# **Executive Summary**

CEQA Findings
Downtown Project Authorization
Conditional Use Authorization
Office Allocation
Shadow Findings

**HEARING DATE: MAY 21, 2020** 

*Record No.:* **2017-008051PRJ** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

*Block/Lot:* 0835/004

Project Sponsor: 30 Van Ness Development, LLC

c/o: Samidha Thakral

111 Sutter Street, 18th Floor San Francisco, CA 94104

Staff Contact: Nicholas Foster, AICP, LEED GA

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Recommendation: Approval with conditions

### **BACKGROUND**

The Hub area was envisioned as a "vibrant new mixed-use neighborhood" with several thousand new housing units and a transformation of the streets and open spaces to support the new population. Numerous policies and zoning actions in the adopted Market and Octavia Area Plan support this vision including the creation of the Van Ness and Market Downtown Residential Special Use District (SUD) which facilitate the development of a transit-oriented, high-density, residential development around the intersections of Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue.

The currently proposed Market and Octavia Area Plan Amendments seek to amend the existing Market and Octavia Area Plan to generate more housing and affordable housing units, to develop and coordinate designs for streets and alleys and to update the Market and Octavia Community Improvements Neighborhood program with specific infrastructure projects in the Hub area. This vision for the Hub area enabled by the Market and Octavia Area Plan is slowly being realized with several development projects already built, under construction, or proposed—such as this proposed Project at 30 Van Ness Avenue.

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Planning Information: 415.558.6377 The proposed Hub area legislative amendments and FEIR certification are currently scheduled for adoption by the Commission on May 14, 2020. Therefore, approval of the Project is contingent upon on the following Commission actions: (1) approval of an ordinance amending the General Plan to amend the Market and Octavia Plan; (2) approval of an ordinance amending the planning code to update the Market and Octavia Area Plan; (3) approval of an ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively; (4) approval of an ordinance amending the Business and Tax Regulations and Planning Code to create the Hub Housing Sustainability District; and (5) certification of the Final Environmental Impact Report.

### REQUIRED COMMISSON ACTION

The following is a summary of actions that the Commission will consider at the hearing, which are required to implement the Project:

- 1. Adopt findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program ("MMRP");
- 2. Adopt findings to approve a Downtown Project Authorization pursuant to Planning Code Section 309 with requests for exceptions from: permitted obstructions (decorative architectural features) over sidewalks (Section 136); reduction of ground-level wind currents in C-3 districts (Section 148); height limits for parcels within the Van Ness & Market Residential Special Use District (Section 263.19); and Bulk controls (Section 270).
- 3. Adopt findings to approve Conditional Use Authorization pursuant to Planning Code Sections 249.33(b)(7) and 303 to establish a retail use size greater than 6,000 gross square feet;
- 4. Adopt findings related to the allocation of office square footage, pursuant to pursuant to Planning Code Sections 320 through 325 that would authorize up to 49,999 gross square feet of general office use; and
- 5. Adopt a Joint Resolution to raise the absolute cumulative shadow limit on Civic Center Plaza, pursuant to Section 295;
- 6. Adopt Shadow Findings pursuant to Section 295 that the net new shadow cast by the Project will not be adverse to the use of six (6) properties under the jurisdiction of the Recreation & Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; or Howard & Langton Mini Park).

### PROJECT DESCRIPTION

The proposed project ("Project") includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. To support the ground-floor experience, the Project includes 1,556 square feet of privately-owned public open space (POPOS), and a 5,646 gross square foot publicly-accessible ground-floor lobby, with micro retail spaces to help activate the overall ground-floor space. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units).

### ISSUES AND OTHER CONSIDERATIONS

- Public Comment & Outreach. The Project Sponsor has conducted community outreach to stakeholders that includes local community groups. To date, the Department has received several support letters from various organizations and businesses, including but not limited to: Bo's Flowers; Civic Center Community Benefit District; Corridor Restaurant; International Association of Sheet Metal, Air, Rail and Transportation Workers (Sheet Metal Workers' Local Union No. 104); Intersection for the Arts; United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (Local Union No. 38); Sprinkler Fitters and Apprentices (Local No. Union 483); San Francisco Bicycle Coalition; United Brotherhood of Carpenters and Joiners of America (Local Union No. 22); and Walk San Francisco.
- Downtown Project Authorization with Request for Exceptions. The Project would result in a net addition of more than 50,000 square feet of gross floor area of space. Therefore, the Project is required to obtain Downtown Project Authorization, pursuant to Planning Code Sections 309. Due to constraints on the buildable area of the Site (i.e., the below-grade BART Zone of Influence along Market Street and the required tower separation from 100 Van Ness Avenue) the position, configuration, and overall design of the proposed tower require exceptions from several provisions of the Planning Code, which, may be granted as provided in the Code sections as referenced below:
  - Permitted Obstructions (Section 136). The Project includes ground-level decorative architectural features (canopies) along all three frontages (Market Street, Van Ness Avenue, and Fell Street). The Department supports the requested exception to the permitted obstructions requirements because the decorative canopies would assist the proposed development in meeting the requirements of Section 148 or otherwise reducing wind speeds at the ground-level.

- o Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148). The Project would result in the addition of 14 pedestrian comfort criterion exceedances. The Department supports the requested exception to the ground-level wind current requirements because it is unlikely that the Project could be designed in a manner that would eliminate all existing comfort criterion exceedances. The 0.3 mph increase in wind speed across the 14 net new comfort exceedance test locations is insubstantial due to the relatively short time (1 percent) when the exceedances would occur.
- Height (Section 263.19). The Project would construct a 9-story podium reaching a maximum height of 130′, with a center tower reaching a maximum finished roof height of up to 520′, within the maximum allowable podium and tower height limits. The Department supports the requested exception for height because the Project achieves all four of the required criteria for granting additional height on parcels within the Van Ness & Market Residential Use District.
- o **Bulk (Section 270).** The 38-story tower portion of the Project includes an average floor area of 11,964 sf, while the maximum plan length is 141′ and the maximum diagonal dimension is 169′-4″, all of which are within the limits established by Code. Additionally, the gross floor area of the top one-third of the height of the tower is reduced by 13.4 percent from the maximum floor plates, exceeding the amount required by Code. However, the average diagonal of the top one-third of the tower is only reduced by 7.1 percent where 13 percent is required by Code. The Department supports the requested exception for bulk because the Project achieves all four of the required criteria for granting bulk exceptions on parcels within the Van Ness & Market Residential Use District.
- Conditional Use Authorization. Pursuant to Planning Code Sections 249.33(b)(7) and 303, the Project is required to obtain Conditional Use Authorization to establish a retail use size greater than 6,000 gross square feet. The Department supports the request for conditional use because Project would conform to the goals and objectives of the Van Ness and Market Downtown Residential Special Use District (SUD) by balancing a diverse offering of non-residential uses and use sizes on the ground and second floors. The larger commercial retail space (greater than 6,000 gross square feet) would be located on the second floor above the ground floor containing a single, smaller retail space (under 6,000 gross square feet), two micro-retail locations, and publicly-accessible open space.
- Office Development Allocation. Pursuant to Planning Code Sections 320 through 325, the Project is required obtain an allocation of office square footage under the Office Development Limitation Program in order to authorize up to 49,999 gross square feet of general office use. The Project will support balancing economic growth with housing, transportation and public services through its location, its inclusion of a mix of residential (new construction) and office use (a net increase of approximately 50,000 gross square feet), and a range of public and private amenities that support both workers' and residents' needs.

• Shadow Findings. Pursuant to Planning Code Section 295, the Project requires adoption of findings, with the recommendation from the General Manager of the of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, that the net new shadow cast by the Project on six (6) properties under the jurisdiction of the Recreation and Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard & Langton Mini Park) would not be adverse to their use. Further, a joint resolution by the Recreation and Park Commission and the Planning Commission is required to raise the Absolute Cumulative Limit (ACL) for Civic Center Plaza and allocation from the revised ACL for Civic Center Plaza. While the Project would cast net new shadow on six (6) existing parks, the Project would not create new shadow that would substantially and adversely affect the use or enjoyment of publicly accessible open spaces based upon the amount and duration of new shadow and the importance of sunlight to each of the open spaces analyzed.

### **ENVIRONMENTAL REVIEW**

On July 24, 2019, the Department published the Draft Environmental Impact Report ("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. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019. The EIR contains both analysis at a "program-level" pursuant to California Environmental Quality Act (CEQA) Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the streetscape and street network improvements and the Project and the project at 98 Franklin Street. This EIR also evaluates 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 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco (City) to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

The Department prepared a final EIR ("FEIR") 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. On May 14, 2020, the Commission reviewed and considered the information contained in the FEIR and found 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. The FEIR was certified by the Commission on May 14, 2020, by adoption of Motion No. XXXXXX.

### BASIS FOR RECOMMENDATION

• The Project would redevelop a keystone parcel located at the prominent crossroads of the City's two most important streets (Market Street and Van Ness Avenue), building on numerous polices that support a vision for "The Hub" as a vibrant, new mixed-use neighborhood.

- The Project implements the vision of the Market and Octavia Area Plan through the construction of 333 dwelling units with 25% provided as on-site affordable units (Below Market Rate), approximately 234,000 gross square feet of office use, and ground floor retail.
- The Project would add a significant amount of housing to a site that is currently undeveloped, well-served by existing and future transit, and is within walking distance of substantial goods and services.
- The Project is designed to contribute an elegant, iconic, and complementary massing to the city's skyline as shaped by the cluster of new high-rise buildings in the Hub, as well as define a compelling new civic space at the street level.
- The Project's commercial uses (office, and retail) will provide new employment opportunities within an intense, walkable urban context.
- The project is necessary and desirable, is compatible with the surrounding neighborhood, and would not be detrimental to persons or adjacent properties in the vicinity.
- The Project is, on balance, consistent with the Goals, Policies, and Objectives of the General Plan.

### **ATTACHMENTS**

Draft Motion - Downtown Project Authorization, Exhibit A: Conditions of Approval

Draft Motion - Conditional Use Authorization, Exhibit A: Conditions of Approval

Draft Motion - Office Development Allocation, Exhibit A: Conditions of Approval

Draft Motion - CEQA Findings, Attachment A: Findings

Draft Motion - Shadow Findings (6 RPD Properties)

Draft Resolution – Shadow Findings (ACL for Civic Center Plaza)

Exhibit B – Plans and Renderings

Exhibit C - MMRP

Exhibit D - Shadow Analysis (technical study)

Exhibit E - Land Use Data

Exhibit F – Maps and Context Photos

Exhibit G – Public Correspondence

Exhibit H - Project Sponsor Brief

Exhibit I – Inclusionary Affordable Housing Affidavit

Exhibit J – Anti-Discriminatory Housing Affidavit

Exhibit K – First Source Hiring Affidavit

# Draft Motion – Downtown Project Authorization, Exhibit A: Conditions of Approval

## **Planning Commission Draft Motion**

**HEARING DATE: MAY 21, 2020** 

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*Record No.*: **2017-008051DNX** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

Block/Lot: 0835/004

Project Sponsor: 30 Van Ness Development, LLC

c/o: Samidha Thakral

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Recommendation: Approval with Conditions

ADOPTING FINDINGS TO APPROVE A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 309 TO ALLOW A PROJECT GREATER THAN 50,000 SQUARE FEET OF FLOOR AREA WITHIN THE C-3 ZONING DISTRICT WITH REQUESTS FOR EXCEPTIONS FOR PERMITTED OBSTRUCTIONS (DECORATIVE ARCHITECTURAL FEATURES) OVER SIDEWALKS (SECTION 136); REDUCTION OF GROUND-LEVEL WIND CURRENTS IN C-3 DISTRICTS (SECTION 148), HEIGHT LIMITS FOR PARCELS WITHIN THE VAN NESS & MARKET RESIDENTIAL SPECIAL USE DISTRICT (SECTION 263.19); AND BULK CONTROLS (SECTION 270) TO PERMIT THE ALTERATION OF AN EXISTING FIVE-STORY BUILDING AND THE NEW CONSTRUCTION OF A NEW 47-STORY MIXED-USE BUILDING REACHING A ROOF HEIGHT OF UP TO 520 FEET TALL (540' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 720,000 SQUARE FEET, LOCATED AT 30 VAN NESS AVENUE, LOT 004 OF ASSESSOR'S BLOCK 0835, WITHIN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND 120-400-R2//140/520-R-2 HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### **PREAMBLE**

On June 23, 2017, 30 Van Ness Development, LLC (hereinafter "Project Sponsor") filed an Environmental Evaluation Application for the Project, and thereafter submitted a revised Application on June 12, 2018, with the Planning Department ("Department"). The application packet was deemed accepted on July 10, 2017 and assigned Case Number 2017-008051ENV. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with the City's Hub Plan, which 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, including the project site.

On or after October 17, 2018, the Project Sponsor submitted the following applications with the Department: Downtown Project Authorization; Conditional Use Authorization; Office Allocation; Shadow Analysis; and Transportation Demand Management. The application packets were accepted on or after October 19, 2018 and assigned to Case Numbers: 2017-008051DNX; 2017-008051CUA; 2017-008051OFA; 2017-008051SHD; and 2017-008051TDM, respectively.

The Department determined that an environmental impact report ("EIR") was required. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with environmental review of the City's Hub Plan, which 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, including the Project site. On May 23, 2018, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP") for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

On July 24, 2019, the Department published the Draft Environmental Impact Report ("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 ("Commission") public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019.

The EIR contains both analysis at a "program-level" pursuant to CEQA Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the Hub Plan streetscape and street network improvements, the Project, and the individual development project at 98 Franklin Street. This EIR also evaluates the designation of portions or all of the Hub Plan area as a housing sustainability district ("HSD"), in accordance with Assembly Bill 73 (Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco ("City") to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

On July 24, 2019, 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, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on July 24, 2019.

The Historic Preservation Commission held a duly advertised hearing on said DEIR on August 8, 2018 at which the Historic Preservation Commission formulated its comments on the DEIR.

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.

The Department prepared responses to comments on environmental issues received during the 46 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 clerical errors in the DEIR. This material was presented in a responses to comments 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.

The Department prepared a final EIR ("FEIR") consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, the responses to comments document, and an Errata document dated April 20, 2020, all as required by law.

On February 13, 2020, the Planning Commission adopted Resolutions 20653 through 20656 to initiate legislation entitled (1) Ordinance amending the General Plan to amend the Market and Octavia Plan, (2) Ordinance amending the Planning Code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding (1) the General Plan Amendment amending to amend the Market and Octavia Plan; and (2) the ordinance amending the Planning Code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District. At that meeting the Commission adopted Resolutions 20653 through 20656 to recommend that the Board of Supervisors approve: (1) the Ordinance amending the General Plan to amend the Market and Octavia Plan; (2) an Ordinance amending the Planning Code to update the Market and Octavia Area Plan; (3) an Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively; and (4) an Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 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. The FEIR was certified by the Commission on May 14, 2020, by adoption of Motion No. XXXXX.

On May 21, 2020, through Motion No. XXXXX, the Commission approved findings required by CEQA, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2017-

008051ENX, for approval of the Project, which findings are found in Attachment C to this Motion No. XXXXX and incorporated by reference as though fully set forth herein.

On May 21, 2020, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing on and adopted Planning Commission Resolution No. XXXXX and Recreation and Park Commission Resolution No. XXXX-XXX raising the Absolute Cumulative Shadow Limit (ACL) for Civic Center Plaza, property under the jurisdiction of the Recreation & Park Department that would be shadowed by the Project.

At the same hearing on May 21, 2020, the Recreation and Park Commission recommended that the General Manager of the Recreation & Parks Department recommend to the Planning Commission that the shadows cast by the Project on six (6) properties under the jurisdiction of the Recreation & Park Department would not be adverse to the use of these properties, and that the Planning Commission allocate to the Project allowable shadow from the absolute cumulative shadow limits for Civic Center Plaza (where such limits have been adopted) (Case No. 2017-008051SHD). As part of this recommendation, the Recreation and Park Commission adopted environmental findings in accordance with CEQA, along with a Mitigation Monitoring and Reporting program ("MMRP") for the Project (Recreation and Park Commission Resolution No. XXXXX-XXX).

The Department, Jonas P. Ionin, is the custodian of records for the Planning Department materials, located in the File for Case No. 2017-008051DNX, at 1650 Mission Street, Fourth Floor, San Francisco, California.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On May 21, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization application No. 2017-008051DNX.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED,** that the Commission hereby authorizes the Downtown Project Authorization as requested in Application No. 2017-008051DNX, subject to the conditions contained in "EXHIBIT A" of this motion, and to the Mitigation, Monitoring and Reporting Program contained in "EXHIBIT C", and incorporated by reference, based on the following findings:

### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

- 2. **Project Description.** The proposed project ("Project") includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. To support the ground-floor experience, the Project includes 1,556 square feet of privately-owned public open space (POPOS), and a 5,646 gross square foot publicly-accessible ground-floor lobby, with micro retail spaces to help activate the overall ground-floor space. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units).
- 3. **Site Description and Present Use.** The Project Site ("Site") is a 38,123 square-foot irregular-shaped corner lot located on the east side of Van Ness Avenue, between Market Street and Fell Street, with 275' of frontage along Van Ness Avenue, 196' of frontage along Market Street, and 164' of frontage along Fell Street. The subject property (Lot 004 of Assessor's Block 0835) is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District. The Site is developed with a five-story commercial office building that was built in 1908. The building was remodeled in the International Style in 1960 with a reinforced-concrete frame. The existing building on the Site is not considered a historical resource pursuant to CEQA. The majority of the upper floors in the building are currently leased for office uses by government agencies or used by the property management offices, with ground floor devoted to retail uses. In 2017, the City and County of San Francisco sold the Site to Lendlease Development, Inc. The Project is subject to the terms dictated within Purchase and Sale Agreement ("Agreement") executed on February 21, 2017, by and between the City and County of San Francisco, as Seller and Lendlease Development, Inc. or assignee, as Buyer.
- 4. **Surrounding Properties and Neighborhood.** The Site is located within the southwestern edge of downtown in the C-3-G (Downtown Commercial, General) District. The area is characterized as an urban, mixed-use area that includes a diverse range of residential, commercial, institutional, office, and light industrial uses. Office use is prevalent located along Market Street and Van Ness Avenue, while most government and public uses are located to the north in the Civic Center. West of Franklin Street, a block from the Project Site, is an NC-3 Moderate-Scale Neighborhood Commercial District that comprises a diverse mix of residential, commercial, and institutional uses. South of Market Street, and west of 12th Street, are the WSOMA Mixed Use, General and Production, Distribution and Repair (PDR) Districts. Further, the Site occupies a central and

prominent position at the intersection of Market Street and Van Ness Avenue, two of the City's widest and most recognizable thoroughfares. As such, the Site is uniquely positioned at one of the most important transit nodes within the city: rail service is provided underground at the Van Ness Muni Metro Station as well as via historic streetcars that travel along Market Street while Bus service is provided on both Van Ness Avenue and Market Street.

- 5. **Public Outreach and Comments.** The Project Sponsor has conducted community outreach to stakeholders that includes local community groups. To date, the Department has received several support letters from various organizations and businesses, including but not limited to: Bo's Flowers; Civic Center Community Benefit District; Corridor Restaurant; International Association of Sheet Metal, Air, Rail and Transportation Workers (Sheet Metal Workers' Local Union No. 104); Intersection for the Arts; United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (Local Union No. 38); Sprinkler Fitters and Apprentices (Local No. Union 483); San Francisco Bicycle Coalition; United Brotherhood of Carpenters and Joiners of America (Local Union No. 22); and Walk San Francisco.
- 6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. Use Compliance within the C-3-G Zoning District and Van Ness & Market Residential Special Use District (Sections 210.2 and 249.33). The Planning Code lists the use controls for residential and non-residential uses within the C-3-G Zoning District and the Van Ness & Market Residential Special Use District.

The Project involves the construction of a new 47-story mixed-use building with a total of 818,180 gross square feet (gsf) of uses (total gross floor area of 718,911 gsf of uses per the Planning Code Section 102). The Project would include 468,329 gsf of residential use, 234,100 gsf of general office use (a non-retail sales and service use), and 20,919 gsf of retail uses. Residential uses, retail sales and service uses, and non-retail sales and service uses (office) are all principally permitted within the C-3-G Zoning District. Therefore, the Project complies with Section 210.2. The office use requires an office allocation, pursuant to Section 321. The Project Sponsor has filed an Office Allocation application (Case No. 2017-0080510FA. Please see the required findings for the office allocation under Motion No. XXXXXX for Case No. 2017-0080510FA.

### **Non-Residential Uses**

The use controls of the Van Ness & Market Residential Special Use District require at least three occupied square feet of residential use to be provided for each occupied foot of non-residential use, exempting replacement of existing office uses on the same parcel.

The Project includes a total of approximately 468,000 gross square feet of residential uses and approximately 75,000 gross square feet of new non-residential uses, equating to a ratio of approximately six (6) occupied feet of residential use for each occupied foot of non-residential use (the existing office

gross floor area use is exempt from this calculation). Therefore, the Project complies with Section 249.33(b)(1).

### **Retail Use Size**

Retail Sales and Service Uses are permitted up to 5,999 gross square feet in size, with Conditional Use Authorization required above 6,000 gross square feet.

The Project includes a total of four (4) retail spaces, three (3) of which are located on the ground floor and each less than 6,000 gross square feet (gsf) in size, totaling 20,919 gsf. An approximately 4,000 gsf storefront retail space is provided at the corner of Van Ness Avenue and Feel Street, and two retail kiosks would be provided in the ground floor lobby. The Project also includes a 14,769 gsf space located on the second floor devoted to retail uses. As the level 2 retail space would exceed the use size limit of 6,000 gross square feet prescribed by the Market and Octavia Area Plan Amendment (Section 249.33(b)(7), the Project therefore requires Conditional Use Authorization. The Project Sponsor has filed Conditional Use Authorization application (Case No. 2017-008051CUA. Please see the required findings for the conditional use authorization under Motion No. XXXXXX for Case No. 2017-008051CUA.

### Micro-Retail

The use controls of the Van Ness & Market Residential Special Use District require at least one Micro-Retail unit for every 20,000 gross square feet of lot area, rounded to the nearest unit.

The Site is 38,123 square feet, leading to a requirement of two (2) Micro-Retail units. The Project includes two (2) Micro-Retail units in the building lobby, which meet the size, locational and dimensional requirements of the Code. Therefore, the Project complies with Section 249.33(b)(9).

B. Floor Area Ratio (Sections 123, 124, 128, and 210.2). The Planning Code establishes a basic floor area ratio (FAR) for all zoning districts. For C-3 zoning districts, the numerical basic FAR limit is set in Section 210.2. The basic FAR for the C-3-G District is 6.0 to 1. Any development project within the Van Ness & Market Residential Special Use District that exceeds the base FAR shall be required to pay the Van Ness and Market Affordable Housing and Neighborhood Infrastructure Fee.

The Site is 38,123 square feet (0.88 acres) in area. Therefore, up to 228,738 gsf is allowed under the basic FAR limit (6:1). The Project proposes a total of 718,516 gsf, for a FAR of approximately 19-to-1. All uses in any development project within the Van Ness & Market Residential Special Use District shall pay \$30.00 per net additional gross square foot of floor area in any portion of building area exceeding the base development site FAR of 6:1 up to a base development site FAR of 9:1, and \$15.00 per net additional gross square foot of floor area in any portion of building area exceeding the base development site FAR of 9:1. Conditions of Approval are included to require the Project Sponsor pay the Van Ness and Market Affordable Housing and Neighborhood Infrastructure Fee for all floor area above 6:1 FAR.

C. **Rear Yard (Section 134).** The Project is located within the Van Ness & Market Residential Special Use District where the rear yard requirements of Section 134 of Code shall not apply. Instead, lot coverage is limited to 80 percent at all levels containing a dwelling unit or group housing bedroom. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards per Section 136(c) of this Code. Exceptions to the 20 percent open area may be granted pursuant to the procedures of Section 309.

The Project includes a full lot coverage podium containing non-residential uses with a tower containing residential uses (dwelling units). The footprint of the residential tower occupies 13,200 square feet, or approximately 35% of lot coverage, well below the limit of 80 percent of lot coverage. Therefore, the Project complies with Section 249.33(b)(5).

D. **Useable Open Space (Section 135).** The Planning Code requires that a minimum of 36 square feet of private usable open space, or 48 square feet (1.33 times 36 square feet) of common usable open space be provided for dwelling units in C-3 zoning districts. The area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

The Project includes 333 dwellings units, and therefore requires private and/or common useable open space in service of the residential use. The Project includes 56 dwelling units with private balconies that meet the strict dimensional requirements for private useable open space (Code Section 135(f)). The Project also includes a podium terrace and solarium located on level 10 that meet the strict dimensional requirements for common useable open space (Code Section 135(g)). The amount of common useable open space provided is 13,480 square feet where 13,296 square feet is required by Code. Therefore, the Project complies with Section 135.

E. **Publicly Accessible Open Space (Section 138)**. The Planning Code requires new buildings, or additions of Gross Floor Area equal to 20 percent or more to an existing building, in the C-3-O (SD) zoning district to provide public open space at a ratio of one square-foot per 50 gross square feet of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building.

The Project includes a total of 77,799 gross square feet of new, non-residential uses, and therefore requires 1,556 square feet of privately-owned public open space (POPOS). (The existing office gross floor area use is not counted towards the POPOS requirement.) The Project would provide exterior POPOS on the ground floor wrapping the corner of Market Street and Van Ness Avenue, located immediately adjacent the primary building entrances along Market Street and Van Ness Avenue. The conceptional programming for the POPOS includes a balance of hard and softscape materials, designed and arranged in a manner to create an inviting experience for both users of the building and members of the general public alike, creating a seamless transition between exterior and interior environs. To support the ground-floor experience, the Project also includes 5,646 gross square feet of publicly-accessible space within the ground-floor lobby, including micro retail spaces to help activate the overall ground-floor space. This area is not counted as part of the POPOS requirement. In total, the amount of POPOS

credited is 1,556 square feet where 1,556 square feet is required by Code. Therefore, the Project complies with Section 138.

F. Streetscape and Pedestrian Improvements (Section 138.1). Planning Code Section 138.1 requires that additions of Gross Floor Area equal to 20 percent or more to an existing building provide streetscape improvements consistent with the Better Streets Plan. Under Section 138.1(c), the Commission may also require the Project Sponsor to install additional sidewalk improvements such as lighting, special paving, seating and landscaping in accordance with the guidelines of the Downtown Streetscape Plan if it finds that these improvements are necessary to meet the goals and objectives of the General Plan

The Project Sponsor shall comply with this requirement. The conceptual plan shows improved pedestrian amenities along all three street frontages (Van Ness Avenue, Market Street, and Fell Street) not limited to improved and enlarged sidewalks, along with the installation of street trees, lighting, and street furniture. The precise location, spacing, and species of the street trees, as well as other streetscape improvements, will be further refined throughout the building permit review process. Therefore, the Project complies with Section 138.1.

The Project would apply to the San Francisco Municipal Transportation Agency's (SFMTA) Color Curb Program to install the following on-street loading zones: a 65-foot-long passenger loading zone (white curb) along Van Ness Avenue; a 41-foot-long and a 25-foot-long commercial loading zone (yellow curb) along Van Ness Avenue and Fell Street (respectively); and a 20-foot-long accessible passenger loading zone along Fell Street. In consultation with the SFMTA, no on-street parking is proposed for any of the three street frontages abutting the Site.

G. **Standards for Bird-Safe Buildings (Section 139).** The Planning Code outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The Site is not located in close proximity to an Urban Bird Refuge as defined in Section 139. As such, the Project is only required to included feature-related standards, and includes such features. Therefore, the Project complies with Section 139.

H. **Dwelling Unit Exposure (Section 140).** The Planning Code requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

The Site is a corner lot with frontages along Van Ness Avenue, Market Street, and Fell Street, with all three streets meeting the minimum width requirements established by Code. Further, the Project includes an outer court along the eastern half of the Site that meets the dimensional requirements established by Code. All 333 dwelling units face onto one of the abutting streets or the outer court. Therefore, the Project complies with Section 140.

Street Frontage in Commercial Districts (145.1). The Planning Code requires that within Downtown Commercial Districts, space for "active uses" shall be provided within the first 25 feet of building depth on the ground floor. Spaces such as lobbies are considered active uses only if they do not exceed 25% of the building's frontage at the ground level, or 40 feet, whichever is greater. Section 145.1(c)(2) of the Planning Code requires that no more than onethird of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b)(2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Section 145.1(c)(4) of the Planning Code requires that ground floor non-residential uses in all C-3 Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade. Section 145.1(c)(5) requires the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Section 145.1(c)(6) of the Planning Code requires that within Downtown Commercial Districts, frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project includes an approximately 4,000 gross square feet of ground floor retail sales and service use at the frontage at the corner of the Van Ness Avenue and Fell Street. This retail spaces is at least 25 feet deep at all locations, meeting the strict active use requirements of Section 145.1(c)(3). The balance of the ground floor is comprised of: privately-owned public open space (POPOS); a residential lobby and accessory residential use area; office lobby; bicycle repair station and bicycle parking access; building-serving mechanical equipment; and the parking and loading entrance (garage entrance). To support the ground-floor experience, the Project also includes 5,646 gross square feet of publicly-accessible space within the ground-floor lobby, including micro retail spaces to help activate the overall ground-floor space. The three street frontages are fenestrated with transparent windows for at least 60 percent of the total street frontage, allowing visibility into the inside of the building. The ground floor height varies from a single-story at 14'-6" to a double-story height of 24 feet tall, meeting the strict requirements of Section 145.1(c)(4). Therefore, the Project complies with Section 145.1.

J. Shadows on Public Sidewalks (Section 146). The Planning Code establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that other buildings should be shaped so as to reduce substantial shadow impacts on public sidewalks, if doing so would not create an unattractive design and without unduly restricting the development potential of the site in question.

Section 146(a) does not apply to Van Ness Avenue, Market Street, or Fell Street and therefore does not apply to the Project. Regarding Section 146(c), the Project would create new shadows on sidewalks and pedestrian areas adjacent to the Site. The amount of shadow cast on sidewalks would vary based on time of day, day of year, and weather conditions. Additionally, in certain locations, existing and future development would mask or subsume new shadows from the Project that would otherwise be cast on sidewalks in the Project vicinity. The Project's shadows would be limited in scope and would not increase the total amount of shading above levels that are commonly accepted in dense urban areas. Therefore, the Project complies with Section 146.

K. Shadows on Public Open Spaces (Section 147). The Planning Code requires new buildings in the C-3 districts exceeding 50 feet in height to be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department under Section 295. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; (3) the importance of sunlight to the type of open space being shadowed.

### **Background**

The Hub Plan FEIR analyzed potential shadow impacts that could occur as a result of the Hub Plan, the two individual development projects (30 Van Ness Avenue and 98 Franklin Street), the Hub Housing Sustainability District (HSD), and cumulative conditions. For non-RPD parks and open spaces, the general timing of net new shadow effects was analyzed.

Note: An earlier version of the Project was reviewed for shadow impacts as part of the Hub Plan FEIR, the results of which were detailed in a report submitted to San Francisco Planning on February 11th, 2019. Updates to these shadow effects due revisions to the project design were subsequently detailed in an update memo dated June 5th, 2019. Further design revisions to the Project have resulted in a reduction in total shadow cast by the project relative to the Project as analyzed in either the February 11th, 2019 CEQA report as well as the version analyzed by the June 5th, 2019 update memo. As a result, Jefferson Square Park which identified as affected in the February 11th, 2019 CEQA report is not shaded by the revised design, and as such, is not included in analysis.

### **Existing Open Spaces**

### <u>United Nations Plaza</u>

United Nations Plaza is a 2.35-acre (102,227 sf) urban plaza located in the Downtown/Civic Center neighborhood on the former Fulton and Leavenworth street roadway sites. The plaza is under the jurisdiction of the Department of Public Works and is therefore not subject to shadow analysis pursuant to Section 295. The unfenced plaza is bounded by McAllister Street to the north, Market Street to the south, Charles J. Brenham Place to the east, and Hyde Street to the west. The plaza is irregularly shaped but has two principal axes: the east—west axis visually connects San Francisco City Hall with Market Street; a shorter north—south axis connects links Leavenworth Street to Market Street. The plaza

consists of a wide brick-paved area, which is punctuated by raised planting areas with mature trees. Near the center of the plaza, there is a terraced area with a sculptural fountain. On the western corner of the plaza as well on the southern side are entrances to the underground Civic Center BART and Muni stations.

Under current conditions, shadow patterns include early morning and later afternoon shadow falling over the majority of the plaza with little to no midday and early afternoon shadow year-round. Since this publicly-accessible open space is not under the jurisdiction of RPD, quantitative shadow calculations were not conducted.

The Project would result in net new shadow cast on United Nations Plaza, adding a small amount of net new shadow that would occur for up to 45 minutes in the late afternoon between late November and mid-January. Net new shadow would fall only on a small northern portion of the plaza, affecting one public entry point and a BART/Muni access stair. The days of maximum net new shadow on the park due attributable to the Project would occur around December 21, when the Project would shade the northern corner of the plaza starting after 3 p.m. and be present for approximately 30 minutes. The largest net new shadow cast by the Project would occur in the late afternoon and would cover less than 5 percent of the total area of United Nations Plaza.

### Conclusion

The portions of United Nations Plaza that would receive net new shadow from the Project include a plaza point of entry and a BART/Muni access stair. Therefore, features that would receive new shading are characterized as being of lower sensitivity because their use is typically transitory in nature. Therefore, the Project complies with Section 147.

L. Off-Street Parking (Sections 151.1 and 249.33). The Planning Code does not require any off-street parking spaces be provided, but instead provides maximum parking amounts based on land use type. Off-street accessory parking for all non-residential uses in the C-3-G Zoning District is limited to 7% of the gross floor area for such uses. For residential uses, one off-street parking space is principally permitted for every four Dwelling Units. The Van Ness & Market Residential Special Use District permits accessory non-residential parking to be used jointly as accessory residential parking for residential uses within the same project, so long as the project provides 25% or more on-site affordable housing units as defined in Section 415, and the total number of independently accessible parking stalls (whether residential or non-residential) provided in such project shall not exceed the sum of the maximum amount of accessory residential and accessory non-residential parking spaces permitted by the Planning Code and the total number of parking spaces used as residential accessory parking shall not exceed 0.4 spaces per each Dwelling Unit.

The Project would provide a total of 146 off-street accessory parking spaces. 83 parking spaces would be available for 333 dwelling units, equating to parking ratio of 0.25 spaces per dwelling unit (within the 0.25 ratio limit as established by Code). The balance of the parking spaces (63 spaces) would be available

for the non-residential uses (office or retail uses). For office and retail sales and service uses, 63 spaces (or approximately 14,800 square feet) would be devoted to parking, equating to a ratio of approximately 7% of gross floor area (within the limit of 7% of gross floor area as established by Code). As the total amount of off-street accessory parking for both residential and non-residential uses is within the limits established by Code, the Project therefore complies with Section 151.1. As the Project is providing 25% or more on-site affordable housing units, non-residential parking may be used jointly as accessory residential parking for residential uses within the same project so long as the criteria of Section 249.33(10) are met.

