



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 20707

HEARING DATE: May 21, 2020

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*Case No.:* 2015-000940ENV, 2017-008051ENV, and 2016-014802ENV  
*Project Address:* The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District  
*Zoning:* NCT-3 (Neighborhood Commercial), C-3-G (Downtown General Commercial), Hayes NCT (Hayes Neighborhood Commercial), and P (Public) Districts Height and Bulk Districts  
*Block/Lot:* Multiple Blocks and Lots (The Hub Plan and Hub HSD), Block 0835/Lot 004 (30 Van Ness Avenue Project site), Block 0836/Lots 008, 009, 013 (98 Franklin Street Project site)  
*Project Sponsor:* Lily Langlois, Planning Department, (415) 575-9083 or [lily.langlois@sfgov.org](mailto:lily.langlois@sfgov.org) (The Hub Plan and Hub HSD); Samidha Thakral, 30 Van Ness Development, LLC, (415) 995-4857 or [samidha.thakral@lendlease.com](mailto:samidha.thakral@lendlease.com) (30 Van Ness Avenue); Matt Witte, Related California, (949) 697-8123 or [matthew.witte@related.com](mailto:matthew.witte@related.com) (98 Franklin Street)  
*Staff Contact:* Alana Callagy, San Francisco Planning Department, (415) 575-8734 or [alana.callagy@sfgov.org](mailto:alana.callagy@sfgov.org)

### ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE HUB PLAN, THE 30 VAN NESS AVENUE PROJECT, THE 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report (hereinafter "FEIR") identified as Case Nos. 2015-000940ENV, 2017-008051ENV, and 2016-014802ENV, "The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District" in the Hub Plan area (hereinafter "the Project"), based upon the following findings:

1. The Hub Area is an irregular area bounded by portions of Haight Street, Gough Street, Franklin Street, Fell Street, Van Ness Avenue, Hayes Street, Market Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street, Washburn Street, Minna Street, midblock between Lafayette Street and 12th Street to Howard Street, Howard Street, and 13th Street, totaling approximately 84 acres.
2. The Hub Plan would include changes to height and bulk districts for select parcels. The proposed Hub Project would rezone the area to have two zoning districts, Downtown General Commercial (C-3-G) and Public (P), and the Van Ness and Market Residential Special Use District would be expanded to encompass the entire Hub Plan area. The plan also calls for public-realm improvements to streets and alleys within and adjacent to the hub plan area. Two individual private development

projects within the Hub Plan area are also evaluated. The proposed project at 30 Van Ness Avenue includes retention of portions of the existing 75-foot-tall, five-story building and construction of a 47-story building with ground-floor retail space, 10 floors of office space, and approximately 37 floors of residential space. The proposed project at 98 Franklin Street includes demolition of the existing 100-space surface vehicular parking lot and construction of a 31-story residential tower above a five-story podium that would be occupied by new high school facilities for the International High School (grades 9– 12 of the French American International School).

3. The proposed zoning changes in the Hub Plan would result in more cohesive zoning in the Hub area and more flexibility and variety of nonresidential uses allowed while increasing the residential capacity and application of consistent zoning controls and impact fees across the hub plan area.
4. The project includes designation of a housing sustainability district which, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements.
5. The City and County of San Francisco, acting through the Planning Department (hereinafter “the 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 May 23, 2018.
  - B. The Department published the Draft EIR (hereinafter “DEIR”) on July 24, 2019, 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 and to property owners and occupants within a 300-foot radius of the site on July 24, 2019.
  - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by the project sponsor on July 24, 2019.
  - D. Copies of notices of availability of the DEIR or 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, on July 24, 2019.
  - E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on July 24, 2019.

6. The Commission held a duly advertised public hearing on said DEIR on August 29, 2019, 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 September 9, 2019.
7. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 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 the Responses to Comments (hereinafter "RTC") document published on March 12, 2020, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
8. An 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, the RTC document, and an Errata to the EIR dated April 20, 2020, all as required by law.
9. 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.
10. On May 21, 2020, 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.
11. The project sponsors have indicated that the presently preferred alternative is the Project analyzed in the FEIR.
12. The Planning Commission hereby does find that the FEIR concerning File Nos. 2015-000940ENV, 2017-008051ENV, and 2016-014802ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate, and objective, and that the RTC document and the Errata dated April 20, 2020 contain 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.
13. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the FEIR:
  - A. Will have significant and unavoidable project-level environmental effects related to cultural resources, transportation and circulation, noise, shadow, and air quality; and
  - B. Will have significant and unavoidable cumulative environmental effects related to cultural resources, transportation and circulation, noise, air quality, shadow, and wind.
14. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

**Motion No. 20707  
May 21, 2020**

**CASE NOS. 2015-000940ENV, 2017-008051ENV, and 2016-014802ENV  
The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and  
Hub Housing Sustainability District**

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of May 21, 2020.



Jonas P. Ionin  
Commission Secretary

AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

NOES: None

ABSENT: None

ADOPTED: May 21, 2020