



550 O'FARRELL STREET EIR CERTIFICATION

PLANNING COMMISSION HEARING
JANUARY 14, 2021



San Francisco
Planning

Presenter:
Jennifer McKellar
Environmental Planning Division

Proposed Project

- Retains existing façade
- 13-story mixed-use building with no setback
- Vertical hyphen (3-4 feet) at level 4
- 111 residential units
- 1,300 sf of retail or residential amenity uses



Project Variant

- Full demolition
- 13-story mixed-use building with no setback
- Vertical hyphen (3-4 feet) at level 4
- 116 residential units
- 1,300 sf of retail or residential amenity uses



SIGNIFICANT AND UNAVOIDABLE IMPACTS: PROJECT AND VARIANT

Impact	Proposed Project	Project Variant
Substantial adverse change in the significance of a historical resource	YES	YES

PRESERVATION ALTERNATIVES

No Project

- 2-story public parking garage (no change from existing)
- 119 public vehicle parking spaces



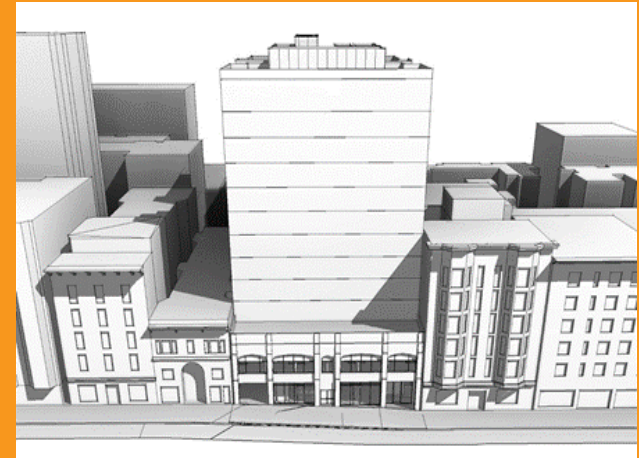
Full Preservation

- 6-story mixed-use building
- Retains front half of existing building
- Adaptive reuse of interior
- 30-foot setback to 2-story addition
- 2 additional stories at rear
- 36 residential units
- 1000 sf of retail or residential amenity space



Partial Preservation

- 13-story mixed-use building
- Retains existing façade
- 18-foot setback
- 111 residential units
- 1,840 sf of retail or residential amenity space



REDUCTION IN SIGNIFICANT AND UNAVOIDABLE IMPACTS: PRESERVATION ALTERNATIVES

Impact	No Project	Full Preservation Alternative	Partial Preservation Alternative
Substantial adverse change in the significance of a historical resource	NO	NO	YES

MITIGATION MEASURES

Mitigation measures apply to the following environmental topics:

- Historic Architectural Resources
- Archeological Resources
- Tribal Cultural Resources
- Construction Noise
- Construction Vibration
- Construction Air Quality
- Operational Air Quality

KEY DATES OF ENVIRONMENTAL REVIEW

Milestone	Date
Environmental application submitted	July 19, 2017
Notice of preparation of an EIR	March 6, 2019
Public scoping period	March 6, 2019 to April 6, 2019
Public hearing on preservation alternatives (Historic Preservation Commission)	April 17, 2019
Draft EIR/Initial Study publication	May 20, 2020
Public hearing on draft EIR (Historic Preservation Commission)	June 17, 2020
Public hearing on draft EIR (Planning Commission)	June 25, 2020
Close of public comment on draft EIR	July 7, 2020
Responses to comments on draft EIR document published	November 9, 2020
EIR certification hearing	January 14, 2021