San Francisco Planning

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PUBLIC NOTICE

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date:	December 17, 2020
Case No.:	**2019-022850ENV**
Project Title:	**1101-1123 Sutter Street**
Zoning:	Polk Street Neighborhood Commercial (NCD) District 1101 Sutter Street – 130-E Height and Bulk District 1123 Sutter Street – 65-A Height and Bulk District
Block/Lot:	Assessor's Block 0692/Lots 001 and 019
Lot Size:	29,700 square feet
Project Sponsor:	Julie Heinzler, 1101 Sutter Affordable, LP – (415) 442-4800
Staff Contact:	David Young – (628) 652-7494 david.l.young@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: https://sfplanning.org/environmental-review-documents.

Project Description

The project site includes 1101 and 1123 Sutter Street in San Francisco, California as shown in Figure 1. The project site is 0.68 acres (29,700 square feet) and includes two parcels, Assessor's Parcel Numbers 0692-001 and 0692-019, shown in Figure 2. The project site is composed of the eastern half of the block bounded by Larkin and Polk streets on the east and west, respectively, and Sutter and Hemlock streets on the north and south, respectively. The project site is located in the Downtown/Civic Center neighborhood. A summary of the project site characteristics is provided in Table 1.

SOURCE: Esri Clarity Basemap 2020, San Francisco County 2020

0 125 250 Feet

FIGURE 1

Project Location

1101-1123 Sutter Street Project NOP

SOURCE: Esri Clarity Basemap 2020, San Francisco County 2020

FIGURE 2

Project Site

1101-1123 Sutter Street Project NOP

Table 1 Project Site Characteristics

	1101 Sutter Street	1123 Sutter Street	Total
Lot	**Characteristics**		
Assessor's Parcel No.	0692-001	0692-019	--
Size	9,000 square feet	20,700 square feet	29,700 square feet
Width	75 feet	172.5 feet	247.5 feet
Length	120 feet	120 feet	120 feet

Source: David Baker Architects, 2020.

The proposed project would rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing building and surface parking lot at 1123 Sutter Street and construct a new 14-story, 150-foot tall building (up to 161 feet to top of rooftop mechanical equipment). Together, the two buildings would provide 254,214 gross square feet of uses – 201 residential units (40 of which would be provided as very low income housing units); 12,621 square feet of commercial, office, and childcare uses; 13,387 square feet of open space; 61 vehicular parking spaces; and 236 bicycle spaces.[1] Figure 3 shows the proposed ground floor level plan for Sutter and Hemlock streets; Figure 4 shows the proposed street parking and loading plan; Figure 5 shows the proposed building cross sections; and Figure 6 shows a visual simulation of the proposed development.

Although the buildings would be separate structures, the design of the proposed project creates a single, cohesive development. The buildings would have shared residential lobbies, as well as shared common open spaces and residential amenities. In addition, both parking garages would be accessible to the residents and commercial users of both buildings. Mechanical equipment and service spaces, such as heating, ventilation, and air conditioning units and the electrical and fire rooms, would be located in 1123 Sutter Street and would serve both buildings. The existing uses and proposed project characteristics are summarized in Table 2.

The existing 35,876-square-foot three-story auto-repair and parking garage at 1101 Sutter Street, a National Register listed building, would be rehabilitated with new uses;[2] it would become a mixed-use residential building with approximately 4,369 square feet of ground floor commercial and office uses and 16 residential units on the second and third floors. The existing partially-below-grade garage would provide 28 vehicular parking spaces and 24 bicycle parking spaces.[3] The rehabilitation of the existing building at 1101 Sutter Street would be completed in accordance with Secretary of the Interior standards for the treatment of historic properties.

The existing 15,720-square-foot one-story plus partial mezzanine mortuary building at 1123 Sutter Street, which is eligible for listing on the California Register of Historical Resources,[4,5] would be demolished along with its surface parking lot, and an approximately 218,338-square-foot, 150-foot tall mixed-use residential building with 8,252 square feet of ground floor commercial and childcare uses and 185 residential units would be constructed.

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1 The project as proposed includes a 35 percent increase in density as it meets the requirements of the State Density Bonus Law based on the number of affordable units and level of affordability, and would seek concessions and waivers, consistent with the law.

