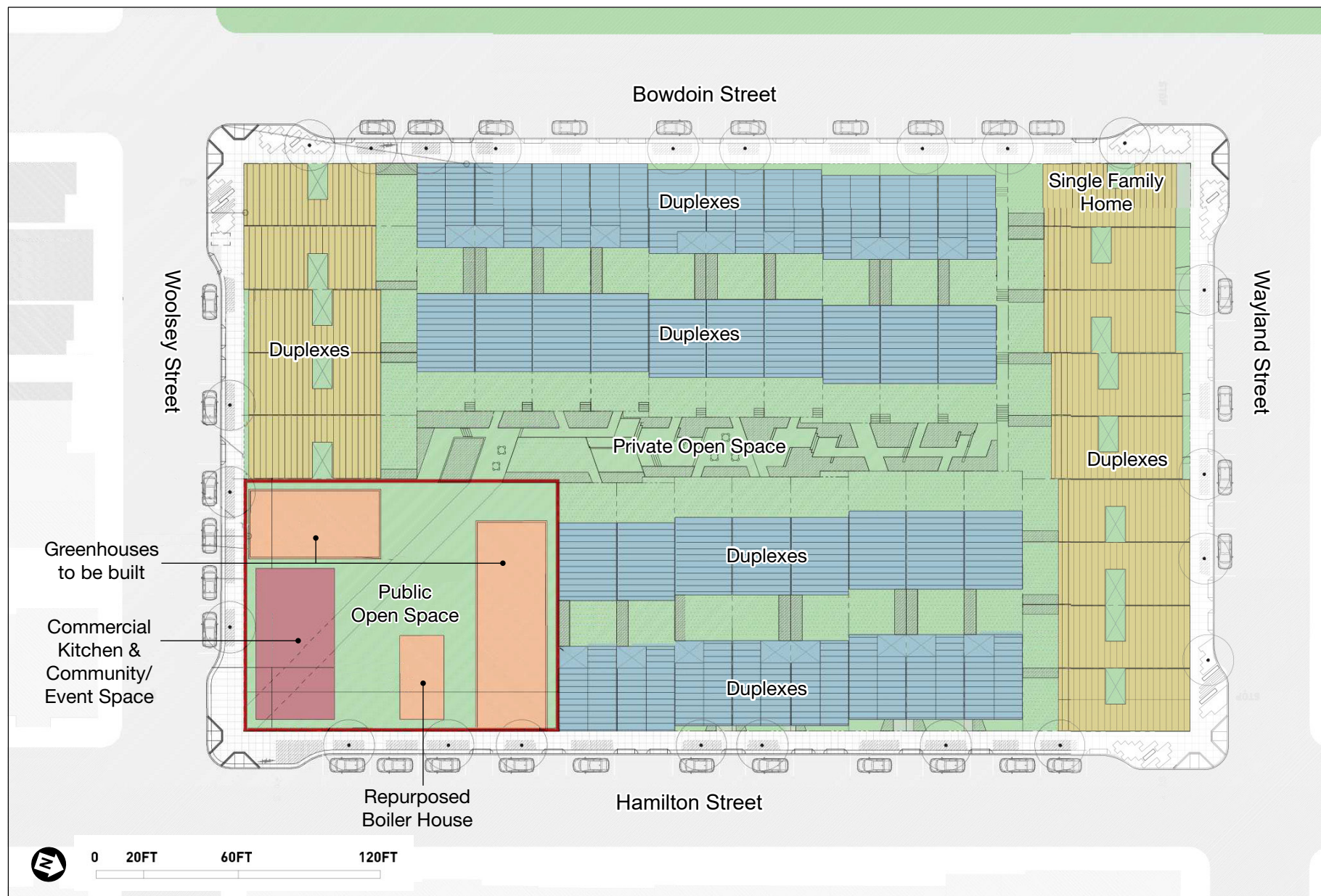
Open Space

The proposed project would provide an approximately 0.36-acre (15,500-square-foot) public park/community garden at the corner of Woolsey and Hamilton streets. Within this space, the project sponsor proposes to repurpose the 16-foot-diameter water tank and boiler house and incorporate them as part of the public park/community garden as well as build two greenhouses at the west and north end. To the extent feasible, efforts would be made to reclaim the wood from the existing greenhouses for use in the construction of new greenhouses and fencing around the public park/community garden space. The south end of the public park/community garden would also include an area to allow the development of a community event space.

In addition, the proposed project would include approximately 19,700 square feet of private common open space for the residents. Common space for the residents would be provided along the center of the site on a north-south alignment. As with the public park, reclaimed wood from the greenhouses would be used as fencing for the residential common space.

