



# SAN FRANCISCO PLANNING DEPARTMENT

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## PUBLIC NOTICE Availability of Notice of Preparation of an Environmental Impact Report

*Date:* February 22, 2017  
*Case No.:* **2013.1535ENV**  
*Project Title:* **450-474 O'Farrell Street/532 Jones Street**  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
North of Market Residential Special Use District (SUD) #1  
80-T-130-T Height and Bulk District  
*Block/Lot:* 0317/007, 009, and 011  
*Lot Size:* 22,106 square feet  
*Project Sponsor:* Bruce Fairty – 450 O'Farrell Partners, LLC  
(650) 477-8115  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Jenny Delumo – (415) 575-9146  
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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.sf-planning.org/sfceqadocs>). CDs and 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) 575-9146).

### PROJECT DESCRIPTION

The project site is located on a block bounded by Geary Boulevard to the north, O'Farrell Street to the south, Taylor Street to the east and Jones Street to the west with Shannon Street bisecting the block. The project site is located within San Francisco's Downtown/Civic Center neighborhood. The project site is currently occupied by a three-story (50 feet tall), 26,904 square foot (sf) Fifth Church of Christ Scientist with a 1,400 sf parking lot with four parking spaces at 450 O'Farrell Street; a one-story (30 feet tall), 4,415 sf vacant retail building at 474 O'Farrell Street; and a one-story (30 feet tall) with basement 1,012 sf restaurant and residential building with five units at 532 Jones Street. The existing vacant retail building was constructed in 1913, the existing church was constructed in 1923, and the existing restaurant and residential building was constructed in 1950. All of these buildings were identified as contributing resources to the Uptown Tenderloin Historic District, which is listed on the National Register of Historic Places (NRHP).

The proposed project would involve demolition of the existing Fifth Church of Christ Scientist building, the vacant retail building along O'Farrell Street, and the restaurant building along Jones Street, and the merging of three lots. The church façade would be retained including several columns forming a colonnade entrance. The new building would be a 13-story, 130-foot-tall (with an additional 20 feet for the elevator penthouse), mixed-use building with up to 176 dwelling units, restaurant/retail space on the ground floor and a replacement church (proposed religious institution) incorporated into the ground and two upper levels. The project would construct a total of approximately 237,353 sf of development including up to 187,640 sf of residential use, 6,200 sf of restaurant and/or retail (restaurant/retail) use, 13,595 sf for religious institution use (i.e., replacement of the existing church), 8,398 sf of open space (288 sf of private open space and 8,110 sf of common open space), and 21,070 sf of below-grade parking in one building. Of the 176 units, five of the proposed units would be below-market-rate (BMR) units to replace the existing units in the 532 Jones Street building. The restaurant/retail space would be in two areas: one space accessed from Jones Street and one space accessed from O'Farrell Street. A single basement-level parking garage with access from Shannon Street would provide 41 off-street vehicle parking spaces for building tenants and religious institution use and 125 Class 1 (bicycle locker or space in a secure room) kept on the basement and first levels. The project would also provide 21 Class 2 (publicly accessible bicycle rack) bicycle parking spaces, 16 on O'Farrell Street and five on Jones Street. The project would incorporate common open space in three areas: on level one in a portion of the open area behind the church façade within the colonnade, on level three in an interior courtyard, and above level 13 in a roof deck. The religious institution and residential building entrances would be located along O'Farrell Street.

The proposed project would entail excavation to a depth of approximately 16 feet below grade (approximately 8,900 cubic yards of excavation) to accommodate the underground parking level for vehicles and bicycles.

Written comments on the scope of the EIR will be accepted until **5:00 p.m. on March 24, 2017**. Written comments should be sent to Lisa M. Gibson, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org).

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 environmental review of the proposed project, please contact **Jenny Delumo** at **(415) 575-9146**.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Planning 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.