2 National Park Service, Historic Preservation Certification Application, State Historic Preservation Office Review & Recommendation Sheet, Significance – Part 1, Heald's Engineering and Automobile School, 1101 Sutter Street, San Francisco, CA 94109. Date Application Received by SHPO: 7/12/2019. Date of Transmittal to NPS: 8/23/2019.

3 Due to downhill slope of project site, the garage is located below grade along Sutter Street and at grade along Hemlock Street.

4 Architectural Resources Group, 1123 Sutter Street Historic Resource Evaluation, Draft, November 4, 2019.

5 San Francisco Planning Department, Historic Resource Evaluation Response, 1101-1123 Sutter Street, 2020.

The building would include approximately 33 vehicle parking spaces and a total of 208 bicycle parking spaces. The vehicle parking spaces and 96 Class 1 bicycle parking spaces[6] would be provided in a partially-below-grade parking garage.[7] An additional 88 bicycle parking spaces would be provided within the Sutter Street ground floor level of the building, accessible from the residential lobby, and 24 Class 2 bicycle parking spaces would be provided along the sidewalk on Hemlock and Sutter streets.

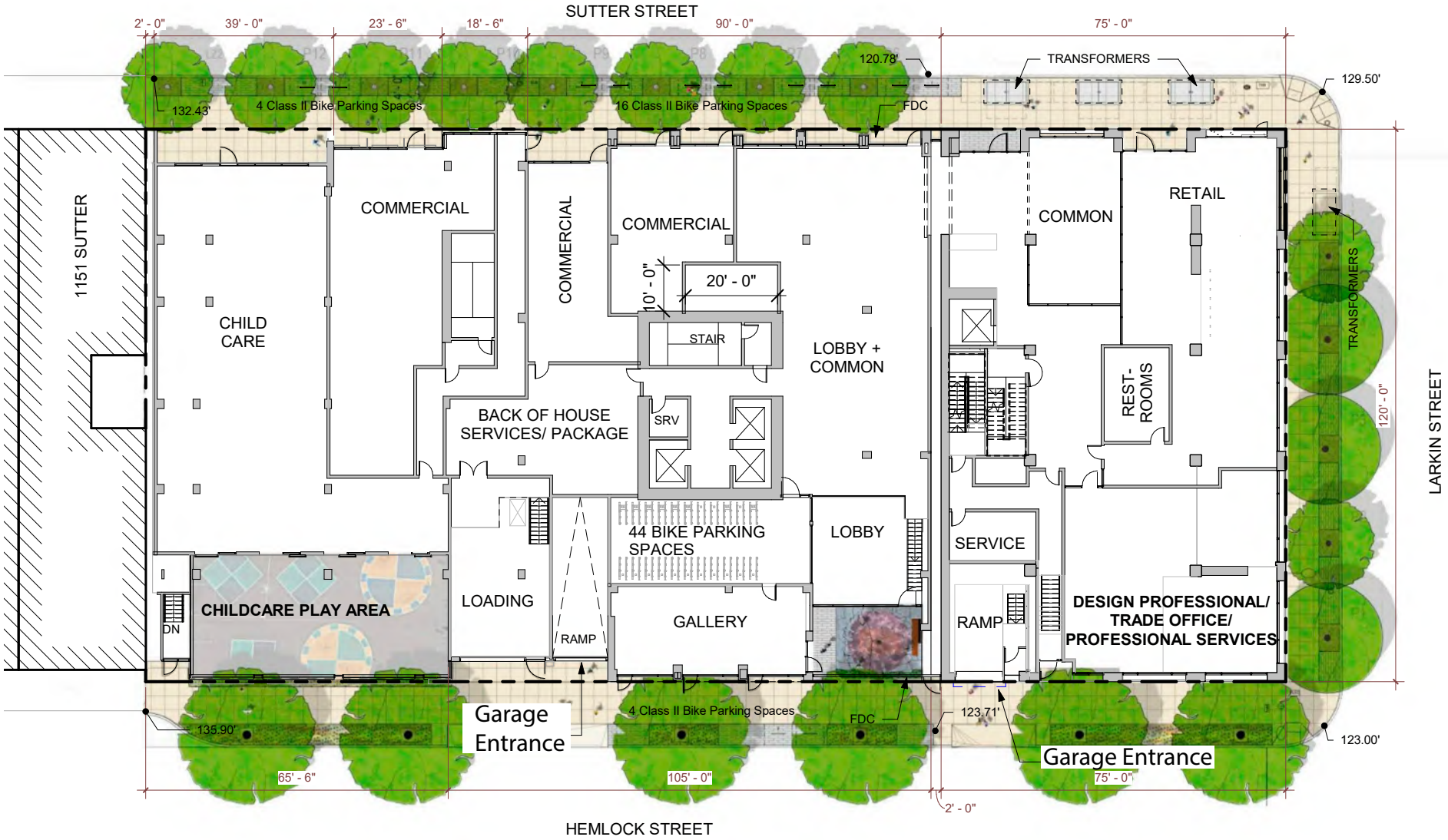
Table 2 Summary of Existing and Proposed Uses

