



SAN FRANCISCO PLANNING DEPARTMENT

Initial Study – Community Plan Evaluation

Case No.: 2016-004823ENV
Project Address: 744 Harrison Street/29 Rizal Street
Zoning: MUO (Mixed Use Office) Zoning District
South of Market Youth and Family Special Use District
85-X Height and Bulk District
Block/Lot: 3751/028 and 054
Lot Size: 4,000 square feet
Plan Area: Eastern Neighborhoods Area Plan, East SoMa Subarea
Project Sponsor: Thomas Tunny, Reuben, Junius and Rose LLP 415-567-9000
Staff Contact: Justin Horner 415-575-9023 justin.horner@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site is located between Harrison and Rizal streets, with a frontage on Lapu Lapu Street, on the block bounded by Harrison Street to the south, 3rd Street to the east, 4th Street to the west and Folsom Street to the north in the South of Market neighborhood (see Figure 1). The project site consists of two lots with 25-foot frontages on Harrison and Rizal streets and a 240-foot frontage on Lapu Lapu Street (see Figure 2). The project site is occupied by a 25-foot-tall, two-story, 3,250-square-foot vacant commercial building built in 1926 fronting on Harrison Street, and a surface parking lot in the rear with access from Lapu Lapu Street, in the East SoMa area of the Eastern Neighborhoods Plan Area.

The proposed project involves the merger of the two lots, demolition of the existing structure and the construction of an eight-story, 85-foot-tall mixed-use project, consisting of hotel, residential and retail uses. Specifically, the proposed building would cover the entire project site and include 52 hotel rooms, seven group housing units, 1,750-sf of ground floor retail space and a 680 sf roof deck (see Figures 3-8). The proposed building would include 24 Class 1 bicycle spaces and eight Class 2 bicycle spaces and does not propose any vehicle parking spaces.¹ The project would include the removal of three existing curb cuts: two on Lapu Lapu Street and one on Rizal Street. Hotel and residential access would be provided from Lapu Lapu Street and retail access would be provided from Harrison Street. The project would include four new street trees along Lapu Lapu Street. The proposed project would involve excavation of up to approximately 10 feet below ground surface and 850 cubic yards of soil is proposed to be removed. Construction would last approximately fourteen months.

¹ Class one bicycle spaces are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees. Class two bicycle spaces are "bicycle racks 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. Planning Code section 155.1 (a).

Project Setting

The project site is located between Harrison and Rizal streets, with a frontage on Lapu Lapu Street, on the block bounded by Harrison Street to the south, Third Street to the east, Fourth Street to the west and Folsom Street to the north in the South of Market neighborhood. The project area along Harrison Street is characterized primarily by commercial and mixed-use residential land uses in one- to seven-story buildings on the north side of Harrison Street, with commercial and PDR land uses in one- to three-story buildings on the south side. Across Rizal Street from the project site is the Amice Street Community Garden, a nine-story residential building. Parcels surrounding the project site are within MUO (Mixed Use Office), MUR (Mixed Use Residential) and SLI (SOMA Service, Light Industrial) Zoning Districts, and are within 85-X, 55-X and 45-X Height and Bulk districts. There is a seven-story, 77-unit residential building currently under construction adjacent to the project site to the west at 750 Harrison Street.² The project site is approximately 550 feet south of Moscone Center.

The closest Bay Area Rapid Transit District (BART) stop is at Montgomery Street, approximately 0.4 miles northwest of the site. The project site is within a quarter mile of several local transit lines, including Muni lines 8AX-Bayshore A express, 8BX-Bayshore B Express, 10-Townsend, 12-Folsom/Pacific, 27-Bryant, 30-Stockton, 45-Union/Stockton, 47-Van Ness, 81X-Caltrain Express, 82X-Levi Plaza Express, 83X-Mid-Market Express 49-Van Ness/Mission and 67-Bernal Heights. The project site is approximately 250 feet from Interstate-80 freeway.

The existing building on the project site is not a historic resource. Moreover, the project site is not located within a known or eligible historic district.

