



PUBLIC NOTICE

AVAILABILITY OF NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date: December 17, 2020
Case No.: **2019-022850ENV**
Project Title: **1101-1123 Sutter Street**
Zoning: Polk Street Neighborhood Commercial (NCD) District
1101 Sutter Street – 130-E Height and Bulk District
1123 Sutter Street – 65-A Height and Bulk District
Block/Lot: Assessor’s Block 0692/Lots 001 and 019
Lot Size: 29,700 square feet
Project Sponsor: Julie Heinzler, 1101 Sutter Affordable, LP – (415) 442-4800
Staff Contact: David Young – (628) 652-7494
david.l.young@sfgov.org

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department’s Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). CDs and paper copies are also available at the Planning counter of the San Francisco Permit Center on the first floor of 49 South Van Ness Avenue, San Francisco. Referenced materials are available for review by appointment at the Planning Department’s office on the fourteenth floor of 49 South Van Ness Avenue. (Call (628) 652-7494)

Project Description

The project site includes 1101 and 1123 Sutter Street in San Francisco, California. The project site is 0.68 acres (29,700 square feet) and includes two parcels, Assessor’s Parcel Numbers 0692-001 and 0692-019. The project site is composed of the eastern half of the block bounded by Larkin and Polk streets on the east and west, respectively, and Sutter and Hemlock streets on the north and south, respectively. The project site is located in the Downtown/Civic Center neighborhood.

The proposed project would rehabilitate the existing three-story building at 1101 Sutter Street, and would demolish the existing building and surface parking lot at 1123 Sutter Street and construct a new 14-story, 150-foot tall building (up to 161 feet to top of rooftop mechanical equipment). Together, the rehabilitated building at

1101 Sutter Street and the new building at 1123 Sutter street would provide 254,214 gross square feet of uses – 201 residential units (40 of which would be very low income housing units); 12,621 square feet of commercial, office, and childcare uses; 13,387 square feet of open space; 61 vehicular parking spaces; and 232 bicycle spaces.

The circulation and access of the buildings would be designed such that pedestrian access to commercial, childcare, and office uses, and to the residential lobby, would primarily occur from Sutter Street; one commercial space within the 1123 Sutter Street building, as well as a second residential entrance, would be accessed from Hemlock Street. Vehicular access to the garages of both buildings would occur via two curb cuts along Hemlock Street.

Two existing curb cuts along Sutter Street and two existing curb cuts along Larkin Street would be removed. The existing 12-foot wide sidewalks along Sutter and Larkin streets would be maintained. The sidewalk on Hemlock Street would generally be widened from 7 feet to 14 feet to create a street tree planter strip and accommodate bicycle parking. Eight existing parking spaces on the south side of Hemlock Street, across the street from the project site, would be eliminated to accommodate the new sidewalk. Two loading zones would be located along Sutter Street.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will accept written comments until 5:00 p.m. on **January 22, 2021**. Written comments should be sent to **David Young**, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to david.l.young@sfgov.org. Referenced materials are available for review by appointment at the Planning Department's office on the fourteenth floor of 49 South Van Ness Avenue. (Call (628) 652-7494).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **David Young** at **(628) 652-7494**.

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.