M. Off-Street Freight Loading (Sections 152.1, 153, and 154). The Planning Code requires certain amounts of off-street freight loading space based on the type and size of uses in a project. For office, 0.1 spaces are required for every 10,000 gsf, rounded to the nearest whole number. For hotels and residential units, 2 off-street spaces are required between 200,001 and 500,000 gsf of each use, and hotel and residential uses exceeding 500,000 gsf are required 3 spaces, plus one space for each additional 400,000 gsf. No building in the C-3-O (SD) District can be required to provide more than six off-street freight loading or service vehicle spaces in total. Pursuant to Section 153(a)(6), two service vehicle spaces can be substituted for one required freight loading space if at least 50% of the required number of freight loading spaces are provided. Planning Code Section 154 sets forth standards as to location and arrangement of off-street freight loading and service vehicle spaces. Off-street loading spaces are required to have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance including entry and exit of 14 feet, except that the first freight loading space required for any structure or use shall have a minimum width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance, including entry and exit, of 12 feet.

The Project would provide a total of six (6) off-street freight loading spaces meeting the dimensional requirements of the Code, with four (4) service vehicle spaces substituted for two required freight loading spaces, pursuant to Section 154(b)(2)(3). As the minimum number of required off-street freight loading is provided, the Project therefore complies with Sections 152.1, 153, and 154.

N. General Standards for Location and Arrangement of Off-Street Parking, Freight Loading, and Service Vehicle Facilities (Section 155). The Planning Code requires all off-street freight loading and service vehicle spaces in the C-3 Zoning District be completely enclosed, and access from a public Street or Alley shall be provided by means of a private service driveway that is totally contained within the structure. Such a private service driveway shall include adequate space to maneuver trucks and service vehicles into and out of all provided spaces, and shall be designed so as to facilitate access to the subject property while minimizing interference with street and sidewalk circulation. Any single development is limited to a total of two façade openings of no more than 11 feet wide each or one opening of no more than 22 feet wide for access to off-street parking and one façade opening of no more than 15 feet wide for access to off-street loading. Shared openings for parking and loading are encouraged. The maximum permitted width of a shared parking and loading garage opening is 27 feet.

The Project includes two openings along the Fell Street frontage: a 22-foot wide entrance for access to off-street parking, and a 15-foot wide entrance for access to off-street loading. Therefore, the Project complies with Section 155(s)(4).

O. **Bicycle Parking (Sections 155.1, 155.2).** The Planning Code establishes bicycle parking requirements for new developments, depending on use. For projects with over 100 residential dwelling units, 100 Class 1 spaces are required, plus 1 additional space for every four units over 100. One Class 2 space is required for every 20 dwelling units. For office, one Class 1 space is required for every 5,000 occupied square feet, and two Class 2 spaces are required for the first 5,000 gross square feet, plus one Class 2 space for each additional 50,000 occupied square feet. One Class 1 space is required for every 7,500 square feet of occupied floor area devoted to Restaurants, Limited Restaurants, and Bars. One Class 2 space is required for every 750 square feet of occupied retail area devoted to Restaurants, Limited Restaurants, and Bars, and in no case less than two Class 2 spaces. For hotel use, one Class 1 space and one Class 2 space is required for every 30 hotel rooms, plus one Class 2 space for every 5,000 square feet of occupied floor area of conference, meeting or function rooms. A Class 1 space is located in a secure, weather-protected facility and intended for long-term use by residents and employees. A Class 2 space is located in a publicly-accessible and visible location, and intended for use by visitors, guests, and patrons.

The Project includes 300 Class 1 and 72 Class 2 bicycle parking spaces (where 197 Class 1 and 30 Class 2 spaces are required by Code). The Class 2 bicycle parking spaces would be located along all three of the Site's street frontages (Van Ness Avenue, Market Street, and Fell Street). The Class 1 bicycle parking would be located within two areas: a ground floor bicycle storage facility adjacent the office lobby, area, with direct pedestrian access from Market Street, and a second bicycle storage facility located on the first basement floor, accessible by elevators. Therefore, the Project complies with Section 155.1 and 155.2.

P. Shower Facilities and Lockers (Section 155.4). The Planning Code requires shower facilities and lockers for Non-Retail Sales and Service Uses in the following amounts: two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet, and four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet.

The Project includes more than 50,000 square feet of non-residential uses and thus a total of 4 showers 24 lockers are required per Code. The Project would provide 4 showers and 24 lockers on level 1, adjacent the ground floor Class 1 bicycle storage facility. Therefore, the Project complies with Section 155.4.

Q. **Transportation Management Programs (Section 163)**. The Planning Code requires, for all applicable projects, that property owner provide on-site transportation brokerage services for the actual lifetime of the project.

The Project contains over 100,000 square feet of residential use (or 100 dwelling units) and is therefore subject to the requirements of Section 163. The Project will provide on-site transportation brokerage services

for the actual lifetime of the project. Prior to the issuance of a temporary permit of occupancy, the property owner shall execute an agreement with the Planning Department for the provision of on-site transportation brokerage services. Therefore, the Project complies will Section 163.

R. Car Sharing (Section 166). The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. Projects with over 200 residential units but less than 400 units require two spaces. For non-residential uses, one space is required if the project provides 25-49 off-street spaces for those uses. One car share space is required for every 50 additional parking spaces devoted to non-residential use. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet of it.

The Project includes 5 car share spaces for both the residential and non-residential uses where 5 are required by Code. Therefore, the Project complies with Section 163.

S. **Unbundled Parking (Section 167)**. The Planning Code requires all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more, or in new conversions of non-residential buildings to residential use of 10 dwelling units or more, shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.

The Project will lease or sell all accessory off-street parking spaces separately from the rental or purchase fees for dwelling units for the life of the dwelling units. Therefore, the Project complies with Section 167.

T. **Transportation Demand Management (TDM) Plan (Section 169).** The Planning Code requires applicable projects to finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.

The Project submitted a completed Environmental Evaluation deemed complete on or after September 5, 2016, and before January 1, 2018. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 39 points (75% of 50). As currently proposed, the Project will achieve a total of 39 of its required 39 points through the following TDM measures:

- Bicycle Parking (Option B) Retail, Office, and Residential
- Showers and Lockers Retail and Office
- Bicycle Repair Station Retail and Office
- Delivery Supportive Amenities Office and Residential
- Multimodal Wayfinding Signage Retail and Office
- Real Time Transportation Information Displays Office
- Tailored Transportation Marketing Services (Option A) Retail and Office

- On-site Affordable Housing (Option B) Residential
- Unbundled Parking (Option D (Residential)/Option E (Retail and Office))
- Parking Supply (Option F (Residential))

Therefore, the Project complies with Section 169.

U. **Dwelling Unit Mix (Sections 207.6 and 249.33).** For projects located within the Van Ness & Market Residential Special Use District, the Planning Code requires a dwelling unit mix of either: 1) no less than 40% of the total number of proposed dwelling units shall contain at least two bedrooms; or 2) no less than 30% as three bedroom units; or 3) no less than 35% as two or three bedroom units, with at least 10% as three bedroom units. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units.

The Project will provide a total of 333 dwelling units, with the following dwelling unit mix: 28 studio units (8%); 97 one-bedroom units (29%), 161 two-bedroom units (48%), and 47 three-bedroom units (14%). With 63% of the dwelling units containing at least two-bedroom units (of which 14% are three-bedroom units), the Project exceeds the dwelling unit mix requirement established by Code. Therefore, the Project complies with Sections 207.6 and 249.33.

V. **Shadows on Parks (Section 295)**. The Planning Code requires a shadow analysis for projects over 40 feet in height to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department (RPD).

### Background

A Shadow Study was prepared by qualified consultants ("Prevision Design"), finalized on May 6, 2020, that analyzed the potential shadow impacts of the Project to properties under the jurisdiction of the RPD (Case No. 2017-008051SHD). The analysis was conducted according to criteria and methodology as described in (1) the February 3, 1989 memorandum titled "Proposition K – The Sunlight Ordinance" ("the 1989 memorandum") prepared by RPD and the San Francisco Planning Department ("Planning"), (2) the July 2014 memorandum titled "Shadow Analysis Procedures and Scope Requirements" ("the 2014 memorandum") prepared by Planning, and (3) direction from current Planning and RPD staff regarding the appropriate approach, deliverables, and scope of analysis appropriate in consideration of the open spaces affected.

Note: An earlier version of the Project was reviewed for shadow impacts as part of the Hub Plan FEIR, the results of which were detailed in a report submitted to San Francisco Planning on February 11th, 2019. Updates to these shadow effects due revisions to the project design were subsequently detailed in an update memo dated June 5th, 2019. Further design revisions to the Project have resulted in a reduction in total shadow cast by the project relative to the Project as analyzed in either the February 11th, 2019 CEQA report as well as the version analyzed by the June 5th, 2019 update memo. As a result,

Jefferson Square Park which identified as affected in the February 11th, 2019 CEQA report is not shaded by the revised design, and as such, is not included in analysis.

### **Shadow Analysis Results**

The Shadow Study indicates that the Project would cast new shadows on the following six (6) properties under the jurisdiction of RPD: Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard & Langton Mini Park.

### Margaret Hayward Playground

Margaret Hayward Playground is a public park under the jurisdiction of the RPD. It is a 5.04-acre (219,633-sf) urban park located in the Western Addition neighborhood of San Francisco on Assessor's Block 0851/Lot 026. It is bounded by Turk Street to the north, Golden Gate Avenue to the south, Gough Street to the east, and Laguna Street to the west. The official hours of operation are from 8:00 a.m. to 8:00 p.m. The park features include two tennis courts in the northwest corner of the park, two baseball/softball fields covering the eastern half of the park, and a children's playground in the southwest corner. Along the southern edge of the park, there is a grassy area with six fixed benches adjacent to the playground, a multipurpose hard-court area for basketball and/or soccer and other landscaped areas, paved walkways, and stairs. A historic clubhouse building used for after-school programs is located between the children's play area and the tennis courts. Six gated park entries are located in two locations along Turk Street, Laguna Street, and Golden Gate Avenue, respectively.

Under current conditions, the park receives 119,726,169 annual sfh of shadow. Based on a calculated TAAS of 817,340,694 sfh, Margaret Hayward Playground's existing annual shadow load is 14.65 percent of its TAAS. Existing shadow patterns include longer early morning shadow cast on the eastern half of the park as well as over the tennis courts (cast by a private structure located mid-block) and late afternoon/evening shadow cast along the western edge of the space. Midday shadows are lesser and primarily cast by the mid-block structures as well as other smaller structures within the park itself.

The Project would result in net new shadow cast on Margaret Hayward Playground, adding approximately 325,117 net new annual sfh of shadow and increasing the sfh of shadow by 0.04% annually above current levels. This increase would result in a new annual total shadow load of 14.69%. Net new shadow from the Project would occur within the first 23 minutes of the daily analysis period between approximately November 9th and January 31st.

The portions of Margaret Hayward Playground that would receive net new shadow from the Project include portions of nearly all features within the park. Those features which could be of higher sensitivity include the children's play area, the six fixed benches, and to a lesser degree the tennis courts and grass fields. While all these features would receive some net new Project shadow, the shadow would occur only over the winter months in the early mornings prior to 8:45 a.m., times where lower levels of park use would be likely.

Hayes Valley Playground

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Hayes Valley Playground is a public park under the jurisdiction of the RPD. It is an 0.61-acre (26,589-sf) urban park located in the Western Addition Neighborhood of San Francisco on Assessor's Block 0819/Lot 026. It is bounded by Hayes Street to the north, Linden Street to the south, and Buchanan Street to the west. The park is fenced and posted hours of operation are from 7:30 am to 9:30pm. Public entrances to the park are located at the northwest corner at the intersection of Hayes and Buchanan streets, the southeast corner on Linden Street, and on the north side along Hayes Street. Centrally located accessible ramps connect upper and lower terraces and can be reached via any of the park entrances.

Hayes Valley Playground rests on a terraced site with a clubhouse, playground areas, exercise equipment, and basketball/tennis courts. Several trees with dense canopies line the park along both Hayes and Linden streets. On the western (upper) level of the park, there are two designated playground areas, one for older vs. younger children with playground equipment and poured rubber paving. Also, on this level is a 2,500 sf clubhouse with a stage and plaza area. A full-size basketball and tennis court occupy the eastern (lower) half of the park. Several exercise stations exist between sport courts and playground equipment. There are multiple strength training stations, pull-up bars, and stationary elliptical machines.

Under current conditions, the park receives 32,936,101 annual sfh of shadow. Based on a calculated TAAS of 98,948,423 sfh, Hayes Valley Playground's existing annual shadow load is 33.29 percent of its TAAS. Existing shadow patterns include early morning shadow falling over most portions of the park from the clubhouse building and other buildings to the east and late afternoon/evening shadow cast again by the clubhouse building as well as development to the west. The park experiences little midday shadow over summer months, with some additional shadow encroaching from buildings to the south over spring, fall, and winter months.

The Project would result in net new shadow cast on Hayes Valley Playground, adding approximately 11,294 net new annual sfh of shadow and increasing the sfh of shadow by 0.01% annually above current levels. This increase would result in a new annual total shadow load of 33.30%. Net new shadow from the Project would occur within the first nine minutes of the daily analysis period between approximately March 30th and April 18th and again between August 24th and September 12th.

The portions of Hayes Valley Playground that would receive net new shadow from the Project include one public entry point, portions of the tennis courts, both children's play areas, and landscaped areas. The features which could be of higher sensitivity include the children's play areas, and to a lesser degree the tennis courts. While these features would receive some net new shadow, the net new shadow would occur for a very short period of time (nine minutes or less) over portions of the fall and spring seasons in the early mornings prior 8:30 a.m., times where lower levels of park use would be likely.

### Koshland Community Park

The Koshland Community Park is a public park under the jurisdiction of the RPD. The 0.82-acre (35,743 sf) urban park, located in the Western Addition neighborhood, occupies the northwest corner of

the block and is bounded by Page Street to the north, Buchanan Street to the west, and private development along its eastern and southern borders. The park is not fenced, and the posted hours of operation are from sunrise to sunset. Entrances to Koshland Community Park are through a gate and stairs on Page Street as well as several points along Buchanan Street. The pathway diagonally bisects the upper and lower halves of the park. A half-court basketball area and playground sit on the Koshland Community Park's highest elevation and a community garden which can be accessed via terraced steps, a serpentine pathway, or several steps through the Page Street entrance occupies the sites eastern most border. A playground area featuring jungle gym and sand pit is centrally located in the park, which includes a tire swing, slide, and monkey bars. A community garden with vegetables, flowers and shrubbery occupies the eastern border of the park.

Under current conditions, the park receives 20,546,248 annual sfh of shadow. Based on a calculated TAAS of 133,014,951 sfh, Koshland Community Park's existing annual shadow load is 15.45 percent of its TAAS. Existing shadow patterns include very low levels of shadow falling throughout most of the day until late afternoon, when the western half of the park is cast in shadow. Spring and fall follow a similar pattern with most shadow falling over winter months.

The Project would result in net new shadow cast on Koshland Community Park, adding approximately 28,283 net new annual sfh of shadow and increasing the sfh of shadow by 0.02% annually above current levels. This increase would result in a new annual total shadow load of 15.47%. Net new shadow from the Project would occur within the first eight minutes of the daily analysis period between approximately June 1st and July 11th.

The portions of Koshland Community Park that would receive net new shadow include one public entry, small portions of the community garden and basketball court, and grassy or landscaped areas along the northern edge of the park. The features which could be of somewhat higher sensitivity include the basketball courts and the community garden area, however these features would only receive net new shadow over the summer in the early mornings for a short duration prior 7:45 a.m., times where lower levels of park use would be likely

### Patricia's Green

Patricia's Green is a public park under the jurisdiction of the RPD. The 0.41-acre urban park, located in the Western Addition/Hayes Valley neighborhood, extends generally north-south and is bounded by Octavia Street to the east and west, Hayes Street to the north, and Fell Street to the south. The park is divided into three sections. In the northern section of the park there is a picnic seating area located along Hayes Street. It features a plaza with four picnic tables around a mature tree and a mix of wooden and concrete benches. Two additional picnic tables are located on the western side of this area along Octavia Street next to restaurants. The central section is located where the park intersects Linden Street. It contains a circular plaza with four concrete benches and eight bollards, and functions as the area for art installations. To the north and south of the center plaza are lawns. The southern section of the park contains a children's play area, which features a dome structure with ropes and bars for climbing and poured rubber safety paving. Low concrete square pillars delineate the play area and lawn, and a metal

fence encloses the Fell Street side. A service building is located at the southwest corner of the park. On the periphery of the park are concrete ledges and benches interspersed with approximately 24 trees and plantings.

Under current conditions the park receives 12,029,000 annual sfh of shadow. Based on a calculated TAAS of 66,622,661 sfh, Patricia's Green's existing annual shadow load is 18.06 percent of its TAAS. The park currently experiences higher levels of shading in the early mornings and late afternoons but is otherwise predominantly unshaded from late morning through midafternoon year-round.

The Project would result in net new shadow cast on Patricia's Green, adding approximately 188,108 net new annual sfh of shadow and increasing the sfh of shadow by 0.28% annually above current levels. This increase would result in a new annual total shadow load of 18.34%. Net new shadow from the Project would occur within the first 46 minutes of the daily analysis period between March 16th and May 2nd and again between August 10th and September 26th.

Nearly all portions of Patricia's Green would receive net new shadow from the Project. The portions of Patricia's Green that would likely be most sensitive to the addition of net new shadow would be the children's play area, the park's fixed benches, and the tables and seating areas. All these features would receive some net new shadow, the presence of which would be noticeable to users of the park present at that time. The timing of net new Project shadow would be in the early morning prior to 8:30 a.m., and the children's play area, which would potentially be the most sensitive to additional shadow, would not receive net new shadow at any point later than 8:15 a.m., corresponding to times where lower overall levels of use would be typical.

### Civic Center Plaza

Civic Center Plaza (also referred to as the Joseph L. Alioto Performing Arts Piazza) is a public park under the jurisdiction of the RPD. The 5.12-acre (222,995 sf) urban park, located in the Civic Center neighborhood, is west of San Francisco City Hall and bounded by McAllister Street to the north, Larkin Street to the east, Polk Street to the west, and Grove Street to the south. The plaza is not fenced, but the official hours of operation are from 5 a.m. to midnight. Approximately half of the plaza area is paved, but these areas are interspersed with rectangular lawns as well as an unpaved (dirt) section at the center of the park. To the north and south of this central dirt section are approximately 200 small, densely spaced, but highly pruned trees. Approximately 10 larger trees are present in the southeastern corner of the park, and 8 similar trees are located in the northeastern portion of the park. Two recently renovated fenced-in children's play areas (known as the Hellen Diller Civic Center Playground) are located in the plaza; one is at the northeast corner and is for smaller children, and the other is at the southeast corner and is designed for older children. Both play areas contain poured rubber paving and play equipment as well as benches. The southern portion of the park contains a small rectangular area with some landscaping, as well as a bench wall used for seating. A café kiosk opened in 2018 in the southeast corner of the park with a small outdoor seating area on the east side. There is no formal entrance to Civic Center Plaza; most users enter at one of the four corners, or at the center along the Polk and Larkin Street frontages.

Under current conditions the park receives 84,651,694 annual sfh of shadow. Based on a calculated TAAS of 829,854,584 sfh, Civic Center Plaza's existing annual shadow load is 10.20 percent of its TAAS. Existing shadow patterns include early morning shadow falling across the eastern portion of the park and late afternoon/evening shadow cast from the western edge, with little to no midday shadow except over winter months, when shadows encroaching from the south are cast on the southern edge of the park.

The Project would result in net new shadow cast on Civic Center Plaza, adding approximately 15,100 net new annual sfh of shadow and increasing the sfh of shadow by 0.002% annually above current levels. This increase would result in a new annual total shadow load of 10.203%. Net new shadow from the Project would occur for up to 90 minutes in the early afternoon between approximately November 30th and January 10th. Net new shadow would fall only along the southern edge of the park, affecting several grassy areas, several paved walkways as well as portions of the seating areas around the café building.

The days of maximum net new shadow on the park due would occur on December 20th and 21st, when the Project would shade portions of the southern edge of the ark starting just before 1 p.m. and move eastward across the park over the course of approximately 90 minutes. The duration of the Project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 90 minutes, with an average duration of about 70 minutes across all affected dates. The largest net new shadow cast by the Project would occur at 2 p.m. on December 13th and 28th and cover 771 sf—equivalent to 0.35% of the total area of Civic Center Plaza.

The portions of Civic Center Plaza that would receive net new shadow include several grassy areas, several paved walkways as well as portion of the area around cafe kiosk used for movable tables and chairs for cafe customers. Of the areas affected, the café eating areas would likely be considered most sensitive to the addition of net new shadow. Other features receiving new shading could be characterized as being of lower sensitivity due to the fact they their use is either typically transitory in nature (walkways) or are features that are similar to many other nearby areas in the park (grassy areas) that would be unshaded at the times affected by net new shadow from the Project.

### Howard and Langton Mini Park

Howard and Langton Mini Park is a public park/community garden under the jurisdiction of the RPD. RPD supports this space as one of 38 community gardens throughout the city as part of the Community Gardens Program. The 0.23-acre (10,218 sf) urban park located in the South of Market (SoMa) neighborhood and is bounded by Howard Street to the northwest, Langton Street to the northeast, and private residential buildings on the other two sides. Inside the garden are many raised planting beds separated by walking aisles. The park is secured by a tall fence with a locked gate on Langton Street near the corner of Howard Street. Access is restricted to community garden members or access for others by appointment.

Under current conditions the park receives 15,600,086 annual sfh of shadow. Based on a calculated TAAS of 38,026,625 sfh, Howard and Langton Mini Park's existing annual shadow load is 41.02 percent of its TAAS. Existing shadow patterns include early morning and later afternoon shadow falling over the majority of the plaza with little to no midday and early afternoon shadow year-round.

The Project would result in net new shadow cast on Howard and Langton Mini Park, adding approximately 1,585 net new annual sfh of shadow and increasing the sfh of shadow by 0.004% annually above current levels. This increase would result in a new annual total shadow load of 41.028%. Net new shadow from the Project would occur for up to seven minutes in the late afternoon between approximately March 9th and 21st and again between September 21st and October 3rd.

The portions of Howard and Langton Mini Park that would receive net new shadow from the Project and under the cumulative scenario would include the public point of entry and portions of the community garden. While some users of the community garden may notice the presence of a small amount of net new shadow if they were to be present during the affected period, the short duration and limited number of dates annually of net new shadow would be unlikely to affect the use and enjoyment of the park or make any impact on plant health and growth.

### Conclusion

While the Project would cast net new shadow on six (6) existing parks, the Project would not create new shadow that would substantially and adversely affect the use or enjoyment of publicly accessible open spaces based upon the amount and duration of new shadow and the importance of sunlight to each of the open spaces analyzed.

Thus, the Project would not result in new or more severe shadow impacts than those identified in the Hub Plan FEIR. This conclusion is consistent with the findings of the Hub Plan FEIR, and the Project would not result in individual or cumulative shadow impacts beyond those analyzed in the Hub Plan FEIR, nor would it result it in substantially more severe impacts than identified in the Hub Plan FEIR.

On May 21, 2020, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing on and adopted Planning Commission Resolution No. XXXXX and Recreation and Park Commission Resolution No. XXXX-XXX raising the Absolute Cumulative Shadow Limit (ACL) for Civic Center Plaza, property under the jurisdiction of the Recreation & Park Department that would be shadowed by the Project.

At the same hearing on May 21, 2020, the Recreation and Park Commission recommended that the General Manager of the Recreation & Park Department recommend to the Planning Commission that the shadows cast by the Project on six (6) properties under the jurisdiction of the Recreation & Park Department would not be adverse to the use of these properties, and that the Planning Commission allocate to the Project allowable shadow from the absolute cumulative shadow limits for Civic Center Plaza (where such limits have been adopted) (Case No. 2017-008051SHD). As part of this recommendation, the Recreation and Park Commission adopted environmental findings in accordance

with CEQA, along with a Mitigation Monitoring and Reporting program ("MMRP") for the Project (Recreation and Park Commission Resolution No. XXXX-XXX).

W. Review of Residential, Hotel, and Motel Projects (Section 314). In addition to any other factors appropriate for consideration under the Planning Code, the Planning Department and Planning Commission shall consider the compatibility of uses when approving Residential Uses, Hotel Uses, or Motel Uses, as those terms are defined in Chapter 116 of the Administrative Code, adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential, hotel, or motel project takes into account the needs and interests of both the Places of Entertainment and the future residents or guests of the new development. Such considerations may include, among others: (a) the proposed project's consistency with applicable design guidelines; (b) any proceedings held by the Entertainment Commission relating to the proposed project, including but not limited to any acoustical data provided to the Entertainment Commission, pursuant to Administrative Code Section 116.6; and (c) any comments and recommendations provided to the Planning Department by the Entertainment Commission regarding noise issues related to the project pursuant to Administrative Code Section 116.7.

The Project is located within 300 radial feet of a Place of Entertainment ("POE") and is subject to Chapter 116 of the Administrative Code. On February 21st, 2020, the Entertainment Commission received notification of the Project. In accordance with the Entertainment Commission's approved "Guidelines for Entertainment Commission Review of Residential Development Proposals Under Administrative Code Chapter 116," Entertainment Commission staff determined that a hearing on this project was not required under Section 116.7(b) of the Administrative Code. The Entertainment Commission has adopted a set of standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects". Accordingly, the Commission recommends that the Planning Department and/or Department of Building Inspection impose these standard conditions on the development permit(s) for the Project. Therefore, the Project complies with Section 314.

X. **Inclusionary Affordable Housing Program (Section 415)**. The Planning Code Section sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of ten or more units.

Compliance with the Inclusionary Affordable Housing Program for the Project is dictated by terms stipulated within a Purchase and Sale Agreement ("Agreement") executed on February 21, 2017. The Agreement requires the Project provide either: (1) a minimum 25% affordable on-site units; (2) a minimum 33% affordable off-site units; or (3) a combination of the other two options. Compliance with one of those three requirements shall satisfy in full the affordable housing requirements under Section 415 of the City's Planning Code.

The Agreement anticipated that there may be conflict in the AMI levels due the passing of Proposition C and the trailing inclusionary ordinance updates. The intent was to match the AMI levels in the revised inclusionary program. The drafters of the Agreement did not have the foresight to anticipate that there would be three AMI tranches in addition to new AMI levels in the revised inclusionary program. The Agreement was intended to allow for the upcoming changes in the inclusionary program; therefore, not only the AMI levels but also the percentage of units should match the current inclusionary program.

The Project Sponsor has elected to satisfy the requirements of the Inclusionary Affordable Housing Program through the on-site alternative. As such, per the Agreement, the Project shall provide an amount not less than 25% of all residential units constructed on the Property.

The Project contains 333 ownership units; therefore, 83 affordable ownership units are required. Of the required 83 units, 33 will be affordable to Low-Income households earning 80% AMI, 17 will be affordable to Moderate-Income households earning 105% AMI, and 33 will be affordable to Middle-Income households earning 130% AMI.

Therefore, the Project complies with the standards set forth in the Agreement and the relevant provisions of Section 415.

Y. **Public Art (Section 429)**. The Planning Code Section requires a project to include works of art costing an amount equal to one percent of the construction cost of the building for construction of a new building or addition of floor area in excess of 25,000 sf to an existing building in a C-3 District.

The Project will comply with this Code requirement by dedicating one percent of the Project's construction cost to works of art. The public art concept and location will be subsequently presented to the Planning Commission at an informational presentation.

- 7. Exceptions Request Pursuant to Planning Code Section 309. The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings, and grants each exception to the Project as further described below:
  - Z. Permitted Obstructions (Decorative Architectural Features) Over Sidewalks (Section 136). Within the C-3 zoning districts, the Planning Code permits decorative architectural features not increasing the interior floor area or volume of the space enclosed by the building over streets and alleys and into setbacks may project two feet, with a maximum vertical dimension of four feet. Exceptions to the permitted obstructions requirements in Section 136 for projects within the Van Ness & Market Special Use District as defined by Section 270(f)(2). The Planning Commission shall only grant such an exception if it finds that the proposed obstructions assist the proposed development to meet the requirements of Section 148, or otherwise reduce wind speeds at the ground-level or at upper level open space.

The Project includes ground-level decorative architectural features (canopies) along all three frontages (Market Street, Van Ness Avenue, and Fell Street) to assist the proposed development in meeting the

requirements of Section 148 or otherwise reducing wind speeds at the ground-level. Specifically, implementation of Mitigation Measure M-WI-1b (included within the MMRP for the Project), requires a maintenance plan for landscaping and wind baffling measures in the public right-of-way. This mitigation measure would reduce the potential for a net increase in wind hazard exceedances and the hours of wind hazard exceedances through a specific maintenance plan to ensure wind baffling in perpetuity. The canopies extend to the following maximum projections (beyond property lines): up to 12 feet along the Market Street frontage; up to 10 feet along the Fell Street frontage; and up to 7 feet along the Van Ness Avenue Frontage.

While these decorative canopies would project up to a maximum of 12 feet beyond the property lines of the Site, exceeding horizontal dimension permitted by Section 136(d), each of the canopies are located above the minimum vertical clearance (7.5') from sidewalk grade, as required by Code. The canopies vary in height but reach a maximum height of approximately 30 feet above grade. However, because each of these decorative canopies exceed the projection limits established by Code, an exception under the (Section 309) Downtown Project Authorization process is required. The exception to the permitted obstructions requirements (Section 136) is therefore warranted since the decorative canopies would assist the proposed development in meeting the requirements of Section 148 or otherwise reducing wind speeds at the ground-level.

AA. Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148). Within the C-3 zoning districts, new buildings are required to be shaped, or other wind-baffling measures adopted, so that the building will not cause ground-level wind currents to exceed the comfort level of 11 miles-per-hour (mph) equivalent wind speed in areas of substantial pedestrian use or 7 mph. equivalent wind speed in public seating areas, for more than 10 percent of the time year-round, between 7 am and 6 pm. If pre-existing wind speeds exceed the comfort level, or if the building would cause speeds to exceed the comfort level, the building should be designed to reduce wind speeds to the comfort level.

Exceptions can be granted pursuant to Section 309 allowing the building to add to the amount of time the comfort level is exceeded if (1) the building cannot be shaped and other wind-baffling features cannot be adopted without creating an unattractive and ungainly building form, and without unduly restricting the development potential of the site; and (2) the addition is insubstantial, either due to the limited amount of exceedances, the limited location where the exceedances take place, or the short time when the exceedances occur. No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

A qualified wind consultant (Rowan Williams Davies & Irwin Inc., "RWDI") analyzed ground-level wind currents in the vicinity of the Site through a series of wind studies. Wind studies were prepared for the Hub Plan, in addition to two individual development projects (30 Van Ness Avenue and 98 Franklin Street) using wind testing analysis and evaluation methods to determine conformity with Section 148 criteria. The wind studies measured wind speeds for the existing, existing plus project, and cumulative scenario. The cumulative scenario included massing models of other potential future development in the vicinity of the

Hub Plan Area. The wind measurement locations for the Project are the same as the ones used for the Hub Plan Area. Wind speed measurements were taken at a total 181 locations for the project and cumulative scenarios whereas only a total of 160 test locations were included in the assessment of potential wind impacts for the Project.

### Hazard Criterion

The wind studies found that, under existing conditions, 19 of the 160 locations exceeded the 26-mph wind hazard criterion for a total of 508 hours per year. With the addition of design features, such as a sculptural feature, overhead canopies, vertical wind screens, and landscaping, some existing on-site and nearby windy areas are expected to improve the wind hazard conditions compared to existing conditions. As such, with the addition of the Project, the number of locations with hazardous wind conditions would remain the same as under existing conditions (no net new exceedances), and the total number of hours with hazardous wind conditions would decrease from 508 to 322 (a reduction of 186 hours).

However, because the proposed landscaping is not guaranteed to be maintained during operation of the Project, impacts would be significant under CEQA. Implementation of Mitigation Measure M-WI-1b (included within the MMRP), requires a maintenance plan for landscaping and wind baffling measures in the public right-of-way. This mitigation measure would reduce the potential for a net increase in wind hazard exceedances and the hours of wind hazard exceedances through a specific maintenance plan to ensure wind baffling in perpetuity. Therefore, the wind impact from the Project would be reduced to less than significant with mitigation under CEQA.

### Pedestrian/Seating Comfort Criterion

The wind studies found that, under the existing scenario, wind speeds exceed the 11-mph comfort criterion at 112 out of 160 test locations, averaging 13.4 mph across all test locations. With the addition of the Project, a small net increase (0.3 mph) in wind speeds is expected as compared to the existing scenario. While the Project would eliminate existing wind comfort exceedances at 4 test locations, wind speeds at a total of 126 locations would exceed the comfort criterion of 11 mph for pedestrians, resulting in a net increase of 14 test locations as compared to the existing scenario. With implementation of the Project, the average wind speeds would increase to 13.7 mph, exceeding the 11-mph comfort criterion approximately 21 percent of the time, representing a 1 percent increase compared to existing conditions.

### **Conclusion**

The Project would result in no net increase of test locations exceeding the wind hazard criterion. In addition, the total number of hours with hazardous wind conditions would decrease by 186 hours under the Project. The addition of the proposed onsite landscaping (along with the combination of other wind control measures) is expected to improve the wind hazard conditions compared to the Existing Scenario.

However, the addition of 14 pedestrian comfort criterion exceedances requires an exception under the (Section 309) Downtown Project Authorization process. The exception to the ground-level wind current requirements (Section 148) is therefore warranted since it is unlikely that the Project could be designed in a manner that would eliminate all existing comfort criterion exceedances. Moreover, the 0.3 mph increase

in wind speed across the 14 net new comfort exceedance test locations is insubstantial due to the relatively short time (1 percent) when the exceedances would occur.

BB. Height (Section 263.19). In the R-2 bulk district and within the Van Ness and Market Residential Special Use District, maximum permitted building heights for both podiums and towers are expressed as two sets of numbers separated by a double slash. Each set of numbers represents the maximum heights for podium and tower applicable to the parcel and as regulated as follows: The first set of numbers represents the principally permitted height limits for the parcel, both for the podium and for the tower. The second set of numbers after the double slash represents the maximum height limits for podium and tower that can be granted by the Planning Commission for that parcel through an exception pursuant to the procedures and findings of Section 309(a)(17). In considering such exceptions, the Planning Commission shall consider the extent to which the project achieves the following: (A) sculpts the building massing to achieve an elegant and creative tower form that enhances the skyline; (B) reduces or minimizes potential impacts on winds and shadows; (C) provides community-serving uses, including neighborhood-oriented retail, arts, social services or public-serving uses, particularly on the ground floor; and (D) maximizes housing density within the allowed envelope.

The Site is located within the 120/400-R-2 // 140/520-R-2 Height and Bulk District. The Project would construct a 9-story podium reaching a maximum height of 130′, with a center tower reaching a maximum finished roof height of up to 520′, within the maximum allowable podium and tower height limits as permitted under Section 263.19, with benefit of a Section 309 exception for height.

The design of the tower includes a prominent diagonal shape, upsloping from north to south, creating a significant tapering of the upper five floors of the tower. The result is a creative and elegant upper tower form that is visually disparate from any nearby towers, including the unrelieved massing of 100 Van Ness Avenue, located immediately north of the Site. The upper tower form, in turn, considerably reduces shadow impacts on nearby open spaces, including shadow impacts on Civic Center Plaza (an absolute cumulative limit park under the jurisdiction of RPD). Further, the Project includes community-serving uses and neighborhood-oriented retail uses on the ground floor, adjacent to the privately-owned public open space (POPOS). Lastly, the Project maximizes residential density on the Site with 333 dwelling units located with the tower.