Cumulative development within one-quarter mile of the project site includes the following projects that are either under construction or for which the Planning Department has an Environmental Evaluation Application on file:

- 750 Harrison Street (Case No. 2013.0485E) would involve demolition of existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 77 units, over ground level with a commercial space and other spaces (laundry, parking, storage, mechanical spaces) serving the residential use. This project is currently under construction.
- 768 Harrison Street (Case No. 2013.1872E) would involve the demolition of an existing 2-story building and the construction of a new 9-story building with retail on the 1st floor and the mezzanine and residential uses above. The project would have 26 residential units and no off-street parking. This project is currently under review by the Planning Department.
- 650 Harrison Street (Case No. 2017-004921ENV) would involve demolition of an existing building and construction of a 118-dwelling unit with ground floor commercial space. This project is currently under review by the Planning Department.
- 350 2nd Street (Case No. 2016.012031ENV) would involve a new 200 foot tall, 21-story building with a 480 room, 278,420 s/f hotel, 4,600 s/f retail, 6,650 s/f of open space, including 5,750 s/f public open space and 900 s/f of private open space, 9,700 s/f for 30 of off-street valet parking spaces, and two new public art pieces. The building will feature an 85 foot tall, 8-story podium on

² 750 Harrison Street, Planning Department Case No. 2013-0485ENV.

2nd Street, with a 21 story tower rising behind it. This project is currently under review by the Planning Department.

- 400 2nd Street (Case No. 2012-1384ENV) would involve the demolition of four existing buildings and the construction of a 28 story office building, a 300-room full service hotel, a 400-unit residential building, and 80,000 square feet of neighborhood retail and service stores, restaurants and bars or lounges on the ground and above ground floors. The proposed hotel is expected to have a 10,000 square foot ballroom and another 15,000 square feet of meeting space. This project is currently under review by the Planning Department.
- 399 5th Street (Case No. 2016-010782ENV) would demolish the existing two-story industrial building and one-story donut shop on the project site and construct a new eight-story, mixed-use, 85-foot-tall building. The proposed building would contain approximately 92,000 square feet of hotel space for 197 hotel rooms and approximately 2,400 square feet of retail space on the ground floor. The proposed project would provide 14 bicycle parking spaces and no parking for automobiles. This project is currently under review by the Planning Department.
- 462 Bryant Street (Case No. 2015-010219ENV) would add five (5) stories of office as well as a green roof and a commonly-accessible rooftop deck. The first-floor office and basement-level will remain. This project is currently on hold.
- 531 Bryant Street (Case No. 2016-004392ENV) would involve the demolition of an existing 12,435 sf commercial building and the construction a six-story, 53,359 sf mixed-use retail and office building retaining existing Bryant Street facade. This project is currently under review by the Planning Department.
- 95 Hawthorne Street (Case No. 2016-001794ENV) would involve the demolition of the existing non-historic office building and construct a new 32 story above ground building featuring residential units and amenities above approximately 8,000 square feet of ground floor retail. The Project proposes 330 dwelling units on the upper 31 stories. Off-street vehicle parking and loading facilities will be provided, as will bicycle parking. This project is currently under review by the Planning Department.

