San Francisco Planning

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July 15, 2026

Clerk of the Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: **Board of Supervisors Legislation Referral – File No. 260710**
Hunter View HOPE SF – Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades
Planning Department File No. 2007.0168R

To Whom It May Concern:

This letter is to confirm that the actions proposed in Board of Supervisors File No. 260710 are consistent with the General Plan and the General Plan Consistency findings of Planning Code Section 101.1 and comply with CEQA.

The actions before the Board of Supervisors include but are not limited to Public Works acceptance of Hunters View Phase 2 rights-of-way and related actions; and delegating to the Director of Public Works the power to accept Hunters View Phase 3 rights-of way and related actions; and delegating to Director of Property to execute deeds and easement for Phase 3 as further described in the Draft Ordinance.

Administrative Code Section requires that the Planning Department report to the Board of Supervisors whether pending action is consistent with the General Plan concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.

Background

On June 12, 2008, at a duly noticed public hearing, the Planning Commission adopted Motion No. 17618, approving CEQA findings and certified the FEIR under Motion No. 17617. At the same hearing, the Commission adopted General Plan findings and recommended approval of Zoning Map Amendments, Text Amendments, establishing the Hunters View Special Use District (SUD), and approving the project through Conditional Use authorization under Motion No. 17621. General Plan and Planning Code Section 101.1 consistency findings were incorporated into this Motion.

On August 22, 2008, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. 201-08 adopted following approvals relating to the Hunters View Project: CEQA findings, General Plan findings, Planning Code Text amendments, and Zoning Map amendments.

On September 18, 2018, Hunters View Associates, L.P. (hereinafter "Project Sponsor") filed Application No. 2007.0168CUA-02 (hereinafter “Application”) with the Planning Department (hereinafter “Department”) to modify Conditions of Approval of Motion No. 17621 by modifying three conditions of approval and modifying five provisions in the Hunters View Design-for-Development (“D4D”) document.

On January 16, 2020, the Department issued an addendum to the Final EIR. The FEIR analyzed the environmental effects of implementing the Hunters View project. As shown in the addendum, the modified project would not result in new environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures. Additionally, no new information has emerged that would materially change the analyses or conclusions set forth in the FEIR. Therefore, as discussed in more detail below, the modified project would not change the analysis or conclusions reached in the FEIR.

On February 20, 2020, at a duly noticed public hearing, the Planning Commission adopted Motion No. 20663, approving the said modifications, and adopting findings under the California Environmental Quality Act and adopting Findings of Consistency with the General Plan and Planning Code Section 101.1.

Findings

Planning staff have reviewed Board File No. 260710 including the description of the actions before the Board of Supervisors, the A-17 Maps and the Q-20 Maps and have found them consistent with the Planning Department master approvals, the Hunters View Special Use District and the Hunters View Design-for-Development document. As noted above, the Planning Commission made General Plan and Planning Code Section 101.1 Finding as a part of Motion No. 17621 (June 12, 2008) and Motion No. 20662 (February 20, 2020) that contemplated the establishment of the streets described in Board File No. 260710. In addition, the Planning Department Staff finds that the Board of Supervisors actions are covered within the scope of the FEIR and the CEQA findings of Planning Commission Motion No. 20663 and there is no need for subsequent environmental analysis. As the actions described in the Draft Ordinance are consistent with the Hunters View master approvals, the Board of Supervisor can rely on those findings for these actions.

If you have any questions related to this project's environmental evaluation, please contact me at 628-652-7460 or mathew.snyder@sfgov.org
Sincerely,

Mat Snyder

Mat Snyder
Senior Planner

Planning Commission Motion Nos. 17621 and 20633