### Conclusion

The exception for height is therefore warranted as the Project achieves all four of the required criteria for granting additional height on parcels within the Van Ness & Market Residential Use District.

CC. **Bulk (Section 270)**. In the R-2 Bulk District and within the Van Ness & Market Residential Special Use District, there are no bulk limitations below the podium height, and structures above the podium height shall meet the bulk limitations in Section 270(e)(2)(A-E). To ensure tower sculpting, the gross floor area of the top one-third of the height of the tower shall be reduced by not less than 10 percent from the maximum floor plates and the average diagonal

of the top one-third by not less than 13% from the average diagonal of the tower, unless the overall volume is reduced by an equal or greater volume.

In the R-2 bulk district, the Planning Commission may grant bulk exceptions through the procedures and findings of Section 309(a)(17) to increase the allowed bulk of buildings up to the limits described in subsections (A) – (D) below. The procedures for granting exceptions to bulk limits described in Section 272 shall not apply.

- (A) Towers up to 350 feet in height may not exceed an average floor area of 10,000 square feet.
- (B) Towers taller than 350 feet may not exceed an average floor area of 12,000 square feet, maximum plan length of 150 feet, and maximum diagonal dimension of 190 feet.
- (C) Towers taller than 550 feet in height districts of 590 feet and greater may not exceed an average floor area of 18,500 square feet between a podium height of 140 feet and 170 feet. Building mass above 140 feet shall be set back at least 10 feet from the property line for a minimum of 90% of all street frontages.
- (D) Exceptions to the tower sculpting requirements may be considered up to the limits as follows:
  - (i) For towers less than 400 feet, the provision may be fully waived.
  - (ii) For Towers taller than 400 feet in height, at least one-quarter of the tower's floors shall be reduced by not less than 9% from the maximum floor areas described in (2)(B) above.
  - (iii) For towers between 500 and 550 feet in height, the average diagonal of the upper one-third of the height of the tower shall be reduced by not less than 5% of maximum diagonal dimension described in subsection (e).

In considering such exceptions, the Planning Commission shall consider the extent to which the project achieves the following: (A) sculpts the building massing to achieve an elegant and creative tower form that enhances the skyline; (B) reduces or minimizes potential impacts on winds and shadows; (C) provides community-serving uses, including neighborhood-oriented retail, arts, social services or public-serving uses, particularly on the ground floor; and (D) maximizes housing density within the allowed envelope.

The 38-story tower portion of the Project includes an average floor area of 11,998 sf, while the maximum plan length is 141' and the maximum diagonal dimension is 169'-4", all of which are within the limits established by Code. Additionally, the gross floor area of the top one-third of the height of the tower is reduced by 14 percent from the maximum floor plates, exceeding the amount required by Code. However, the average diagonal of the top one-third of the tower is only reduced by 7.2 percent where 13 percent is required by Code.

The design of the tower includes a prominent diagonal shape, upsloping from north to south, creating a significant tapering of the upper five floors of the tower. The result is a creative and elegant upper tower form that is visually disparate from any nearby towers, including the unrelieved massing of 100 Van

Ness Avenue, located immediately north of the Site. The upper tower form, in turn, considerably reduces shadow impacts on nearby open spaces, including shadow impacts on Civic Center Plaza (an absolute cumulative limit park under the jurisdiction of RPD). Further, the Project includes community-serving uses and neighborhood-oriented retail uses on the ground floor, adjacent to the privately-owned public open space (POPOS). Lastly, the Project maximizes residential density on the Site with 333 dwelling units located with the tower.

### **Conclusion**

The exception for bulk is therefore warranted as the Project achieves all four of the required criteria for granting bulk exceptions on parcels within the Van Ness & Market Residential Use District.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan, the Downtown Area Plan, and the Market and Octavia Plan Area Plan as follows:

### **GENERAL PLAN: HOUSING ELEMENT**

### **OBJECTIVE 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

### Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

### Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

### Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

### **OBJECTIVE 4**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

### Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

### Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

#### **OBJECTIVE 5**

ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS.

#### Policy 5.4

Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

#### **OBJECTIVE 11**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

#### Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

#### Policy 11.2

Ensure implementation of accepted design standards in project approvals.

#### Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

#### Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

#### Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

#### Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

#### **OBJECTIVE 12**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

#### Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

#### Policy 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

#### Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

#### **OBJECTIVE 13**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

#### Policy 13.1

Support "smart" regional growth that located new housing close to jobs and transit.

#### Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

#### **GENERAL PLAN: URBAN DESIGN ELEMENT**

#### **OBJECTIVE 1**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

#### Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

#### **OBJECTIVE 3**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

#### Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

#### Policy 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

#### **GENERAL PLAN: COMMERCE AND INDUSTRY**

#### **OBJECTIVE 1**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

#### Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

#### **GENERAL PLAN: TRANSPORTATION**

#### **OBJECTIVE 1**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT, AND NEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

#### Policy 1.2

Ensure the safety and comfort of pedestrians throughout the city.

#### Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs particularly those of commuters.

#### Policy 1.6

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

#### **OBJECTIVE 2**

USE THE EXISTING TRANSPORTATION INFRASTRUCTURE AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

#### Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

#### **DOWNTOWN AREA PLAN**

#### **OBJECTIVE 1**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

#### **OBJECTIVE 2**

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

#### Policy 2.1

Encourage prime downtown office activities to grow as long as undesirable consequences of growth can be controlled.

#### Policy 2.2

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

#### **OBJECTIVE 6**

WITHIN ACCEPTABLE LEVELS OF DENSITY, PROVIDE SPACE FOR FUTURE OFFICE, RETAIL, HOTEL, SERVICE AND RELATED USES IN DOWNTOWN SAN FRANCISCO.

#### Policy 6.1

Adopt a downtown land use and density plan which establishes subareas of downtown with individualized controls to guide the density and location of permitted land use.

#### **OBJECTIVE 7**

EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

#### Policy 7.1

Promote the inclusion of housing in downtown commercial developments.

#### Policy 7.2

Facilitate conversion of underused industrial and commercial areas to residential use.

#### **OBJECTIVE 13**

CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTNE CITIES.

#### Policy 13.1

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.

#### MARKET AND OCTAVIA AREA PLAN

#### **OBJECTIVE 1.1**

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A SUSTAINABLE MIXED-USE URBAN NEIGHBORHOOD.

#### **Policy 1.1.2**

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

#### **Policy 1.1.5**

Reinforce the importance of Market Street as the city's cultural and ceremonial spine.

#### **Policy 1.1.8**

Reinforce continuous retail activities on Market, Church, and Hayes Streets, as well as on Van Ness Avenue.

#### **OBJECTIVE 1.2**

ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

#### **Policy 1.2.2**

Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

#### Policy 1.2.5

Mark the intersection of Van Ness Avenue and Market Street as a visual landmark.

#### **Policy 1.2.7**

Encourage new mixed-use infill on Market Street with a scale and stature appropriate for the varying conditions along its length.

#### **OBJECTIVE 2.2**

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

#### **Policy 2.2.2**

Ensure a mix of unit sizes is built in new development and is maintained in existing housing stock.

#### Policy 2.2.4

Encourage new housing above ground-floor commercial uses in new development and in expansion of existing commercial buildings.

#### Policy 2.2.7

Without rendering new projects infeasible, increase affordable housing or other requirements on market rate residential and commercial development projects to provide additional affordable housing.

#### **OBJECTIVE 3.1**

ENCOURAGE NEW BUILDINGS THAT CONTRIBUTE TO THE BEAUTY OF THE BUILT ENVIRONMENT AND THE QUALITY OF STREETS AS PUBLIC SPACE.

#### **Policy 3.1.1**

Ensure that new development adheres to principles of good urban design.

#### **OBJECTIVE 4.3**

REINFORCE THE SIGNIFICANCE OF THE MARKET STREET STREETSCAPE AND CELEBRATE ITS PROMINENCE AS SAN FRANCISCO'S SYMBOLIC "MAIN STREET."

#### Policy 4.3.3

Mark the intersections of Market Street with Van Ness Avenue, Octavia Boulevard, and Dolores Street with streetscape elements that celebrate their particular significance.

The Project would redevelop a keystone parcel located at the prominent crossroads of the City's two most important streets (Market Street and Van Ness Avenue), building on numerous polices that support a vision for "The Hub" as a vibrant, new mixed-use neighborhood. One of the overarching goals of the Market Octavia Plan Amendment is to concentrate additional growth where it is most responsible and productive to do so—maximizing residential density and on-site affordable housing near public transit service. The increase in development, in turn, will provide additional revenue for the necessary improvements and infrastructure within the Van Ness & Market Residential Use District

This Project implements the vision of the Market and Octavia Area Plan through the construction of 333 dwelling units with 25% provided as on-site affordable units (Below Market Rate), approximately 234,000 gross square feet of office use, and ground floor retail. The Project would add a significant amount of housing to a site that is currently undeveloped, well-served by existing and future transit, and is within walking distance of substantial goods and services. Future residents can walk, bike, or access BART, MUNI, or regional bus service from the Site. The Project will retain and increase existing office and ground floor retail uses, while adding significant new residential uses, including affordable housing. The Project is designed to contribute an elegant, iconic, and complementary massing to the city's skyline as shaped by the cluster of new high-rise buildings in the Hub, as well as define a compelling new civic space at the street level.

- 9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would have a positive effect on existing neighborhood-serving retail uses because it would bring additional residents to the neighborhood, thus increasing the customer base of existing neighborhood-serving retail. The Project will provide significant employment opportunities with the addition of various retail uses at the ground level and office uses within the podium.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project would not negatively affect the existing housing and neighborhood character. The Site contains a non-historic office building containing non-residential uses. The Project's unique mixed-use program provides outstanding amenities to visitors and residents, and contributes significantly to the neighborhood character envisioned by the Market and Octavia Area Plan.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project would not displace any housing given the Site contains only non-residential uses. The Project would improve the existing character of the neighborhood by developing a high-density, mixeduse building containing 333 dwelling units, including the provision of 83 on-site inclusionary affordable units at a rate of no less than 25 percent.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not impede MUNI transit service or overburden local streets or parking. The Project is located in one of the most transit-rich environs in the city and would therefore promote rather than impede the use of MUNI transit service. Future residents and employees of the Project could access both the existing MUNI rail and bus services. The Project also provides a nominal amount of off-street parking for future residents so that neighborhood parking will not be overburdened by the addition of new residents.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The mixed-use Project would not negatively affect the industrial and service sectors, nor would it displace any existing industrial uses. The Project would also be consistent with the character of existing development in the neighborhood, which is characterized by neighborhood-serving ground floor retail within residential high-rise buildings.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Site does not contain any City Landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

A Shadow Study indicated the Project may cast a shadow on the following six (6) properties under the jurisdiction of the San Francisco Recreation and Park Department: Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard & Langton Mini Park. However, based upon the amount and duration of new shadow and the importance of sunlight to each of the open spaces analyzed, the Project would not substantially affect, in an adverse manner, the use or enjoyment of these open spaces beyond what was analyzed and disclosed in the Hub Plan FEIR. Shadow from the proposed Project on public plazas, and other publicly-accessible spaces other than those protected under Section 295 would be generally be limited to certain days of the year and would be limited in duration on those days.

10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12. The Commission hereby finds that approval of the Downtown Project Authorization would promote the health, safety and welfare of the City.

#### **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2017-008051DNX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as "EXHIBIT C" and incorporated herein as part of this Motion by this reference thereto. All required improvement and mitigation measures identified in the Hub Plan FEIR and contained in the MMRP are included as Conditions of Approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the later of (a) the effective date of the ordinances approving the amendments to the Planning Code and General Plan required to conform the Project as shown in Exhibit B to the Planning Code and General Plan (if this Authorization is not appealed to the Board of Appeals), or (b) the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103, or the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 21, 2020.

Jonas P. Ionin

Draft	: Mc	otion
May	21,	2020

# Record No. 2017-008051DNX 30 Van Ness Avenue

Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 21, 2020

### **EXHIBIT A**

#### **AUTHORIZATION**

This authorization is for a **Downtown Project Authorization and Request for Exceptions** relating to a Project that would allow for the construction of mixed-use building up to 520-feet tall (540 feet inclusive of rooftop mechanical features) with a total gross floor area of approximately 720,000 gross square feet, including 333 dwelling units, approximately 234,000 gross square feet of office use, and approximately 21,000 gross square feet of retail uses located at 30 Van Ness Avenue, within Assessor's Block 0835, Lot 004, pursuant to Planning Code Sections 136, 148, 210.2, 249.33, 263.19, and 309 within the C-3-G (Downtown General Commercial) Zoning District and 120/400-R-2 // 140/520-R-2 Height and Bulk District, in general conformance with plans, dated **May 6, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-008051DNX** and subject to conditions of approval reviewed and approved by the Commission on **May 21, 2020** under Motion No **XXXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

#### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 21, 2020** under Motion No **XXXXXXX**.

#### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

#### **SEVERABILITY**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

#### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

SAN FRANCISCO
PLANNING DEPARTMENT

# Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

- 3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval, except that the City shall subject the Project to Building Code standards in effect at the time a site permit application is submitted to the extent required by California Health & Safety Code Section 18938.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. Additional Project Authorization. The Project Sponsor must obtain approval of an Ordinance amending the General Plan to amend the Market and Octavia Plan; an Ordinance amending the Planning Code to update the Market and Octavia Area Plan; and an Ordinance amending the Zoning Map to change the height and bulk classifications on the Project site. The Project Sponsor must also obtain Conditional Use Authorization, pursuant to Section 303; an Office Allocation, pursuant to Section 321; and adoption of shadow findings, pursuant to Section 295, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

#### **ENTERTAINMENT COMMISSION - NOISE ATTENUATION CONDITIONS**

- 8. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on February 21, 2020. These conditions state:
  - A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form (email).
  - B. Sound Study. Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.

#### C. Design Considerations.

i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.

- ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
- iii. During the design phase, project sponsor shall consider an outdoor lighting plan at the development site to protect residents as well as patrons of surrounding Places of Entertainment.
- D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- E. Communication. Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

#### DESIGN - COMPLIANCE AT PLAN STAGE

- 9. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 10. Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <a href="www.sf-planning.org">www.sf-planning.org</a>

12. Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

13. **Open Space Provision - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the approximately 1,556 square foot POPOS shown on Exhibit B so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

14. Open Space Plaques - C-3 Districts. Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at the boundary of the public sidewalk and the POPOS shown on Exhibit B including the standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks on Van Ness Avenue and Market Street. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

15. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before the Planning Department approves the architectural addendum of the Site Permit for the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

16. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for

transformer vault(s) for this project: on-site PG&E meter and disconnect room. This location has the following design considerations: on the ground floor, accessible from Fell Street. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <a href="http://sfdpw.org">http://sfdpw.org</a>

17. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, <u>www.sfmta.org</u>

- 18. **Noise**. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 19. Odor Control Unit. In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

#### **PARKING AND TRAFFIC**

20. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

- 21. Parking for Affordable Units. All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,
  - www.sf-planning.org
- 22. Car Share. Pursuant to Planning Code Section 166, no fewer than five (5) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.
  - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 23. Bicycle Parking Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 197 Class 1 and 30 Class 2 bicycle parking spaces (158 Class 1 and 17 Class 2 spaces for the residential portion of the Project and 39 Class 1 and 13 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 24. Showers and Clothes Lockers. Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than 4 showers and 24 clothes lockers.
  - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
- 25. Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 146 off-street parking spaces (not including car share spaces).

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PLANNING DEPARTMENT 47 For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

26. **Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide **6** off-street loading spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

27. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

#### **PROVISIONS**

- 28. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 29. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

- 30. **Transportation Brokerage Services C-3, EN, and SOMA.** Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 31. **Employment Brokerage Services C-3 District.** Pursuant to Planning Code Section 164, the Project Sponsor shall provide employment brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with

the Planning Department documenting the project's local employment program, subject to the approval of the Planning Director.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

32. **Child Care Brokerage Services - C-3 District.** Pursuant to Planning Code Section 165, the Project Sponsor shall provide on-site child-care brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's child-care program, subject to the approval of the Planning Director.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 33. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <a href="https://www.sf-planning.org">www.sf-planning.org</a>
- 34. **Downtown Park Fee C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 35. **Jobs-Housing Linkage**. The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 36. Child-Care Requirements for Office and Hotel Development. In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 37. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <a href="https://www.sf-planning.org">www.sf-planning.org</a>
- 38. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the

requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- A. Number of Required Units. Pursuant to Planning Code Section 415.3 and the Purchase and Sale Agreement ("Agreement") executed on February 21, 2017, the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Project contains 333 units; therefore, 83 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 83 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

  For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
- B. **Unit Mix.** The Project contains **28** studios, **97** one-bedroom, **161** two-bedroom, and **47** three-bedroom units. The Project shall provide the required mix of affordable units under the amendments to the Planning Code and General Plan required to conform the Project as shown in Exhibit B to the Planning Code and General Plan. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

  For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
- C. Mixed Income Levels for Affordable Units. Pursuant to Planning Code Section 415.3 and the Purchase and Sale Agreement ("Agreement") executed on February 21, 2017 by and between the City and County of San Francisco, as Seller and Lendlease Development, Inc. or assignee, as Buyer, the Project is required to provide 25% of the proposed dwelling units as affordable to qualifying households. The Agreement provides that the required AMI levels for affordable units may be provided by this Authorization, which are described below. The Project is providing 25% pursuant to the Agreement which is above and beyond the inclusionary requirement based upon when the Environmental Evaluation was accepted. Consistent with Department practice regarding treatment of inclusionary units that are above and beyond the inclusionary requirement, those inclusionary units may be designated by the Project Sponsor at an AMI level currently utilized in the Program (80%, 105%, or 130% AMI). These additional units are subject to the monitoring and marketing requirements of the Inclusionary Program pursuant to the Procedures Manual. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- D. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted. The total residential floor area devoted to the affordable units as shown on Exhibit B meets this requirement, as the area is within the permitted 10% variation in floor area. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
- E. **Notice of Special Restrictions.** The affordable units shall be shown on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

  For information about compliance, contact the Case Planner, Planning Department at 415-558-6378,
  - www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-550, www.sf-moh.org.
- F. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twenty-five percent (25%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <a href="www.sf-planning.org">www.sf-planning.org</a> or the Mayor's Office of Housing and Community Development at 415-701-5500, <a href="www.sf-moh.org">www.sf-moh.org</a>.
- G. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

  For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
- H. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code, the Agreement, and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), except as amended by the Agreement. The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or **MOHCD** websites, including the internet at: http://sfplanning.org/Modules/ShowDocument.aspx?documentid=4451. As provided Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.
  - i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed evenly throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
  - ii. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households with a minimum of 10% of the units affordable to Low-Income households earning 80% AMI, a minimum of 5% of the units affordable to Moderate-Income households earning 105% AMI, and no more than 10% of the units affordable to Middle-Income households earning 130% AMI. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual. If the affordable units are offered for rent, the affordable unit(s) shall be rented with a minimum of 10% of the units affordable to Low-Income households earning 55% AMI, a minimum of 5% of the units affordable to Moderate-Income households earning 80% AMI, and a minimum of 10% of the units affordable to Middle-Income households earning 110% AMI.
  - iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be

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- responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, Including penalties and interest, if applicable.
- 39. **Market Octavia Affordable Housing Fee.** The Project is subject to the Market and Octavia Affordable Housing Fee, as applicable, pursuant to Planning Code Section 416. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, <a href="www.sf-planning.org">www.sf-planning.org</a>
- 40. **Market Octavia Community Improvements Fund.** The Project is subject to the Market and Octavia Community Improvements Fee, as applicable, pursuant to Planning Code Section 421. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 41. Market and Octavia Van Ness & Market Street Affordable Housing Fee. The Project is subject to the Market and Octavia Van Ness & Market Affordable Housing Fee, as applicable, pursuant to Planning Code Section 424.3.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 42. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429, unless the Project installs public art generally as described in this Motion and as required below.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 43. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.
  - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 44. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 45. **Art.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 46. **Art Residential Projects.** Pursuant to Planning Code Section 429, the Project Sponsor must provide on-site artwork, pay into the Public Artworks Fund, or fulfill the requirement with any combination of on-site artwork or fee payment as long as it equals one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder. Payment into the Public Artworks Fund is due prior to issuance of the first construction document.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

#### **MONITORING - AFTER ENTITLEMENT**

- 47. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="www.sf-planning.org">www.sf-planning.org</a>
- 48. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

49. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

#### **OPERATION**

- 50. **Eating and Drinking Uses**. As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section <u>102</u>, shall be subject to the following conditions:
  - A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.
    - For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, http://sfdpw.org.
  - B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the

premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, <u>www.sf-police.org</u>.

C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), <a href="https://www.baaqmd.gov">www.baaqmd.gov</a> and Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
  - For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <a href="http://sfdpw.org">http://sfdpw.org</a>.
- 51. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

  For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <a href="http://sfdpw.org">http://sfdpw.org</a>
- 52. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what

issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 53. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
  - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

# Draft Motion – Conditional Use Authorization, Exhibit A: Conditions of Approval

## **Planning Commission Draft Motion**

**HEARING DATE: MAY 21, 2020** 

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*Record No.*: **2017-008051CUA** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

Block/Lot: 0835/004

Project Sponsor: 30 Van Ness Development, LLC

c/o: Samidha Thakral

111 Sutter Street, 18th Floor San Francisco, CA 94104

Staff Contact: Nicholas Foster, AICP, LEED GA

nicholas.foster@sfgov.org, (415) 575-9167

Recommendation: Approval with Conditions

ADOPTING FINDINGS TO APPROVE CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.2, 249.33(b)(7) AND 303 TO ALLOW A RETAIL USE SIZE IN EXCESS OF 6,000 GROSS SQUARE FEET AS PART OF A PROJECT THAT INCLUDES THE ALTERATION OF AN EXISTING FIVE-STORY BUILDING AND THE NEW CONSTRUCTION OF A NEW 47-STORY MIXED-USE BUILDING REACHING A ROOF HEIGHT OF UP TO 520 FEET TALL (540' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 720,000 SQUARE FEET, LOCATED AT 30 VAN NESS AVENUE, LOT 004 OF ASSESSOR'S BLOCK 0835, WITHIN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND 120-400-R2//140/520-R-2 HEIGHT AND BULK DISTRICT.

#### **PREAMBLE**

On June 23, 2017, 30 Van Ness Development, LLC (hereinafter "Project Sponsor") filed an Environmental Evaluation Application for the Project, and thereafter submitted a revised Application on June 12, 2018, with the Planning Department ("Department"). The application packet was deemed accepted on July 10, 2017 and assigned Case Number 2017-008051ENV. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with the City's Hub Plan, which 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, including the project site.

On or after October 17, 2018, the Project Sponsor submitted the following applications with the Department: Downtown Project Authorization; Conditional Use Authorization; Office Allocation; Shadow Analysis; and Transportation Demand Management. The application packets were accepted on or after October 19, 2018 and assigned to Case Numbers: 2017-008051DNX; 2017-008051CUA; 2017-008051OFA; 2017-008051SHD; and 2017-008051TDM, respectively.

The Department determined that an environmental impact report ("EIR") was required. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with environmental review of the City's Hub Plan, which 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, including the Project site. On May 23, 2018, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP") for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

On July 24, 2019, the Department published the Draft Environmental Impact Report ("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 ("Commission") public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019.

The EIR contains both analysis at a "program-level" pursuant to CEQA Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the Hub Plan streetscape and street network improvements, the Project, and the individual development project at 98 Franklin Street. This EIR also evaluates the designation of portions or all of the Hub Plan area as a housing sustainability district ("HSD"), in accordance with Assembly Bill 73 (Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco ("City") to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

On July 24, 2019, 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, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on July 24, 2019.

The Historic Preservation Commission held a duly advertised hearing on said DEIR on August 8, 2018 at which the Historic Preservation Commission formulated its comments on the DEIR.

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.

The Department prepared responses to comments on environmental issues received during the 46 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 clerical errors in the DEIR. This material was presented in a responses to comments document,

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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.

The Department prepared a final EIR ("FEIR") consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, the responses to comments document, and an Errata document dated April 20, 2020, all as required by law.

On February 13, 2020, the Planning Commission adopted Resolutions 20653 through 20656 to initiate legislation entitled (1) Ordinance amending the General Plan to amend the Market and Octavia Plan, (2) Ordinance amending the Planning Code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding (1) the General Plan Amendment amending to amend the Market and Octavia Plan; and (2) the ordinance amending the Planning Code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District. At that meeting the Commission adopted Resolutions 20653 through 20656 to recommend that the Board of Supervisors approve: (1) the Ordinance amending the General Plan to amend the Market and Octavia Plan; (2) an Ordinance amending the Planning Code to update the Market and Octavia Area Plan; (3) an Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively; and (4) an Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 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. The FEIR was certified by the Commission on May 14, 2020, by adoption of Motion No. XXXXX.

On May 21, 2020, through Motion No. XXXXX, the Commission approved findings required by CEQA, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2017-008051ENX, for approval of the Project, which findings are found in Attachment C to this Motion No. XXXXX and incorporated by reference as though fully set forth herein.

On May 21, 2020, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing on and adopted Planning Commission Resolution No. XXXXX and Recreation and Park Commission Resolution No. XXXX-XXX raising the Absolute Cumulative Shadow Limit (ACL) for Civic

Center Plaza, property under the jurisdiction of the Recreation & Park Department that would be shadowed by the Project.

At the same hearing on May 21, 2020, the Recreation and Park Commission recommended that the General Manager of the Recreation & Parks Department recommend to the Planning Commission that the shadows cast by the Project on six (6) properties under the jurisdiction of the Recreation & Park Department would not be adverse to the use of these properties, and that the Planning Commission allocate to the Project allowable shadow from the absolute cumulative shadow limits for Civic Center Plaza (where such limits have been adopted) (Case No. 2017-008051SHD). As part of this recommendation, the Recreation and Park Commission adopted environmental findings in accordance with CEQA, along with a Mitigation Monitoring and Reporting program ("MMRP") for the Project (Recreation and Park Commission Resolution No. XXXXX-XXX).

The Department, Jonas P. Ionin, is the custodian of records for the Planning Department materials, located in the File for Case No. 2017-008051CUA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On May 21, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization application No. 2017-008051CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-008051CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

#### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. Project Description. The proposed project ("Project") includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately

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234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. To support the ground-floor experience, the Project includes 1,556 square feet of privately-owned public open space (POPOS), and a 5,646 gross square foot publicly-accessible ground-floor lobby, with micro retail spaces to help activate the overall ground-floor space. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units).

- 3. **Site Description and Present Use.** The Project Site ("Site") is a 38,123 square-foot irregular-shaped corner lot located on the east side of Van Ness Avenue, between Market Street and Fell Street, with 275' of frontage along Van Ness Avenue, 196' of frontage along Market Street, and 164' of frontage along Fell Street. The subject property (Lot 004 of Assessor's Block 0835) is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District. The Site is developed with a five-story commercial office building that was built in 1908. The building was remodeled in the International Style in 1960 with a reinforced-concrete frame. The existing building on the Site is not considered a historical resource pursuant to CEQA. The majority of the upper floors in the building are currently leased for office uses by government agencies or used by the property management offices, with ground floor devoted to retail uses. In 2017, the City and County of San Francisco sold the Site to Lendlease Development, Inc. The Project is subject to the terms dictated within Purchase and Sale Agreement ("Agreement") executed on February 21, 2017, by and between the City and County of San Francisco, as Seller and Lendlease Development, Inc. or assignee, as Buyer.
- 4. Surrounding Properties and Neighborhood. The Site is located within the southwestern edge of downtown in the C-3-G (Downtown Commercial, General) District. The area is characterized as an urban, mixed-use area that includes a diverse range of residential, commercial, institutional, office, and light industrial uses. Office use is prevalent located along Market Street and Van Ness Avenue, while most government and public uses are located to the north in the Civic Center. West of Franklin Street, a block from the Project Site, is an NC-3 Moderate-Scale Neighborhood Commercial District that comprises a diverse mix of residential, commercial, and institutional uses. South of Market Street, and west of 12th Street, are the WSOMA Mixed Use, General and Production, Distribution and Repair (PDR) Districts. Further, the Site occupies a central and prominent position at the intersection of Market Street and Van Ness Avenue, two of the City's widest and most recognizable thoroughfares. As such, the Site is uniquely positioned at one of the most important transit nodes within the city: rail service is provided underground at the Van Ness Muni Metro Station as well as via historic streetcars that travel along Market Street while Bus service is provided on both Van Ness Avenue and Market Street.

- 5. **Public Outreach and Comments.** The Project Sponsor has conducted community outreach to stakeholders that includes local community groups. To date, the Department has received several support letters from various organizations and businesses, including but not limited to: Bo's Flowers; Civic Center Community Benefit District; Corridor Restaurant; International Association of Sheet Metal, Air, Rail and Transportation Workers (Sheet Metal Workers' Local Union No. 104); Intersection for the Arts; United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (Local Union No. 38); Sprinkler Fitters and Apprentices (Local No. Union 483); San Francisco Bicycle Coalition; United Brotherhood of Carpenters and Joiners of America (Local Union No. 22); and Walk San Francisco.
- 6. **Planning Code Compliance.** The Planning Code Compliance as set forth in Downtown Project Authorization Motion No. XXXXX apply to this Conditional Use Authorization Motion, and are incorporated as though fully set forth herein.
- 7. **Planning Code Section 303(c).** The Planning Code establishes criteria for the Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
  - **A.** The Proposed use or feature, at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project includes a total of four (4) retail spaces, three (3) of which are located on the ground floor and each less than 6,000 gross square feet (gsf) in size, totaling approximately 20,919 gsf. The Project also includes an approximately 14,769 gsf space located on the second floor devoted to retail uses. As the level 2 retail space would exceed the use size limit of 6,000 gross square feet prescribed by the Market and Octavia Area Plan Amendment (Section 249.33(b)(7), the Project therefore requires Conditional Use Authorization.

The proposed retail use is necessary and desirable for, and compatible with the neighborhood, as it will add pedestrian activity and employment opportunities in excess of that created by the proposed office and residential uses at the building. In addition, it will add a retail use to a neighborhood that generally lacks such uses. The neighborhood currently has a few retail uses that are larger than 6,000 square feet in size, including the Walgreens that is on the ground floor of the existing building located at the Site, but is characterized by a lack of retail spaces in general, given that the existing 1 South Van Ness and 10 South Van Ness do not have retail spaces.

If the proposed use exceeds the Non-Residential Use Size limitations for the district in which the use is located, the following shall be considered:

i. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-servicing uses in the area.

The proposed retail use would not foreclose the location of other needed neighborhood servicing uses in the area. To the contrary, providing new retail spaces where they currently do not exist will enliven the neighborhood and provide new employment opportunities. The amendment to the Market and Octavia Plan will include multiple new developments which will include additional neighborhood serving uses.

ii. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The retail space is intended to potentially accommodate a retail entertainment use, the viability of which is dependent on having a space larger than 6,000 square feet in size. The goal of the amendment to the Market and Octavia Plan is the creation of a vibrant new mixed-use neighborhood with a variety of retail uses.

iii. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project will respect the scale of development in this district. The Project has been thoughtfully designed, with discrete physical and architectural elements defining the office podium and residential tower. The tower of the building is set back significantly from the building's base, and has its own unique architectural expression, to differentiate the tower from the building's podium. The height of the base will correspond to the proposed building heights at the other corners of Market Street and Van Ness Avenue.

- **B.** The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
  - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity. The retail use will be located within the interior of the building on the second floor, and its size and arrangement will be consistent with nearby buildings. The Project will be constructed in scale to surrounding area in keeping with the goals of the amendment to the Market and Octavia Plan.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Based on the transportation study and analysis undertaken as for the environmental review of the Project, the Project meets the City's map-based screening for residential, office, and retail projects (i.e., the project site is within an area of the city where the existing vehicle miles travelled ("VMT") is more than 15 percent below the regional VMT thresholds identified in the Metropolitan Transportation Commission for Plan Bay Area 2040). Further the Project includes the reconstruction and widening of sidewalk areas, the removal of on-street vehicular parking, and onstreet commercial and passenger loading zones. Taken together the lack of VMT as well as the increase street improvements will improve, not harm, the health, safety, convivence and general welfare of the area.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project does not propose any uses or materials that would present unusual emissions, noise, glare, dust or odor. The Project Sponsor will work closely with the Planning Department to minimize the potential for any such negative effects. During construction, the Project will be subject to the following mitigation measures (contained within the "MMRP") to limit noise, dust, and odor: M-NOI-1a: Construction Noise Control Plan for Projects Within 250 Feet of a Noise-Sensitive Land Use; M-NOI-3a: Project Adjacent Potentially Susceptible Structures from Construction-Generated Vibration; M-AQ-4a: Construction Emissions Analysis for Projects Above Screening Levels or That Exceed Criteria Air Pollutant Significance Thresholds; and M-AQ-5c: Best Available Control Technology for Projects with Diesel Generators and Fire Pumps. Such mitigation measures will reduce any noise, dust, and odor to less than significant levels.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project would make improvements to the surround streetscape, include the construction of privately-owned public space, and increasing transparency on all sides of the building. Together with the proposed retail use, they will result in a high-quality building providing an attractive, safe and comfortable environment for pedestrians and patrons.

**C.** Such use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

On balance, the Project complies with the various provisions of the San Francisco Planning Code, as amended by the Market and Octavia Plan Update, and is consistent with, and will not adversely affect the General Plan. The Project conforms to multiple goals and policies of the General Plan, as described in further detail in the Downtown Project Authorization, Motion No. XXXXX.

**D.** Such use or feature as proposed would provide development that is in conformity with the purpose of the applicable Use District.

This vision for the "Hub", which was a key sub-area of the Market and Octavia Area Plan, is a vibrant new mixed-use neighborhood with several thousand new housing units and a transformation of the streets and open spaces to support the new population. The Project helps support this vision through the creation of a mixed-use development that maximizes residential density while providing non-residential uses on the lower floors of the proposed development. Specifically, the Project would conform to the goals and objectives of the Van Ness and Market Downtown Residential Special Use District (SUD) by balancing a diverse offering of non-residential uses on the ground and second floors. The ground floor would contain a single, smaller retail space (under 6,000 gross square feet), two microretail locations, publicly-accessible open space, while a larger commercial retail space (greater than 6,000 gross square feet) would be located above the ground floor on level two.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Market and Octavia Area Plan, the Downtown Area Plan, and the General Plan for the reasons set forth in the findings in the Downtown Project Authorization, Motion No. XXXXX, which are incorporated by reference as though fully set forth herein.
- 9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies for the reasons set forth in the findings in the Downtown Project Authorization, Motion No. XXXXX, which are incorporated by reference as though fully set forth herein.
- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

### **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-008051CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth. The Planning Commission hereby adopts the MMRP attached hereto as "EXHIBIT C" and incorporated herein as part of this Motion by this reference thereto.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 21, 2020.

