



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, November 30, 2017**
 Time: **Not before 1:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 450-474 O'Farrell Street/532 Jones Street Cross Street(s): Geary Boulevard/Taylor Street Block /Lot No.: 0317/007, 009, and 011 Zoning District(s): North of Market Residential Special Use District (SUD) #1; 80-T-130-T Height and Bulk District Plan Area: Downtown/Civic Center	Case No.: 2013.1535ENV Applicant/Agent: 450 O'Farrell Partners, LLC Fifth Church of Christ, Scientist Bruce Dorfman, (415) 381-3001 Elzbieta Strong, (510-579-4179) Telephone: BD@ThompsonDorfman.com E-Mail: ela@elaststrong.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 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, 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, 4,415 sf vacant retail building at 474 O'Farrell Street; and a one-story 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 create a new space for the Fifth Church of Christ, Scientist and locate new housing and restaurant and retail uses in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would involve demolition of the existing Fifth Church of Christ, Scientist building, a vacant retail building along O'Farrell Street, and a restaurant building along Jones Street. The existing columned church façade approximately 5 feet deep by 16 feet long, along Shannon Street will be preserved. In addition, bronze doors, and simple cornice and oculus, would be preserved. The bronze doors and oculus would be salvaged and relocated to the new church. 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) on the ground floor and two upper levels. The proposed project would construct a total of 237,810 square feet of new development in one building, including up to 176 dwelling units/187,640 square feet for residential use, 6,200 square feet for restaurant and/or retail use, 13,595 square feet for religious institution use (i.e., replacement of the existing church), 8,398 square feet of residential open space (288 square feet of private open space and 8,110 square feet of common open space), and 21,070 square feet of below-grade parking.

The religious institution would have a 200-seat sanctuary on the ground floor. Offices and accessory religious uses would be on two of the upper floors, including a Sunday School and an updated Children's Room. The entrance to the new religious institution and reading room, which would be located along O'Farrell Street, would be of modern design,

intended to create an inviting and light-filled space. The Fifth Church of Christ, Scientist Reading Room would be open to the public during the week. Select features from the existing church space at 450 O'Farrell Street would be removed and reinstalled in the new religious institution, including stained-glass windows, oculus skylight, pipe organ, and oak pews. The existing church façade would be retained along O'Farrell Street, with a 16-foot return on Shannon Street. Along the primary façades on O'Farrell Street and Shannon Street, the proposed design would differentiate the retail uses from the residential uses above.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative 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. Certification of the Final EIR will take place at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from October 25, 2017 to 5:00 p.m. on December 11, 2017.

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

Planner: Jenny Delumo Telephone: (415) 575-9146 E-Mail: jenny.delumo@sfgov.org

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.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below). Written comments should be addressed to Jenny Delumo, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to jenny.delumo@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.