

**PLANNING DEPARTMENT
ENVIRONMENTAL REVIEW NOTICE**

Notice is hereby given to the general public of the following actions under the Environmental Review Process. Review of the documents concerning these projects can be arranged by calling (415) 575-9025 and asking for the staff person indicated.

**PLANNING COMMISSION
NOTICE OF HEARING ON DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE FOLLOWING**

2017-004557ENV: 550 O'Farrell St – The project sponsor, Sandhill O'Farrell, LLC, proposes to redevelop an approximately 11,800-square-foot (sf) site currently used as a parking garage on the block bound by O'Farrell Street to the south, Geary Street to the north, Leavenworth Street to the west, and Jones Street to the east in the Downtown/Civic Center neighborhood. The EIR evaluates the proposed project, which includes retained elements of the existing 550 O'Farrell Street structure in a new building, and a project variant that would involve complete demolition of the existing building and construction of a new building.

The proposed project would demolish most of the existing, approximately 35,400-sf, two-story-over-basement parking garage and construct an approximately 104,960-sf, 13-story-over-basement mixed-use building which would retain the O'Farrell Street façade of the existing building. The existing building, constructed in 1924, is a contributory building to the Uptown Tenderloin Historic District (UTHD), is listed on the National Register of Historic Places, and has been previously determined to be individually eligible for listing on the California Register of Historical Resources. The proposed project would include 111 residential dwelling units, a 1,300-sf ground-floor retail or residential amenity space, and basement-level and ground-level space accommodating 156 class 1 bicycle parking spaces. The class 1 bicycle parking spaces would be provided in two bicycle storage rooms; eight class 2 bicycle parking spaces would be installed on the sidewalk along the site's O'Farrell Street frontage. The proposed project would not provide any vehicle parking.

The project variant would demolish the existing parking garage and construct an approximately 106,515-sf, 13-story-over-basement mixed-use building. The variant would include 116 residential dwelling units and a 1,300-sf ground-floor retail or other residential amenity space. As with the proposed project, the project variant would include basement-level and ground-level space accommodating 156 class 1 bicycle parking spaces, and eight class 2 bicycle spaces on the O'Farrell Street sidewalk. The variant would not provide any vehicle parking. [MCKELLAR]

Notice is hereby given to the public as follows:

1. A Draft Environmental Impact Report (DEIR) has been prepared by the Planning Department in connection with this project. A copy of the report is available for public review and comment online at <http://www.sf-planning.org/sfceqadocs>. A USB or paper copy will be mailed upon request. Referenced materials will also be made available for review upon request, as part of Case File No. 2017-004557ENV. Please contact the project planner, Jennifer McKellar, at CPC.550OFarrellStEIR@sfgov.org or (415) 575-8754 to make a request.
2. The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level impacts related to historic architectural resources.
3. A public hearing on this DEIR and other matters will be held by the Planning Commission on

Thursday, June 25, 2020 beginning at 1:00 p.m. or later. Please be advised that due to the COVID-19 emergency, the Planning Commission may be required to conduct this hearing remotely. Additional information may be found on the Department's website at www.sfplanning.org.

4. Public comments will be accepted from May 21, 2020 to 5:00 p.m. on July 7, 2020. Written comments should be addressed to: Jennifer McKellar, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or via email to CPC.550OFarrellStEIR@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Responses to Comments document.

NOTE: This notice is being issued during the 60-day suspension of certain CEQA filing and posting requirements pursuant to Executive Order N-54-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020 Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.