Jonas P. Ionin
Commission Secretary
AYES:

NAYS:

Draft Motion May 21, 2020 Record No. 2017-008051CUA 30 Van Ness Avenue

ABSENT:

ADOPTED: May 21, 2020

### **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a **Conditional Use Authorization** to permit a retail use exceeding 6,000 gross square feet in size relating to a Project that would allow for the construction of mixed-use building up to 520-feet tall (540 feet inclusive of rooftop mechanical features) with a total gross floor area of approximately 720,000 gross square feet, including 333 dwelling units, approximately 234,000 gross square feet of office use, and approximately 21,000 gross square feet of retail uses located at 30 Van Ness Avenue, within Assessor's Block 0835, Lot 004, pursuant to Planning Code Sections 136, 148, 210.2, 249.33, 263.19, and 309 within the C-3-G (Downtown General Commercial) Zoning District and 120/400-R-2 // 140/520-R-2 Height and Bulk District, in general conformance with plans, dated **May 6, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-008051CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 21, 2020** under Motion No **XXXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **COMPLIANCE WITH OTHER REQUIREMENTS**

The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2017-008051DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. XXXXX, Case No. 2017-008051DNX apply to this Motion, and are incorporated herein as though fully set forth.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 21, 2020** under Motion No **XXXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys

no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

# Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. Additional Project Authorization. The Project Sponsor must obtain approval of an Ordinance amending the General Plan to amend the Market and Octavia Plan; an Ordinance amending the Planning Code to update the Market and Octavia Area Plan; and an Ordinance amending the Zoning Map to change the height and bulk classifications on the Project site. The Project Sponsor must also obtain Downtown Project Authorization, pursuant to Section 309; an office allocation, pursuant to Section 321; adoption of shadow findings, pursuant to Section 295; and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

# Draft Motion – Office Development Allocation, Exhibit A: Conditions of Approval

## **Planning Commission Draft Motion**

**HEARING DATE: MAY 21, 2020** 

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: **415.558.6377** 

*Record No.*: **2017-008051OFA** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

Block/Lot: 0835/004

Project Sponsor: 30 Van Ness Development, LLC

c/o: Samidha Thakral

111 Sutter Street, 18th Floor San Francisco, CA 94104

Staff Contact: Nicholas Foster, AICP, LEED GA

nicholas.foster@sfgov.org, (415) 575-9167

Recommendation: Approval with Conditions

ADOPTING FINDINGS RELATED TO THE ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2019-2020 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 320 THROUGH 325 THAT WOULD AUTHORIZE UP TO 49,999 GROSS SQUARE FEET OF GENERAL OFFICE USE AS PART OF A PROJECT THAT INCLUDES THE ALTERATION OF AN EXISTING FIVE-STORY BUILDING AND THE NEW CONSTRUCTION OF A NEW 47-STORY MIXED-USE BUILDING REACHING A ROOF HEIGHT OF UP TO 520 FEET TALL (540' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 720,000 SQUARE FEET, LOCATED AT 30 VAN NESS AVENUE, LOT 004 OF ASSESSOR'S BLOCK 0835, WITHIN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND 120-400-R2//140/520-R-2 HEIGHT AND BULK DISTRICT.

### **PREAMBLE**

On June 23, 2017, 30 Van Ness Development, LLC (hereinafter "Project Sponsor") filed an Environmental Evaluation Application for the Project, and thereafter submitted a revised Application on June 12, 2018, with the Planning Department ("Department"). The application packet was deemed accepted on July 10, 2017 and assigned Case Number 2017-008051ENV. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with the City's Hub Plan, which 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, including the project site.

On or after October 17, 2018, the Project Sponsor submitted the following applications with the Department: Downtown Project Authorization; Conditional Use Authorization; Office Allocation; Shadow Analysis; and Transportation Demand Management. The application packets were accepted

on or after October 19, 2018 and assigned to Case Numbers: 2017-008051DNX; 2017-008051CUA; 2017-008051OFA; 2017-008051SHD; and 2017-008051TDM, respectively.

The Department determined that an environmental impact report ("EIR") was required. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with environmental review of the City's Hub Plan, which 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, including the Project site. On May 23, 2018, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP") for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

On July 24, 2019, the Department published the Draft Environmental Impact Report ("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 ("Commission") public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019.

The EIR contains both analysis at a "program-level" pursuant to CEQA Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the Hub Plan streetscape and street network improvements, the Project, and the individual development project at 98 Franklin Street. This EIR also evaluates the designation of portions or all of the Hub Plan area as a housing sustainability district ("HSD"), in accordance with Assembly Bill 73 (Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco ("City") to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

On July 24, 2019, 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, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on July 24, 2019.

The Historic Preservation Commission held a duly advertised hearing on said DEIR on August 8, 2018 at which the Historic Preservation Commission formulated its comments on the DEIR.

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.

The Department prepared responses to comments on environmental issues received during the 46 day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments

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received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR. This material was presented in a responses to comments 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.

The Department prepared a final EIR ("FEIR") consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, the responses to comments document, and an Errata document dated April 20, 2020, all as required by law.

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On May 21, 2020, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing on and adopted Planning Commission Resolution No. XXXXX and Recreation and Park

Commission Resolution No. XXXX-XXX raising the Absolute Cumulative Shadow Limit (ACL) for Civic Center Plaza, property under the jurisdiction of the Recreation & Park Department that would be shadowed by the Project.

At the same hearing on May 21, 2020, the Recreation and Park Commission recommended that the General Manager of the Recreation & Parks Department recommend to the Planning Commission that the shadows cast by the Project on six (6) properties under the jurisdiction of the Recreation & Park Department would not be adverse to the use of these properties, and that the Planning Commission allocate to the Project allowable shadow from the absolute cumulative shadow limits for Civic Center Plaza (where such limits have been adopted) (Case No. 2017-008051SHD). As part of this recommendation, the Recreation and Park Commission adopted environmental findings in accordance with CEQA, along with a Mitigation Monitoring and Reporting program ("MMRP") for the Project (Recreation and Park Commission Resolution No. XXXX-XXX).

The Department, Jonas P. Ionin, is the custodian of records for the Planning Department materials, located in the File for Case No. 2017-008051OFA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On May 21, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation application No. 2017-0080510FA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Office Allocation as requested in Application No. 2017-008051OFA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. **Project Description.** The proposed project ("Project") includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use

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(333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three below-grade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. To support the ground-floor experience, the Project includes 1,556 square feet of privately-owned public open space (POPOS), and a 5,646 gross square foot publicly-accessible ground-floor lobby, with micro retail spaces to help activate the overall ground-floor space. The Project would contain a mix of 28 studio units, 97 one-bedroom units, 161 two-bedroom units, and 47 three-bedroom units, with 25 percent (or 83 dwelling units) provided as on-site affordable dwelling units (also known as "Below Market Rate" units).

- 3. **Site Description and Present Use.** The Project Site ("Site") is a 38,123 square-foot irregular-shaped corner lot located on the east side of Van Ness Avenue, between Market Street and Fell Street, with 275' of frontage along Van Ness Avenue, 196' of frontage along Market Street, and 164' of frontage along Fell Street. The subject property (Lot 004 of Assessor's Block 0835) is located within the C-3-G (Downtown General Commercial) Zoning District, the 120/400-R-2//140/520-R-2 Height and Bulk District, and the Van Ness & Market Residential Special Use District. The Site is developed with a five-story commercial office building that was built in 1908. The building was remodeled in the International Style in 1960 with a reinforced-concrete frame. The existing building on the Site is not considered a historical resource pursuant to CEQA. The majority of the upper floors in the building are currently leased for office uses by government agencies or used by the property management offices, with ground floor devoted to retail uses. In 2017, the City and County of San Francisco sold the Site to Lendlease Development, Inc. The Project is subject to the terms dictated within Purchase and Sale Agreement ("Agreement") executed on February 21, 2017, by and between the City and County of San Francisco, as Seller and Lendlease Development, Inc. or assignee, as Buyer.
- 4. Surrounding Properties and Neighborhood. The Site is located within the southwestern edge of downtown in the C-3-G (Downtown Commercial, General) District. The area is characterized as an urban, mixed-use area that includes a diverse range of residential, commercial, institutional, office, and light industrial uses. Office use is prevalent located along Market Street and Van Ness Avenue, while most government and public uses are located to the north in the Civic Center. West of Franklin Street, a block from the Project Site, is an NC-3 Moderate-Scale Neighborhood Commercial District that comprises a diverse mix of residential, commercial, and institutional uses. South of Market Street, and west of 12th Street, are the WSOMA Mixed Use, General and Production, Distribution and Repair (PDR) Districts. Further, the Site occupies a central and prominent position at the intersection of Market Street and Van Ness Avenue, two of the City's widest and most recognizable thoroughfares. As such, the Site is uniquely positioned at one of the most important transit nodes within the city: rail service is provided underground at the Van Ness Muni Metro Station as well as via historic streetcars that travel along Market Street while Bus service is provided on both Van Ness Avenue and Market Street.

- 5. **Public Outreach and Comments.** The Project Sponsor has conducted community outreach to stakeholders that includes local community groups. To date, the Department has received several support letters from various organizations and businesses, including but not limited to: Bo's Flowers; Civic Center Community Benefit District; Corridor Restaurant; International Association of Sheet Metal, Air, Rail and Transportation Workers (Sheet Metal Workers' Local Union No. 104); Intersection for the Arts; United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry (Local Union No. 38); Sprinkler Fitters and Apprentices (Local No. Union 483); San Francisco Bicycle Coalition; United Brotherhood of Carpenters and Joiners of America (Local Union No. 22); and Walk San Francisco.
- Planning Code Compliance. The Planning Code Compliance as set forth in Downtown Project
  Authorization Motion No. XXXXX apply to this Office Allocation Motion, and are incorporated as
  though fully set forth herein.
- 7. **Office Development Authorization (Section 321).** The Planning Code establishes standards for San Francisco's Office Development Annual Limit. In determining which office developments best promote the public welfare, convenience and necessity, the Commission shall consider:
  - **A.** Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services, on the other.

As of December 20, 2019, there exists 902,621 gross square feet (gsf) of office development allocations available for "Small Allocation Projects" (projects with less than 50,000 gsf) under the Office Allocation Program (Section 321). That amount does not reflect the 532,986 gsf that has been "pre-allocated" for "pending projects" for which the Planning Department has a current Office Allocation Application onfile. The Project is included within the pending projects group and seeks an allocation of up to 49,999 gross square feet, or, approximately 9 percent of the pending projects group. If the Project is approved, 369,635 gross square feet of space will remain in pending projects group for Small Allocation Projects.

The Project will support balancing economic growth with housing, transportation and public services through its location, its inclusion of a mix of residential (new construction) and office use (a net increase of approximately 50,000 gross square feet), and a range of public and private amenities that support both workers' and residents' needs.

The Project is positioned at a transit-rich location at the intersection of two of the city's major transportation corridors. Market Street functions as a Muni and BART spine, and the Van Ness corridor is currently being redeveloped as a bus-rapid-transit corridor. In addition, Market Street is a significant bicycle-commute corridor linking the city's downtown core with residential neighborhoods to the west, and the street is understudy for a raft of significant pedestrian improvements, including sidewalk widening. New office at this location is well positioned to benefit from this existing

infrastructure—particularly allowing and encouraging users to leverage active transportation modes such as walking and bicycling, and avoiding over-burdening existing infrastructure.

*In addition to a modest expansion of existing office uses, the project includes a significant amount of* new housing. The project would provide 25% on-site below-market-rate units or 33% off-site belowmarket-rate units, and is consistent with the Hub's plan goals of creating new housing, especially affordable housing. This will support and ensure a continuing jobs-housing balance in the city.

The Project will also include a range of public and private amenities, including new residential open space and privately-owned, publicly-accessible open space (POPOS) at the ground floor. This open space will augment and complement existing public open spaces in the neighborhood, ensuring that public amenities are not overburdened by new residents and office workers.

In summary, the Project provides a thoughtful and balanced response to the city's needs for economic growth and housing, transportation, and public services.

**B.** The contribution of the office development to, and its effects on, the objectives and policies of the General Plan.

The Project would support the furtherance of several objectives and policies of the City's General Plan. Further, the Project broadly supports the vision for "The Hub" as a vibrant, new mixed-use neighborhood. One of the overarching goals of the Market Octavia Plan Amendment is to concentrate additional growth where it is most responsible and productive to do so—maximizing residential density and jobs near public transit service.

**C.** The quality of the design of the proposed office development.

The Project is designed to contribute an elegant, iconic, and complementary massing to the skyline as shaped by the cluster of new high-rises in the Hub, as well as define a compelling new civic space at the street level. The residential tower is expressed as an elegant form rising directly from the street level, while its architectural expression creates a relationship with Hayes Valley. The office podium massing responds to the scale and context of structures in the surroundings. At the ground level, the building would welcome the public to interact with and activate both the interior and exterior spaces. The ground floor greets Market and Van Ness with a series of transitional and informal spaces, welcoming passersby and visitors at one of the city's busiest and most important commercial and civic intersections.

- **D.** The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;
  - i. Use.

The proposed office development is an expansion of an existing office use at this location. The Project is being proposed alongside the larger rezoning of the area, which envisions the neighborhood as a higher density node along the Market Street spine, and an extension of downtown San Francisco. The Site is currently zoned C-3-G (Downtown General Commercial), and will continue to be zoned C-3-G under the rezoning—a designation that permits and is consistent with "retail, offices, hotels, entertainment, clubs and institutions, and high-density residential."

In addition, while a number of nearby projects are largely residential, the project's mix of uses and inclusion of office will contribute to increased activity and activation at this busy intersection, supporting the vibrancy of the new neighborhood envisioned by the proposed area plan.

### ii. Transit Accessibility.

The Project is located in one of the most transit-rich environs in the city and would therefore promote rather than impede the use of MUNI transit service. Future residents and employees of the Project could access both the existing MUNI rail and bus services. This unrivaled proximity to public transit affords the Project the optimal location to produce sustainable, desirable office space to meet the city's long-term needs. Therefore, the Site is a highly appropriate location for an expansion of office uses.

### iii. Open Space Accessibility.

The Project adds a significant amount of publicly-accessible open space that will be not only an amenity to office tenants and the public, but significantly enhance pedestrian and bicycle circulation in the immediate area.

The Project includes 1,556 square feet of privately-owned public open space (POPOS). The Project would provide exterior POPOS on the ground floor wrapping the corner of Market Street and Van Ness Avenue, located immediately adjacent the primary building entrances along Market Street and Van Ness Avenue. The conceptional programming for the POPOS includes a balance of hard and softscape materials, designed and arranged in a manner to create an inviting experience for both users of the building and members of the general public alike, creating a seamless transition between exterior and interior environs.

### iv. Urban Design.

The Project will provide an important contribution to San Francisco's urban form. The design of the tower includes a prominent diagonal shape, upsloping from north to south, creating a significant tapering of the upper five floors of the tower. The result is a creative and elegant upper tower form that is visually disparate from any nearby towers, including the unrelieved massing of 100 Van Ness Avenue, located immediately north of the Site. The design of the podium massing

responds to the scale and context of structures in the surroundings. At the ground level, the building welcomes the public to interact with and activate the space. The ground floor greets Market and Van Ness with a series of transitional and informal spaces, welcoming passersby and visitors at one of the city's busiest and most important commercial and civic intersections.

v. Seismic Safety.

The Project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection

- **E.** The anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses;
  - i. Anticipated Employment Opportunities.

The office space proposed as part of this Project is being designed in anticipation of existing and future market demand for office space. Characteristics of such space include: 1) high transit accessibility, 2) large floorplates, and 3) access to neighborhood retail and cultural amenities. These traits are increasingly vital to office space, as companies look to attract and retain their employee base.

Office space is extremely constrained in the city, especially large-block office space in the downtown core. The expansion of office space at the Site would extend the existing supply and create larger-footprint office spaces for midsized or growing companies that need a singular location. Therefore, the Project would augment the Mid-Market office submarket, potentially creating opportunities for companies that increasingly look to create neighborhood clusters of office locations.

ii. Needs of Existing Businesses.

The Project will supply office space within the Mid-Market area, which permits office use within C-3-G Zoning District. The Project will provide office space with high ceilings and large floor plates, which are characteristics desired by emerging technology businesses. This building type offers flexibility for new businesses to further grow in the future. In addition, the Project would include approximately 21,000 gross square feet new retail use on the ground and second, which would complement other residential and non-residential uses within subject building, but help to active the Site's three street frontages

iii. Availability of Space for Anticipated Uses.

Demand for new office space has increased rapidly in the past few years. In particular shortage are large blocks of office space over 50,000 sf. In providing such large-block space, as well as the flexibility to accommodate smaller users as well, the Project will serve to address the needs of a broad variety of potential tenants and the City over the long term. Further, large, open floor plates are among the most important features in today's office market, and the Project will help meet this demand with large floorplate and flexible office space that is suitable for a variety of office uses and sizes.

**F.** The extent to which the proposed development will be owned or occupied by a single entity.

At this stage the Project Sponsor has not identified particular tenants or an overall ownership structure. The office floor area could be leased to a single entity, or to multiple entities.

**G.** The use, if any, of TDR by the project sponsor.

In lieu of using TDR, the Project shall be required to pay the Van Ness and Market Affordable Housing and Neighborhood Infrastructure Fee for all floor area above the base FAR limit of 6:1.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan, the Downtown Area Plan, and the Market and Octavia Plan Area Plan for the reasons set forth in the findings in the Downtown Project Authorization, Motion No. XXXXX, which are incorporated by reference as though fully set forth herein.
- 9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies for the reasons set forth in the findings in the Downtown Project Authorization, Motion No. XXXXX, which are incorporated by reference as though fully set forth herein.
- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 11. The Commission hereby finds that approval of the Office Development Authorization would promote the health, safety and welfare of the City.

### **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2017-0080510FA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth. The Planning Commission hereby adopts the MMRP attached hereto as "EXHIBIT C" and incorporated herein as part of this Motion by this reference thereto.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Office Development Allocation to the Board of Supervisors within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Room 304, San Francisco, CA.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 21, 2020.

Jonas P. Ionin Commission Secretary
·
AYES:

NAYS:

Draft Motion May 21, 2020

Record No. 2017-0080510FA 30 Van Ness Avenue

ABSENT:

ADOPTED: May 21, 2020

### **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for an **Office Development Allocation** authorizing up to 49,999 square feet of general office space under the 2019-2020 Annual Office Development Limitation Program, pursuant to Planning Code Sections 320 through 325 in connection with a Project that would allow for the construction of mixeduse building up to 520-feet tall (540 feet inclusive of rooftop mechanical features) with a total gross floor area of approximately 720,000 gross square feet, including 333 dwelling units, approximately 234,000 gross square feet of office use, and approximately 21,000 gross square feet of retail uses located at 30 Van Ness Avenue, within Assessor's Block 0835, Lot 004, pursuant to Planning Code Sections 136, 148, 210.2, 249.33, 263.19, and 309 within the C-3-G (Downtown General Commercial) Zoning District and 120/400-R-2 // 140/520-R-2 Height and Bulk District, in general conformance with plans, dated **May 6, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-0080510FA** and subject to conditions of approval reviewed and approved by the Commission on **May 21, 2020** under Motion No **XXXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### COMPLIANCE WITH OTHER REQUIREMENTS

The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2017-008051DNX (Downtown Project Authorization, pursuant to Planning Code Section 309) and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. XXXXX, Case No. 2017-008051DNX apply to this Motion, and are incorporated herein as though fully set forth.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 21, 2020** under Motion No **XXXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **SEVERABILITY**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not

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affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

# Conditions of Approval, Compliance, Monitoring, and Reporting Performance

- Development Timeline Office. Pursuant to Planning Code Section 321(d) (2), construction of the
  office development project shall commence within 18 months of the effective date of this Motion.
  Failure to begin work within that period or to carry out the development diligently thereafter to
  completion, shall be grounds to revoke approval of the office development under this office
  development authorization.
  - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>
- 2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).
  - For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org
- 3. Additional Project Authorization. The Project Sponsor must obtain approval of an Ordinance amending the General Plan to amend the Market and Octavia Plan; an Ordinance amending the Planning Code to update the Market and Octavia Area Plan; and an Ordinance amending the Zoning Map to change the height and bulk classifications on the Project site. The Project Sponsor must also obtain Downtown Project Authorization, pursuant to Section 309; Conditional Use Authorization, pursuant to Section 303; and adoption of shadow findings, pursuant to Section 295, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <a href="https://www.sf-planning.org">www.sf-planning.org</a>

Draft Motion – CEQA Findings (Attachment A)

## **Planning Commission Draft Motion**

**HEARING DATE: MAY 21, 2020** 

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

Reception:

415.558.6378

Fax:

**415.558.6409**Planning

Information: **415.558.6377** 

*Record No.:* **2017-008051ENV** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

Block/Lot: 0835/004

Project Sponsor: 30 Van Ness Development, LLC

c/o: Samidha Thakral

111 Sutter Street, 18th Floor San Francisco, CA 94104

Property Owner: 30 Van Ness Development, LLC

111 Sutter Street, 18th Floor San Francisco, CA 94104

Staff Contact: Nicholas Foster, AICP, LEED GA

nicholas.foster@sfgov.org, (415) 575-9167

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PROJECT ("PROJECT"), LOCATED AT 30 VAN NESS AVENUE, ON LOT 004 OF ASSESSOR'S BLOCK 0835.

### **PREAMBLE**

On June 23, 2017, 30 Van Ness Development, LLC ("Project Sponsor") submitted an Environmental Evaluation Application with the Planning Department ("Department"), and thereafter submitted a revised Application on June 12, 2018. The application packet was deemed accepted on July 10, 2017 and assigned Case Number 2017-008051ENV. The Department is the Lead Agency responsible for the implementation of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq., ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

On or after October 17, 2018, the Project Sponsor submitted the following applications with the Department: Downtown Project Authorization; Conditional Use Authorization; Office Allocation; Shadow Analysis; and Transportation Demand Management to facilitate the alteration of the existing 5-story commercial office building and construction of a 47-story, up to 520 foot tall building (plus an additional 20 feet for rooftop mechanical features) with ground-floor retail space, 8 floors of office space, and approximately 33

floors of residential space with up to 610 residential units located on a 38,100 square-foot lot (the "Project"). The application packets were accepted on or after October 19, 2018 and assigned to Case Numbers: 2017-008051DNX; 2017-008051CUA; 2017-008051OFA; 2017-008051SHD; and 2017-008051TDM, respectively.

The Department determined that an environmental impact report ("EIR") was required. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with environmental review of the City's Hub Plan, which 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, including the Project site. On May 23, 2018, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP") for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

On July 24, 2019, the Department published the Draft Environmental Impact Report ("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 ("Commission") public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019.

The EIR contains both analysis at a "program-level" pursuant to CEQA Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the Hub Plan streetscape and street network improvements, the Project, and the individual development project at 98 Franklin Street. This EIR also evaluates the designation of portions or all of the Hub Plan area as a housing sustainability district ("HSD"), in accordance with Assembly Bill 73 (Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco ("City") to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

On July 24, 2019, 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, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on July 24, 2019.

The Historic Preservation Commission held a duly advertised hearing on said DEIR on August 8, 2018 at which the Historic Preservation Commission formulated its comments on the DEIR.

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.

The Department prepared responses to comments on environmental issues received during the 46 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 clerical errors in the DEIR. This material was presented in a responses to comments 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.

The Department prepared a final EIR ("FEIR") consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, the responses to comments document, and an Errata document dated April 20, 2020, all as required by law.

On February 13, 2020, the Planning Commission adopted Resolutions 20653 through 20656 to initiate legislation entitled (1) Ordinance amending the General Plan to amend the Market and Octavia Plan, (2) Ordinance amending the planning code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding (1) the General Plan Amendment to amend the Market and Octavia Plan; (2) the ordinance amending the Planning Code to update the Market and Octavia Area Plan; (3) the Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively; (4) the Ordinance amending the Business and Tax Regulations and Planning Code to create the Hub Housing Sustainability District; and (5) an Implementation Program, consisting of the Market and Octavia Area Plan: Hub Public Benefits Document and the Market and Octavia Community Improvements Program. At that meeting the Commission adopted Resolutions XXXXX through XXXXX to recommend that the Board of Supervisors approve these five items.

On May 14, 2020, the Commission reviewed and considered the information contained in the FEIR and found 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, which findings are incorporated by reference as though fully set forth herein. The FEIR was certified by the Commission on May 14, 2020, by adoption of Motion No. XXXXX.

On May 14, 2020, through Motion No. XXXXX, the Commission approved findings required by CEQA, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case Nos. 2015-000940ENV, 2017-008051ENV, and 2016-014802ENV, for approval of the Hub Plan ("Hub Plan CEQA Findings"), which findings are found in Attachment C to this Motion No. XXXXX and incorporated by reference as though fully set forth herein.

On May 21, 2020, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing on and adopted Planning Commission Resolution No. XXXXX and Recreation and Park Commission Resolution No. XXXX-XXX raising the Absolute Cumulative Shadow Limit ("ACL") for Civic Center Plaza, property under the jurisdiction of the Recreation and Parks Department that would be shadowed by the Project.

At the same hearing on May 21, 2020, the Recreation and Park Commission recommended that the General Manager of the Recreation and Parks Department recommend to the Planning Commission that the shadows cast by the Project on six (6) properties under the jurisdiction of the Recreation and Parks Department would not be adverse to the use of these properties, and that the Planning Commission allocate to the Project allowable shadow from the absolute cumulative shadow limits for Civic Center Plaza (where such limits have been adopted) (Case No. 2017-008051SHD). As part of this recommendation, the Recreation and Park Commission adopted environmental findings in accordance with CEQA, along with a Mitigation Monitoring and Reporting program for the Project (Recreation and Park Commission Resolution No. XXXX-XXX).

On May 21, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case Nos. 2017-008051DNX, 2017-008051CUA, 2017-008051OFA, 2017-008051SHD, and 2017-008051ENV to consider the various approvals for the Project. including the Downtown Project Authorization, the Conditional Use Authorization, the Office Allocation. At that meeting the Commission adopted Resolutions XXXXX through XXXXX to approve the Project. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Project, Department staff, expert consultants, and other interested parties.

The Department, Jonas P. Ionin, is the custodian of records for the Planning Department materials, located in the File for Case No. 2017-008051ENV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

The Department prepared the California Environmental Quality Act Findings, attached to this Motion as Attachment A and incorporated fully by this reference, regarding the alternatives, mitigation measures, improvement measures, environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, and the proposed MMRP attached as Attachment B and incorporated fully by this reference, which includes both mitigation measures and improvement measures. The Commission has reviewed the entire record, including Attachments A and B, which material was also made available to the public.

**MOVED**, that the Planning Commission hereby adopts findings under CEQA, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, as further set forth in Attachment A hereto, and adopts the mitigation measures set forth for the Project in the MMRP attached as Attachment B, based on the findings attached to this Motion as Attachment A, as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the Commission ADOPTED the foregoing Motion at its regular meeting on May 21, 2020.

Jonas P. Ionin Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 21, 2020

### **ATTACHMENT A**

### 30 VAN NESS AVENUE MIXED-USE PROJECT

California Environmental Quality Act findings:

# FINDINGS OF FACT, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND STATEMENT OF OVERRIDING CONSIDERATIONS

### SAN FRANCISCO PLANNING COMMISSION

May 21, 2020

### **PREAMBLE**

In determining to approve the Project described in Section I, Project Description below, the San Francisco Planning Commission ("Commission") makes and adopts the following findings of fact and decisions regarding the significant and unavoidable impacts of the Project, and mitigation measures and alternatives, and adopts the statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the Approval Actions described in Section I.D., below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified prior to adopting these CEQA findings. These findings are also separate and apart from, and incorporate by reference, the CEQA findings previously adopted by the Commission in support of its approval of the Hub Plan, Hub Housing Sustainability District, and related streetscape and street network improvements.

These findings are organized as follows:

- **Section I** provides a description of the proposed project at 30 Van Ness Avenue (hereinafter, the "Project"), the environmental review process for the Project, the City approval actions to be taken, and the location and custodian of the record.
- Section II identifies the Project's less-than-significant impacts that do not require mitigation.
- **Section III** identifies potentially significant impacts that can be avoided or reduced to less-thansignificant levels through mitigation and describes the disposition of the mitigation measures.

- Section IV identifies significant project-specific or cumulative impacts that would not be
  eliminated or reduced to a less-than-significant level, and describes any applicable mitigation
  measures as well as the disposition of the mitigation measures.
- Section V evaluates the different Project alternatives and the economic, legal, social, technological, and other considerations that support approval of the Project and the rejection of the alternatives, or elements thereof.
- Section VI presents a statement of overriding considerations pursuant to CEQA Guidelines Section 15093 that sets forth specific reasons in support of the Commission's actions and its rejection of the alternatives not incorporated into the Project.

The Mitigation Monitoring and Reporting Program ("MMRP") for the mitigation measures that have been proposed for adoption is attached with these findings as **Attachment B** to Planning Commission Motion No. \_\_\_\_\_\_. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce or avoid a significant adverse impact. Attachment B also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in Attachment B.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report (Draft EIR) or Responses to Comments Document (RTC) are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

### SECTION I. Project Description and Procedural Background

#### A. The Hub Plan

The project sponsor for the Hub Plan and the Hub HSD, the San Francisco Planning Department (department), proposes to implement the Hub Plan, which 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 Hub Plan would encourage housing and safer and more walkable streets, as well as welcoming and active public spaces and increased transportation options by changing current zoning controls applicable to the area and implementing public realm improvements. In addition, the department proposes the designation of all or portions of the Hub Plan area as an HSD to allow the City of San Francisco (City) to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements.

The Hub Plan would change current zoning controls in the Hub Plan 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. Under the proposed zoning, there would be two zoning districts, Downtown General Commercial (C-3-G) and Public (P), and the Van Ness and Market Downtown Residential Special Use District ("SUD") (Planning Code

Section 249.33) would be expanded to encompass the entire Hub Plan area. A portion of the Veterans Commons SUD (Planning Code Section 249.46) would be changed to the Van Ness and Market Downtown Residential SUD. All sites in the Hub Plan area would continue to be zoned for residential and active commercial uses on the ground floor. In addition, the existing prohibition on certain nonresidential uses above the fourth floor would be eliminated. Further, the SUD residential-to-nonresidential ratio would increase to three square feet of residential use for every one square foot of nonresidential land use (i.e., a 3:1 ratio), with arts, institutional, replacement office, and public uses exempt from this requirement. In addition, requirements for micro retail would encourage a mix of retail sizes and uses and decrease off-street vehicular parking capacity within the Hub Plan area, a transit-rich location, by reducing the currently permitted off-street vehicular parking maximums. The Hub Plan also calls for public-realm improvements to streets and alleys within and adjacent to the Hub Plan area, such as sidewalk widening, streetlight upgrades, median realignment, road and vehicular parking reconfiguration, tree planting, the elimination of one segment of travel on Duboce Avenue, and the addition of bulb-outs.

The Hub Plan seeks to increase the space available for housing through changes to the planning code and zoning map to allow the development of a taller, larger, denser, and more diverse array of buildings and heights on select parcels within the Hub Plan area. The proposed zoning under the Hub Plan would allow for additional height at the two major intersections at Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue, with towers ranging from 250 to 650 feet. This proposed zoning would allow increases in heights for 18 sites. If all of these sites were to be developed to the proposed maximum height limit, the changes would result in approximately 8,530 new residential units (approximately 16,540 new residents). This estimate also assumes a 15 percent increase in the number of units to account for potential density bonuses allowed by either state or local regulations.

The Hub Plan area, which is irregular in shape and approximately 84 acres, is spread across various city neighborhoods, such as the Downtown/Civic Center, South of Market (SoMa), Western Addition, and Mission neighborhoods. The Hub Plan area is entirely within the boundaries of the Market and Octavia Area Plan. In addition to the streets in the Hub Plan area, adjacent streets such as Lily Street between Gough Street and Franklin Street, Minna Street between 10<sup>th</sup> Street and Lafayette Street, and Duboce Avenue between Valencia Street and Mission Street are included in the project.

### B. Project Description

The site for the 30 Van Ness Avenue Project encompasses an approximately 38,100-square-foot lot on Assessor's Block 0835/Lot 004. It is fully developed with an approximately 75-foot-tall, five-story building that includes a variety of office and retail uses, City government offices, an optometrist office, a café, and a retail and pharmacy use doing business as Walgreens. There is currently approximately 180,330 square feet of general office space, including 15,850 square feet for vehicular parking, 12,790 square feet of pharmacy use, and 1,050 square feet of restaurant use. The project site is trapezoidal and bounded by 164 feet of frontage on Fell Street to the north, 39 Fell Street and 1446 Market Street buildings to the east (Assessor's Block 0835/Lot 003), 197 feet of frontage on Market Street to the south, and 275 feet of frontage on Van Ness Avenue to the west. The entire project site is covered with impervious hardscape; the topography (at

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PLANNING DEPARTMENT

<sup>&</sup>lt;sup>1</sup> This represents the number of new housing units that could be built. This number does not represent capacity of housing units under the proposed zoning.

approximately 45 feet above sea level) slopes down slightly from Van Ness Avenue and Fell Street toward Van Ness Avenue and Market Street.

The project site at 30 Van Ness Avenue is in the Downtown/Civic Center neighborhood, within the Downtown General Commercial (C-3-G) zoning district and the Van Ness and Market Downtown Residential SUD. The first two stories of the building were constructed in 1908; the remaining three stories were built in 1964. There are approximately 42 ground-floor vehicular parking spaces in the building, which are accessed via a curb cut from Fell Street and reserved for office tenants. Passenger and commercial loading is available along a yellow curb on Van Ness Avenue. Sidewalks are present on all sides of all streets surrounding the project site. The main entrance for people walking to the office lobby is on Van Ness Avenue. The optometrist office and café also have access for people walking off of Van Ness Avenue. There is an entrance to the Walgreens on the corner of Van Ness Avenue and Market Street. In addition to ground-floor retail entrances, there are five other secondary entrances for people walking along Van Ness Avenue, four on Fell Street and three on Market Street. There are approximately 670 office employees and approximately 40 retail employees within the existing building. There are currently five street trees along the building's Van Ness Avenue frontage and four along the Market Street frontage; there are no trees along the Fell Street frontage.

The proposed project at 30 Van Ness Avenue would include a 9-story podium, consisting of ground-floor retail and 8floors of office space (levels 2 through 9). It would also include a residential amenity floor on level 10 and a residential tower with at least 333 but possibly up to 610 residential units on approximately 37 floors (levels 10 through 47), reaching a height of approximately 520 feet, with an additional 20 feet to the top of the rooftop mechanical features, as permitted by the planning code. The building podium would have a trapezoidal shape, with frontages along Market and Fell streets and Van Ness Avenue. The tower would be set back approximately 50 feet from the east face of the podium, 12 feet from the Van Ness Avenue face of the podium, 55 feet from the Fell Street face of the podium, and 85 feet from the Market Street face of the podium and situated at the center of the site. The podium height would be up to a maximum of 130 feet at the roofline. The podium would be 275 feet long by 164 feet wide, while the tower would be 141 feet long by 102 feet wide. In total, the existing structure would be altered and expanded from its existing envelope of approximately 184,100 square feet to approximately 826,000 square feet, a net increase of 641,900 square feet.

The proposed development at 30 Van Ness Avenue would total approximately 826,000 square feet, including up to 21,000 square feet of retail, up to 234,100 square feet of general office, and up to 520,000 square feet of residential (the Project would include at least 350 residential units, but possibly up to 610 residential units, on floors 11 through 46). The podium (levels 2 through 10) would include the office uses, and the tower (levels 13 through 45) would include residential uses. The Project would include approximately 76,320 square feet of garage uses for 146 vehicular parking spaces within two below-grade garage levels.