Figure 1. Project Site



Figure 2. Proposed Site Plan

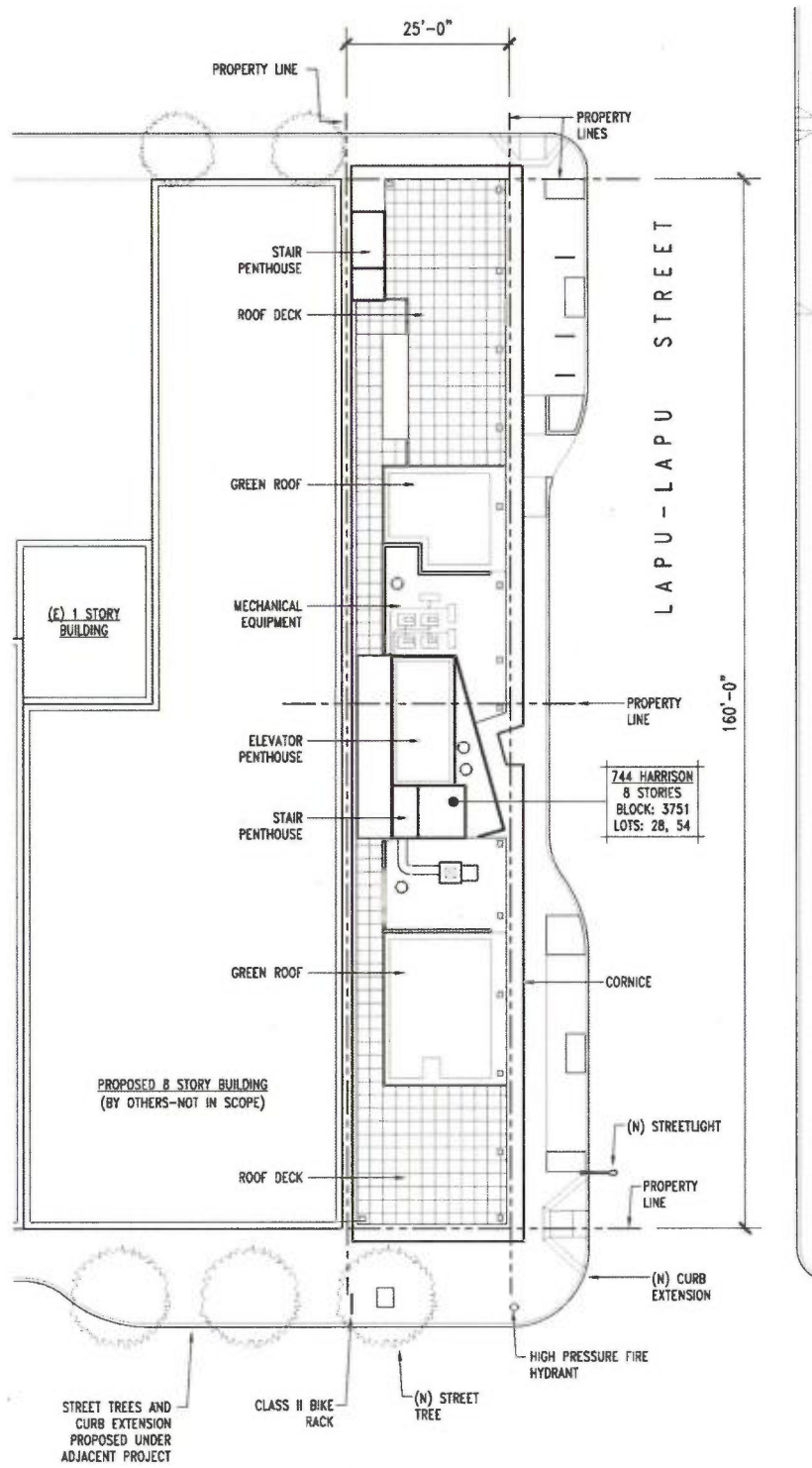


Figure 3. Proposed Basement and Ground Levels

