



PUBLIC NOTICE

NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT

Date: August 18, 2021
Case No.: 2019-022850ENV
Project Title: 1101-1123 Sutter Street Project
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: 0692/Lots 001 and 019
Project Sponsor: Julie Heinzler, 1101 Sutter Affordable, LP, (415) 442-4800
Staff Contact: David Young, CPC.1101-1123SutterEIR@sfgov.org, (628) 652-7494

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with the 1101-1123 Sutter Street project (proposed project). The EIR is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). A USB or paper copy of the draft EIR will be mailed upon request. Referenced materials will also be made available for review upon request. Please contact the project planner, **David Young**, at CPC.1101-1123SutterEIR@sfgov.org or (628) 652-7494 to make a request.

Project Description

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.

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 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 public comment period for this draft EIR is from **August 18, 2021** to **October 5, 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 **CPC.1101-1123SutterEIR@sfgov.org**. Written comments will be accepted until **5:00 p.m. on October 5, 2021**.

The San Francisco Historic Preservation Commission will hold a **PUBLIC HEARING** on the EIR on **September 15, 2021**, beginning at 12:30 p.m. Call in information to access the agenda and the hearing is available at <https://sfplanning.org/historic-preservation-commission>. The Planning Department will also hold a **PUBLIC HEARING** on **September 30, 2021**, beginning at 1 p.m. or later. Call in information to access the agenda and the hearing is available at <https://sfplanning.org/planning-commission>. The purpose of these meetings is to receive comments to assist the Planning Department in reviewing the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency 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 **CPC.1101-1123SutterEIR@sfgov.org** 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.