



NO  
TRESPASSING

# 770 Woolsey Street EIR Certification

San Francisco Planning Commission  
November 18, 2021  
Case No. 2017-012086ENV



**San Francisco**  
**Planning**

# 770 Woolsey Street Project Location and Characteristics

- 31 duplexes with 62 dwelling units
- 62 on-site vehicle parking spaces
- Streetscape improvements
- 11,220 square feet of private common open space
- 0.39-acre publicly accessible open space with two rebuilt greenhouses



# 770 Woolsey Street Significant Impacts

| Significant and Unavoidable Impact                                    |                       |            |   |
|---|-----------------------|------------|---|
| Impact  | Existing plus Project | Cumulative | Mitigation Measures   |
| <b>Historic Architectural Resources</b>                               | Yes                   | No         | <ul style="list-style-type: none"> <li>Documentation of historical resources; salvage plan; interpretive program; retention of rose plants</li> </ul> |
| Less than Significant Impact with Mitigation                          |                       |            |   |
| Impact  | Existing plus Project | Cumulative | Mitigation Measures   |
| <b>Cultural Resources</b><br>(Archeological Resources, Human Remains) | Yes                   | No         | <ul style="list-style-type: none"> <li>Archeological testing</li> </ul>   |
| <b>Tribal Cultural Resources</b>                                      | Yes                   | No         | <ul style="list-style-type: none"> <li>Tribal cultural resources preservation plan and/or interpretive program</li> </ul>                             |
| <b>Noise</b><br>(Operations)  | Yes                   | No         | <ul style="list-style-type: none"> <li>Operational noise attenuation</li> </ul>   |
| <b>Air Quality</b><br>(Construction)                                  | Yes                   | Yes        | <ul style="list-style-type: none"> <li>Construction emissions reduction</li> </ul>  |
| <b>Biological Resources</b>   | Yes                   | No         | <ul style="list-style-type: none"> <li>Pre-construction surveys and buffer area; avoidance and minimization measures</li> </ul>                       |
| <b>Paleontological Resources</b>                                      | Yes                   | No         | <ul style="list-style-type: none"> <li>Worker awareness training and accidental discovery</li> </ul>  |

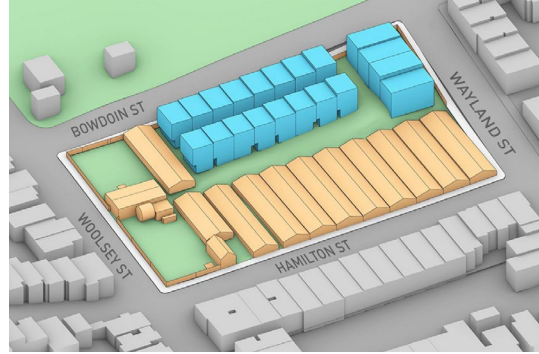
# 770 Woolsey Street Project Alternatives

## No Project Alternative



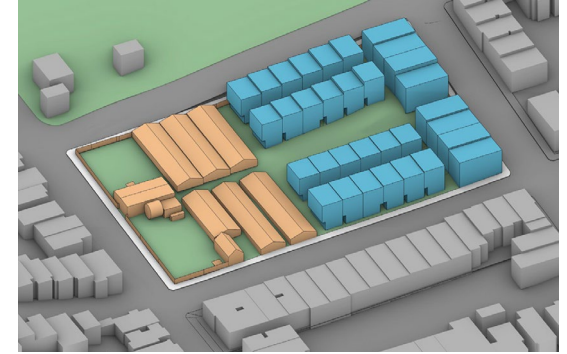
No changes to the project site

## Full Preservation Alternative



- 24 dwelling units
- 24 vehicle parking spaces
- 1.45 acres of publicly accessible open space
- 11 greenhouses retained

## Partial Preservation Alternative



- 40 dwelling units
- 40 vehicle parking spaces
- 0.9 acres of publicly accessible open space
- 6 greenhouses retained

## Significant an Unavoidable Historic Architectural Impacts?

No

No

Yes

# Environmental Review Milestones

| Milestone   | Date                                       |
|---|--|
| Publication of a notice of preparation of an EIR and availability of an initial study | August 26, 2020                            |
| Public Scoping Period   | August 26, 2020 through September 25, 2020 |
| Draft EIR publication   | June 23, 2021                              |
| Public hearing on the draft EIR at the Planning Commission                            | July 29, 2021                              |
| Close of public comment period on the draft EIR                                       | August 9, 2021                             |
| Responses to comments on the draft EIR document published                             | November 5, 2021                           |
| EIR certification hearing   | November 18, 2021                          |

# Staff Recommendation

Planning Staff requests that the Planning Commission adopt the Environmental Impact Report certification motion for the 770 Woolsey Street Project.

# BACKUP SLIDE

## 770 Woolsey Street Character Defining Features

