



PLANNING DEPARTMENT ENVIRONMENTAL REVIEW NOTICE

Notice is hereby given to the general public of the following actions under the Environmental Review Process. This document is available for review online at <https://sfplanning.org/environmental-review-documents>. Please call (415) 575-6813 to make alternative arrangements to review the document.

PLANNING COMMISSION NOTICE OF HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FOLLOWING

2015-000940ENV, 2017-008051ENV, and 2016-014802ENV: The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District – The San Francisco Planning Department is proposing to rezone portions of an approximately 84-acre area of San Francisco within the boundaries of the Market and Octavia Area Plan in the Downtown/Civic Center, South of Market (SoMa), Western Addition, and Mission neighborhoods and incorporate public realm improvements. The approximately 84-acre area is referred to as “the Hub.” The Hub Plan would amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan, focusing on the easternmost portions of the Market and Octavia Area Plan.

The Hub area is an irregular area bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia Boulevard and Haight Street.

Two proposed individual development projects within the Hub Plan area, 30 Van Ness Avenue and 98 Franklin Street, are evaluated at a project-specific level in the EIR. 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 45-story building with ground-floor retail space, 11 floors of office space, and approximately 33 floors of residential space. The 30 Van Ness Avenue site would also include space for 243 vehicular parking spaces and 349 bicycle spaces. 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). The 98 Franklin Street site would also include approximately 108 vehicular parking spaces and 539 bicycle spaces. [WHITE]

Notice is hereby given to the general public as follows:

- 1) A Draft Environmental Impact Report (DEIR) has been prepared by the Planning Department in connection with this project. The report is available for public review and comment online at <https://sfplanning.org/environmental-review-documents>. CDs and paper copies are also available for review at the Planning Information Center (PIC) at 1660 Mission Street, First Floor.*
- 2) The DEIR found that implementation of the project would result in the following significant environmental effects that could not be mitigated to a less than significant level: cultural resources, transportation and circulation, noise, air quality, wind, and shadow.*
- 3) A public hearing on this DEIR and other matters will be held by the Planning Commission on Thursday, August 29, 2019 in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place, beginning at 10:00 a.m. or later (call 558-6422, the week of the hearing for a recorded message giving a more specific time).*
- 4) Public comments will be accepted from July 24, 2019 to 5:00 p.m. on September 9, 2019. Written comments should be addressed to: Elizabeth White, Environmental Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to CPC.HubPlanEIR@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Responses to Comments document.*