The proposed project at 30 Van Ness Avenue would provide approximately 1,556 square feet of privately owned public open space on the ground floor. It would also provide approximately 5,646 square feet of commonly accessible open space for the office and for residents. None of the proposed open space areas would include permanent sound amplification systems. Any noise at outdoor open space areas would be limited in order to not be in excess of noise ordinance requirements.

### C. Project Objectives

The Final EIR discusses several 30 Van Ness Project objectives identified by the Project Sponsor. The objectives are as follows:

- 1. Create a high-density, mixed-use development that takes advantage of a prominent downtown location along routes for people riding public transit, people walking, and people bicycling by providing a range of residential unit types, office space, and neighborhood-serving retail.
- Contribute to implementation of the city's general plan housing element goals for affordable housing by constructing a high-density, mixed-use project, including sufficient office use, which would support the creation of affordable units.
- 3. Transform the intersection of Market Street and Van Ness Avenue by creating an engaging and vibrant street level that offers a mix of retail uses that enlivens the area through a mix of day and nighttime uses within the project site.
- 4. Develop an underused site, connecting the Civic Center, Mid-Market, and Hayes Valley neighborhoods.
- 5. Create a modern, creative, functional workplace environment that attracts office tenants and a residential tower design that maximizes views for residents.
- 6. Provide adequate vehicular parking and vehicular and (commercial and passenger) loading access to serve the needs of the project and its visitors.

In addition to the Project Sponsor's objectives for the 30 Van Ness Project, the Hub Plan's six primary goals are used as the project objectives for that project. The six goals are:

- i. Create a vibrant mixed-use neighborhood.
- ii. Maintain a strong preference for housing as a desired use.
- iii. Encourage residential towers on selected sites.
- iv. Establish a functional, attractive, and well-integrated system of public streets and open spaces.
- v. Reconfigure major streets and intersections to make them safer for people walking, bicycling, and driving.
- vi. Take advantage of opportunities to create public spaces.

In addition, the project objectives for the Hub HSD are:

- i. To allow for ministerial approval of housing projects in the Hub Plan area.
- ii. To streamline environmental review of housing projects in the Hub Plan area.

### D. Project Approvals

### The Hub Plan

The Project required approval of the Hub Plan, including, the General Plan, Planning Code, and Zoning Map amendments by the Planning Commission and the Board of Supervisors. On May 21, 2020, the Planning Commission recommended approval of those amendments to the Board of Supervisors.

### 30 Van Ness Project

In addition to the above, the Project requires the following Planning Commission approvals:

- Certification of the FEIR.
- Approve an office allocation, pursuant to Planning Code section 321.
- Approve a Downtown Project Authorization by the Planning Commission, per Planning Code section 309, for projects within the Downtown Commercial (C-3-G) district more than 50,000 square feet in area or more than 75 feet in height, with exceptions to the requirements of Reduction of Ground-Level Wind Currents in C-3 Districts (Planning Code section 148) and Reduction of Shadows on Certain Public or Publicly Accessible Open Spaces in C-3 Districts (Planning Code section 147).
- Approve a conditional use authorization for a retail sales and service use larger than 6,000 gross square feet (Planning Code section 303).
- Approve potential variances under Planning Code section 305 if required by final design of the building.
- Approve potential in-kind agreement for public infrastructure or facilities consistent with Planning Code requirements if proposed by the sponsor.
- Joint determination with the San Francisco Recreation and Parks Commission that the project complies with the requirements of Planning Code section 295.

### Actions by Other City Departments and State Agencies

- SFMTA approval of on-street vehicular parking and on-street loading changes.
- San Francisco Public Health approval of the use of groundwater wells during dewatering associated construction.
- SFPUC approval of:
  - landscape and irrigation plans. This applies to projects installing or modifying 500 square feet or more of landscape area.
  - o the use of groundwater wells during dewatering associated construction.
- San Francisco Public Works approval of:
  - o any proposed new, removed, or relocated street trees and/or landscaping within the public sidewalk.
  - o streetscape changes.
  - situations where construction would need to extend beyond normal hours, between the hours of 8 p.m. and 7 a.m., such as concrete pours, crane and hoist erection and adjustment activities, site maintenance activities, and material delivery and handling.
  - o and issuance of permits for wind canopies.

- San Francisco Recreation and Parks Commission
  - o Joint determination with the San Francisco Planning Commission that the project complies with the requirements of Planning Code section 295.

### E. Environmental Review

On June 23, 2017, the Project Sponsor filed an Environmental Evaluation Application for the Project, and thereafter submitted a revised Application on June 12, 2018. On May 23, 2018, the Department published an NOP for the EIR and Notice of Public Scoping Meeting for the Hub Plan, 30 Van Ness Avenue, 98 Franklin Street, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

On July 24, 2019, the Department published the 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. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019.

The EIR contains both analysis at a "program-level" pursuant to California Environmental Quality Act (CEQA) Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the streetscape and street network improvements, the Project, and the project at 98 Franklin Street. This EIR also evaluates 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 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco (City) to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

On August 29, 2019, the Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on September 9, 2019. The Department prepared responses to comments on environmental issues received during the 46 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 clerical errors in the DEIR.

A Final Environmental Impact Report ("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 Responses to Comments document, and an Errata document dated April 20, 2020, all as required by law. The Initial Study is included as Appendix A to the DEIR and is incorporated by reference thereto.

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.

On May 14, 2020, the Commission reviewed and considered the FEIR and found 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 Administrative Code. The FEIR was certified by the Commission on May 14, 2020 by adoption of its Motion No. [\_\_\_].

### F. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the proposed Project are based include the following:

- The FEIR, and all documents referenced in or relied upon by the FEIR, including the Responses to Comments document;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements for the Hub Plan and the Project, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission
  by the environmental consultant and subconsultants who prepared the FEIR, or incorporated into
  reports presented by the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Hub Plan, the Project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Hub Plan, the Project, and the FEIR;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, the administrative record, and background documentation for the FEIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Department, Jonas P. Ionin, is the custodian of these documents and materials.

### G. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the FEIR, these findings will not repeat the analysis and conclusions in the FEIR, but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings. These findings are also separate and apart from, and incorporate by reference, the CEQA findings previously adopted by the Commission in support of its approval of the Hub Plan, Hub Housing Sustainability District, and related streetscape and street network improvements.

In making these findings, the Commission has considered the opinions of the Department and other City staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, although, as a legal matter, the Commission is not bound by the significance determinations in the FEIR (see Public Resources Code, Section 21082.2, subdivision(e)), the Commission finds them persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the project impact and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts, and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

A s set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR, which are set forth in the attached MMRP, to reduce the significant and unavoidable impacts of the Project. The Commission intends to adopt the mitigation measures proposed in the FEIR that are within its jurisdiction and urges other City agencies and departments that have jurisdiction over other mitigation measures proposed in the FEIR, and set forth in the MMRP, to adopt those mitigation measures. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the FEIR due to a clerical error, the language of the policies and implementation measures as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

In Sections II, III and IV below, the same findings are made for a category of environmental impacts and mitigation measures. Rather than repeat the identical finding to address each and every significant effect and mitigation measure, the initial finding obviates the need for such repetition because in no instance is the Commission rejecting the conclusions of the FEIR or the mitigation measures recommended in the FEIR for the Project.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

# SECTION II. IMPACTS OF THE PROJECT FOUND TO BE LESS-THAN SIGNIFICANT AND THUS DO NOT REQUIRE MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.). Based on the evidence in the whole record of this proceeding, the Planning Commission finds that the Project will not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation:

#### **Cultural Resources**

- Substantial adverse change to individual built environment resources and/or historic districts, as
  defined in section 15064.5, including those resources listed in article 10 or 11 of the San Francisco
  Planning Code.
- In combination with past, present and future project in the vicinity of the Project site, result in demolition and/or alteration of built environment resources.

# Transportation and Circulation

- Require an extended duration for the construction period or intense construction activity, the secondary effects of which could not create potentially hazardous conditions for people walking, bicycling, or driving; interfere with accessibility for people walking or bicycling; or substantially delay public transit.
- Cause substantial additional VMT or substantially induce automobile travel.
- Cause major traffic hazards.
- Cause a substantial increase in transit demand that could not be accommodated by adjacent transit
  capacity such that unacceptable levels of transit service could result, or cause a substantial increase
  in delays or operating costs such that significant adverse impacts in transit service levels would
  result.
- Create potentially hazardous conditions for bicyclists or otherwise substantially interfere with bicycle accessibility to the site or adjoining areas.
- Create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas.
- Result in a substantial vehicular parking deficit.
- Result in inadequate emergency access to the project site or adjoining areas.
- In combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, contribute considerably to significant cumulative impacts related to VMT or substantially induce automobile travel.
- In combination with past, present, and reasonably foreseeable future projects in the vicinity of the
  project site, contribute considerably to significant cumulative impacts on transit, bicycle, or
  pedestrian travel, loading, or emergency access.

#### Noise

- Generate or result in the generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards.
- In combination with past, present, and reasonably foreseeable future projects, result in a significant cumulative impact related to vibration.

• In combination with past, present, and reasonably foreseeable future projects, result in a considerable contribution to significant cumulative impacts related to substantial temporary or permanent increase in ambient noise levels in excess of standards.

# Air Quality

- Conflict with or obstruct implementation of the 2017 Bay Area Clean Air Plan.
- During Project construction or operation, violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants.
- Generate emissions that create objectionable odors affecting a substantial number of people.
- In combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, contribute considerably to cumulative regional air quality impacts.

#### Shadow

- Alter shadows in a manner that would substantially affect public areas or outdoor recreation facilities.
- In combination with past, present, and reasonably foreseeable future projects in the project area, create new shadow in a manner that would substantially affect outdoor recreation facilities or other public areas.

The Initial Study determined that the Project would result in a less than significant impact or no impact for the following impact areas and, therefore, these impact areas were not included in the EIR for further analysis:

- Land Use and Land Use Planning (all impacts)
- Population and Housing (all impacts)
- Transportation and Circulation (impacts to air traffic)
- Noise (impacts related to airport noise)
- Greenhouse Gas Emissions (all impacts)
- Recreation (all impacts)
- Utilities and Services Systems (all impacts)
- Public Services (all impacts)
- Biological Resources (all impacts)
- Geology and Soils (all impacts, except impacts to paleontological resources/unique geological features)
- Hydrology and Water Quality (all impacts)
- Hazards and Hazardous Materials (all impacts)
- Mineral and Energy Resources (all impacts)
- Agriculture and Forest Resources (all impacts)

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added § 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a residential project on an infill site within a transit priority area as specified by Public Resources Code § 21099.

Accordingly, the FEIR did not discuss the Project's impacts related to Aesthetics, which is no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

# SECTION III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this Section III and in Section IV concern mitigation measures set forth in the Draft EIR to mitigate the potentially significant impacts of the Project. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential transportation and circulation, noise, air quality, cultural resources, and geology and soils impacts identified in the Initial Study and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the Initial Study and/or FEIR into the Project to mitigate or avoid significant or potentially significant environmental impacts. For the reasons set forth in the FEIR and/or the Initial Study, these mitigation measures will reduce or avoid the potentially significant impacts described in the Initial Study and/or FEIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planning Commission's Downtown Project Authorization for the Project under Planning Code Section 309, and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

# **Cultural Resources**

• Impact CUL-3: The proposed Project could result in a substantial adverse change in the significance of an individual built environment resource and/or historic district, as defined in section 15064.5, including those resources listed in article 10 or 11 of the San Francisco Planning Code, from ground-borne vibration caused by temporary construction activities. With implementation of Mitigation Measures M-NOI-3a (Protect Adjacent Potentially Susceptible Structures from Construction-Generated Vibration) and M-NOI-3b (Construction Monitoring Program for Structures Potentially Affected by

*Vibration)* Impact CUL-3 is reduced to a less-than-significant level, for the reasons set forth in the DEIR, at pages 3.C-53 to 3.C-58; 3.C-61 to 3.C-62.

Construction activities occurring as a result of the Project are analyzed for their potential to materially impair the significance of historical resources under Impact NOI-3. Impact CUL-3 is reduced to a less-than-significant level, for the reasons on pages 3.C-53 to 3.C-58; 3.C-61 to 3.C-62 of the DEIR, and discussed under Impact NOI-3, below

• Impact CUL-4: The proposed Project could cause a substantial adverse change in the significance of an archaeological resource, as defined in section 15064.5. With implementation of *Mitigation Measure M-CUL-4d: Requirements for Archaeological Testing Consisting of Consultation with Descendent Communities, Testing, Monitoring, and a Report)*, Impact CUL-4 is reduced to a less-than-significant level, for the reasons set forth in the DEIR, at pages 3.A-97 to 3.A-104.

The proposed project at 30 Van Ness Avenue would include partial retention of an existing five- story building that was constructed in 1908, which does not include a basement, and construction of an approximately 45-story building. The estimated amount of excavation at this location would be 51,000 cubic yards for the foundations and two-level basement. The depth of excavation is expected to be up to 48 feet below grade. Although there are no known archaeological resources in the project vicinity, proposed construction activity would extend below the known depth of fill and into undisturbed dune and marsh deposits, which have elevated potential for containing buried archaeological resources. Therefore, project-related excavations at this location have the potential to physically damage or destroy as-yet undocumented archaeological resources, resulting in significant impacts on archaeological resources. The Project has already implemented the equivalent of Mitigation Measure M-CUL-4a: Project-Specific Preliminary Archaeological Review for Projects Involving Soil Disturbance as part of the DEIR. As stated on pages 3.A-97 to 3.A-104 of the DEIR, with implementation of Mitigation Measure M-CUL-4d, project-related impacts on archaeological resources would be avoided or minimized; when avoidance or minimization is impossible, impacts would be mitigated through archaeological testing. As a result, impacts on archaeological resources would be reduced to less than significant.

**Impact CUL-5:** The proposed Project could disturb human remains, including those interred outside of formal cemeteries. With implementation of *Mitigation Measure M-CUL-4d* (*Requirements for Archaeological Testing Consisting of Consultation with Descendent Communities, Testing, Monitoring, and a Report*), Impact CUL-5 is reduced to a less-than-significant level, for the reasons set forth in the DEIR, at page 3.A-105.

There are no known extant archaeological resources that contain human remains within the Hub Plan area; CA-SFR-28 was discovered in the Hub Plan area but was removed during construction of the Civic Center BART station. However, proposed construction activity would extend below the known depth of fill and into undisturbed dune and marsh deposits, which have elevated potential for containing buried archaeological resources and associated human remains. Therefore, excavations have the potential to damage or destroy known archaeological resource and/or as-yet undocumented archaeological resources that include human remains, resulting in a significant impact. Impacts on archaeologically significant human remains would be mitigated to a less-than-significant level with implementation of Mitigation Measures M-CUL-4a, M-CUL-4b, M-CUL-4c, and M-CUL-4d through avoidance or minimization of

adverse effects on archaeological resources, or when avoidance or minimization is not possible archaeological monitoring to preserve significant information from an archaeological resource, as stated on page 3.A-90 to 3.A-104 of the DEIR.

• Impact C-CUL-3: In combination with past, present, and reasonably foreseeable projects in the vicinity, the proposed Project could result in a significant cumulative impact on archaeological resources and human remains. With implementation of Mitigation Measures M-CUL-4a (Project-Specific Preliminary Archaeological Review for Projects Involving Soil Disturbance); M-CUL-4 (Procedures for Accidental Discovery of Archaeological Resources for Projects Involving Soil Disturbance); M-CUL-4c (Requirement for Archaeological Monitoring for Streetscape and Street Network Improvements); M-CUL-4d (Requirements for Archaeological Testing Consisting of Consultation with Descendent Communities, Testing, Monitoring, and a Report), Impact C-CUL-3 is reduced to a less-than-significant level, for the reasons set forth in the DEIR, at page 3.A-110.

The proposed Project would result in excavation to a depth of 48 feet below grade within the boundaries of the entire lot. These ground-disturbing activities would occur in areas identified as having moderate to high sensitivity for containing buried undocumented historical and prehistoric archaeological resources, which may also contain human remains. Therefore, these ground-disturbing activities have the potential to affect undocumented archaeological resources and human remains. The Project, when considered with cumulative projects that would include ground-disturbing activities that have the potential to encounter sediments that have moderate to high archaeological sensitivity, has the potential to contribute considerably to the overall cumulative impact on archaeological resources and human remains; the impact would be significant. Implementation of Mitigation Measures M-CUL-4a, M-CUL-4b, M- CUL-4c, in instances where street network improvements are proposed within the Hub Plan area, and M-CUL-4d would reduce cumulative impacts of the Project on archaeological resources and human remains to less-than-significant levels through avoidance or minimization of adverse effects on archaeological resources, or when avoidance or minimization is not possible archaeological monitoring to preserve significant information from an archaeological resources as stated on page 3.A-110 of the DEIR.

#### Noise

• Impact NOI-2: Construction of the proposed Project could generate a substantial temporary or permanent increase in ambient noise levels in excess of standards. With implementation of Mitigation Measure M-NOI-1a (Construction Noise Control Plan for Projects Within 250 Feet of a Noise-Sensitive Land Use), Impact NO-2 is reduced to a less-than-significant level, for the reasons set forth in the DEIR, at pages 3.C-41 to 3.C-47 and 3.C-36 to 3.C-39.

It is possible that a 10 dB increase in noise over ambient would occur during the construction window for the Project. Given the 3.5-year construction period, the proximity of sensitive receptors to construction activity, and the already-high existing noise levels, which would be exacerbated during construction (almost doubling in loudness), construction noise is conservatively concluded to be a significant impact. With implementation of Mitigation Measure M-NOI-1a, noise levels from project construction at 30 Van Ness Avenue, as well as the intensity of potential noise effects, would be reduced to the maximum extent feasible. Although the duration or frequency of the construction activities would not change as a result of

this mitigation measure, the noise levels at nearby receivers would be reduced such that the temporary noise increases would be less substantial. Depending on the specifics of the measures outlined in the noise control plan, once finalized, construction equipment would be intentionally located as far as feasible from adjacent noise-sensitive receptors, and shielding to reduce noise may be incorporated, as feasible. In addition, an onsite construction complaint and enforcement manager would be designated for the project to ensure noise complaints would be addressed. Construction noise is temporary in nature. In addition, the two noisiest pieces of construction equipment are not likely to be in operation simultaneously for the entire duration of construction activities. The analysis in the DEIR demonstrates that even if the two noisiest pieces of construction equipment were to operate for the entire duration of construction, the combined noise level at noise-sensitive receptors would be just below 10 dB above the ambient noise level. For these reasons, implementation of Mitigation Measure M-NOI- 1a is reasonably expected to reduce construction noise impacts to less than significant for the Project, as stated in the DEIR at page 3.C-47.

• Impact NOI-3: The proposed Project would generate excessive ground-borne vibration or ground-borne noise levels. With implementation of *Mitigation Measure M-NOI-3a (Protect Adjacent Potentially Susceptible Structures from Construction-Generated Vibration)*, and *Mitigation Measure M-NOI-3b (Construction Monitoring Program for Structures Potentially Affected by Vibration)*, Impact NO-3 is reduced to a less-than-significant level, for the reasons set forth in the DEIR at pages 3.C-56 to 3.C-58 and 3.C-61 to 3.C-62.

Construction of the 30 Van Ness Avenue Project would require equipment that could generate groundborne vibration. The project site is surrounded by development, including some historic structures. The west boundary of the site for the 30 Van Ness Avenue Project is near the article 11-designated former Masonic Temple at 25 Van Ness Avenue (approximately 100 feet to the west) as well as the Planning Code Article 11-designated 50 Fell Street resource, which is now a Montessori school (approximately 60 feet to the north). Approximately 60 feet east of the eastern project boundary is the California Register of Historical Resources-eligible resource at 1438-1444 Market Street. These buildings are all considered to be historic for the purposes of this vibration analysis. Potential vibration impacts on other buildings types (new residential structures and modern industrial/commercial buildings) are also assessed in the EIR. The most vibration-intensive types of construction equipment proposed for the 30 Van Ness Avenue Project are a drill and large bulldozer (pile drivers are not proposed for use). The two closest potentially historic resources to the 30 Van Ness Avenue project site are approximately 60 feet from the perimeter of the site. At this distance, a drill and a large bulldozer could both generate ground-borne vibration levels of 0.02 PPV in/sec, which would be less than the building damage criterion for historic and some old buildings. Therefore, historic and some old buildings would not be expected to incur damage as a result of project construction. However, it is possible that construction activities could occur as close as 3 feet from the neighboring property directly east of the project site. At a distance of approximately 3 feet from nearby structures, it is likely the vibration effects could be substantial. The applicable damage criterion for the building located adjacent to the project site could be exceeded by project construction activities; vibrationrelated damage impacts would be considered significant for the 30 Van Ness Avenue Project. Implementation of Mitigation Measures M-NOI-3a and M-NOI-3b would ensure that any cosmetic or structural damage caused by construction-related vibration would be avoided or identified through a monitoring program and repaired as necessary to its pre-construction condition. Therefore, following the implementation of M-NOI-3a and M-NOI-3b, construction vibration impacts from the Project would be reduced to a less-than-significant level, as stated on pages 3.C-56 to 3.C-58 and 3.C-61 to 3.C-62 of the DEIR.

## Air Quality

• Impact AQ-9: Construction and operation of the Project could generate toxic air contaminants, including fine particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. With implementation of *Mitigation Measures*), M-AQ-9a (Construction Emissions Minimization Plan for 30 Van Ness Avenue Project), and M-AQ-9b (Best Available Control Technology for Diesel Generators for 30 Van Ness Avenue Project), Impact AQ-9 is reduced to a less-than-significant level, for the reasons set forth in the DEIR at pages 3.D-80 to 3.D-84.

Construction and operation of the Project would result in emissions of PM2.5 and toxic air contaminants and expose onsite and nearby sensitive receptors to substantial pollutant concentrations. Construction activities that would result in such emissions include demolition, excavation, building construction and interior and exterior finishing. Off-road diesel equipment used for clearing and grading, materials handling and installation, and other construction activities would generate diesel PM and TAC emissions. Operational emissions would result from periodic testing of the backup diesel generators and additional traffic volumes that would be generated by the Project. Therefore, a project-specific health risk assessment was conducted for the Project. The Project's contribution to cancer risk at onsite and offsite receptors would be 202 and 22 in 1 million, respectively, which would exceed the significance threshold of seven per 1 million persons exposed, resulting in a significant impact. Implementation of Mitigation Measures M-AQ-9a and M-AQ-9b would reduce cancer risk levels at both offsite and onsite MEISRs to 4.6 and 3.0, respectively. Therefore, with mitigation, the cancer risk from the 30 Van Ness Avenue Project would be reduced to a less-than-significant level, as stated on pages 3.D-80 to 3.D-84 of the DEIR.

• Impact C-AQ-2: The Project, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would contribute to exposure of sensitive receptors to substantial levels of fine particulate matter (PM2.5) and toxic air contaminants under 2040 cumulative conditions. With implementation of Mitigation Measures M-AQ-9a (Construction Emissions Minimization Plan for 30 Van Ness Avenue Project), and M-AQ-9b (Best Available Control Technology for Diesel Generators for 30 Van Ness Avenue Project), Impact C-AQ-2 is reduced to a less-than-significant level, for the reasons set forth in the DEIR at pages 3.D-103 to 3.D-108.

The Cumulative (2040) + 30 Van Ness Avenue Project scenario analyzed the impacts from the 30 Van Ness Avenue Project combined with the impacts from the Cumulative (2040) with Hub Plan scenario. The cumulative (2040) + 30 Van Ness Avenue Project scenario included all of the emissions sources evaluated for the cumulative (2040) + Hub Plan scenario because the Hub Plan scenario also includes the individual projects at 30 Van Ness Avenue and 98 Franklin Street. The Project's contribution to cancer risk at onsite and offsite receptors would exceed the significance threshold of seven in 1 million persons exposed, resulting in a significant impact. Implementation of Mitigation Measure M-AQ-9a: Requirement for Construction Emissions Minimization Plan for 30 Van Ness Avenue Project, and Mitigation Measure M-AQ-9b: Requirement for Best Available Control Technology for Diesel Generators for 30 Van Ness Avenue Project would be required to reduce the cancer risk. Implementation of these mitigation measures would reduce cancer risk contributions from the project at both offsite and onsite MEISRs to 4.5 and 2.9 per 1 million persons exposed, respectively. Therefore, because the mitigated cancer risk would be below seven per 1 million persons exposed, the cancer risk impact would be reduced to a less-than-significant level, as stated on pages 3.D-103 to 3.D-107 of the DEIR.

The project's contribution to PM2.5 concentration at offsite receptors (only) would exceed the significance threshold of 0.2  $\mu$ g/m, resulting in a significant impact. Implementation of Mitigation Measures M-AQ-9a, Requirement for Construction Emissions Minimization Plan for 30 Van Ness Avenue Project, and M-AQ-9b, Requirement for Best Available Control Technology for Diesel Generators for 30 Van Ness Avenue Project, discussed under Impact AQ-9, would be required to reduce the PM2.5 concentration. Implementation of these mitigation measures would reduce PM2.5 levels at both offsite and onsite MEISRs to 0.021  $\mu$ g/m3 and 0.0044  $\mu$ g/m3, respectively. Therefore, because the mitigated cancer risk would be below the significance threshold of 0.2  $\mu$ g/m, the PM2.5 concentration impact would be reduced to a less-than-significant level for the reasons set forth in the DEIR at pages 3.D-107 to 3.D-108.

#### Wind

• Impact WI-2: The proposed Project would create wind hazards in publicly accessible areas with substantial pedestrian use. With Implementation of *Mitigation Measure M-WI-1b (Maintenance Plan for Landscaping and Wind Baffling Measures in the Public Right-of-Way)*, Impact WI-2 is reduced to a less-than-significant level, for the reasons set forth in the DEIR at pages 3.E-27 and 3.E.21 to 3.E-22.

The 30 Van Ness Avenue Project would result in no net increase of test locations exceeding the wind hazard criterion. In addition, the total number of hours with hazardous wind conditions would decrease by 186 hours under the 30 Van Ness Avenue Project. The addition of the proposed onsite landscaping (along with the combination of other wind control measures) is expected to improve the wind hazard conditions compared to the Existing Scenario. However, because the proposed landscaping is not guaranteed to be maintained during operation of the 30 Van Ness Avenue Project, impacts would be significant. Implementation of Mitigation Measure M-WI-1b requires a maintenance plan for landscaping and wind baffling measures in the public right-of-way. This mitigation measure would reduce the potential for a net increase in wind hazard exceedances and the hours of wind hazard exceedances through a specific maintenance plan to ensure wind baffling in perpetuity. Therefore, the wind impact from the 30 Van Ness Avenue Project would be reduced to less than significant with mitigation, as stated on pages 3.E-27 and 3.E.21 to 3.E-22 of the DEIR.

#### **Tribal Cultural Resources**

• Impact TCR-1: The proposed Project could result in a substantial adverse change in the significance of a tribal cultural resource. With implementation of *Mitigation Measure M-TCR-1* (*Project-Specific Tribal Cultural Resources Assessment for Projects Involving Ground Disturbance*), Impact TCR-1 is reduced to a less-than-significant level, for the reasons set forth in the Initial Study at pages E.5-4 to E.5-5.

Prehistoric archaeological resources may also be considered tribal cultural resources. In the event that project activities associated with the Project disturb unknown archaeological sites that are considered tribal cultural resources, any inadvertent damage would be considered a significant impact. Implementation of Mitigation Measure M-TCR-1, Project-Specific Tribal Cultural Resources Assessment for Projects Involving

Ground Disturbance, would require the Project to be redesigned to avoid adverse effects on significant tribal cultural resource, if feasible. If preservation in place is not feasible, the measure would require implementation of an interpretative program for the tribal cultural resource, in consultation with affiliated tribal representatives. With implementation of this mitigation measure, the Project would have a less-than-significant impact on tribal cultural resources, for the reasons set forth in the Initial Study at pages E.5-4 to E.5-5.

• Impact C-TCR-1: In combination with past, present, and reasonably foreseeable projects in the city, the proposed Project could result in a significant cumulative impact on tribal cultural resources. With implementation of *Mitigation Measure M-TCR-1* (*Project-Specific Tribal Cultural Resources Assessment for Projects Involving Ground Disturbance*), Impact C-TCR-1 is reduced to a less-than-significant level, for the reasons set forth in the Initial Study at p. E.5-6.

Ground-disturbing activities have the potential to affect undocumented tribal cultural resources. Without mitigation, the Project, when considered against the past, present, and reasonably foreseeable future projects within and surrounding the Hub Plan area that would include ground-disturbing activities that have the potential to encounter sediments that have moderate to high archaeological sensitivity, has the potential to contribute considerably to the overall cumulative impact on tribal cultural resources. This is because the Project has the potential to damage or destroy as-yet undocumented archaeological resources that have the potential to be eligible for listing in the California Register, and which may be considered of traditional importance to Native American tribes. Implementation of Mitigation Measure M-TCR-1, Project-Specific Tribal Cultural Resources Assessment for Projects Involving Ground Disturbance, would require redesign to avoid adverse effects on significant tribal cultural resource, if feasible; and if preservation in place is not feasible, the measure would require implementation of an interpretative program for the tribal cultural resource, in consultation with affiliated tribal representatives, which would reduce the cumulative impacts of the Hub Plan and individual development projects, including the Project, on potential tribal cultural resources to less-than-significant levels by providing mitigation for impacts on these resources, as stated on page E.5-6 of the Initial Study.

# **Biological Resources**

• Impact BI-1: The proposed Project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. With implementation of Mitigation Measures M-BI-1 (California Fish and Game Code Compliance to Avoid Active Nests During Construction Activities) and M-BI-2 (Avoid Impacts on Special-status Bat Roosts During Construction Activities), Impact BI-1is reduced to a less-than-significant level, for the reasons set forth in the Initial Study at pages E.15-5 to E.15-7.

Impacts on nesting special-status birds, American peregrine falcon nests or individuals, and special-status bat roosts could be significant. The implementation of Mitigation Measures M-BI-1 and M-BI-2 would avoid

impacts on nesting special-status birds, American peregrine falcon nests or individuals, and the roosts of special-status bat species through the avoidance of active nests and roosts specified in the mitigation measures, thereby reducing these impacts to a less-than-significant level, for the reasons set forth in the Initial Study at pages E.15-5 to E.15-7.

• Impact C-BI-1: In combination with other past, present, or reasonably foreseeable projects, the proposed Project would not result in a considerable contribution to cumulative impacts on biological resources. With implementation of Mitigation Measures M-BI-1 (California Fish and Game Code Compliance to Avoid Active Nests During Construction Activities) and M-BI-2 (Avoid Impacts on Special-status Bat Roosts During Construction Activities), Impact C-BI-1 is reduced to a less-than-significant level, for the reasons set forth in the Initial Study at page E.15-12.

The subsequent development projects incentivized by the Hub Plan would not adversely affect biological resources; however, vegetation removal and structure demolition or modification could result in potential impacts on nesting migratory and special-status birds and roosting bats. Through the avoidance of active nests and roosts specified in the relevant mitigation measures described above (M-BI-1 and M-BI-2) and compliance with the City of San Francisco Standards for Bird-Safe Buildings (I-BI-1), subsequent development projects incentivized by the Hub Plan would have less-than-significant impacts on sensitive species. Tree removals would require permits through public works, and subsequent tree replacement would occur pursuant to the Planning Code and the Better Streets Plan. Development projects in downtown San Francisco would be required to comply with the same laws and regulations. Therefore, with implementation of mitigation measures, no significant cumulative effects on biological resources would result from development within the Hub Plan area, including the Project, combined with the effects of development projects in the greater downtown San Francisco area. The impact would be reduced to a less-than-significant level, as stated on page E.15-12 of the Initial Study.

# Geology and Soils

• Impact GE-7: Construction activities for the Project would directly or indirectly result in damage to, or destruction of, as-yet unknown paleontological resources or sites, should such resources, sites, or features exist on or beneath the Project site. With implementation of Mitigation Measure M-GE-1 (*Inadvertent Discovery of Paleontological Resources*), Impact GE-7 would be less-than-significant, for the reasons set forth in the Initial Study at ps. E.16-24 to E.16-26.

The Project could extend into the Colma formation; impacts on significant fossils would be significant. Implementation of Mitigation Measure M-GE-1, which would require that the Project Sponsor educate construction workers, monitor for discovery of paleontological resources, evaluate found resources, and prepare and follow a recovery plan for found resources, would reduce the likelihood that significant, or unique, paleontological resources would be destroyed or lost. With implementation of this mitigation measure, the impact would be less than significant, as stated on pages E.16-24 to E.16-26 of the Initial Study.

# SECTION IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds that there are significant project-specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP. The FEIR identifies one significant and unavoidable impact on transportation and circulation, one significant and unavoidable impact on noise, and one significant and unavoidable impact on wind.

The Planning Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible mitigation measures are not available to reduce the significant Project impacts to less-than-significant levels, and thus those impacts remain significant and unavoidable. The Commission also finds that, although measures were considered in the FEIR that could reduce some significant impacts, certain measures, as described in this Section IV below, are infeasible for reasons set forth below, and therefore those impacts remain significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impacts on the environment, as reflected in the FEIR, are unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and15093, the Planning Commission finds that these impacts are acceptable for the legal, environmental, economic, social, technological, and other benefits of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impacts for which no feasible mitigation measures were identified that would reduce these impacts to a less than significant level:

## Impacts to Transportation and Circulation – Impact C-TR-1

The proposed Project, combined with past, present, and reasonably foreseeable future projects, would contribute considerably to significant cumulative construction-related transportation impacts. No feasible mitigation measures were identified that would reduce this impact to a less than significant level after consideration of several potential mitigation measures. The Project Sponsor has agreed to implement the following mitigation measure:

• *Mitigation Measure M-TR-1: Construction Management Plan,* set forth in the DEIR at ps. 3.B-56 to 3.B-58.

The Commission finds that, for the reasons set forth in the FEIR, and specifically, in the DEIR, at p. 3.B-58. although implementation of *Mitigation Measure M-TR-1* would reduce the cumulative transportation and circulation impact of the construction phase of the Project, this impact would nevertheless remain significant and unavoidable because the mitigation measures would reduce, but not eliminate, the significant cumulative impacts related to conflicts between multiple construction activities and pedestrians, bicyclists, transit vehicles, and automobiles

# Impacts to Noise - Impact C-NOI-1

The proposed Project, combined with past, present, and reasonably foreseeable future projects, would make a cumulatively considerable contribution to a significant cumulative noise impact and result in the generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards. No feasible mitigation measures were identified that would reduce this impact to a less than significant level after consideration of several potential mitigation measures. The Project Sponsor has agreed to implement the following mitigation measures:

- Mitigation Measures M-NOI-1a (Construction Noise Control Plan for Projects Within 250 Feet of a Noise-Sensitive Land Use), set forth in the DEIR at ps. 3.C-36 to 3.C-38; and
- M-NOI-1b (Site-Specific Noise Control Measures for Projects Involving Pile Driving), set forth in the DEIR at p. 3.C-38.

The Commission finds that, for the reasons set forth in the FEIR, and specifically, in the DEIR, at p. 3.C-38 to 3.C-39. although implementation of *Mitigation Measures M-NOI-1a and M-NOI-1b* would reduce the cumulative noise impact resulting from the generation of substantial temporary or permanent increases in ambient noise levels, this impact would nevertheless remain significant and unavoidable because the mitigation measures would reduce but not eliminate the significant cumulative increase in ambient noise.