Streetscape and Sidewalk Improvements

The proposed project would provide streetscape and sidewalk improvements along the block's street frontages in accordance with the San Francisco Better Streets Plan. The improvements would include four bulb-outs, adding a sidewalk along Wayland Street, filling the trench and adding a sidewalk and curb along Bowdoin Street, landscaping, and planting approximately 26 street trees along the perimeter of the block.



SOURCE: Iwamotoscott Architecture, 2020

770 Woolsey Street Project

Figure 3
Site Plan

Project Construction

Construction of the proposed project is anticipated to occur over an 18-month period and begin in early 2022. Construction would begin with mobilization and staging, followed by demolition and site preparation, structural and large utility work, and architectural and site work. Construction would occur in a single phase, with no occupancy of the residential units until construction is complete. The site preparation and grading would require approximately 10,800 cubic yards of excavation to a maximum depth of 5 feet. Approximately 6,000 cubic yards of soil would be hauled offsite and 6,000 cubic yards of clean soil would be imported.

Required Project Approvals

San Francisco Planning Commission

- Certification of the EIR and adoption of findings under the California Environmental Quality Act (CEQA)
- Conditional Use Authorization for the Planned Unit Development

San Francisco Department of Building Inspection

- Issue demolition, grading, and site construction permits
- Issue night noise permit for nighttime construction

San Francisco Public Works

- Subdivision approval
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping
- Street and sidewalk permits for modifications to public streets, sidewalks, or curbscuts

San Francisco Public Utilities Commission

- Review and approval of any changes to sewer laterals, existing publicly owned fire hydrants, water service laterals, water meters, and/or water mains
- Review and approval of the size and location of new fire, standard, and/or irrigation water service laterals
- Review and approval of stormwater design features, including a stormwater control plan, in accordance with city's 2016 Stormwater Management Requirements and Design Guidelines
- Review and approval of the project's landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the SFPUC Rules and Regulations Regarding Water Service to Customers

San Francisco Department of Public Health

- Review and approval of a site mitigation plan, in accordance with San Francisco Health Code article 22A (Maher Ordinance)
- Review and approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (Construction Dust Control Ordinance)

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. As such, the San Francisco Planning Department will prepare an initial study and an EIR to evaluate the physical environmental effects of the proposed project. As required by CEQA, the EIR will further examine those issues identified in the initial study to have potentially significant effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels. The initial study will be published as an appendix to the draft EIR and will be considered part of the EIR.

The initial study and EIR will be prepared in compliance with CEQA (California Public Resources Code sections 21000 et seq.), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and will address project-specific construction and operational impacts. The initial study and EIR are informational documents for use by governmental agencies and the public to aid in the planning and decision-making process. The initial study and EIR will disclose any physical environmental effects of the proposed project and identify possible ways of reducing or avoiding their potentially significant impacts.

The initial study and EIR will evaluate the environmental impacts of the proposed project resulting from construction and operation activities, and will propose mitigation measures for impacts determined to be significant. The initial study and EIR will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects. The initial study and EIR will address all environmental topics in the San Francisco Planning Department's CEQA environmental checklist, including the following environmental topics:

- Land Use and Planning
- Population and Housing
- Cultural Resources
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

In addition, the EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project that would reduce or avoid one or more of the significant impacts of the project while still meeting most of the project objectives. Alternatives to be considered include a no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not implemented, as well as partial and full historic preservation alternatives, which consider alternative project scenarios that would partially and/or fully preserve the historic resource that would be demolished under the proposed project. Other alternatives will be evaluated as necessary, depending on the results of the impact analyses of the various environmental topics listed above. The EIR will also include a discussion of topics required by CEQA, including the project's growth-inducing impacts, significant unavoidable impacts, significant irreversible impacts, any known controversy associated with the project and its environmental effects, and issues to be resolved by decision-makers.

Finding

This project may have a significant effect on the environment and an EIR is required. This finding is based upon the criteria of CEQA Guidelines sections 15064 (Determining Significant Effect) and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public Scoping Process

Written comments will be accepted until 5 p.m. on September 25, 2020. Written comments should be sent or emailed to Alana Callagy, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or alana.callagy@sfgov.org and should reference the project title and case number on the front of this notice.

State Agencies: If you work for an agency that is a Responsible or a Trustee 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. If you have questions concerning environmental review of the proposed project, please contact **Alana Callagy** at 628.652.7540.

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.

August 26, 2020

Date



Lisa Gibson

Environmental Review Officer