	1101 Sutter Street		1123 Sutter Street		
	Existing	**Proposed**	**Existing**	**Proposed**	**Net Change**
General					
Number of Building(s)	1	1	1	1	No change
Number of Stories	Three stories plus partially-below-grade garage	Same as existing	One story with partial mezzanine plus partially-below-grade garage	14 stories plus partially-below-grade garage	Increase of 11 stories above the tallest existing building
Building Height (feet)	45 feet above Sutter Street grade	Same as existing	38 feet above Sutter Street grade	150 feet above Sutter Street grade plus 11-foot-tall rooftop equipment enclosure	Increase of 105 feet above the tallest existing building
Total (gsf)	**35,876**	**35,876**	**15,720**	**218,338**	**202,618**
Land Use					
Land Uses	Auto-repair and parking garage	Ground floor commercial with 3-story residential	Mortuary with surface parking lot	Ground floor commercial with 14-story residential	--
Number of Dwelling Units	0	16	0	185	201
Residential (gsf)	0	14,800	0	149,376	164,176
Common Amenities for Residents (gsf)	0	2,674	0	9,541	12,215
Commercial (gsf)	35,876	2,370	15,720	4,602	-44,623
Office (gsf)	0	1,999	0	0	1,999
Childcare (gsf)	0	0	0	3,650	3,650
Open Space (gsf/type)	0	0	0	13,387[1]	13,387
Garage (gsf)	--[2]	7,385	--[2]	11,145	--[2]
Parking					
Vehicle parking spaces	109	28[3]	35[4]	33[3]	-83
Bicycle parking spaces	0	24	0	208	232

Source: David Baker Architects, 2020.
Notes: gsf = gross square feet; -- = not applicable
[1] The total open space consists of 9,288 square feet of common open space and 4,099 of private open space provided on balconies.
[2] Garage space is accounted for in the commercial square footage.
[3] Located in a partially-below-grade garage.
[4] The existing parking at 1101 Stutter consists of 12 spaces in garage and 23 spaces in surface parking lot.

[6] As defined in Planning Code section 155.1, class 1 spaces are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees; class 2 spaces are spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.

[7] The Hemlock Street grade is approximately 10 feet below the Sutter Street grade. Due to downhill slope of project site, the garage is located below grade along Sutter Street and at grade along Hemlock Street.

