



**Date:** July 10, 2020

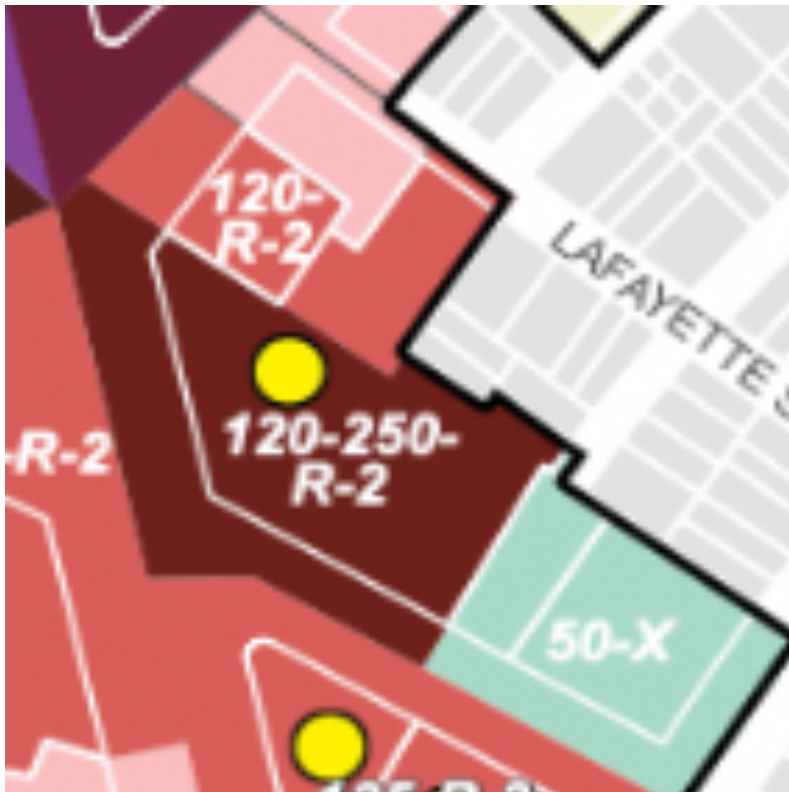
**To:** The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District (2015-000940ENV, 2017-008051ENV, and 2016-014802ENV) File

**From:** Alana Callagy and Tania Sheyner, Environmental Planning

**Re:** 99 South Van Ness Avenue Site (Block 3511 Lot 093)

On May 21, 2020, the San Francisco Planning Commission certified the final environmental impact report (EIR) for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District by Motion No. 20707.

Subsequent to preparation and certification of the EIR, the project sponsor for the Hub Plan, the San Francisco Planning Department, proposed to change height and bulk massing at the 99 South Van Ness site (block/lot 3511/093). The proposed change would address the scale and context surrounding the site by reducing the podium height on South Van Ness Avenue and, most notably, stepping down the building height on the portion of the parcel adjacent to Lafayette Street and lowering the podium from 120 to 85 feet. Figure 1 shows the height and bulk analyzed in the EIR. Figure 2 shows the currently proposed height and bulk for the 99 South Van Ness Avenue site.



**Figure 1: Height and Bulk Analyzed in the Environmental Impact Report**



**Figure 2: Modified Height and Bulk for 99 South Van Ness Avenue**

The EIR analyzed shadow and wind impacts for 99 South Van Ness Avenue as shown in Figure 1. The modified height and bulk is lower than the height previously analyzed. Thus, impacts associated with shadow would be consistent with or would result in less shadow than previously identified in the EIR, and no additional shadow analysis is necessary. The proposed modifications of building massing could also result in changes to the wind impacts previously identified in the EIR. Additional review of the new massing for the proposed height and bulk by a qualified wind consultant determined that the impacts would be consistent with those previously identified in the EIR and would not be expected to result in new or more severe wind impacts.<sup>1</sup> The proposed modifications would also not be expected to result in any new or more severe impacts related to any other environmental topic analyzed in the EIR.

Based on the information and analysis above, the planning department's proposed modification to the height and bulk for the 99 South Van Ness Avenue site and the San Francisco Board of Supervisor's approval of this option would not cause new significant impacts or result in a substantial increase in the severity of the impacts identified in the *Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District EIR*, and no new or revised mitigation measures would be required. The EIR is considered adequate even with the modification of the height and bulk for the 99 South Van Ness Avenue site. (See Public Resources Code section 21166; CEQA Guidelines sections 15162 and 15163.)

---

<sup>1</sup> RWDI, *Market/Octavia Hub Plan – 99 South Van Ness Avenue Site Memorandum*, Final, July 10, 2020.