



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 19883

HEARING DATE: March 23, 2017

Case No.: 2014-000362ENV
Project Address: 1500 Mission Street Project
Zoning: C-3-G (Downtown General Commercial) District
Van Ness & Market Downtown Residential Special Use District
120/320-R-2, 85/250-R-2, 85-X Height and Bulk Districts
Block/Lot: 3506/002, 003¹
Lot Size: 110,772 square feet (2.5 acres)
Project Sponsor: Goodwill SF Urban Development, LLC
Related California Urban Housing
Matthew Witte, (949) 697-8123
mwitte@related.com
Lead Agency: San Francisco Planning Department
Staff Contact: Michael Li – (415) 575-9107
michael.j.li@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT THAT WOULD DEMOLISH THE EXISTING 1580 MISSION STREET BUILDING, RETAIN AND REHABILITATE A PORTION OF THE EXISTING 1500 MISSION STREET BUILDING, AND DEMOLISH THE REMAINING PORTIONS OF THE 1500 MISSION STREET BUILDING AND CONSTRUCT A MIXED-USE DEVELOPMENT WITH TWO COMPONENTS: AN APPROXIMATELY 767,200-SQUARE-FOOT, 396-FOOT-TALL (416 FEET TO THE TOP OF THE PARAPET) RESIDENTIAL AND RETAIL/RESTAURANT BUILDING AT THE CORNER OF SOUTH VAN NESS AVENUE AND MISSION STREET (“RETAIL/RESIDENTIAL BUILDING”); AND AN APPROXIMATELY 567,300-SQUARE-FOOT, 227-FOOT-TALL (257 FEET TO THE TOP OF THE PARAPET) OFFICE AND PERMIT CENTER BUILDING FOR THE CITY AND COUNTY OF SAN FRANCISCO (“CITY”) ON 11TH STREET BETWEEN MARKET AND MISSION STREETS (“OFFICE BUILDING”) WITH A MID-RISE PODIUM EXTENDING WEST TO SOUTH VAN NESS AVENUE. THE PROJECT WOULD ALSO INCLUDE VEHICULAR PARKING, BICYCLE PARKING, AND LOADING FACILITIES, BOTH PRIVATE AND PUBLICLY ACCESSIBLE USABLE OPEN SPACE, AND STREETScape AND PUBLIC-REALM IMPROVEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the final Environmental Impact Report identified as Case No. 2014-000362ENV, the 1500 Mission Street Project (hereinafter “Project”), above, based upon 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.

¹ Lots 002 and 003 are also referred to in some property records as Lots 006 and 007, respectively.

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 May 13, 2015.
 - B. The Department held a public scoping meeting on June 2, 2015 in order to solicit public comment on the scope of the 1500 Mission Street Project's environmental review.
 - C. On November 9, 2016, the Department published the Draft Environmental Impact Report (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; this notice was mailed to the Department's list of persons requesting such notice.
 - D. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site on November 9, 2016.
 - E. On November 9, 2016, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
 - F. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on November 9, 2016.
2. The Commission held a duly advertised public hearing on said DEIR on December 15, 2016 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 January 4, 2017.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 56-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 March 8, 2017, distributed to the Commission 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. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.

6. On March 23, 2017 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.
7. The Planning Commission hereby does find that the FEIR concerning File No. 2014-000362ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR:
 - A. Will have significant, project-specific impacts on historic architectural resources; and,
 - B. Will have significant, cumulative construction-period transportation impacts.
9. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 23, 2017.


Jonas P. Ionin
Commission Secretary

AYES: Richards, Fong, Johnson, Koppel, and Moore
NOES: None
ABSENT: Hillis and Melgar
ADOPTED: March 23, 2017