

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020120320

Project Title: 1101-1123 Sutter Street

Lead Agency: City and County of San Francisco

Contact Name: David Young

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Project Location: San Francisco San Francisco  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would involve rehabilitation of the existing three-story building at 1101 Sutter Street, along with demolishing the existing building and surface parking lot at 1123 Sutter Street, and constructing a new 14-story, 150-foot-tall building (up to 161 feet as measured to the top of rooftop mechanical equipment). Together, the rehabilitated building at 1101 Sutter Street and the new building at 1123 Sutter street would provide 237,808 gross square feet of uses – 221 residential units (44 of which would be very-low-income housing units); 8,330 square feet of commercial and childcare uses; 11,637 square feet of open space; 59 vehicular parking spaces; and 164 bicycle spaces.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed demolition of the existing 1123 Sutter Street building would have a substantial adverse effect on an individual historic architectural resource. Implementation of Mitigation Measures M-CR-2a: Historical Documentation; M-CR-2b: Interpretation; and M-CR- 2c: Historical Architectural Salvage, would lessen the impact of the proposed demolition of the historical resource at 1123 Sutter Street. Mitigation Measures M-CR-2a, 2b, and 2c would be required in order to document and interpret the significance of 1123 Sutter Street for the public. These mitigation measures would create a collection of preservation materials that would be available to the public and inform future research. The mitigation would partially compensate for impacts associated with the proposed project through comprehensive documentation and memorialization of the resource. However, these measures would not be enough to avoid, rectify, reduce, or compensate for the loss of the building at 1123 Sutter Street. Because adverse change would still occur, the impact would be significant and unavoidable after application of mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Publication of the notice of preparation of an EIR initiated a 30-day public review and comment period that began on December 17, 2020 and ended on January 22, 2021. During the review and comment period, a total of three commenters submitted letters to the planning department. The Native American Heritage Commission commented on Assembly Bill 52 tribal cultural resources notification and consultation requirements. Other commenters on the notice of preparation commented on impacts to the adjacent buildings, including construction noise and debris control; access to sunlight and views; and project merits. The planning department has considered the comments made by the public in preparation of the initial study and draft EIR for the proposed project. There are no known areas of controversy or issues to be resolved.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District - Issuance of permits for installation and operation of the emergency generator