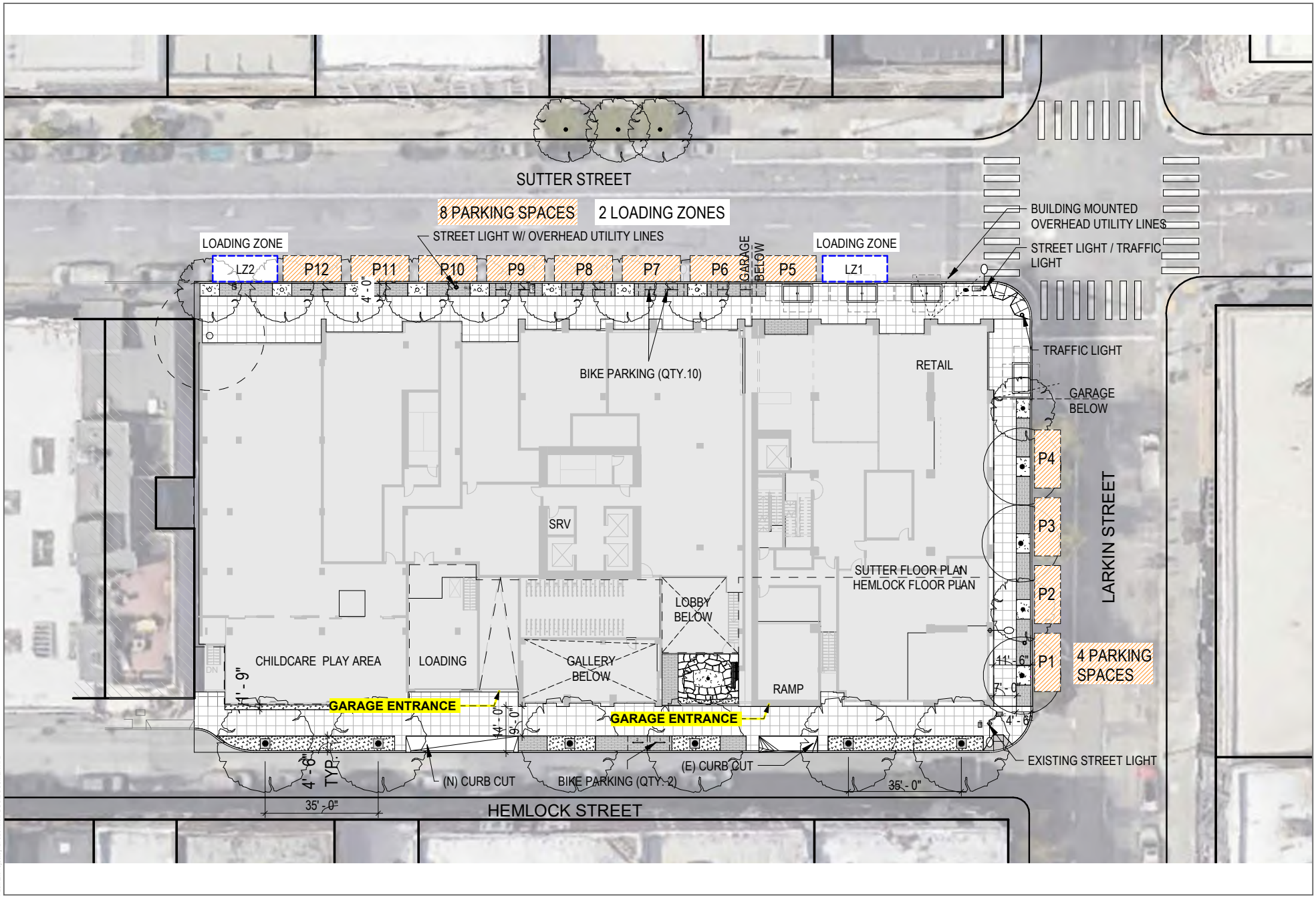


SOURCE: David Baker Architects 2020

FIGURE 3

Proposed Sutter Street and Hemlock Street Ground Floor Level Plan

101-1123 Sutter Street Project NOP

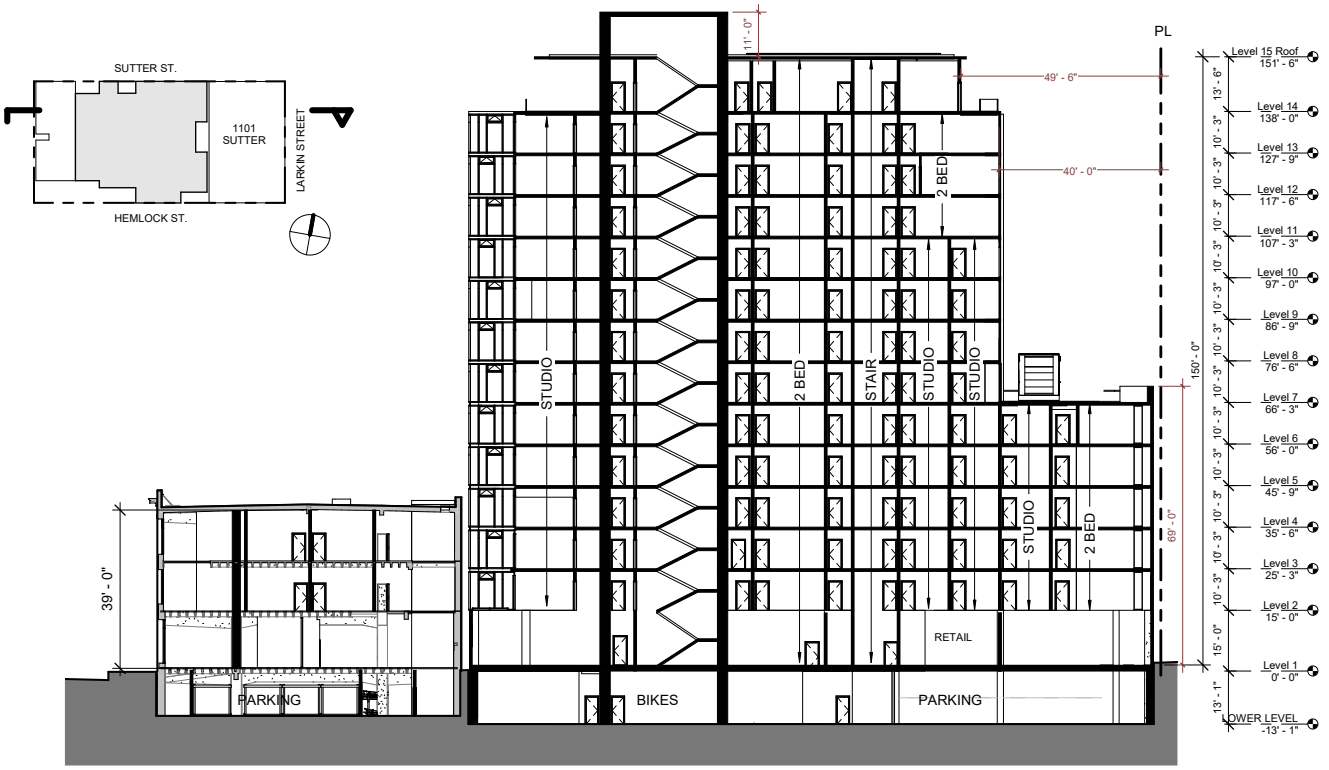


SOURCE: David Baker Architects 2020

FIGURE 4

Proposed Street Parking and Loading Plan

1101-1123 Sutter Street Project NOP



East-West Building Cross-Section

North-South Building Cross-Section

SOURCE: David Baker Architects 2020

FIGURE 5

Building Cross-Sections

1101-1123 Sutter Street Project NOP

SOURCE: David Baker Architects 2020

FIGURE 6

Visual Simulation - Aerial View from Northwest

1101-1123 Sutter Street Project NOP

Open Space

The proposed project would create approximately 13,387 square feet of private and common open space. All of the open space would be located within the proposed building at 1123 Sutter Street as follows: approximately 4,099 square feet of private open space would be provided in residential balconies and approximately 9,288 square feet of common open space would be provided at the outdoor entry court on Hemlock Street and rooftop decks on levels 7 and 14.[8] Residents of 1101 Sutter Street and commercial tenants of the proposed project would have access to the common open space.

Circulation

