



PLANNING COMMISSION MOTION NO. 21826

HEARING DATE: September 25, 2025

Record No.: 2015-012491ENV
Project Title: San Francisco Gateway Project (749 Toland Street and 2000 McKinnon Avenue)
Zoning: Production, Distribution, and Repair -2 (PDR-2)
65-J Height and Bulk Districts
Cultural District: African American Arts & Cultural District
Block/Lot: 5284A/008 and 5287/002
Project Sponsor: Prologis, L.P.
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ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AT 749 TOLAND STREET AND 2000 MCKINNON AVENUE. THE PROJECT IS A PLANNED UNIT DEVELOPMENT FOR THE DEMOLITION OF A TOTAL OF FOUR ONE-STORY PRODUCTION, DISTRIBUTION AND REPAIR (PDR) BUILDINGS AND THE CONSTRUCTION OF TWO THREE-STORY MIXED-USE BUILDINGS TOTALING 1,646,000 GROSS SQUARE FEET IN SIZE WITH 8,400 SQUARE FEET OF RETAIL SALES AND SERVICE USE AND UP TO 1,637,600 SQUARE FEET OF PDR USE, UP TO 1,125 OFF-STREET PARKING SPACES, AND 100 CLASS 1 AND 16 CLASS 2 BICYCLE PARKING SPACES AT 749 TOLAND AVENUE AND 2000 MCKINNON AVENUE, ASSESSOR'S BLOCK 5284A, LOT 008 AND BLOCK 5287, LOT 002 WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, AND REPAIR) ZONING DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT. UNDER THE PLANNED UNIT DEVELOPMENT, THE PROPOSAL IS SEEKING EXCEPTIONS FROM THE AWNING (PLANNING CODE SECTION 136.1), CAR SHARE (PLANNING CODE SECTION 166) AND VEHICULAR AREA SCREENING AND GREENING (PLANNING CODE SECTION 142) REQUIREMENTS.

PREAMBLE

On September 25, 2025, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting regarding the final Environmental Impact Report (“EIR”) in compliance with the California Environmental Quality Act for Record No. 2015-012491ENV.

The Project EIR files have been made available for review by the Commission and the public. The Commission Secretary is the Custodian of Records; the file for Record No. 2015-012491ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California. The project EIR has also been made available for public review online at <https://sfplanning.org/sfceqadocs>.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2015-012491ENV, for the San Francisco Gateway Project (hereinafter “Project”), based on the following findings:

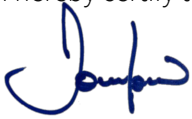
1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).
 - A. The Department determined that an environmental impact report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on March 9, 2022. On the same date, the Department submitted the notice of preparation of an EIR and notice of a virtual public scoping meeting to the state Office of Planning and Research electronically, and emailed or mailed the notice to the Department’s list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site.
 - B. On March 30, 2022, the Department held a virtual public scoping meeting to receive public comments on the scope of the environmental analysis in the EIR for the project.
 - C. On August 2, 2023, the Department published the draft EIR (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; the Department emailed or mailed the notice to the Department’s list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on August 2, 2023.
 - D. Electronic copies of the notice of availability of the DEIR and the DEIR were posted to the Planning Department’s environmental review documents web page and available for download. The notice of availability of the DEIR was also posted on the website of the San Francisco County Clerk’s Office.
 - E. The notice of availability of the DEIR and of the date and time of the public hearing at the Planning Commission were posted at and near the project site on August 2, 2023.
 - F. On August 2, 2023, the DEIR was emailed or otherwise delivered to government agencies and was submitted to the State Clearinghouse electronically for delivery to responsible or trustee state agencies.
 - G. A notice of completion of an EIR was filed with the Governor’s Office of Planning and Research via the State Clearinghouse on August 2, 2023.
2. The Commission held a duly advertised public hearing on said DEIR on September 7, 2023, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on October 16, 2023.

3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 75-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on May 7, 2025, posted to the Planning Department's environmental review documents web page, distributed to the Commission, other decisionmakers, and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
5. The Planning Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2015-012491ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.
6. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.
7. The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the FEIR, and the FEIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the FEIR.

DECISION

8. On September 25, 2025, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The Commission hereby does find that the FEIR concerning File No. 2015-012491ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the FEIR contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
10. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR would *not* have *any* significant project-specific or cumulative impacts on the environment that cannot be reduced to less than significant with implementation of mitigation measures identified in the FEIR.
11. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 25, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, So
NAYS: None
ABSENT: Moore
ADOPTED: September 25, 2025