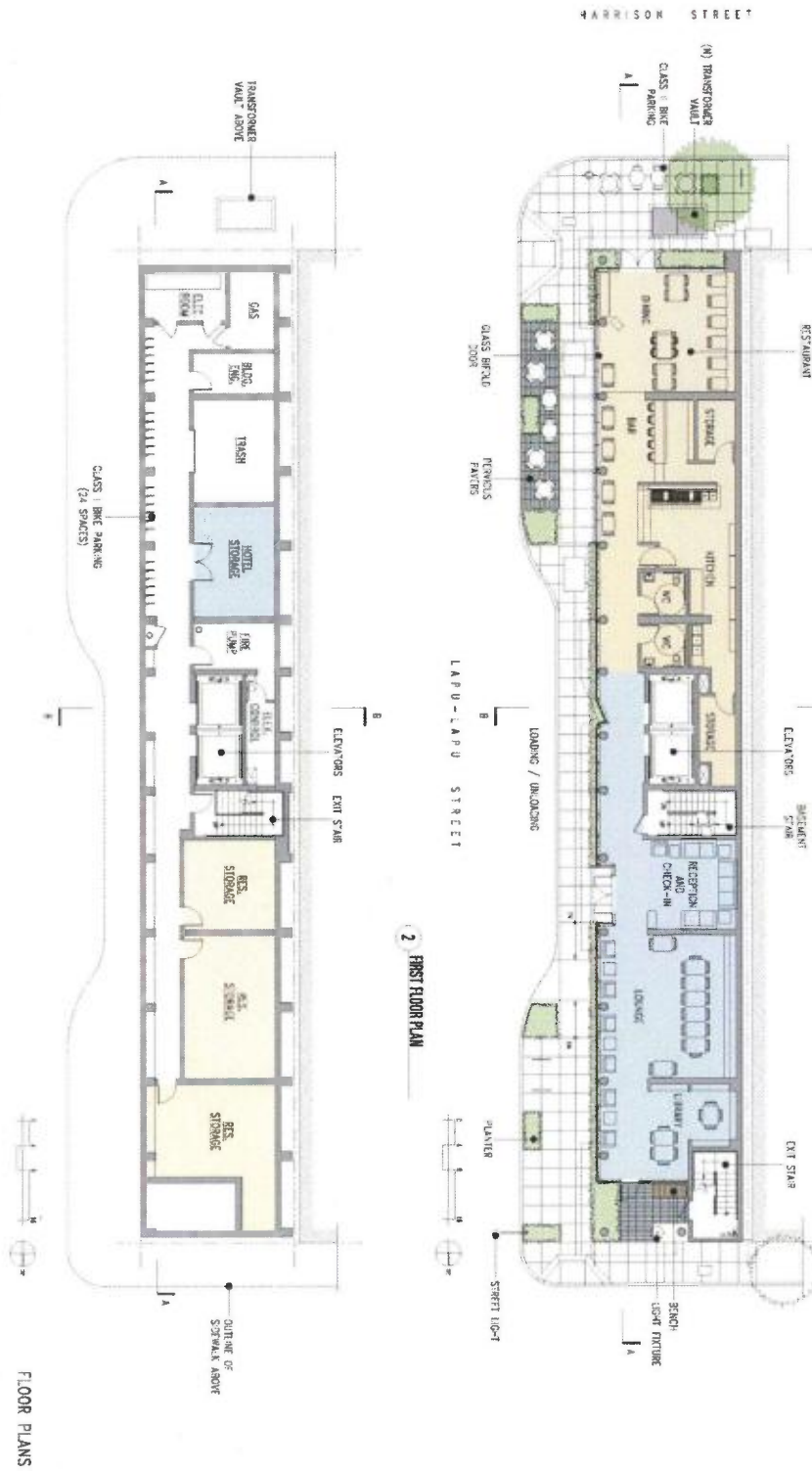


Figure 4. Proposed Second Floor and Typical Upper Hotel Floor (3rd – 6th)