The circulation and access of the buildings would be designed such that pedestrian access to ground-floor commercial, childcare, and office uses would primarily occur from Sutter Street, although one commercial space within the 1123 Sutter Street building would be accessed from Hemlock Street. Pedestrian access to the residential units in both buildings would be provided from the main residential lobby on Sutter Street and a second residential entrance on Hemlock Street. The ground floor uses along Sutter and Hemlock streets are shown on Figure 3.

Vehicular access to the garages of both buildings would occur via curb cuts along Hemlock Street (shown on Figures 3 and 4). The two existing curb cuts along Hemlock Street would be removed and replaced by a 34-foot wide curb cut at the garage entrance to 1123 Sutter Street, and an 18-foot wide curb cut at the garage entrance to 1101 Sutter Street.

Parking and Loading

The project would reconfigure the parking along Sutter, Larkin, and Hemlock streets in the immediate vicinity of the project, resulting in a net removal of five parking spaces and construction of two new loading zones. The existing and proposed parking and loading configurations are shown in Figures 2 and 4, respectively. The project would replace six existing parking spaces along the south side of Sutter Street with eight parking spaces and two loading zones; three existing parking spaces along Larkin Street would be replaced with four parking spaces; and nine existing parking spaces on the south side of Hemlock Street across the street from the project would be eliminated to accommodate the new sidewalk on the north side of Hemlock Street.

