



# SAN FRANCISCO PLANNING DEPARTMENT

## PUBLIC NOTICE

### Availability of Notice of Preparation of Environmental Impact Report

*Date:* May 23, 2018  
*Case No.:* 2015-000940ENV, 2017-008051ENV, 2016-014802ENV  
*Project Title:* **The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District (HSD)**  
*Zoning:* Neighborhood Commercial (NCT-3) Use; Downtown General Commercial (C-3-G) Use; Hayes Neighborhood Commercial (Hayes NCT) Use District, and Public (P) Use Districts  
Multiple Height and Bulk Districts (The Hub Plan and Hub HSD)  
120/400 R-2 Height and Bulk District (30 Van Ness Avenue Project)  
85-X Height and Bulk District (98 Franklin Street Project)  
*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; (The Hub Plan and Hub HSD), (415) 575-9083  
Andy Wang, 30 Van Ness Development, LLC; (30 Van Ness Avenue), (415) 995-4858  
Matt Witte, Related California; (98 Franklin Street), (949) 697-8123  
*Staff Contact:* Alana Callagy, (415) 575-8734, Alana.Callagy@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**

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call Alana Callagy at (415) 575-8734).

**Project Description:** The project consists of the planning department-proposed Hub Plan and related actions. The related actions associated with the Hub Plan are two individual private development projects within the Hub Plan area at 30 Van Ness Avenue and 98 Franklin Street and the designation of portions or all of the Hub Plan area as a housing sustainability district (HSD).

The Hub Plan would amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The overarching objectives of the Hub Plan are to encourage housing, including affordable housing; create safer and more walkable streets as well as welcoming and active public spaces; increase transportation options; and create a neighborhood with a range of uses and services to meet community needs. The Hub Plan would pursue this vision through changes to current zoning controls in the area to meet plan objectives. This would include changes to height and bulk districts for select parcels to allow more housing, including more affordable housing. Modifications to land use zoning controls would also allow more flexibility for development of nonresidential uses, specifically, office, institutional, art, and public uses. The plan also calls for public-realm improvements to streets and alleys within and adjacent to the Hub Plan area.

The proposed project at 30 Van Ness Avenue includes retention of portions of an existing 75-foot-tall, five-story building and construction of a 47-story building with ground-floor retail space, seven floors of office

[www.sfplanning.org](http://www.sfplanning.org)

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

Revised 5/8/17

space, and 39 floors of residential space. The proposed project at 98 Franklin Street includes demolition of an existing 100-space surface parking lot and construction of a 30-story residential tower above a five-story podium that would be occupied by new facilities for the International High School (Grades 9–12 of the French American International School [FAIS]). In addition, the 98 Franklin Street Project proposes streetscape improvements such as a midblock crossing on Lily Street between Franklin and Gough streets (to connect the new building to FAIS properties at 150 Oak Street, one block west of 98 Franklin Street) as well as improvements on the western portion of Oak Street between Van Ness Avenue and Franklin Street.

The EIR will also evaluate the designation of portions or all of the Hub Plan area as an HSD, in accordance with Assembly Bill 73 (Government Code sections 66202 to 66210, and Public Resources Code sections 21155.10 and 2155.11). Designation of a HSD would allow the City and County of San Francisco (City) to authorize residential and mixed-use residential development within the Hub Plan area HSD through the ministerial issuance of a permit. Projects that qualify under the provisions of the HSD would require no additional environmental review.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING on June 12 from 6 p.m. until 8 p.m. at 170 Otis Street, 1<sup>st</sup> Floor, Born Auditorium, San Francisco, California 94103**. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on **June 22, 2018**. Written comments should be sent to Alana Callagy, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [Alana.Callagy@sfgov.org](mailto:Alana.Callagy@sfgov.org). Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call Alana Callagy at (415) 575-8734).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact Alana Callagy at (415) 575-8734.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.