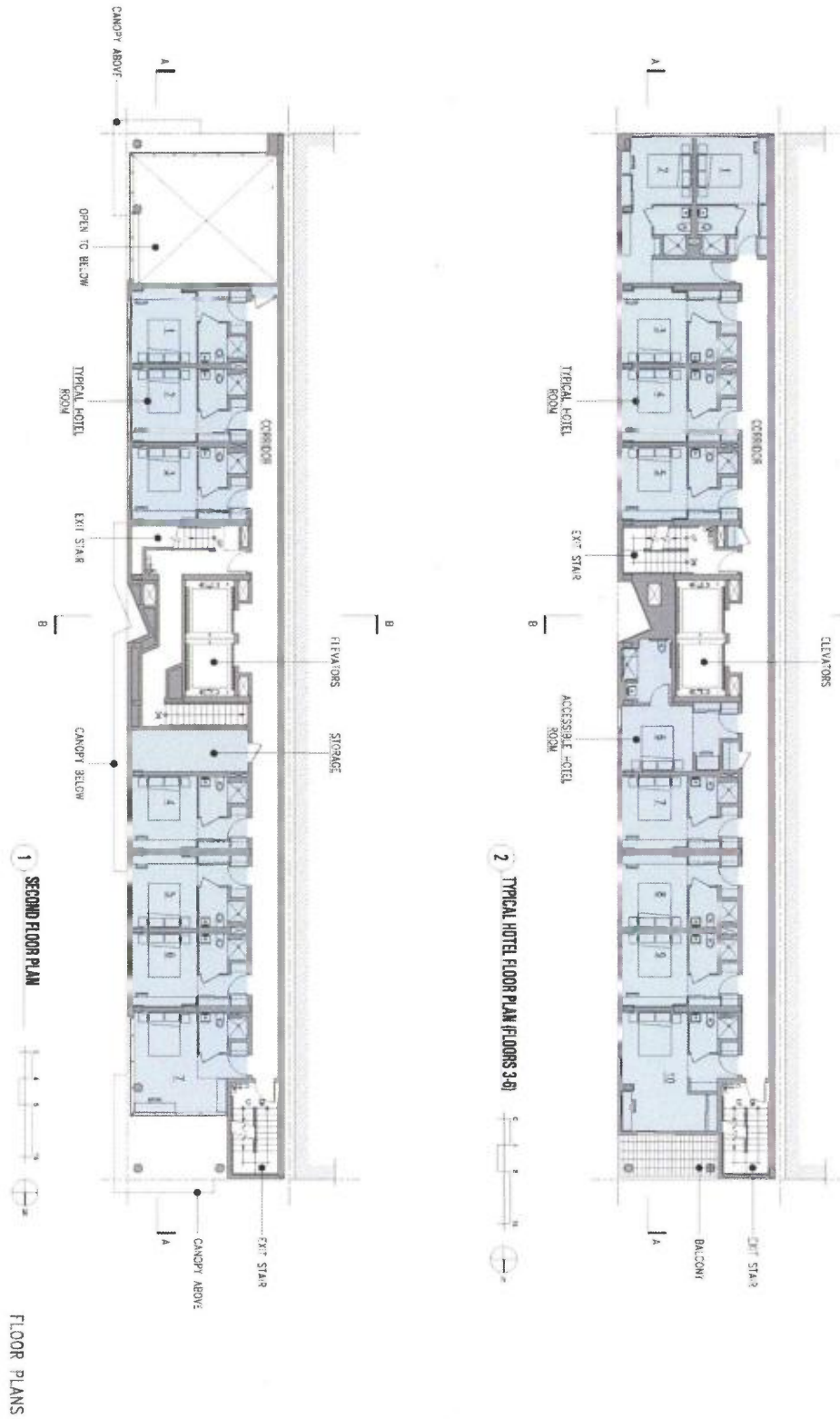


Figure 5. Proposed Residential Floors (7th and 8th)