Sidewalks and Streetscape

Sidewalk improvements and modification of parking and loading areas would occur along the project frontage on Sutter, Larkin, and Hemlock streets. The sidewalk on Hemlock Street would generally be widened from 7 feet to 14 feet to create a street tree planter strip and accommodate bicycle parking, as shown on Figures 3 and 4.

Two existing curb cuts along Sutter Street and two existing curb cuts along Larkin Street would be removed. The existing 12-foot wide sidewalks along Sutter and Larkin streets would be maintained.

The three existing street trees located along Larkin Street would remain and the existing tree in the surface parking lot at 1123 Sutter Street would be removed. In addition, 16 new street trees would be planted along Sutter, Larkin, and Hemlock streets.

[8] Open space would not be provided within the 1101 Sutter Street building in order to rehabilitate it in accordance with Secretary of the Interior standards for the treatment of historic properties.

Project Construction

Construction is anticipated to begin in May 2022 and would occur over approximately 30 months. Construction hours would typically be from 7 a.m. to 3:30 p.m., Monday through Friday. Limited evening work (3:30 p.m. to 5:30 p.m.) and work on Saturdays (7 a.m. to 3:30 p.m.) would be required. Construction workers would park at nearby parking lots or take public transportation to the site.

Hemlock Street and its northern sidewalk adjacent to the project site would be closed for construction staging for the duration of construction. Construction activities would also require the closure of a portion of the southern parking lane on Sutter Street adjacent to the project site; this area would also be used for construction staging. The sidewalk on Sutter Street and along Larkin Street would generally remain open, though temporary closures would be required to complete proposed streetscape improvements (i.e., curb cut removal and street tree planting).

Required Project Approvals

Actions by the San Francisco Planning Commission

- Approval of a conditional use authorization for new construction on a lot greater than 2,500 square feet (Planning Code section 121.1).
- Approval of a conditional use authorization to exceed the non-residential use size limit (Planning Code section 121.2).
- Certification of the Final EIR and adoption of CEQA findings.

Actions by City Departments

- Department of Public Health – Approval of project compliance with article 22A of the Health Code (Maher Ordinance) prior to commencement of any excavation work and approval of any soil mitigation plan as may be required. Approval of a Ventilation Plan demonstrating compliance with Article 38 of the Health Code which establishes Air Pollutant Exposure Zones and requires installation of enhanced ventilation systems in buildings located within these zones. Issuance of a certification of registration for a backup diesel generator.
- Department of Building Inspection – Approval of site permit. Demolition, grading, and building permits for the demolition of the existing buildings and construction of the new building.
- Bureau of Streets and Mapping, Department of Public Works – Street and sidewalk permits for any modifications to public streets, sidewalks, protected trees, street trees, or curb cuts.
- Department of Public Works – Waiver of requirement for 27 equivalent street trees instead of required 30 street trees. Approval of street space permit. [City: please confirm that waiver is required for street trees.]
- San Francisco Municipal Transportation Agency – Approval of the proposed curb modifications, parking modifications, parking garage operations plan, and special traffic permit (including traffic control plan).
- San Francisco Public Utilities Commission – Approval of any changes to sewer laterals. Approval of an erosion and sediment control plan prior to commencing construction, and compliance with post-construction stormwater design guidelines, including a stormwater control plan; required for projects that result in ground disturbance of an area greater than 5,000 square feet.

Actions by Other Agencies

- Bay Area Air Quality Management District – Issuance of permits for installation and operation of the emergency generator.

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

The EIR and initial study will evaluate the environmental impacts of the proposed project resulting from construction and operation of the proposed project, and will propose mitigation measures for impacts determined to be significant. The EIR and initial study 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 EIR and initial study will address all 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

It is anticipated that the EIR will include a focused assessment of impacts to historic architectural resources. Other environmental topics are anticipated to be analyzed in the Initial Study, unless significant impacts are identified that cannot be mitigated to a less-than-significant level, in which case, any such impacts analysis will be included in the EIR.

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 anticipated 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 the CEQA Guidelines, sections 15064 (Determining Significant Effect) and 15065 (Mandatory Findings of Significance). 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 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 5:00 p.m. on January 22, 2020. Written comments should be sent or emailed to David Young, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or david.l.young@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 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 the environmental review of the proposed project, please contact David Young at (628) 652-7494 or david.l.young@sfgov.org.

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.

December 17, 2020
Date

for
Lisa Gibson
Environmental Review Officer