



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: **May 27, 2020**
Case No.: **2018.001788ENV**
Project Title: **554 Fillmore Street**
Zoning: **RM-1 (Residential-Mixed, Low Density) District**
40-X Height and Bulk District
Block/Lot: **0828/022**
Lot Size: **15,572 square feet**
Project Sponsor: **Annabel McClellan, The Pollard Group**
(415) 692-0509
Lead Agency: **San Francisco Planning Department**
Staff Contact: **David Young – (415) 575-9041**
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This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

PROJECT DESCRIPTION

The 15,572-square-foot project site (Assessor's Block 2088, Lot 088) is in the Western Addition neighborhood at the northwest corner of Fillmore and Fell streets on a block bounded by Fell Street to the north, Webster Street to the east, Oak Street to the south and Fillmore Street to the west. The site is within the boundaries of the Hayes Valley Residential Historic District. The project site is part of the Sacred Heart Parish Complex, consisting of a church, rectory, school, and convent. The project site is occupied by the 20,046 square foot church building constructed in 1898, which is currently used as the Church of 8 Wheels, a roller-skating venue, and originally used as the Sacred Heart Church.

The proposed project would involve conversion of the former church building to residential use. The project would insert five new floors into the church's former nave and add a new basement and sub-basement, resulting in five market rate dwelling units totaling 14,950 square feet, 36 market rate group housing units comprising 32,900 square feet, and 11,250 square feet of shared common space. The sub-basement level would include about 3,900 square feet of parking for 15 vehicles and 60 *Class I* bicycle parking spaces. The basement level would include eight group housing units, a media room, and a gym. The project would increase the building's current size from 20,046 square feet to 66,000 square feet,

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including the basements. Streetscape improvements would include two *Class 2* bicycle parking racks along the frontage of Fillmore and/or Fell streets. The project would also include the installation of an interior elevator, mechanical equipment upgrades, and a new fire-fighting protection system.

The proposed project would require up to 10 feet of excavation below ground surface for the proposed basement, sub-basement and foundation, as well as seismic upgrades. The excavation would encompass an approximately 4,000 square foot area, resulting in up to 1,500 cubic yards of soil removal. Construction is anticipated to take 12 to 18 months.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<https://sfplanning.org/environmental-review-documents>). A paper copy will be mailed upon request. Please contact the project planner at the address and phone listed above to request a copy.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 30 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **June 26, 2020**, any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$640 check payable to the San Francisco Planning Department. An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to lisa.gibson@sfgov.org. **The letter must be accompanied by a check in the amount of \$640.00 payable to the San Francisco Planning Department and must be received by 5:00 p.m. on June 26, 2020.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(h).

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.

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.