Figure 6. Proposed Roof Plan

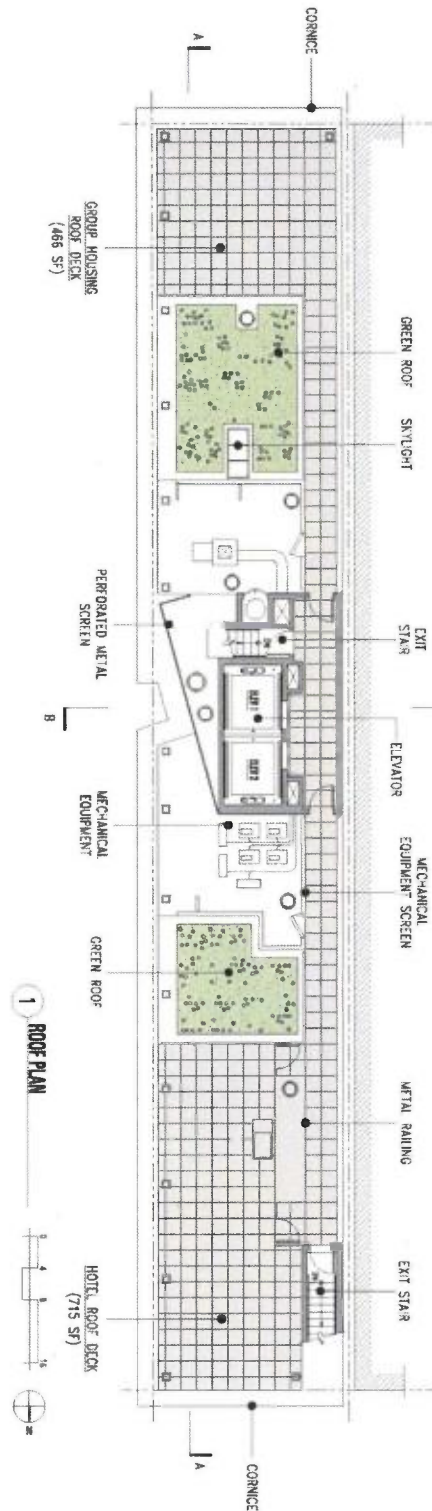
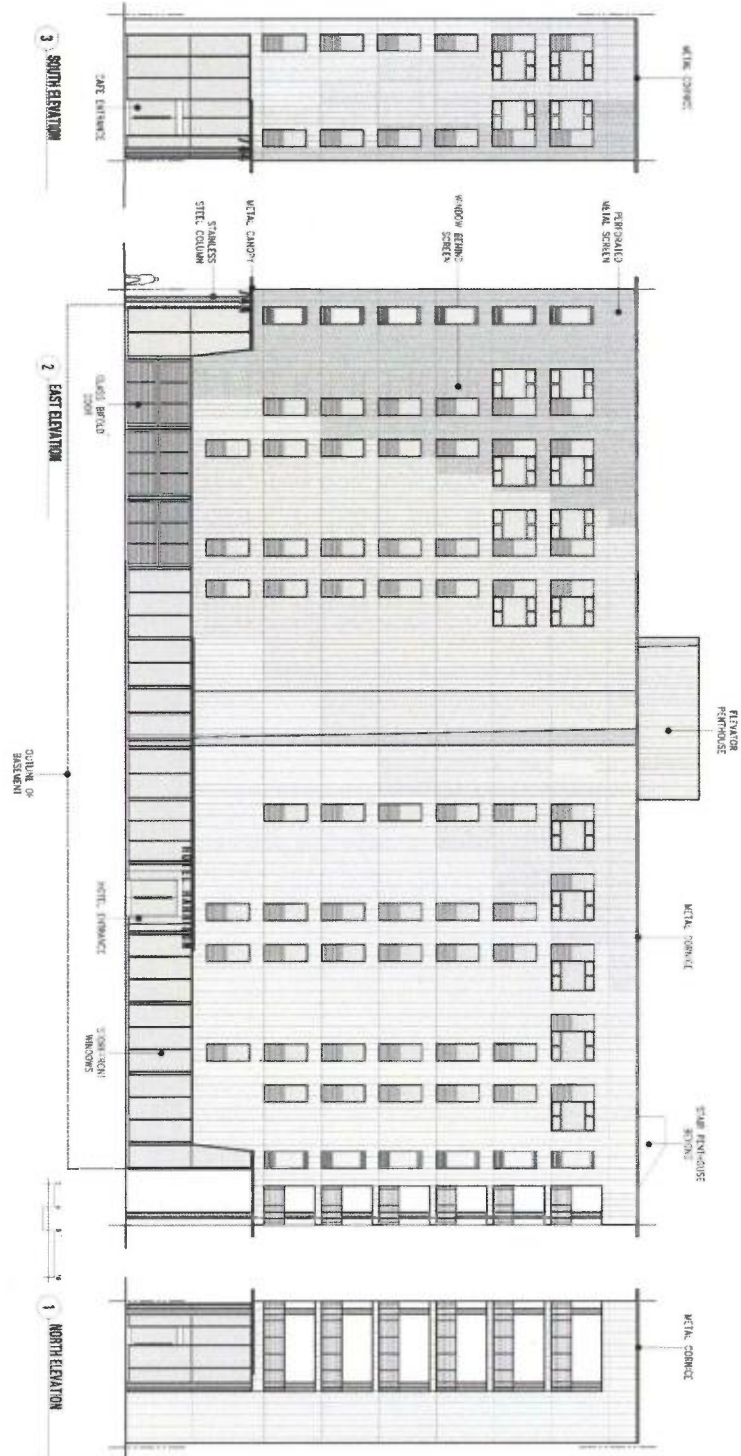


Figure 7. Proposed Elevations



The proposed 744 Harrison Street/29 Rizal Street project would require the following approvals:

Actions by the Planning Commission

- Per Planning Code Section 329, a Large Project Authorization for a project greater than 75 feet in an Eastern Neighborhoods Mixed Use District;
- Per Planning Code Section 842.49, a Conditional Use Authorization for a Tourist Hotel in an MUO District.

The proposed project would also require a Building Permit issued by the Department of Building Inspection.

EVALUATION OF ENVIRONMENTAL EFFECTS

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).³ The initial study considers whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific, focused mitigated negative declaration or environmental impact report. If no such impacts are identified, no additional environmental review shall be required for the project beyond that provided in the Eastern Neighborhoods PEIR and this project-specific initial study in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on Production, Distribution, and Repair (PDR) use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include construction of an eight-story, 85-foot-tall mixed-use building, with hotel, residential and retail uses. Specifically, the proposed building would include 52 hotel rooms, seven group housing units, and 1,750-sf of ground floor retail space. As discussed below in this initial study, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

³ San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.