# Impacts to Wind - Impact C-WI-1

The proposed Project, combined with past, present, and reasonably foreseeable future projects, would alter wind in a manner that would make a cumulatively considerable contribution to a significant cumulative wind impact. No feasible mitigation measures were identified that would reduce this impact to a less than significant level after consideration of several potential mitigation measures. The Project Sponsor has agreed to implement the following Mitigation Measures:

- Mitigation Measures M-WI-1a (Wind Analysis and Minimization Measures for Subsequent Projects), set forth in the DEIR at ps. 3.E-20 to 3.E-21; and
- M-WI-1b (Maintenance Plan for Landscaping and Wind Baffling Measures in the Public Right-of-Way), set forth in the DEIR at p. 3.E-21.

The Commission finds that, for the reasons set forth in the FEIR, and specifically, in the DEIR, at p. 3.E-40, although implementation of *Mitigation Measures M-WI-1a* and M-WI-1b would reduce the cumulative wind impact of the Project, this impact would nevertheless remain significant and unavoidable. The specific design for subsequent reasonably foreseeable projects, when proposed, would be required not to exceed the wind hazard criterion specified in Planning Code section 148. Building articulation and landscaping features for subsequent development projects could eliminate new hazard criterion exceedances for future projects. Although future project mitigation and/or design modifications would be based on a test of existing conditions (i.e., when a future project is proposed), using section 148 alone, they would not consider other foreseeable buildings in the area. Therefore, it cannot be stated with certainty that each subsequent development project would not contribute to a cumulative impact without substantial modifications to individual project design and programs.

# **SECTION V. Evaluation of Project Alternatives**

# A. Alternatives Analyzed in the FEIR

This section describes the EIR alternatives and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that would feasibly attain most of the Project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. CEQA requires that every EIR also evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

The Planning Department considered a range of alternatives in Chapter 5 of the FEIR. The FEIR analyzed the Hub Plan and Hub HSD No Project Alternative (Alternative A), the Hub Plan Land Use Plan Only Alternative (Alternative B), the Hub Plan Reduced Intensity Alternative (Alternative C), the 30 Van Ness No Project Alternative (Alternative D), and the 30 Van Ness Avenue Reduced Intensity Alternative (Alternative E). Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 5 of the FEIR.

In addition, in developing the Hub Plan, two individual projects, and the Hub HSD, the Department and the project sponsors analyzed a series of alternatives that were rejected and did not receive in-depth analysis in the FEIR, including various variations of the reduced development alternatives. These alternatives were rejected and not studied in depth because either they were determined to be infeasible, or they did not avoid or lessen (and sometimes increased) the impacts of the Hub Plan, the individual projects, or the Hub HSD, or were covered by the range of alternatives selected. These alternatives considered but rejected included the search for an alternative location, and design alternatives for the 30 Van Ness Avenue and 98 Franklin Street projects.

At the time the Commission adopted the Hub Plan through Resolutions No. XXXXX, XXXXX, and XXXXX the Commission approved findings required by CEQA, through Motion No. XXXXX, which is attached herein as Attachment C and incorporated by reference. That Resolution rejected as infeasible Alternative A (Hub Plan and Hub HSD No Project), Alternative B (the Hub Plan Land Use Plan Only Alternative), and Alternative C (the Hub Plan Reduced Intensity Alternative), for the reasons set forth therein. These Findings, therefore, do not repeat those reasons here, except to affirm the rejection of Alternatives A, B and C as they pertain to the Project, because they fail to meet the Project's objectives and the City's policy objectives cited in Motion No. XXXXX.

The Planning Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Planning Commission's and the City's independent judgment as to the alternatives. The Planning Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

# **B.** Evaluation of Project Alternatives

CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible ... the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence of specific economic, legal, social, technological, and other considerations that make these Alternatives infeasible, for the reasons set forth below.

In making these determinations, the Planning Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

In addition to Alternatives A, B and C, already rejected in Motion No. XXXXX, incorporated herein by reference, the following Hub Plan alternatives and Project were fully considered and compared in the FEIR:

# 1. 30 Van Ness No Project Alternative (Alternative D)

Under Alternative D, the proposed individual development project at 30 Van Ness Avenue would be removed from the project and would not be built as proposed in this EIR, and the existing conditions at 30 Van Ness Avenue would not change. The existing 75-foot office and retail building would remain, along with the existing ingress and egress points. As such, the proposed housing units, commercial square footage, parking, and streetscape improvements at 30 Van Ness Avenue would not be implemented. Alternative D would avoid the 30 Van Ness Avenue Project's less-than-significant impacts, individually and cumulatively, on built-environment resources, specifically on the former Masonic Temple at 25 Van Ness Avenue, 50 Fell Street, 10 South Van Ness, 135 Van Ness Avenue, the Civic Center Landmark District, and the Market Street Cultural Landscape District. The Alternative also would avoid the significant and unavoidable impacts of the Project.

Alternative D would meet none of the project objectives of the 30 Van Ness Avenue Project. Under Alternative D, the proposed "high-density, mixed-use development" comprising housing units, commercial square footage, parking, and streetscape improvements at 30 Van Ness Avenue would not be implemented, resulting in less residential growth in the Hub Plan area and undermining the residential growth potential and needs of an area of the city that could accommodate it with nearby transit, job centers, services, and growth forecasts. Therefore, Alternative D would not meet or be consistent with any of the 30 Van Ness Avenue Project objectives. Alternative D also fails to meet several of the basic objectives of the Hub Plan and the City's policy objectives, because it would be less successful than the Project at maximizing housing in an area of the city that needs it, creating "a vibrant mixed-use neighborhood," and maintaining "a strong

preference for housing as a desired use." In addition, Alternative D would not prioritize and facilitate the creation of housing in the same way and to the same degree that the Project would.

The Commission concurs with these findings in the EIR, and rejects this alternative as infeasible because it fails to meet any of the basic objectives of the Project, and would be less successful than the Project at meeting the objectives of the Hub Plan and the City's policy objectives.

# 2. 30 Van Ness Avenue Reduced Intensity Alternative (Alternative E)

Alternative E includes partial retention of the existing office/retail building and construction of an approximately 11-story building with ground-floor retail space and 10 floors of office space, reaching a height of approximately 150 feet. In total, the existing structure would be altered and expanded from its current envelope of approximately 184,100 square feet to a total of up to approximately 365,000 square feet, including up to 15,000 square feet of retail and 350,000 square feet of general office. Alternative E does not include residential uses or a tower portion at the 30 Van Ness Project site. In addition, Alternative E would include one below-grade garage level for vehicle and bicycle parking rather than two below-grade garage levels as included under the project. Compared to the 30 Van Ness Avenue Project, Alternative E (30 Van Ness Avenue Reduced Intensity Alternative) would result in similar, albeit somewhat reduced, less-than-significant impacts on 25 Van Ness Avenue, 50 Fell Street, 10 South Van Ness, 135 Van Ness Avenue, the Civic Center Landmark District, and the Market Street Cultural Landscape District because development would still occur and somewhat alter the setting of nearby built-environment resources. Similar to the 30 Van Ness Avenue Project, no mitigation would be necessary to reduce identified impacts on built-environment resources to a less-than-significant level.

Alternative E would reduce some impacts identified as significant and unavoidable and less than significant with mitigation. This alternative would substantially lessen or avoid the severity of the following impacts associated with project-level actions:

- Cumulative wind impact contribution (Impact C-WI-1)
- Archaeological impacts (Impacts CUL-4, CUL-5, and CUL-6)
- Cumulative archaeological impact contribution (Impact C-CUL-3)
- Emissions of fine particulate matter (PM2.5) and toxic air contaminants from construction and operational activities (Impact AQ-9)
- Cumulative air quality impacts from (PM2.5) and toxic air contaminants (Impact C-AQ-2)

Alternative E would be considered the environmentally superior alternative because it would reduce impacts on built environment and historic resources and shadow impacts when compared to the Project, while still meeting most of the Project's objectives.

Alternative E also would meet some of the project objectives of the 30 Van Ness Avenue Project, although it would reduce the development program and residential uses at 30 Van Ness Avenue, resulting in less residential growth. The reduced intensity of Alternative E would not achieve the project's objectives to "create a high-density, mixed-use development," "contribute to implementation of the general plan housing element goals for affordable housing by constructing a high-density, mixed-use project, including

sufficient office use, which would support the creation of affordable units," and create a "residential tower design that maximizes views for residents."

The Commission concurs with these findings in the EIR, and rejects this alternative as infeasible because it (1) would fail to avoid several significant and unavoidable impacts of the Project, and (2) fails to meet several of the basic objectives of the Project. This Alternative would also be less successful than the Project at meeting the objectives of the Hub Plan and the City's policy objectives related to the creation of housing. For these reasons, each of which is independently sufficient, the Commission rejects Alternative E as infeasible.

#### VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures, three impacts related to cumulative transportation (construction traffic), cumulative noise, and cumulative wind conditions will remain significant and unavoidable if the Project is approved. Pursuant to CEQA section 21081 and CEQA Guideline Section 15093, the Planning Commission hereby finds, after consideration of the Final EIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological, and other benefits of the Project as set forth below independently and collectively outweighs these significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found below.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Planning Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approvals, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures and improvement measures identified in the FEIR/Initial Study and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technological, legal, social, and other considerations.

In addition to the benefits of the Project described in the reasons for rejecting alternatives in Section V., which are incorporated herein by reference, the Project will have the following benefits:

1. The Project would add up to 610 dwelling units (but no fewer than 350 units) to the City's housing stock on a currently underutilized site. The City's important policy objective, as expressed in Policy 1.1 of the Housing Element of the General Plan, is to increase the housing stock whenever possible to address a shortage of housing in the City. Additionally, the Project promotes the objectives and policies of the General Plan by providing a range of unit types to serve a variety of needs. The Project would bring additional housing into a neighborhood that is well served by public transit on the edge of Downtown. The Project also would not displace any housing

- 2. The Project would increase the stock of permanently affordable housing by providing onsite affordable residential units for a mix of low- to moderate-income households (approximately 25 percent), offsite affordable residential units (approximately 33 percent), or a mix of onsite and offsite affordable residential units.
- 3. The Project would promote the objectives and policies of the General Plan by replacing the existing underdeveloped commercial structure with a residential high-rise tower that is more consistent and compatible with the surrounding high-rise residential and commercial architecture. This new development will greatly enhance the character of the existing neighborhood. In addition, the removal of the existing building and its replacement with active street frontages will improve pedestrian and neighborhood safety. By including ground floor retail use, the Project would promote pedestrian traffic in the vicinity and provide "eyes on the street". The Project would include significant streetscape improvements that would meet or exceed Better Streets Plan requirements. These changes will enhance the attractiveness of the site for pedestrians and bring this site into conformity with principles of good urban design.
- 4. The Project would construct a development that is in keeping with the scale, massing, and density of other structures in the immediate vicinity, and with that envisioned for the site under the Planning Code and General Plan.
- 5. The Project's iconic and attractive design furthers Housing Element Policy 11.1, which provides that "The City should continue to improve design review to ensure that the review process results in good design that complements existing character."
- 6. The Project will substantially increase the assessed value of the Project Site, resulting in corresponding increases in tax revenue to the City.
- 7. The Project adds up to 21,000 gross square feet of neighborhood serving retail and restaurant space in an area with a growing residential and workplace population, consistent with the policies of the Downtown Area Plan and Market and Octavia Area Plan.
- 8. The Project will include high-quality streetscape improvements in accordance with the Market and Octavia Area Plan Design Standards, which would activate the streetscape, serve to calm traffic on the street and build on the positive traits of the Hayes Valley neighborhood, extending its walkable scale outward toward the Van Ness and Market intersection.
- 9. The Project includes a massing scheme and wind reduction elements to avoid the creation of any net new hazardous wind conditions on any nearby public sidewalks or seating areas and would reduce hazardous wind hours over current conditions.
- 10. The Project provides approximately 301 Class 1 secure indoor bicycle parking spaces and 48 Class 2 bicycle rack spaces, both in excess of the number required by the Planning Code, encouraging residents and visitors to access the site by bicycle.

- 11. The Project promotes a number of Downtown Area Plan Objectives and Policies, including Policy 5.1, which encourages the provision of space for commercial activities; and Policies 7.1 and 7.2, which further the Objective of expanding the supply of housing in and adjacent to Downtown. The Project also promotes several Market and Octavia Area Plan Objectives and Policies, including Objectives 2.3 and 2.4, which encourage increasing the existing housing stock, including affordable units.
- 12. The Project promotes a number of City urban design and transportation policies, including reducing curb cuts; slowing vehicular traffic; providing street trees, landscaping, seating, bike racks and other street furniture for public use and enjoyment; widening sidewalks, using high-quality materials; activating the street frontage; maximizing ground floor transparency; and providing adequate lighting.
- 13. The Project will create temporary construction jobs and permanent jobs in the retail sector and for building operations. These jobs will provide employment opportunities for San Francisco residents, promote the City's role as a commercial center, and provide additional payroll tax revenue to the City, providing direct and indirect economic benefits to the City.

Having considered the above, and in light of the evidence contained in the FEIR and in the record, the Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR, and that those adverse environmental effects are therefore acceptable.

Draft Motion –
Shadow Findings
(6 RPD Properties)

# **Planning Commission Draft Motion**

**HEARING DATE: MAY 21, 2020** 

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*Record No.*: **2017-008051SHD** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

Block/Lot: 0835/004

Project Sponsor: 30 Van Ness Development, LLC.

c/o: Samidha Thakral

111 Sutter Street, 18th Floor San Francisco, CA 94104

Staff Contact: Nicholas Foster, AICP, LEED GA

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Recommendation: Adoption of Findings

ADOPTING FINDINGS, WITH THE RECOMMENDATION FROM THE GENERAL MANAGER OF THE RECREATION AND PARKS DEPARTMENT, IN CONSULTATION WITH THE RECREATION AND PARK COMMISSON, THAT NET NEW SHADOW CAST UPON SIX (6) PROPERTIES UNDER THE JURISDICTION OF THE RECREATION AND PARK DEPARTMENT (MARGARET HAYWARD PLAYGROUND; HAYES VALLEY PLAYGROUND; KOSHLAND COMMUNITY PARK; PATRICIA'S GREEN; CIVIC CENTER PLAZA; AND HOWARD & LANGTON MINI PARK) BY THE PROPOSED PROJECT THAT INCLUDES ALTERATION OF AN EXISTING FIVE-STORY BUILDING AND THE CONSTRUCTION OF A NEW 47-STORY MIXED-USE BUILDING REACHING A ROOF HEIGHT OF UP TO 520 FEET TALL (540' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 720,000 SQUARE FEET, LOCATED AT 30 VAN NESS AVENUE, LOT 004 OF ASSESSOR'S BLOCK 0835, WITHIN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND 120-400-R2//140/520-R-2 HEIGHT AND BULK DISTRICT WOULD NOT BE ADVERSE TO THEIR USE.

# **PREAMBLE**

Under Planning Code Section 295, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

In 1989, the Recreation and Park Commission and Planning Commission jointly adopted a memorandum ("1989 Memorandum") which identified quantitative and qualitative criteria for determinations of significant shadows in parks under the jurisdiction of the Recreation and Park Department. On February 7, 1989, the Recreation and Park Commission and the Planning Commission adopted criteria establishing

absolute cumulative limits for additional shadows on fourteen parks throughout San Francisco (Planning Commission Resolution No. 11595).

Per the 1989 Memorandum, the quantitative standard that was established for Civic Center Plaza was one (1) percent of net new shadow. The 1989 Memorandum also established generic criteria for determining a potentially permissible quantitative limit for additional shadows, known as the absolute cumulative limit, for parks not named in the 1989 Memorandum. The following five (5) properties under the jurisdiction of RPD: Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; and Howard & Langton Mini Park were not named in the 1989 Memorandum.

#### Per the 1989 Memorandum:

- Margaret Hayward Playground is classified as a large park which is shadowed less than 20 percent
  of the time during the year. As such, the 1989 Memorandum recommended that up to 1.0% of
  additional shadow-foot hours (sfh) could be allocated.
- Hayes Valley Playground is classified as a small park which is shadowed more than 20 percent of
  the time during the year. As such, the 1989 Memorandum recommended that no additional
  shadow could be potentially permitted unless the shadow meets the qualitative criteria of the 1989
  Memorandum.
- Howard & Langton Mini Park is classified as a small park which is shadowed more than 20 percent
  of the time during the year. As such, the 1989 Memorandum recommended that no additional
  shadow could be potentially permitted unless the shadow meets the qualitative criteria of the 1989
  Memorandum.
- Koshland Community Park is classified as a small park which is shadowed less than 20 percent of
  the time during the year. Per the 1989 Memorandum, there is no quantitative standard (limit) for
  additional shadows beyond the qualitative criteria of the 1989 Memorandum.
- Patricia's Green is classified as a small park which is shadowed less than 20 percent of the time during the year. Per the 1989 Memorandum, there is no quantitative standard (limit) for additional shadows beyond the qualitative criteria of the 1989 Memorandum.

The qualitative criteria includes existing shadow profiles, important times of day and seasons in the year associated with the park's use, the size and duration of new shadows, and the public good served by the buildings casting new shadow. Approval of new shadow on the Park would require hearings at the Recreation and Park Commission and the Planning Commission.

On or after October 17, 2018, 30 Van Ness Development, LLC (hereinafter "Project Sponsor") submitted the following applications with the Department (hereinafter "Department") in association with the proposed project (hereinafter "Project"): Downtown Project Authorization; Conditional Use Authorization; Office Allocation; Shadow Analysis; and Transportation Demand Management. The Project site (hereinafter

"Site") is property at 30 Van Ness Avenue, located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor's Block 0835. The Project includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three belowgrade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Site is located within the C-3-G Zoning District and the 120/400-R-2 // 140/520-R-2 Height and Bulk District.

A Shadow Study was prepared by qualified consultants ("Prevision Design"), finalized on May 6, 2020, that analyzed the potential shadow impacts of the Project to properties under the jurisdiction of the RPD (Case No. 2017-008051SHD). The analysis was conducted according to criteria and methodology as described in (1) the February 3, 1989 memorandum titled "Proposition K – The Sunlight Ordinance" ("the 1989 memorandum") prepared by RPD and the San Francisco Planning Department ("Planning"), (2) the July 2014 memorandum titled "Shadow Analysis Procedures and Scope Requirements" ("the 2014 memorandum") prepared by Planning, and (3) direction from current Planning and RPD staff regarding the appropriate approach, deliverables, and scope of analysis appropriate in consideration of the open spaces affected.

The Shadow Study indicated that the Project would cast new shadows on the following six (6) properties under the jurisdiction of RPD: Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard & Langton Mini Park.

#### Margaret Hayward Playground

Margaret Hayward Playground is a 5.04-acre (219,633-sf) urban park located in the Western Addition neighborhood of San Francisco on Assessor's Block 0851/Lot 026. It is bounded by Turk Street to the north, Golden Gate Avenue to the south, Gough Street to the east, and Laguna Street to the west. The official hours of operation are from 8:00 a.m. to 8:00 p.m. The park features include two tennis courts in the northwest corner of the park, two baseball/softball fields covering the eastern half of the park, and a children's playground in the southwest corner. Along the southern edge of the park, there is a grassy area with six fixed benches adjacent to the playground, a multipurpose hard-court area for basketball and/or soccer and other landscaped areas, paved walkways, and stairs. A historic clubhouse building used for after-school programs is located between the children's play area and the tennis courts. Six gated park entries are located in two locations along Turk Street, Laguna Street, and Golden Gate Avenue, respectively.

Under current conditions, the park receives 119,726,169 annual sfh of shadow. Based on a calculated TAAS of 817,340,694 sfh, Margaret Hayward Playground's existing annual shadow load is 14.65 percent of its TAAS. Existing shadow patterns include longer early morning shadow cast on the eastern half of the park as well as over the tennis courts (cast by a private structure located mid-block) and late afternoon/evening

shadow cast along the western edge of the space. Midday shadows are lesser and primarily cast by the mid-block structures as well as other smaller structures within the park itself.

The Project would result in net new shadow cast on Margaret Hayward Playground, adding 325,117 net new annual sfh of shadow and increasing the sfh of shadow by 0.04% annually above current levels. This increase would result in a new annual total shadow load of 14.69%. Net new shadow from the Project would occur within the first 23 minutes of the daily analysis period between approximately November 9th and January 31st.

The portions of Margaret Hayward Playground that would receive net new shadow from the Project include portions of nearly all features within the park. Those features which could be of higher sensitivity include the children's play area, the six fixed benches, and to a lesser degree the tennis courts and grass fields. While all these features would receive some net new Project shadow, the shadow would occur only over the winter months in the early mornings prior to 8:45 a.m., times where lower levels of park use would be likely.

## Hayes Valley Playground

Hayes Valley Playground is a 0.61-acre (26,589-sf) urban park located in the Western Addition Neighborhood of San Francisco on Assessor's Block 0819/Lot 026. It is bounded by Hayes Street to the north, Linden Street to the south, and Buchanan Street to the west. The park is fenced and posted hours of operation are from 7:30am to 9:30pm. Public entrances to the park are located at the northwest corner at the intersection of Hayes and Buchanan streets, the southeast corner on Linden Street, and on the north side along Hayes Street. Centrally located accessible ramps connect upper and lower terraces and can be reached via any of the park entrances.

Hayes Valley Playground rests on a terraced site with a clubhouse, playground areas, exercise equipment, and basketball/tennis courts. Several trees with dense canopies line the park along both Hayes and Linden streets. On the western (upper) level of the park, there are two designated playground areas, one for older vs. younger children with playground equipment and poured rubber paving. Also on this level is a 2,500 sf clubhouse with a stage and plaza area. A full-size basketball and tennis court occupy the eastern (lower) half of the park. Several exercise stations exist between sport courts and playground equipment. There are multiple strength training stations, pull-up bars, and stationary elliptical machines.

Under current conditions, the park receives 32,936,101 annual sfh of shadow. Based on a calculated TAAS of 98,948,423 sfh, Hayes Valley Playground's existing annual shadow load is 33.29 percent of its TAAS. Existing shadow patterns include early morning shadow falling over most portions of the park from the clubhouse building and other buildings to the east and late afternoon/evening shadow cast again by the clubhouse building as well as development to the west. The park experiences little midday shadow over summer months, with some additional shadow encroaching from buildings to the south over spring, fall, and winter months.

The Project would result in net new shadow cast on Hayes Valley Playground, adding 11,294 net new annual sfh of shadow and increasing the sfh of shadow by 0.01% annually above current levels. This increase would result in a new annual total shadow load of 33.30%. Net new shadow from the Project would occur within the first nine minutes of the daily analysis period between approximately March 30th and April 18th and again between August 24th and September 12th.

The portions of Hayes Valley Playground that would receive net new shadow from the Project include one public entry point, portions of the tennis courts, both children's play areas, and landscaped areas. The features which could be of higher sensitivity include the children's play areas, and to a lesser degree the tennis courts. While these features would receive some net new shadow, the net new shadow would occur for a very short period of time (nine minutes or less) over portions of the fall and spring seasons in the early mornings prior 8:30 a.m., times where lower levels of park use would be likely.

## **Koshland Community Park**

The Koshland Community Park is a 0.82-acre (35,743 sf) urban park, located in the Western Addition neighborhood, occupies the northwest corner of the block and is bounded by Page Street to the north, Buchanan Street to the west, and private development along its eastern and southern borders. The park is not fenced, and the posted hours of operation are from sunrise to sunset. Entrances to Koshland Community Park are through a gate and stairs on Page Street as well as several points along Buchanan Street. The pathway diagonally bisects the upper and lower halves of the park. A half-court basketball area and playground sit on the Koshland Community Park's highest elevation and a community garden which can be accessed via terraced steps, a serpentine pathway, or several steps through the Page Street entrance occupies the sites eastern most border. A playground area featuring jungle gym and sand pit is centrally located in the park, which includes a tire swing, slide, and monkey bars. A community garden with vegetables, flowers and shrubbery occupies the eastern border of the park.

Under current conditions, the park receives 20,546,248 annual sfh of shadow. Based on a calculated TAAS of 133,014,951 sfh, Koshland Community Park's existing annual shadow load is 15.45 percent of its TAAS. Existing shadow patterns include very low levels of shadow falling throughout most of the day until late afternoon, when the western half of the park is cast in shadow. Spring and fall follow a similar pattern with most shadow falling over winter months.

The Project would result in net new shadow cast on Koshland Community Park, adding 28,283 net new annual sfh of shadow and increasing the sfh of shadow by 0.02% annually above current levels. This increase would result in a new annual total shadow load of 15.47%. Net new shadow from the Project would occur within the first eight minutes of the daily analysis period between approximately June 1st and July 11th.

The portions of Koshland Community Park that would receive net new shadow include one public entry, small portions of the community garden and basketball court, and grassy or landscaped areas along the northern edge of the park. The features which could be of somewhat higher sensitivity include the basketball courts and the community garden area, however these features would only receive net new

shadow over the summer in the early mornings for a short duration prior 7:45 a.m., times where lower levels of park use would be likely

#### Patricia's Green

Patricia's Green is a 0.41-acre (17,903 sf) urban park, located in the Western Addition/Hayes Valley neighborhood, extends generally north-south and is bounded by Octavia Street to the east and west, Hayes Street to the north, and Fell Street to the south. The park is divided into three sections. In the northern section of the park there is a picnic seating area located along Hayes Street. It features a plaza with four picnic tables around a mature tree and a mix of wooden and concrete benches. Two additional picnic tables are located on the western side of this area along Octavia Street next to restaurants. The central section is located where the park intersects Linden Street. It contains a circular plaza with four concrete benches and eight bollards, and functions as the area for art installations. To the north and south of the center plaza are lawns. The southern section of the park contains a children's play area, which features a dome structure with ropes and bars for climbing and poured rubber safety paving. Low concrete square pillars delineate the play area and lawn, and a metal fence encloses the Fell Street side. A service building is located at the southwest corner of the park. On the periphery of the park are concrete ledges and benches interspersed with approximately 24 trees and plantings.

Under current conditions the park receives 12,029,000 annual sfh of shadow. Based on a calculated TAAS of 66,622,661 sfh, Patricia's Green's existing annual shadow load is 18.06 percent of its TAAS. The park currently experiences higher levels of shading in the early mornings and late afternoons but is otherwise predominantly unshaded from late morning through midafternoon year-round.

The Project would result in net new shadow cast on Patricia's Green, adding 188,108 net new annual sfh of shadow and increasing the sfh of shadow by 0.28% annually above current levels. This increase would result in a new annual total shadow load of 18.34%. Net new shadow from the Project would occur within the first 46 minutes of the daily analysis period between March 16th and May 2nd and again between August 10th and September 26th.

Nearly all portions of Patricia's Green would receive net new shadow from the Project. The portions of Patricia's Green that would likely be most sensitive to the addition of net new shadow would be the children's play area, the park's fixed benches, and the tables and seating areas. All these features would receive some net new shadow, the presence of which would be noticeable to users of the park present at that time. The timing of net new Project shadow would be in the early morning prior to 8:30 a.m., and the children's play area, which would potentially be the most sensitive to additional shadow, would not receive net new shadow at any point later than 8:15 a.m., corresponding to times where lower overall levels of use would be typical.

## Civic Center Plaza

Civic Center Plaza (also referred to as the Joseph L. Alioto Performing Arts Piazza) is a 5.12-acre (222,995 sf) urban park, located in the Civic Center neighborhood, is west of San Francisco City Hall and bounded by McAllister Street to the north, Larkin Street to the east, Polk Street to the west, and Grove Street to the

south. The plaza is not fenced, but the official hours of operation are from 5 a.m. to midnight. Approximately half of the plaza area is paved, but these areas are interspersed with rectangular lawns as well as an unpaved (dirt) section at the center of the park. To the north and south of this central dirt section are approximately 200 small, densely spaced, but highly pruned trees. Approximately 10 larger trees are present in the southeastern corner of the park, and 8 similar trees are located in the northeastern portion of the park. Two recently renovated fenced-in children's play areas (known as the Hellen Diller Civic Center Playground) are located in the plaza; one is at the northeast corner and is for smaller children, and the other is at the southeast corner and is designed for older children. Both play areas contain poured rubber paving and play equipment as well as benches. The southern portion of the park contains a small rectangular area with some landscaping, as well as a bench wall used for seating. A café kiosk opened in 2018 in the southeast corner of the park with a small outdoor seating area on the east side. There is no formal entrance to Civic Center Plaza; most users enter at one of the four corners, or at the center along the Polk and Larkin Street frontages.

Under current conditions the park receives 84,651,694 annual sfh of shadow. Based on a calculated TAAS of 829,854,584 sfh, Civic Center Plaza's existing annual shadow load is 10.20 percent of its TAAS. Existing shadow patterns include early morning shadow falling across the eastern portion of the park and late afternoon/evening shadow cast from the western edge, with little to no midday shadow except over winter months, when shadows encroaching from the south are cast on the southern edge of the park.

The Project would result in net new shadow cast on Civic Center Plaza, adding 15,100 net new annual sfh of shadow and increasing the sfh of shadow by 0.002% annually above current levels. This increase would result in a new annual total shadow load of 10.203%. Net new shadow from the Project would occur for up to 90 minutes in the early afternoon between approximately November 30th and January 10th. Net new shadow would fall only along the southern edge of the park, affecting several grassy areas, several paved walkways as well as portions of the seating areas around the café building.

The days of maximum net new shadow on the park due would occur on December 20th and 21st, when the Project would shade portions of the southern edge of the ark starting just before 1 p.m. and move eastward across the park over the course of approximately 90 minutes. The duration of the Project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 90 minutes, with an average duration of about 70 minutes across all affected dates. The largest net new shadow cast by the Project would occur at 2 p.m. on December 13th and 28th and cover 771 sf—equivalent to 0.35% of the total area of Civic Center Plaza.

The portions of Civic Center Plaza that would receive net new shadow include several grassy areas, several paved walkways as well as portion of the area around cafe kiosk used for movable tables and chairs for cafe customers. Of the areas affected, the café eating areas would likely be considered most sensitive to the addition of net new shadow. Other features receiving new shading could be characterized as being of lower sensitivity due to the fact they their use is either typically transitory in nature (walkways) or are features that are similar to many other nearby areas in the park (grassy areas) that would be unshaded at the times affected by net new shadow from the Project.

## Howard and Langton Mini Park

Howard and Langton Mini Park is a 0.23-acre (10,218 sf) urban park and community garden located in the South of Market (SoMa) neighborhood and is bounded by Howard Street to the northwest, Langton Street to the northeast, and private residential buildings on the other two sides. Inside the garden are many raised planting beds separated by walking aisles. The park is secured by a tall fence with a locked gate on Langton Street near the corner of Howard Street. Access is restricted to community garden members or access for others by appointment. RPD supports this space as one of 38 community gardens throughout the city as part of the Community Gardens Program.

Under current conditions the park receives 15,600,086 annual sfh of shadow. Based on a calculated TAAS of 38,026,625 sfh, Howard and Langton Mini Park's existing annual shadow load is 41.02 percent of its TAAS. Existing shadow patterns include early morning and later afternoon shadow falling over the majority of the plaza with little to no midday and early afternoon shadow year-round.

The Project would result in net new shadow cast on Howard and Langton Mini Park, adding 1,585 net new annual sfh of shadow and increasing the sfh of shadow by 0.004% annually above current levels. This increase would result in a new annual total shadow load of 41.028%. Net new shadow from the Project would occur for up to seven minutes in the late afternoon between approximately March 9th and 21st and again between September 21st and October 3rd.

The portions of Howard and Langton Mini Park that would receive net new shadow from the Project and under the cumulative scenario would include the public point of entry and portions of the community garden. While some users of the community garden may notice the presence of a small amount of net new shadow if they were to be present during the affected period, the short duration and limited number of dates annually of net new shadow would be unlikely to affect the use and enjoyment of the park or make any impact on plant health and growth.

The Department determined that an environmental impact report ("EIR") was required. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with environmental review of the City's Hub Plan, which 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, including the Project site. On May 23, 2018, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP") for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

On July 24, 2019, the Department published the Draft Environmental Impact Report ("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 ("Commission") public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice. Notices of

availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on July 24, 2019.

The EIR contains both analysis at a "program-level" pursuant to CEQA Guidelines section 15168 for adoption and implementation of the Hub Plan, and "project-level" environmental review for the Hub Plan streetscape and street network improvements, the Project, and the individual development project at 98 Franklin Street. This EIR also evaluates the designation of portions or all of the Hub Plan area as a housing sustainability district ("HSD"), in accordance with Assembly Bill 73 (Government Code sections 66202 to 66210 and Public Resources Code sections 21155.10 and 21155.11). Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the City and County of San Francisco ("City") to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD.

On July 24, 2019, 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, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on July 24, 2019.

The Historic Preservation Commission held a duly advertised hearing on said DEIR on August 8, 2018 at which the Historic Preservation Commission formulated its comments on the DEIR.

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.

The Department prepared responses to comments on environmental issues received during the 46 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 clerical errors in the DEIR. This material was presented in a responses to comments 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.

The Department prepared a final EIR ("FEIR") consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, the responses to comments document, and an Errata document dated April 20, 2020, all as required by law.

On February 13, 2020, the Planning Commission adopted Resolutions 20653 through 20656 to initiate legislation entitled (1) Ordinance amending the General Plan to amend the Market and Octavia Plan, (2) Ordinance amending the Planning Code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding (1) the General Plan Amendment amending to amend the Market and Octavia Plan; and (2) the ordinance amending the Planning Code to update the Market and Octavia Area Plan, (3) Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively, and (4) Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District. At that meeting the Commission adopted Resolutions 20653 through 20656 to recommend that the Board of Supervisors approve: (1) the Ordinance amending the General Plan to amend the Market and Octavia Plan; (2) an Ordinance amending the Planning Code to update the Market and Octavia Area Plan; (3) an Ordinance amending the zoning map to change the land use, zoning, and height and bulk classifications in the Hub Plan area, respectively; and (4) an Ordinance amending the Business and Tax Regulations and Planning Code to create the HUB Housing Sustainability District.

On May 14, 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. The FEIR was certified by the Commission on May 14, 2020, by adoption of Motion No. XXXXX.

On May 21, 2020, through Motion No. XXXXX, the Commission approved findings required by CEQA, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2017-008051ENX, for approval of the Project, which findings are found in Attachment C to this Motion No. XXXXX and incorporated by reference as though fully set forth herein.

On May 21, 2020, the Planning Commission and the Recreation and Park Commission held a duly advertised joint public hearing to consider whether to raise the absolute cumulative shadow limit equal to 0.002% of the TAAS for Civic Center Plaza.

At the same hearing on May 21, 2020, the General Manager of the Recreation & Parks Department, in consultation with the Recreation and Park Commission, recommended to the Planning Commission that the shadows cast by the Project on six (6) properties under the jurisdiction of the Recreation & Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; and Howard & Langton Mini Park) would not be adverse to the use of those properties. As part of this recommendation, the Recreation and Park Commission adopted environmental findings in accordance with CEQA, along with a Mitigation Monitoring and Reporting program ("MMRP") for the Project (Recreation and Park Commission Resolution No. XXXXX-XXXX).

The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

The Planning Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

#### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The foregoing recitals are accurate and constitute findings of this Commission.
- 2. The additional shadow cast by the Project would not be adverse and is not expected in interfere with the use of the six (6) properties under the jurisdiction of the Recreation & Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; or Howard & Langton Mini Park) for the following reasons:
  - a. The magnitude of the additional shadow on each open space is well below one percent of TAAS on an annual basis, and amounts to a reasonable and small loss of sunlight for a park in an area of intended for increased building heights and residential density.
  - b. The Project would result in net new shadow cast on Civic Center Plaza, adding 15,100 sfh of net new annual shadow, an increase from current levels by 0.002% (from 33.29% to 33.30% of its TAAS). The portions of Civic Center Plaza that would receive net new shadow include several grassy areas, several paved walkways as well as portion of the area around cafe kiosk used for movable tables and chairs for cafe customers. Of the areas affected, the café eating areas would likely be considered most sensitive to the addition of net new shadow. Other features receiving new shading could be characterized as being of lower sensitivity due to the fact they their use is either typically transitory in nature (walkways) or are features that are similar to many other nearby areas in the park (grassy areas) that would be unshaded at the times affected by net new shadow from the Project.
  - c. The Project would result in net new shadow cast on Margaret Hayward Playground, adding 325,117 sfh of net new annual shadow, an increase from current levels by 0.04% (from 14.65% to 14.69% of its TAAS). The portions of Margaret Hayward Playground that would receive net new shadow from the Project include portions of nearly all features within the park. Those features which could be of higher sensitivity include the children's play area, the six fixed benches, and to a lesser degree the tennis courts and grass fields. While all these features would receive some net new Project shadow, the shadow would occur only over the winter months in the early mornings prior to 8:45 a.m., times where lower levels of park use would be likely.
  - d. The Project would result in net new shadow cast on Hayes Valley Playground, adding 11,294 sfh of net new annual shadow, an increase from current levels by 0.01% (from 33.29% to 33.30%).

of its TAAS). The portions of Hayes Valley Playground that would receive net new shadow from the Project include one public entry point, portions of the tennis courts, both children's play areas, and landscaped areas. The features which could be of higher sensitivity include the children's play areas, and to a lesser degree the tennis courts. While these features would receive some net new shadow, the net new shadow would occur for a very short period of time (nine minutes or less) over portions of the fall and spring seasons in the early mornings prior 8:30 a.m., times where lower levels of park use would be likely.

- e. The Project would result in net new shadow cast on Koshland Community Park, adding 28,283 sfh of net new annual shadow, an increase from current levels by 0.02% (from 33.29% to 33.30% of its TAAS). Net new shadow from the Project would occur within the first eight minutes of the daily analysis period between approximately June 1st and July 11th. The portions of Koshland Community Park that would receive net new shadow include one public entry, small portions of the community garden and basketball court, and grassy or landscaped areas along the northern edge of the park. The features which could be of somewhat higher sensitivity include the basketball courts and the community garden area, however these features would only receive net new shadow over the summer in the early mornings for a short duration prior 7:45 a.m., times where lower levels of park use would be likely
- f. The Project would result in net new shadow cast on Patricia's Green, adding 188,108 sfh of net new annual shadow, an increase from current levels by 0.28% (from 18.06 % to 18.34% of its TAAS). Nearly all portions of Patricia's Green would receive net new shadow from the Project. The portions of Patricia's Green that would likely be most sensitive to the addition of net new shadow would be the children's play area, the park's fixed benches, and the tables and seating areas. All these features would receive some net new shadow, the presence of which would be noticeable to users of the park present at that time. The timing of net new Project shadow would be in the early morning prior to 8:30 a.m., and the children's play area, which would potentially be the most sensitive to additional shadow, would not receive net new shadow at any point later than 8:15 a.m., corresponding to times where lower overall levels of use would be typical.
- g. The Project would result in net new shadow cast on Howard and Langton Mini Park, adding 1,585 sfh of net new annual shadow, an increase from current levels by 0.004% (from 41.024% to 41.028%). The portions of Howard and Langton Mini Park that would receive net new shadow from the Project and under the cumulative scenario would include the public point of entry and portions of the community garden. While some users of the community garden may notice the presence of a small amount of net new shadow if they were to be present during the affected period, the short duration and limited number of dates annually of net new shadow would be unlikely to affect the use and enjoyment of the park or make any impact on plant health and growth.

- 3. The Project implements the vision of the Market and Octavia Area Plan through the construction of 333 dwelling units with 25% provided as on-site affordable units (Below Market Rate), approximately 234,000 gross square feet of office use, and ground floor retail. The Project's commercial uses (office, and retail) will provide new employment opportunities within an intense, walkable urban context.
- 4. A determination by the Planning Commission and the Recreation and Park Commission to allocate new shadow to the Project does not constitute an approval of the Project.

# **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Planning Department, the recommendation of the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, and other interested parties, the oral testimony presented to Planning Commission at the public hearings, and all other written materials submitted by all parties, the Planning Commission hereby **DETERMINES**, under Shadow Analysis Application No. 2017-008051SHD, that the net new shadow cast by the Project will not be adverse to the use of six (6) properties under the jurisdiction of the Recreation & Parks Department (Margaret Hayward Playground; Hayes Valley Playground; Koshland Community Park; Patricia's Green; Civic Center Plaza; or Howard & Langton Mini Park).

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 21, 2020.

Jonas P. Ionin
Commission Secretary
AYES:
NAYS:
ABSENT:
TIBOLI (T.

May 21, 2020

ADOPTED:

Draft Resolution –
Shadow Findings
(Civic Center Plaza)

# **Planning Commission Draft Resolution**

**HEARING DATE: MAY 21, 2020** 

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

Reception:

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Planning Information: 415.558.6377

*Record No.:* **2017-008051SHD** 

Project Address: 30 VAN NESS AVENUE

Zoning: C-3-G (Downtown General Commercial) Zoning District

120/400-R-2 // 140/520-R-2 Height and Bulk District Van Ness & Market Residential Special Use District Downtown and Market & Octavia Plan Areas

Block/Lot: 0835/004

Project Sponsor: 30 Van Ness Development, LLC

c/o: Samidha Thakral 111 Sutter Street, 18th Floor San Francisco, CA 94104

Staff Contact: Nicholas Foster, AICP, LEED GA (Planning Department)

nicholas.foster@sfgov.org, (415) 575-9167

Janice Lau Perez, AICP (Recreation and Park Department)

janice.perez@sfgov.org, (415) 575-5603

Recommendation: Adoption of Resolution

JOINT RESOLUTION TO RAISE THE ABSOLUTE CUMULATIVE SHADOW LIMIT ON CIVIC CENTER PLAZA IN ORDER TO ALLOW A PROPOSED PROJECT THAT INCLUDES ALTERATION OF AN EXISTING FIVE-STORY BUILDING AND THE CONSTRUCTION OF A NEW 47-STORY MIXED-USE BUILDING REACHING A ROOF HEIGHT OF UP TO 520 FEET TALL (540' INCLUSIVE OF ROOFTOP SCREENING/MECHANICAL EQUIPMENT) WITH A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 720,000 SQUARE FEET, LOCATED AT 30 VAN NESS AVENUE, LOT 004 OF ASSESSOR'S BLOCK 0835, WITHIN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) ZONING DISTRICT AND 120-400-R2//140/520-R-2 HEIGHT AND BULK DISTRICT.

## **PREAMBLE**

The people of the City and County of San Francisco, in June 1984, adopted an initiative ordinance, commonly known as Proposition K, codified as Section 295 of the Planning Code.

Section 295 requires that the Planning Commission disapprove any building permit application to construct a structure that will cast shadow on property under the jurisdiction of the Recreation and Park Department ("RPD"), unless it is determined that the shadow would not be significant or adverse. The Planning Commission and the Recreation and Park Commission must adopt criteria for the implementation of that ordinance.

Section 295 is implemented by analyzing park properties that could be shadowed by new construction, including the current patterns of use of such properties, how such properties might be used in the future, and assessing the amount of shadowing, its duration, times of day, and times of year of occurrence. The

Commissions may also consider the overriding social or public benefits of a project casting shadow.

Pursuant to Planning Code Section 295, the Planning Commission and the Recreation and Park Commission, on February 7, 1989, adopted standards for allowing additional shadows on the greater downtown parks (Resolution No. 11595). Per the 1989 memorandum, the quantitative standard that was established for Civic Center Plaza was one (1) percent of net new shadow.

Civic Center Plaza (also referred to as the Joseph L. Alioto Performing Arts Piazza) is a public park under the jurisdiction of the RPD. The 5.12-acre (222,995 sf) urban park, located in the Civic Center neighborhood, is west of San Francisco City Hall and bounded by McAllister Street to the north, Larkin Street to the east, Polk Street to the west, and Grove Street to the south. The plaza is not fenced, but the official hours of operation are from 5 a.m. to midnight. Approximately half of the plaza area is paved, but these areas are interspersed with rectangular lawns as well as an unpaved (dirt) section at the center of the park. To the north and south of this central dirt section are approximately 200 small, densely spaced, but highly pruned trees. Approximately 10 larger trees are present in the southeastern corner of the park, and 8 similar trees are located in the northeastern portion of the park. Two recently renovated fenced-in children's play areas (known as the Hellen Diller Civic Center Playground) are located in the plaza; one is at the northeast corner and is for smaller children, and the other is at the southeast corner and is designed for older children. Both play areas contain poured rubber paving and play equipment as well as benches. The southern portion of the park contains a small rectangular area with some landscaping, as well as a bench wall used for seating. A café kiosk opened in 2018 in the southeast corner of the park with a small outdoor seating area on the east side. There is no formal entrance to Civic Center Plaza; most users enter at one of the four corners, or at the center along the Polk and Larkin Street frontages.

On or after October 17, 2018, 30 Van Ness Development, LLC (hereinafter "Project Sponsor") submitted the following applications with the Department (hereinafter "Department") in association with the proposed project (hereinafter "Project"): Downtown Project Authorization; Conditional Use Authorization; Office Allocation; Shadow Analysis; and Transportation Demand Management. The Project site (hereinafter "Site") is property at 30 Van Ness Avenue, located on the east side of Van Ness Avenue between Market and Fell Streets; Lot 004 in Assessor's Block 0835. The Project includes a significant alteration to the existing 5-story building containing non-residential uses and the construction of a new 47-story mixed-use building reaching a roof height up to 520 feet tall (540' inclusive of rooftop screening/mechanical equipment). The Project includes a total gross floor area of approximately 720,000 gross square feet of uses, with approximately 468,000 gross square feet of residential use (333 dwelling units) within a tower situated atop a 9-story podium containing approximately 234,000 gross square feet of general office use, approximately 21,000 gross square feet of retail uses, 300 Class 1 and 72 Class 2 bicycle parking spaces, and three belowgrade levels that would accommodate up to 146 vehicle parking and 5 car share spaces provided for the residential, and office uses. The Site is located within the C-3-G Zoning District and the 120/400-R-2 // 140/520-R-2 Height and Bulk District.

A Shadow Study was prepared by qualified consultants ("Prevision Design"), finalized on May 6, 2020, that analyzed the potential shadow impacts of the Project to properties under the jurisdiction of the RPD

(Case No. 2017-008051SHD). The analysis was conducted according to criteria and methodology as described in (1) the February 3, 1989 memorandum titled "Proposition K – The Sunlight Ordinance" ("the 1989 memorandum") prepared by RPD and the San Francisco Planning Department ("Planning"), (2) the July 2014 memorandum titled "Shadow Analysis Procedures and Scope Requirements" ("the 2014 memorandum") prepared by Planning, and (3) direction from current Planning and RPD staff regarding the appropriate approach, deliverables, and scope of analysis appropriate in consideration of the open spaces affected.

Under current conditions the park receives 84,651,694 annual sfh of shadow. Based on a calculated TAAS of 829,854,584 sfh, Civic Center Plaza's existing annual shadow load is 10.20% of its TAAS. Existing shadow patterns include early morning shadow falling across the eastern portion of the park and late afternoon/evening shadow cast from the western edge, with little to no midday shadow except over winter months, when shadows encroaching from the south are cast on the southern edge of the park.

The Project would result in net new shadow cast on Civic Center Plaza, adding 15,100 net new annual sfh of shadow and increasing the sfh of shadow by 0.002% annually above current levels. This increase would result in a new annual total shadow load of 10.203%. Net new shadow from the Project would occur for up to 90 minutes in the early afternoon between approximately November 30th and January 10th. Net new shadow would fall only along the southern edge of the park, affecting several grassy areas, several paved walkways as well as portions of the seating areas around the café building.

The days of maximum net new shadow on the park due would occur on December 20th and 21st, when the Project would shade portions of the southern edge of the ark starting just before 1 p.m. and move eastward across the park over the course of approximately 90 minutes. The duration of the Project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 90 minutes, with an average duration of about 70 minutes across all affected dates. The largest net new shadow cast by the Project would occur at 2 p.m. on December 13th and 28th and cover 771 sf—equivalent to 0.35% of the total area of Civic Center Plaza.

The portions of Civic Center Plaza that would receive net new shadow include several grassy areas, several paved walkways as well as portion of the area around cafe kiosk used for movable tables and chairs for cafe customers. Of the areas affected, the café eating areas would likely be considered most sensitive to the addition of net new shadow. Other features receiving new shading could be characterized as being of lower sensitivity due to the fact they their use is either typically transitory in nature (walkways) or are features that are similar to many other nearby areas in the park (grassy areas) that would be unshaded at the times affected by net new shadow from the Project.

The Department determined that an environmental impact report ("EIR") was required. Environmental review for the Project, as well as a separate private development project at 98 Franklin Street, was coordinated with environmental review of the City's Hub Plan, which 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, including the Project site. On May 23, 2018, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP") for the Hub Plan, 30

SAN FRANCISCO
PLANNING DEPARTMENT

Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District. Publication of the NOP initiated a 30-day public review and comment period that ended on June 22, 2018. On June 12, 2018, the Department held a public scoping meeting regarding the Project.

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On May 14, 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. The FEIR was certified by the Commission on May 14, 2020, by adoption of Motion No. XXXXX.

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The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

The Planning Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

#### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The foregoing recitals are accurate and constitute findings of this Commission.
- 2. The additional shadow cast by the Project would not be adverse and is not expected in interfere with the use of the Civic Center Plaza for the following reasons:
  - a. The Project would result in net new shadow cast on Civic Center Plaza, adding 15,100 sfh of net new shadow annually. Thus, the Project would result in a total shadow load of 84,666,794 sfh annually, or an increase of 0.002% of the Plaza's TAAS.
  - b. The duration of the Project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 90 minutes, with an average duration of about 70 minutes across all affected dates in the early afternoon between approximately November 30th and January 10th. The largest net new shadow cast by the Project would occur at 2 p.m. on December 13th and 28th and cover 771 sf—equivalent to 0.35% of the total area of Civic Center Plaza.
  - c. The portions of Civic Center Plaza that would receive net new shadow include several grassy areas, several paved walkways as well as portion of the area around cafe kiosk used for movable tables and chairs for cafe customers. Of the areas affected, the café eating areas would likely be considered most sensitive to the addition of net new shadow. Other features receiving new shading could be characterized as being of lower sensitivity due to the fact they their use is either typically transitory in nature (walkways) or are features that are similar to many other nearby areas in the park (grassy areas) that would be unshaded at the times affected by net new shadow from the Project.
  - d. The magnitude of the additional shadow on Civic Center Plaza is well below one percent of TAAS on an annual basis, and amounts to a reasonable and small loss of sunlight for a park in an area of intended for increased building heights and residential density.
- 3. The Project implements the vision of the Market and Octavia Area Plan through the construction of 333 dwelling units with 25% provided as on-site affordable units (Below Market Rate), approximately 234,000 gross square feet of office use, and ground floor retail. The Project's commercial uses (office, and retail) will provide new employment opportunities within an intense, walkable urban context.
- 4. Planning Department staff recommends raising a shadow limit for the Civic Center Plaza of 0.002% of the TAAS, equal to approximately 15,100 annual square-foot-hours of net new shadow.

#### **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Planning Department and the Recreation and Park Department, the oral testimony presented to the Planning Commission and Recreation and Park Commission at the public hearing, and all other written materials submitted by all parties, the Planning Commission hereby **ADOPTS**, under Shadow Analysis Application No. 2017-008051SHD, the proposal to raise the cumulative shadow limit for Civic Center Plaza by 0.002% as a percentage of the Plaza's TAAS.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution at its special hearing on May 21, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 21, 2020

# Exhibit C – MMRP

Motion No
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Attachment B: Mitigation Monitoring and Reporting Program
The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District
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# TABLE A: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL or TO BE ADOPTED AS CONDITIONS OF APPROVAL FOR SUBSEQUENT DEVELOPMENT PROJECTS WITHIN THE HUB PLAN AREA, AS DETERMINED TO BE APPLICABLE DURING SUBSEQUENT PROJECT REVIEW (TO BE IMPLEMENTED BY THE CITY AND COUNTY OF SAN FRANCISCO OR PROJECT SPONSORS)

		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Cultural Resources								
M-CUL-1a: Avoid or Minimize Effects on Identified Built Environment Resources. This mitigation measure is required in recognition of Objective 3.2 of the Market and Octavia Area Plan, to which the Hub Plan is an amendment. Objective 3.2 states that the Market and Octavia Area Plan shall "promote the preservation of notable historic landmarks, individual historic buildings, and features that help to provide continuity with the past." Policy 3.2.2 of the Market and Octavia Plan states that the plan shall "encourage rehabilitation and adaptive reuse of historic buildings and resources." In order to meet Objective 3.2 and Policy 3.2.2, the project sponsor of a subsequent development project in the Hub Plan area that occurs on the site of a built environment historic resource or contributor to a historic district shall seek feasible means for avoiding significant adverse effects on historic architectural resources, with judgment of the significance of the impact to be based on the Secretary of the Interior's Standards for	X				Project sponsor and qualified architectural historian.	Prior to approval of project environmental document.	Planning department preservation staff to review and approve.	Considered complete when environmental document approved by Environmental Review Officer.

Implementation of the Hub Housing Sustainability District (HSD) is a procedural change that may reduce the time required for approval of projects that satisfy all of the requirements of the HSD ordinance. Designation of an HSD, through adoption of an ordinance by the San Francisco Board of Supervisors, would allow the city to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements within the HSD. Qualifying projects approved under the HSD would still be required to implement mitigation measures identified in this EIR and comply with adopted design review standards and all existing city laws and regulations but would not require additional CEQA analysis. Because the Hub HSD would be a procedural change that would be shown as an overlay on zoning maps, no impacts would result from implementation of the HSD beyond those identified for the Hub Plan.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Rehabilitation. If a project that conforms to the Secretary of the Interior's Standards for Rehabilitation is not feasible, the project sponsor shall a.) demonstrate that infeasibility to the San Francisco Planning Department's preservation staff, and b.) consult with the San Francisco Planning Department's preservation and urban design staff to determine if effects on built environment resources should be minimized by retaining a portion of the existing building and incorporating it into the project, with the understanding that such minimization would still result in a significant adverse impact on historical resources. If retention of a portion of the existing building is not feasible, the project sponsor shall demonstrate that infeasibility to the San Francisco Planning Department's preservation staff. California Environmental Quality Act Guidelines section 15364 defines "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." For the purposes of this mitigation measure, economic factors will not be considered. The applicability of each remaining factor would vary from project to project and be determined by staff members on a case-by-case basis.								
M-CUL-1b: Prepare and Submit Historical Documentation of Built Environment Resources. Where avoidance is not feasible, as described in Mitigation Measure M-CUL-1a, the project sponsor of a subsequent development project in the Hub Plan area shall	х				Project sponsor, qualified architectural historian, and photographer.	Prior to the issuance of any demolition, site, or building permit for the project.	Planning department preservation staff to review and approve.	Considered complete upon submittal of final Historic American Buildings Survey documentation to the

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
undertake historical documentation. The project sponsor shall retain a professional who meets the Secretary of the Interior's Qualification Standards for Architectural Historian or Historian (36 Code of Federal Regulations part 61) and a photographer with demonstrated experience in Historic American Buildings Survey photography to prepare written and photographic documentation for the affected built environment resources. The Historic American Buildings Survey documentation package for each affected built environment resource shall be reviewed and approved by the San Francisco Planning Department's preservation staff prior to the issuance of any demolition, site, or construction permit for the project.  The documentation shall consist of the following:  • Historic American Buildings Survey-level Photographs: Historic American Buildings Survey standard large-format photography shall be used to document the built environment resources and surrounding context. The scope of the photographs shall be reviewed and approved by the San Francisco Planning Department's preservation staff for concurrence, and all photography shall be conducted according to the current National Park Service Historic American Buildings Survey standards. The photograph set shall include distant/elevated views to capture the extent and context of the resource.								Preservation Technical Specialist.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>All views shall be referenced on a key map of the resource, including a photograph number with an arrow to indicate the direction of the view.</li> <li>The draft photograph contact sheets and key map shall be provided to the San Francisco Planning Department's preservation staff for review to determine the final number and views for inclusion in the final dataset.</li> <li>Historic photographs identified in previous studies shall also be collected, scanned as high-resolution digital files, and reproduced in the dataset.</li> <li>Written Historic American Buildings Survey Narrative Report: A written historical narrative, using the outline format, shall be prepared in accordance with the Historic American Buildings Survey Historical Report Guidelines.</li> <li>Measured Drawings: A set of measured drawings shall be prepared to document the overall design and character-defining features of the affected built environment resource. Original design drawings of the resource, if available, shall be digitized and incorporated into the measured drawings set. The San Francisco Planning Department's preservation staff shall assist the consultant in determining the appropriate level of measured drawings.</li> <li>Print-on-Demand Booklet: Following preparation of the Historic American Buildings Survey photography, narrative report, and</li> </ul>								

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
drawings, a print-on-demand softcover book shall be produced for the resource that compiles the documentation and historical photographs. The print-on-demand book shall be made available to the public for distribution.								
Format of Final Dataset:								
The project sponsor shall contact the History Room of the San Francisco Public Library, San Francisco Planning Department, Northwest Information Center, and California Historical Society to inquire as to whether the research repositories would like to receive a hard or digital copy of the final dataset. Labeled hard copies and/or digital copies of the final book, containing the photograph sets, narrative report, and measured drawings, shall be provided to these repositories in their preferred format.								
The project sponsor shall prepare documentation for review and approval by the San Francisco Planning Department's preservation staff, along with the final Historic American Buildings Survey dataset, that outlines the outreach, response, and actions taken with regard to the repositories listed above. The documentation shall also include any research conducted to identify additional interested groups and the results of that outreach. The project sponsor shall make digital copies of the final dataset, which shall be made available to additional interested organizations, if requested.								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-CUL-1c: Develop and Implement an Interpretive Program for Projects Demolishing or Altering a Historical Resource or Contributor to a Historic District. For projects that would demolish or materially alter a historical resource or contributor to a historic district, the project sponsor shall work with the San Francisco Planning Department's preservation staff or other qualified professionals to institute an interpretive program onsite that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. The interpretive program would include the creation of historical exhibits, incorporating a permanent display featuring historic photos of the affected resource and a description of its historical significance, in a publicly accessible location on the project site. This may also include a website. The contents of the interpretative program shall be determined by the San Francisco Planning Department's preservation staff. Development of the interpretive displays shall be overseen by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations part 61). An outline of the format and the location and content of the interpretive displays shall be reviewed and approved by the San Francisco Planning Department's preservation staff prior to issuance of a demolition permit or site permit. The format, location,	X				Project sponsor and qualified architectural historian.	Prior to issuance of a demolition or site permit (for an outline of the format and location/content of displays) and prior to issuance of any building permits.	Planning department preservation staff to review and approve the interpretive display.	Considered complete upon installation of display or publication of website.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
content, specifications, and maintenance of the interpretive displays must be finalized prior to issuance of any building permits for the project.								
M-CUL-1d: Video Recordation for Projects Demolishing or Altering a Historical Resource or Contributor to a Historic District. For projects that would demolish or materially alter a historical resource or contributor to a historic district, the project sponsor shall work with the San Francisco Planning Department's preservation staff or other qualified professionals to undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, preferably one with experience recording architectural resources, prior to the commencement of any demolition or project activities at the project site. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations part 61). The documentation shall include as much information as possible, using visuals in combination with narration, about the materials, construction methods, current condition, historic use, and significance and historic context of the historical resource.	X				Project sponsor, qualified historic preservation individual, qualified videographer.	Prior to issuance of a demolition, site, or building permit.	Planning department preservation staff to review and approve.	Considered complete upon submittal of completed video documentation to the San Francisco Public Library or other interested historical institution.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Digital copies of the video documentation shall be submitted to the San Francisco Planning Department; archival copies of the video documentation shall be submitted to repositories including, but not limited to, the San Francisco Public Library, Northwest Information Center, and California Historical Society. The video documentation shall be reviewed and approved by the San Francisco Planning Department's preservation staff prior to issuance of a demolition, site, or building permit for the project.								
M-CUL-1e: Architectural Salvage for Projects Demolishing or Altering a Historical Resource or Contributor to a Historic District. For projects that would demolish or materially alter a historical resource or contributor to a historic district, the project sponsor shall seek feasible means for salvaging the building's character-defining architectural features and incorporating them into either the design of the new project proposed at the site or the interpretive program that would be developed under M-CUL-1c. The project sponsor shall work closely with the San Francisco Planning Department preservation and urban design staff to determine which elements should be salvaged. In the event that reuse of salvaged elements in either the design of a new building or in an interpretive program proves infeasible or otherwise undesirable as determined by the San Francisco Planning Department preservation staff, the project sponsor may, at the direction of the San Francisco Planning Department preservation	X				Project sponsor and planning department.	Prior to the issuance of any demolition, site, or construction permit.	Planning department preservation staff to review and approve.	Considered complete upon approval of the salvage plan and after salvage activities are complete.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
staff, be required to attempt to donate the elements to an appropriate historical or arts organization. A detailed salvage plan shall be reviewed and approved by the San Francisco Planning Department's preservation staff prior to the issuance of any demolition, site, or construction permit for the project.								
M-CUL-1f: New Locations for Contributing Auxiliary Water Supply System Elements to Preserve Historic District Character. Where a streetscape or street network improvement proposed under the Hub Plan would require moving an Auxiliary Water Supply System hydrant, the San Francisco Planning Department shall conduct additional study to determine if it contributes to the historic significance of the Auxiliary Water Supply System. If the element is determined to be a contributing feature of the Auxiliary Water Supply System, the project sponsor shall work with the San Francisco Planning Department's preservation staff to determine a location where the contributing Auxiliary Water Supply System hydrant could be reinstalled to preserve the historic relationships and functionality that are character-defining features of the Auxiliary Water Supply System. Generally, hydrants shall be reinstalled near the corner or the intersection from where they were removed. Any hydrant found not to contribute to the significance of the Auxiliary Water Supply System could be removed or relocated without diminishing the historic integrity of the district.		X			Project sponsor and planning department.	Prior to San Francisco Public Works approval of streetscape and street network improvements.	Planning department preservation staff to review and approve.	Considered complete with implementation of streetscape and street network improvements and, where necessary, the reinstallation of hydrants that are determined to contribute to the historic nature of the Auxiliary Water Supply System.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-CUL-4a: Project-Specific Preliminary Archaeological Review for Projects Involving Soil Disturbance. This archaeological mitigation measure shall apply to any subsequent development project involving any soil-disturbing or soil-improving activities including excavation, utilities installation, grading, soils remediation, or compaction/chemical grouting 2 feet or more below ground surface, for which no archaeological assessment report has been prepared.  Projects to which this mitigation measure applies shall be subject to Preliminary Archaeological Review by the San Francisco Planning Department archaeologist.  Based on the Preliminary Archaeological Review, the Environmental Review Officer shall determine if there is a potential for effects on an archaeological resource, including human remains, and, if so, what further actions are warranted to reduce the potential effect of the project on archaeological resources to a less-than-significant level. Such actions may include project redesign to avoid the potential to affect an archaeological resource, or further investigations by an archaeological consultant, such as preparation of a project-specific Archaeological Research Design and Treatment Plan or the undertaking of an archaeological monitoring or testing program based on an archaeological Research Design and Treatment Plan, archaeological testing, or	X	X	Complete	Complete	Project sponsor, planning department's archaeologist or qualified archaeological consultant, and planning department Environmental Review Officer	Prior to completion of the environmental review of subsequent projects.	Planning department (Environmental Review Officer; department's archaeologist or qualified archaeological consultant) to review and approve.	Considered complete upon completion of the Preliminary Archaeological Assessment and if necessary the Archaeological Research Design and Treatment Plan.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
archaeological monitoring plan shall be determined in consultation with the Environmental Review Officer and consistent with the standards for archaeological documentation established by the Office of Historic Preservation for the purposes of compliance with the California Environmental Quality Act (Office of Historic Preservation, Preservation Planning Bulletin No. 5). Avoidance of effects on an archaeological resources is always the preferred option.								
M-CUL-4b: Procedures for Accidental Discovery of Archaeological Resources for Projects Involving Soil Disturbance. This mitigation measure is required for projects that would result in soil disturbance and are not subject to Mitigation Measure M-CUL-4a.  Should any indication of an archaeological resource, including human remains, be encountered during any soil-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the Environmental Review Officer and immediately suspend any soil-disturbing activities in the vicinity of the discovery until the Environmental Review Officer has determined what additional measures should be undertaken.  If the Environmental Review Officer determines that an archaeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultants	X	X			Project sponsor, archaeological consultant, and project head foreman.	During any soildisturbing activity.	Planning department (Environmental Review Officer) to determine if an archaeological resource may be present within the project site, approve additional measures if warranted, and approve a Final Archaeological Resources Report is necessary.	Considered complete after additional measures are implemented and Final Archaeological Resources Report is approved.

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maintained by the San Francisco Planning Department archaeologist. The archaeological consultant shall advise the Environmental Review Officer as to whether the discovery is an archaeological resource, whether it retains sufficient integrity, and whether it is of potential scientific/historical/cultural significance. If an archaeological resource is present, the archaeological consultant shall identify and evaluate the archaeological resource. The archaeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the Environmental Review Officer may require, if warranted, specific additional measures to be implemented by the project sponsor. Measures might include preservation of the archaeological resource in situ, an archaeological monitoring program, an archaeological testing program, or an archaeological treatment program. If an archaeological treatment program, archaeological monitoring program is required,								
it shall be consistent with the San Francisco Planning Department's Environmental Planning Division guidelines for such programs. The Environmental Review Officer may also require that the project sponsor immediately implement a site security program if the archaeological resource is at risk from vandalism, looting, or other damaging actions. If human remains are found, all applicable state laws will be followed, as outlined in Impact CUL-7, and an archaeological treatment program will be implemented in								

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
consultation with appropriate descendant groups and approved by the Environmental Review Officer.								
The project archaeological consultant shall submit a Final Archaeological Resources Report to the Environmental Review Officer that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the final report.								
Copies of the Draft Final Archaeological Resources Report shall be sent to the Environmental Review Officer for review and approval. Once approved by the Environmental Review Officer, copies of the Final Archaeological Resources Report shall be distributed as follows: California Archaeological Site Survey Northwest Information Center shall receive one copy, and the Environmental Review Officer shall receive a copy of the transmittal of the Final Archaeological Resources Report to the Northwest Information Center. The Environmental Planning Division of the San Francisco Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a compact disc of the Final Archaeological Resources Report, along with copies of any formal site recordation forms (California Department of Parks and Recreation 523 series) and/or documentation for nomination to								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the Environmental Review Officer may require a different final report content, format, and distribution from that presented above.								
M-CUL-4c: Requirement for Archaeological Monitoring for Streetscape and Street Network Improvements. Based on reasonable potential that archaeological resources may be present within the Hub Plan area, in instances where streetscape and street network improvements are proposed that include soil disturbance of 2 feet or more below the street grade, the following measures shall be undertaken to avoid any potentially significant adverse effects from the proposed project on buried or submerged historical resources and human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archaeological consultant from the rotational Qualified Archaeological Consultants List maintained by the San Francisco Planning Department archaeologist. After the first project approval action, or as directed by the Environmental Review Officer, the project sponsor shall contact the San Francisco Planning Department archaeologist to obtain the names and contact information for the next three archaeological consultants on the Qualified Archaeological Consultants List. The archaeological consultant shall undertake an archaeological monitoring program.		X			Project sponsor, planning department's archaeologist or qualified archaeological consultant, and planning department Environmental Review Officer.	Archaeological Monitoring Program, including worker training: development of program work scope prior to commencement of project-related-soil- disturbing activities; monitoring activity to occur during site excavation and construction, as per the Archaeological Monitoring Program. Archaeological Data Recovery Program: If required, the development of work	The archaeological consultant to prepare the Archaeological Monitoring Program and, if required, the Archaeological Data Recovery Program and Final Archaeological Resources Report. Planning department Environmental Review Officer to review and approve.	Considered complete on approval of Archaeological Monitoring Program by Environmental Review Officer; submittal of report regarding findings of Archaeological Monitoring Program, Archaeological Data Recovery Program, and Final Archaeological Resources Report; and findings by the Environmental Review Officer that the Archaeological Monitoring Program, Archaeological Data Recovery Program, and Final Archaeological

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
All plans and reports prepared by the consultant, as specified herein, shall be submitted first and directly to the Environmental Review Officer for review and comment and considered draft reports, subject to revision until final approval by the Environmental Review Officer. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the Environmental Review Officer, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archaeological resource, as defined in California Environmental Quality Act Guidelines section 15064.5(a) and (c).  Consultation with Descendant Communities: On discovery of an archaeological site <sup>2</sup> associated with descendant Native Americans, overseas Chinese, or other potentially interested descendant group,						scope would occur prior to commencement of continued soil- disturbing construction activities; recovery activities would occur during and subsequent to construction activity, as per Archaeological Data Recovery Program. Treatment of human remains: upon discovery, if applicable. Final Archaeological		Resources Report is implemented.
an appropriate representative <sup>3</sup> of the descendant group and the Environmental Review Officer shall be contacted. The representative of the descendant group shall be given the						Resources Report: upon completion of the		

<sup>&</sup>lt;sup>2</sup> The term "archaeological site" is intended here to minimally include any archaeological deposit, feature, burial, or evidence of burial.

An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American contact list for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the San Francisco Planning Department archaeologist.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
opportunity to monitor archaeological field investigations of the site and offer recommendations to the Environmental Review Officer regarding appropriate archaeological treatment of the site, recovered data from the site, and, if applicable, any interpretative treatment of the associated archaeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.  *Archaeological Monitoring Program*. The archaeological monitoring program shall minimally include the following provisions:  • The archaeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archaeological monitoring program reasonably prior to commencement of any project-related soil-disturbing activities. The Environmental Review Officer, in consultation with the project archaeologist, shall determine which project activities shall be archaeologist, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the potential risk these activities pose to archaeological resources and their depositional context.  • The archaeological consultant shall undertake a worker training program for soil-disturbing workers that shall include						Archaeological Monitoring Program and Archaeological Data Recovery Program, and prior to issuance of a temporary certificate of occupancy.		

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archaeological resource.								
<ul> <li>The archaeological monitor(s) shall be present on the project site, according to a schedule agreed upon by the archaeological consultant and the Environmental Review Officer until the Environmental Review Officer has, in consultation with the archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits.</li> <li>The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.</li> </ul>								
• If an intact archaeological deposit is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile-driving/ construction crews and heavy equipment until the deposit is evaluated. In the case of pile driving or deep foundation activities (foundation, shoring, etc.), if the archaeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archaeological resource, the pile driving or deep foundation activities shall be terminated								

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
until an appropriate evaluation of the resource has been made in consultation with the Environmental Review Officer. The archaeological consultant shall immediately notify the Environmental Review Officer of the encountered archaeological deposit. The archaeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, present the findings of this assessment to the Environmental Review Officer.  If the Environmental Review Officer, in consultation with the archaeological consultant, determines that a significant archaeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor, either:  The proposed project shall be redesigned to avoid any adverse effect on the significant archaeological resource, or  An archaeological data recovery program shall be implemented, unless the Environmental Review Officer determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.  If an archaeological data recovery program is required by the Environmental Review Officer, the archaeological data recovery program shall be conducted in accordance with an archaeological								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
data recovery plan. The project archaeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archaeological data recovery plan. The archaeological consultant shall prepare a draft archaeological data recovery plan that shall be submitted to the Environmental Review Officer for review and approval. The archaeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the archaeological data recovery plan shall identify which scientific/historical research questions are applicable to the expected resource, which data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, shall be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.  The scope of the archaeological data recovery plan shall include the following elements:  • Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.  • Cataloguing and Laboratory Analysis. Descriptions of selected cataloguing system and artifact analysis procedures.								

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>Discard and Deaccession Policy. Descriptions of and rationale for field and post-field discard and deaccession policies.</li> <li>Interpretive Program. Consideration of an onsite/offsite public interpretive program during the course of the archaeological data recovery program.</li> <li>Security Measures. Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>Final Report. Descriptions of proposed report format and distribution of results.</li> <li>Curation. Descriptions of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> <li>Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and associated or unassociated funerary objects discovered during any soil-disturbing activity shall comply with applicable state and federal laws, including immediate notification of the coroner of the City and County of San Francisco and, in the event of the coroner's determination that the human remains are Native American remains, notification of the California Native American Heritage Commission, which shall appoint a most likely descendant (Public Resources Code section</li> </ul>								

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		Project Appl	icability						
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed	
5097.98). The Environmental Review Officer shall also be immediately notified upon discovery of human remains.									
The archaeological consultant, project sponsor, Environmental Review Officer, and most likely descendent shall make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (California Environmental Quality Act Guidelines section 15064.5(d)) within six days of the discovery of the human remains. This proposed timing shall not preclude the Public Resources Code section 5097.98 requirement that descendants make recommendations or preferences for treatment within 48 hours of being granted access to the site. The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the Environmental Review Officer to accept recommendations of a most likely descendant. The archaeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects, as specified in the treatment agreement, if such an agreement has been made or, otherwise, as determined by the archaeological consultant and the									

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Environmental Review Officer. If no agreement is reached, state regulations shall be followed, including the reburial of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Public Resources Code section 5097.98).								
Final Archaeological Resources Report. The archaeological consultant shall submit a Draft Final Archaeological Resources Report to the Environmental Review Officer that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. The Draft Final Archaeological Resources Report shall include a curation and deaccession plan for all recovered cultural materials. The Draft Final Archaeological Resources Report shall also include an Interpretation Plan for public interpretation of all significant archaeological features.								
Copies of the Draft Final Archaeological Resources Report shall be sent to the Environmental Review Officer for review and approval. Once approved by the Environmental Review Officer, the consultant shall also prepare a public distribution version of the Final Archaeological Resources Report. Copies of the Final Archaeological Resources Report shall be distributed as follows: California Archaeological Site Survey Northwest Information Center shall receive one copy, and the Environmental Review								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Officer shall receive a copy of the transmittal of the Final Archaeological Resources Report to the Northwest Information Center. The Environmental Planning Division of the San Francisco Planning Department shall receive one bound and one unlocked, searchable portable document format copy on compact disc of the Final Archaeological Resources Report, along with copies of any formal site recordation forms (California Department of Parks and Recreation 523 series) and/or documentation for nomination to the National Register of Historica Places/California Register of Historical Resources. In instances of public interest in or the high interpretive value of the resource, the Environmental Review Officer may require a different or additional final report content, format, and distribution than that presented above.								
M-CUL-4d: Requirements for Archaeological Testing Consisting of Consultation with Descendent Communities, Testing, Monitoring, and a Report. Based on a reasonable presumption that archaeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List maintained by the San Francisco Planning Department			X	X	Project sponsors and qualified archaeological consultants.	After the first project approval action or as directed by the Environmental Review Officer.	Planning department archaeologist and Environmental Review Officer to review and approve.	Considered complete when all plans and reports are approved by the Environmental Review Officer.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
archaeologist. After the first project approval action or as directed								
by the Environmental Review Officer, the project sponsor shall contact the San Francisco Planning Department archaeologist to								
obtain the names and contact information for the next three								
archaeological consultants on the Qualified Archaeological								
Consultants List. The archaeological consultant shall undertake an								
archaeological testing program as specified herein. In addition, the								
consultant shall be available to conduct an archaeological								
monitoring and/or data recovery program if required pursuant to								
this measure. The archaeological consultant's work shall be								
conducted in accordance with this measure at the direction of the								
Environmental Review Officer. All plans and reports prepared by								
the consultant as specified herein shall be submitted first and								
directly to the Environmental Review Officer for review and								
comment, and shall be considered draft reports subject to revision								
until final approval by the Environmental Review Officer.								
Archaeological monitoring and/or data recovery programs								
required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the								
Environmental Review Officer, the suspension of construction can								
be extended beyond four weeks only if such a suspension is the								
only feasible means to reduce to a less-than-significant level								
potential effects on a significant archaeological resource as defined								

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
in California Environmental Quality Act Guidelines sections 15064.5 (a) and (c).								
Consultation with Descendant Communities: On discovery of an archaeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative of the descendant group and the Environmental Review Officer shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archaeological field investigations of the site and to offer recommendations to the Environmental Review Officer regarding appropriate archaeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archaeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.								
Archaeological Testing Program. The archaeological consultant shall prepare and submit to the Environmental Review Officer for review and approval an archaeological testing plan. The archaeological testing program shall be conducted in accordance with the approved archaeological testing plan. The archaeological testing plan shall identify the property types of the expected archaeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the								

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
archaeological testing program will be to determine to the extent possible the presence or absence of archaeological resources and to identify and evaluate whether any archaeological resource encountered on the site constitutes a historical resource under the California Environmental Quality Act.								
At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the Environmental Review Officer. If, based on the archaeological testing program, the archaeological consultant finds that significant archaeological resources may be present, the Environmental Review Officer in consultation with the archaeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archaeological testing, archaeological monitoring, and/or an archaeological data recovery program. No archaeological data recovery shall be undertaken without the prior approval of the Environmental Review Officer or the San Francisco Planning Department archaeologist. If the Environmental Review Officer determines that a significant archaeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:  • The proposed project shall be redesigned to avoid any adverse effect on the significant archaeological resource; or								

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subsequent project.		Project Appl	icability					
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<ul> <li>A data recovery program shall be implemented, unless the Environmental Review Officer determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</li> </ul>								
Archaeological Monitoring Program. If the Environmental Review Officer in consultation with the archaeological consultant determines that an archaeological monitoring program shall be implemented, the archaeological monitoring program shall minimally include the following provisions:								
<ul> <li>The archaeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archaeological monitoring program reasonably prior to commencement of any project-related soil-disturbing activities. The Environmental Review Officer in consultation with the archaeological consultant shall determine which project activities shall be archaeologically monitored. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context.</li> <li>The archaeological consultant shall undertake a worker training program for soil-disturbing workers that shall include</li> </ul>								

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subsequent project.		Project Appl	icability					
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an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archaeological resource.								
<ul> <li>The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archaeological consultant and the Environmental Review Officer until the Environmental Review Officer has, in consultation with project archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits.</li> <li>The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.</li> </ul>								
If an intact archaeological deposit is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. In the case of pile driving or deep foundation activities (foundation, shoring, etc.), if the archaeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archaeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of								

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
the resource has been made in consultation with the Environmental Review Officer. The archaeological consultant shall immediately notify the Environmental Review Officer of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, and present the findings of this assessment to the Environmental Review Officer.								
Whether or not significant archaeological resources are encountered, the archaeological consultant shall submit a written report of the findings of the monitoring program to the Environmental Review Officer.								
Archaeological Data Recovery Program. The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan. The archaeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archaeological data recovery plan prior to preparation of a draft archaeological data recovery plan. The archaeological consultant shall submit a draft archaeological data recovery plan to the Environmental Review Officer. The archaeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the archaeological data recovery plan shall identify which								

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subsequent project.		Project Appl	icability					
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scientific/historical research questions are applicable to the expected resource, which data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, shall be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. The scope of the archaeological data recovery plan shall include the following elements:  • Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.  • Cataloguing and Laboratory Analysis. Descriptions of selected cataloguing system and artifact analysis procedures.  • Discard and Deaccession Policy. Descriptions of and rationale for field and post-field discard and deaccession policies.  • Interpretive Program. Consideration of an onsite/offsite public interpretive program during the course of the archaeological data recovery program.								
Security Measures. Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities.								

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<ul> <li>Final Report. Descriptions of proposed report format and distribution of results.</li> <li>Curation. Descriptions of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> <li>Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity shall comply with applicable state and federal laws, including immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco and, in the event of the medical examiner's determination that the human remains are Native American Heritage Commission, who shall appoint a most likely descendant (Public Resources Code section 5097.98). The Environmental Review Officer shall also be immediately notified upon discovery of human remains.</li> <li>The archaeological consultant, project sponsor, Environmental Review Officer, and most likely descendant shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with</li> </ul>								

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		Project Appl	icability					
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appropriate dignity (California Environmental Quality Act Guidelines section 15064.5(d)). The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the Environmental Review Officer to accept recommendations of a most likely descendant. The archaeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archaeological consultant and the Environmental Review Officer. If no agreement is reached, state regulations shall be followed including the reburial of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Public Resources Code section 5097.98).  Final Archaeological Resources Report. The archaeological consultant shall submit a Draft Final Archaeological Resources Report to the Environmental Review Officer that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods								

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employed in the archaeological testing/monitoring/data recovery program(s) undertaken. The Draft Final Archaeological Resources Report shall include a curation and deaccession plan for all recovered cultural materials. The Draft Final Archaeological Resources Report shall also include an Interpretation Plan for public interpretation of all significant archaeological features.  Copies of the Draft Final Archaeological Resources Report shall be sent to the Environmental Review Officer for review and approval. Once approved by the Environmental Review Officer, the consultant shall also prepare a public distribution version of the Final Archaeological Resources Report. Copies of the Final Archaeological Resources Report shall be distributed as follows: California Archaeological Site Survey Northwest Information Center shall receive one copy and the Environmental Review Officer shall receive a copy of the transmittal of the Final Archaeological Resources Report to the Northwest Information Center. The Environmental Planning division of the San Francisco Planning Department shall receive one bound and one unlocked, searchable portable document format copy on compact disc of the Final Archaeological Resources Report along with copies of any formal site recordation forms (California Department of Parks and					•			
Recreation 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of public interest in or the high								

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interpretive value of the resource, the Environmental Review Officer may require a different or additional final report content, format, and distribution than that presented above.								
Tribal Cultural Resources								
M-TCR-1: Project-Specific Tribal Cultural Resources Assessment for Projects Involving Ground Disturbance. This tribal cultural resources cultural mitigation measure shall apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, or compaction/chemical grouting at depths that would extend into sand dune and marsh deposits, that occurs at depths of 2 feet or more below the ground surface.  Projects to which this mitigation measure applies shall be reviewed for the potential to affect a tribal cultural resource in tandem with Preliminary Archaeological Review of the project by the San Francisco Planning Department senior archaeologist. For projects requiring a Mitigated Negative Declaration or Environmental Impact Report, the San Francisco Planning Department "Notification Regarding Tribal Cultural Resources and the California Environmental Quality Act" shall be distributed to the San Francisco Planning Department tribal distribution list.	X	X	X	X	Planning department's archaeologist, California Native American tribal representative, planning department-qualified archaeological consultant; project sponsors.	The environmental review of 30 Van Ness Avenue and 98 Franklin Street for potential to affect a tribal cultural resource and conduct outreach has been completed.  For subsequent projects, potential to affect a tribal cultural resource and conduct outreach during environmental review.  Prior to issuance of demolition permit for	Planning department archaeologist to review the potential for a project to affect a tribal cultural resource, perform outreach, and review plan for preservation in place or interpretive program; planning department-qualified archaeological consultant, project sponsor implement an interpretive program of the tribal cultural resource.	Considered complete if no Tribal Cultural Resource is discovered or Tribal Cultural Resource is discovered and either preserved in-place or project effects to Tribal Cultural Resources are mitigated by implementation of planning department-approved interpretive program.
Consultation with California Native American tribes regarding the potential of the project to affect a tribal cultural resource shall occur						preservation in place or interpretive program, if needed following		

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at the request of any notified tribe. For all projects subject to this mitigation measure, if the San Francisco Planning Department senior archaeologist determines that the proposed project may have a potential significant adverse effect on a tribal cultural resources, then the following shall be required as determined warranted by the Environmental Review Officer.						identification of a potential significant adverse effect on a tribal cultural resources.		
If the Environmental Review Officer determines that preservation-in-place of the tribal cultural resource is both feasible and effective, based on information provided by the applicant regarding feasibility and other available information, then the project's archaeological consultant shall prepare an archaeological resource preservation plan. Implementation of the approved archaeological resource preservation plan by the archaeological consultant shall be required when feasible. If the Environmental Review Officer determines that preservation in place of the tribal cultural resource is not a sufficient or feasible option, then the project sponsor shall implement an interpretive program of the tribal cultural resource in coordination with affiliated Native American tribal representatives. An interpretive plan produced in coordination with affiliated Native American tribal representatives, at minimum, and approved by the Environmental Review Officer shall be required to guide the interpretive program. The plan shall identify proposed locations for installations or displays, the proposed content and materials of those displays or installation,								

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Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifact displays and interpretation, and educational panels or other informational displays								
Transportation and Circulation								
M-TR-1: Construction Management Plan. For projects within the Hub Plan area, the project sponsor shall develop and, upon review and consultation with the San Francisco Municipal Transportation Agency and San Francisco Public Works, implement a Construction Management Plan to address issues related to transportation-related circulation, access, staging, and hours of delivery. The Construction Management Plan would disseminate appropriate information to contractors and affected agencies regarding coordinating construction activities to minimize disruption and maintain circulation in the project area to the extent possible, with particular focus on ensuring connectivity for transit, people walking, and people bicycling. The Construction Management Plan would supplement and expand, rather than modify or supersede, any manual, regulations, or provisions set forth by San Francisco Municipal Transportation Agency, San	X	X			Project sponsor.	Prior to the start of project construction and throughout the construction period.	Project sponsors to develop the plan; San Francisco Municipal Transportation Agency, San Francisco Public Works, and planning department to review and approve.	Considered complete upon approval of each construction management plan and completion of each project's construction.

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Francisco Public Works, other City departments and agencies, the California Department of Transportation.								
If it is determined during a subsequent project-level transportation study that construction of the proposed project would overlap with adjacent project(s) so as to result in transportation-related impacts, the project sponsor or its contractor(s) shall consult with City departments such as San Francisco Municipal Transportation Agency and San Francisco Public Works and conduct interdepartmental meetings, as deemed necessary by San Francisco Municipal Transportation Agency, San Francisco Public Works, and the department, to coordinate a Construction Management Plan with adjacent project(s) to minimize the severity of any disruption to adjacent land uses and transportation facilities by overlapping construction-related transportation impacts to the extent feasible and commercially reasonable in light of noise regulations, labor and contract requirements, available daylight hours, and critical-path construction schedules. Based on review of this plan, the project may be required to consult with San Francisco Municipal Transportation Agency Muni Operations prior to construction to review potential effects on nearby transit operations.  The Construction Management Plan shall include a range of measures for the project sponsor, with San Francisco Municipal Transportation Agency concurrence, to select and prioritize to								

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minimize disruption to the extent feasible so that overall circulation in the project area is maintained to the extent possible. Potential measures to be included in the Construction Management Plan shall include, but not be limited to, the following:								
<ul> <li>Restricted Truck Access Hours – Limit truck movements between the peak hours of 7 a.m. and 9 a.m. and between 4 p.m. and 7 p.m. to the extent feasible and commercially reasonable in light of noise regulations, labor and contract requirements, available daylight hours, and critical-path construction schedules, as well as other times, if required by San Francisco Municipal Transportation Agency, to minimize disruptions to vehicular traffic, including transit during the a.m. and p.m. peak periods.</li> <li>Construction Truck Routing Plans – Identify optimal truck routes between regional facilities and the project site, taking into consideration truck routes of other development projects and any construction activities affecting the roadway network.</li> <li>Carpooling, Bicycle, Walking, and Transit Access for Construction Workers – The construction contractor shall encourage carpooling, bicycling, or walking to the project site as well as transit options for construction workers. These methods could include providing transit subsidies to construction workers, providing secure bicycle parking spaces, participating in free-to-employee ride-matching programs from www.511.org, participating in the emergency ride-home program through the</li> </ul>								

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Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
City (www.sferh.org), or providing transit information to construction workers.  • Project Construction Updates for Adjacent Businesses and Residents  – To minimize construction impacts on access, the project sponsor shall provide nearby residences and adjacent businesses with regularly updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), and travellane closures. At regular intervals, to be defined in the Construction Management Plan and, if necessary, the Coordinated Construction Management Plan, a regular email notice shall be distributed by the project sponsor to adjacent neighbors, residents, and others, as requested, providing current construction information of interest to neighbors as well as contact information for those with specific construction inquiries or concerns.								
Noise and Vibration								
M-NOI-1a: Construction Noise Control Plan for Projects within 250 Feet of a Noise-Sensitive Land Use. The project sponsor for each subsequent development project under the Hub Plan located within 250 feet of a noise-sensitive land use or proposing or required to conduct nighttime construction shall develop a noise control plan to ensure that project noise from all construction	Х		X	X	Project sponsor for projects located within 250 feet of a noise-sensitive land use or proposing to conduct nighttime construction.	Prior to the issuance of building permits and along with the submission of construction documents to the	Planning department to review and approve the plan and to review monitoring reports, as needed; health department or police department for complaints.	Considered complete upon approval of the Construction Noise Control Plan for each subsequent development project and

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<ul> <li>activities (including construction, demolition, and excavation, etc.) is minimized to the maximum extent feasible, with a goal of construction noise not exceeding 90 dBA and 10 dBA above the ambient noise level at noise-sensitive receptors. The measures specified by the project sponsor for each individual project shall be reviewed and approved by the San Francisco Planning Department prior to the issuance of building permits. Measures that may be used to restrict noise include, but are not limited to, those listed below.</li> <li>Locate construction equipment, including stationary noise sources (e.g., temporary generators), as far as feasible from adjacent or nearby noise-sensitive receptors.</li> <li>Stationary noise sources (e.g., generators and compressors) located in proximity to noise-sensitive land uses shall be muffled, enclosed within temporary enclosures, and shielded by barriers (which can reduce construction noise by as much as 5 dB).</li> <li>Electric motors rather than gasoline- or diesel-powered engines shall be used to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used (which can reduce noise levels from exhaust by approximately 10 dB). External jackets</li> </ul>						planning department for development of the plan. During construction for plan implementation. If noise monitoring is required, reporting to be submitted to the planning department regularly as established in the noise monitoring plan.		after construction is complete.

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on the tools themselves shall also be used (which could reduce noise by approximately 5 dB).  Construction contractors shall be required to use "quiet" gasoline-powered compressors or electrically powered compressors as well as electric rather than gasoline- or diesel-powered forklifts for small lifting, where feasible.  Prohibit idling of inactive construction equipment for prolonged periods (i.e., more than two minutes).  Prohibit or limit gasoline or diesel engines from having unmuffled exhaust systems.  Ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds).  Ensure that impact tools (e.g., jack hammers, pavement breakers, rock drills) used for project construction are hydraulically or electrically powered, when possible. Quieter equipment shall be used instead of impact equipment, when feasible (such as drills rather than impact equipment).  Electric motors rather than gasoline- or diesel-powered engines shall be used to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower								

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noise levels from the exhaust by about 10 A-weighted decibels. External jackets on the tools themselves shall be used, which could achieve a reduction of 5 A-weighted decibels.  Construction contractors shall be required to use "quiet" gasoline-powered compressors or electrically powered compressors as well as electric rather than gasoline- or diesel-powered forklifts for small lifting, where feasible.  Undertake the noisiest activities during times of least disturbance to surrounding residents and occupants.  Limit nighttime construction to the extent feasible. If nighttime construction is determined to be necessary, a special permit shall be obtained from the Director of Public Works or the Director of Building Inspection. Nighttime construction activities shall comply with the requirements of the permit. In addition, the contractor shall employ the measures discussed above (e.g., limiting idling, locating equipment far from noise-sensitive receptors, using noise-reducing enclosures, etc.) or other feasible measures to reduce noise such that interior noise at nearby receptors is reduced to the extent practicable (below 45 A-weighted decibels, equivalent sound level, where feasible).  If required by the San Francisco Planning Department, based on the degree of construction, proximity of sensitive uses, or a noise complaint, project sponsor shall monitor the noise levels								

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during periods of noisy construction activities (demolition, excavation, etc.). A plan for noise monitoring and reporting shall be provided to the San Francisco Planning Department for review prior to the commencement of construction.								
Prior to the issuance of the building permit, along with the submission of construction documents, the project sponsor shall submit to the San Francisco Planning Department a list of measures for responding to and tracking complaints pertaining to construction noise. These measures shall include onsite posting and a noise hotline, and may include:								
<ul> <li>A procedure and phone number for notifying the San Francisco Planning Department, the health department, or the police department of complaints (during regular construction hours and off hours).</li> </ul>								
A sign posted onsite describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction.  Projection of constitution and the construction and positive and the construction are projected as a construction of the construction.								
<ul> <li>Designation of an onsite construction complaint and enforcement manager for the project.</li> </ul>								
M-NOI-1b: Site-Specific Noise Control Measures for Projects Involving Pile Driving. For subsequent development projects under the Hub Plan that require pile driving, a set of site-specific noise attenuation measures shall be prepared under the	Х				Project sponsor and qualified acoustical consultant for projects that require pile driving.	Prior to and during the period of pile-driving.	Planning department to review and approve noise attenuation measures and to review daily noise measurements	Considered complete after implementation of noise attenuation measures

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subsequent project.	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
supervision of a qualified acoustical consultant and reviewed and approved by the San Francisco Planning Department prior to the commencement of any pile driving activity. These attenuation measures shall be included in the construction of the project and include as many of the following control strategies, and any other effective strategies, as feasible to reduce noise from pile driving at nearby noise-sensitive land uses:  • Require the construction contractor to erect temporary plywood or similar solid noise barriers along the boundaries of the project site to shield potential sensitive receptors and reduce noise levels;  • Require the construction contractor to implement "quiet" pile-driving technology (such as pre-drilling of piles, sonic pile drivers, and the use of more than one pile driver to shorten the total pile driving duration), where feasible, with consideration of geotechnical and structural requirements and soil conditions;  • Require the construction contractor to monitor the effectiveness of noise attenuation measures by taking noise measurements, at a distance of 100 feet, at least once per day during pile-driving; and  • Require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses.							periodically, police department (on complaint basis).	during pile-driving activities.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-NOI-3a: Protect Adjacent Potentially Susceptible Structures from Construction-Generated Vibration. The project sponsor for subsequent development projects in the Hub Plan area shall consult with the San Francisco Planning Department's environmental planning and preservation staff (as applicable) to determine whether adjacent or nearby buildings constitute structures that could be adversely affected by construction-generated vibration. For purposes of this measure, nearby potentially susceptible buildings within 100 feet of a construction site for a subsequent development project shall be considered if pile driving would be required at that site; if no pile driving would occur, potentially susceptible buildings within 25 feet of vibration-generating construction activity, such as the use of excavators, drill rigs, bulldozers, and vibratory rollers, shall be considered.  If buildings adjacent to construction activity are identified that could be adversely affected, the project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods to help reduce vibration-related damage effects may include maintaining a safe distance between the construction site and the potentially affected building, to the extent possible, based on site constraints, or using construction techniques that reduce vibration, such as concrete saws instead of jackhammers or hoe-	X		X	X	Project sponsor.	Prior to and during construction activities.	Planning department's environmental planning/preservation staff to review and approve, police department (on complaint basis).	Considered complete after implementation of vibration attenuation measures during construction activities.

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		Project Appl	icability					
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rams to open excavation trenches, non-vibratory rollers, or hand excavation to the extent feasible. For projects that would require piles, "quiet" pile-driving technologies (such as predrilling piles or using sonic pile drivers) shall be used, as feasible; appropriate excavation shoring methods shall be employed to prevent the movement of adjacent structures; and adequate security shall be ensured to minimize risks related to vandalism and fire.								
M-NOI-3b: Construction Monitoring Program for Structures Potentially Affected by Vibration. For structures located close enough to experience vibration levels that could result in building damage, as determined by compliance with Mitigation Measure M- NOI-3a, the project sponsor shall undertake a monitoring program to minimize damage to adjacent buildings and ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 100 feet of pile driving activities and within 25 feet of other vibration generating activities, shall be followed and include the following components:	X		X	X	Project sponsor, historic architect or qualified historic preservation professional.	Prior to the start of any ground-disturbing activity, during construction, and regular periodic inspections of each building during ground-disturbing activity on the project site.	Planning department's preservation staff to review and approve preconstruction survey and monitoring program and review periodic monitoring reports.	Considered complete after construction and remediation activities are complete.
Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of potentially affected historic buildings identified by the San Francisco Planning Department within 100 feet of planned pile driving activity or within 25 feet of other vibration generating activity to document and photograph the								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
existing conditions of the building(s). If nearby affected buildings are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of potentially affected buildings within 100 feet of pile driving activity or within 25 feet of other vibration generating construction activity.  • Based on the construction and condition of the resource(s), the consultant shall also establish a standard maximum vibration level that shall not be exceeded at any building, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity of 0.25 inch per second for historic and some old buildings, a peak particle velocity of 0.3 inch per second for older residential structures, and a peak particle velocity of 0.5 inch per second for new residential structures and modern industrial/commercial buildings, as shown in Table 3.C-7, p. 3.C-20).  • To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and prohibit vibratory construction activities that generate vibration levels in excess of the standard.  • Should vibration levels be observed in excess of the selected standard, construction shall be halted and alternative construction techniques put in practice, to the extent feasible								

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
(e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases).  The historic preservation professional (for effects to historic buildings) and/or structural engineer (for effects to non-historic structures) shall conduct regular (every three months) inspections of each building during ground-disturbing activity on the project site. Should damage to any building occur, the building(s) shall be remediated to their pre-construction condition at the conclusion of ground-disturbing activity on the site.								
M-NOI-4: Noise Analysis for Projects in Excess of Applicable Noise Standards. To reduce potential conflicts between existing sensitive receptors and new noise-generating uses developed under the Hub Plan, a noise analysis shall be required for new development that includes noise-generating activities or equipment (e.g., outdoor gathering areas; places of entertainment; heating, ventilation, and air-conditioning equipment) with the potential to generate noise levels substantially in excess of ambient noise levels or in excess of any applicable standards. This analysis shall include, at a minimum, a site survey to identify potential noise-sensitive uses within 900 feet of and with a direct line of sight to the subsequent development project site. It shall also include at least one 24-hour noise measurement (with maximum noise level readings that permit accurate description of maximum levels	X		Complete	Complete	Planning department; project sponsor for projects that include noise-generating activities or equipment, and acoustical consultant.	Analysis to be completed during environmental review of subsequent development projects in the Hub Plan area, prior to the first project approval action.	Planning department to review and approve.	Considered complete upon project approval by planning department/ Planning Commission via approval of final plan set by the Department of Building Inspection.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
reached during nighttime hours). This analysis shall be conducted								
prior to the first project approval action.								
The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would not adversely affect nearby noise-sensitive uses, would not substantially increase ambient noise levels, and would not result in noise level in excess of any applicable standards. All recommendations from the acoustical analysis necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. Should such concerns be present, the San Francisco Planning Department may require the completion of a detailed noise control analysis (by a person qualified in acoustical analysis and/or engineering) that includes the incorporation of noise reduction measures (including quieter equipment, construction of barriers or enclosures, etc.) prior to the first project approval action.								
Air Quality								
M-AQ-4a: Construction Emissions Analysis for Projects Above Screening Levels or That Exceed Criteria Air Pollutant Significance Thresholds. Subsequent development projects that do not meet the applicable screening levels in Table 3.D-6, p. 3.D-	Х		Complete	Complete	Project sponsors of projects that do not meet the applicable screening levels, planning department	During environmental review of subsequent development projects in the Hub Plan area.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Considered complete upon approval of analysis by Environmental Review Officer.

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		Project Appl	icability					
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47, of this EIR or that the planning department otherwise determines could exceed one or more significance thresholds for criteria air pollutants shall undergo an analysis of the project's construction emissions. If no significance thresholds are exceeded, no further mitigation is required. If one or more significance thresholds are exceeded, Mitigation Measure M-AQ-4b shall be implemented.								
<ul> <li>M-AQ-4b: Construction Emissions Minimization Plan Above Screening Levels or That Exceed Criteria Air Pollutant Significance Thresholds or as Required in Impact AQ-7. If required based on the analysis described in Mitigation Measure M-AQ-4a or as required in Impact AQ-7 the project sponsor shall submit a construction emissions minimization plan to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist.</li> <li>All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:</li> <li>a) Where access to alternative sources of power is reasonably available, portable diesel engines shall be prohibited;</li> <li>b) All off-road equipment shall have:</li> </ul>	X				Project sponsor; planning department.	Prior to the issuance of demolition permits (plan development).  Prior to the commencement of construction activities, the project sponsor shall certify (1) compliance with the construction emissions minimization plan, and (2) all applicable requirements of the construction emissions minimization plan have been incorporated into contract specifications.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Within six months of the completion of construction activities, the project sponsor shall submit to the Environmental Review Officer a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase Considered complete upon planning department review and acceptance of Construction Emissions Minimization Plan and

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	<b>Project Applicability</b>							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ol> <li>Engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board Tier 2 off-road emission standards (or Tier 3 or Tier 4 off-road emissions standards if NOx emissions exceed applicable thresholds), and</li> </ol>								when construction is complete.
<ul><li>ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS)4, and</li></ul>								
<ul><li>iii. Engines shall be fueled with renewable diesel (at least 99 percent renewable diesel or R99).</li></ul>								
iv. Any other best available technology offered at the time that future projects are submitted to the planning department for review may be included in the Plan as substitutions for the above items i through iii.								
c) Exceptions:								
<ul> <li>i. Exceptions to 1(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance,</li> </ul>								

<sup>4</sup> Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore VDECS would not be required.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
the sponsor shall submit documentation of compliance with 1(b) for onsite power generation.  ii. Exceptions to 1(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an air board Level 3 VDECS (1) is technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an air board Level 3 VDECS and the sponsor has submitted documentation to the ERO that the								
requirements of this exception provision apply. If granted an exception to 1(b)(ii), the project sponsor shall comply with the requirements of 1(c)(iii).  iii. If an exception is granted pursuant to 1(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedule in Table M-AQ-4B:								

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				Project Appl	icability						
Miti	Mitigation Measures			Hub Plan Subsequent Projects and Hub Network HSD <sup>1</sup> Hub Plan Streetscape and Street Ness Franklin Street Avenue Froject Project Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed			
	Table M-AQ- Step-Down S		ad Equipment Compliance								
	Compliance Alternative	Engine Emission Standard	Emissions Control								
	1	Tier 2**	Air Board Level 2 VDECS								
	2	Tier 2	Air Board Level 1 VDECS								
	cannot be n to meet Cor sponsor no meeting Co Alternative	met, then the pmpliance Alte the able to su compliance Alte 2 would need									
			standards are required if oplicable thresholds.								
	iv. Exceptions to 1(b)(iii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a renewable diesel is not commercially available in the SFBAAB. If an exception is granted pursuant to this										

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		Project Appl	icability					
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section, the project sponsor shall provide another type of alternative fuel, such as biodiesel (B20 or higher).  v. Prior to any waiver sought by a project sponsor, the sponsor shall provide documentation demonstrating that by granting the waiver, the project would not exceed any applicable criteria air pollutant threshold.  2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable State regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.  3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.  4. The construction emissions minimization plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating),								

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	Project Applicability							
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horsepower, engine serial number, and expected fuel use and hours of operation. For the VDECS installed: technology type, serial number, make, model, manufacturer, air board verification number level, and installation date and hour meter reading on installation date. For off-road equipment not using renewable diesel, reporting shall indicate the type of alternative fuel being used.  5. The construction emissions minimization plan shall be kept onsite and available for review during working hours by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the construction emissions minimization plan and a way to request a copy of the Plan. The project sponsor shall provide copies of the Plan as requested.  6. Reporting. Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in Paragraph 4, above. In addition, for off-road equipment not using renewable diesel, reporting shall indicate the type of alternative fuel being used.  Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each								

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subsequent project.								
	Project Applicability							
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construction phase. For each phase, the report shall include detailed information required in Paragraph 4. In addition, for off-road equipment not using renewable diesel, reporting shall indicate the type of alternative fuel being used.  7. Certification Statement and On-site Requirements. Prior to the commencement of construction activities, the project sponsor shall certify (1) compliance with the construction emissions minimization plan, and (2) all applicable requirements of the construction emissions minimization plan have been incorporated into contract specifications.								
It should be noted that for specialty equipment types (e.g., drill rigs, shoring rigs and concrete pumps) it may not be feasible for construction contractors to modify their current, older equipment to accommodate the particulate filters, or for them to provide newer models with these filters pre-installed. Therefore, alternative compliance options are provided for in Mitigation Measure M-AQ-4b.								

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	Project Applicability							
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M-AQ-5a: Educate Residential and Commercial Tenants Concerning Low-VOC Consumer Products. Prior to receipt of any building permit and every five years thereafter, the project sponsor shall develop electronic correspondence to be distributed by email or posted on-site annually to tenants of the project that encourages the purchase of consumer products and paints that are better for the environment and generate less volatile organic compound (VOC) emissions. The correspondence shall encourage environmentally preferable purchasing and shall include contact information and links to SF Approved. <sup>5</sup>	Х				Project sponsor; subsequent project owner; Homeowners' Association (for condominium projects).	Prior to receipt of final Certificate of Occupancy and every five years thereafter.	Planning department and Department of Building Inspection to review and approve.	Project sponsor to submit written information to planning department prior to Department of Building Inspection issuance of Certificate of Occupancy; Sponsor or Owner to continue submittals at 5-year intervals (ongoing).
<ul> <li>M-AQ-5b: Reduce Operational Emissions for Projects That Exceed Criteria Air Pollutant Thresholds. Proposed projects that would exceed the criteria air pollutant thresholds shall implement the additional measures, as applicable and feasible, to reduce operational criteria air pollutant emissions. Such measures may include, but are not limited to, the following:</li> <li>For any proposed refrigerated warehouses or large (greater than 20,000 square feet) grocery retailers, provide electrical hook-ups for diesel trucks with Transportation Refrigeration Units at the loading docks.</li> </ul>	Х				Project sponsor; subsequent project owner, as applicable based on mitigation measure; Homeowners' Association (for condominium projects).	For warehouses and large grocers, prior to issuance of building permit.  Ongoing for maintenance use of architectural coatings.  For other measures, schedule to be determined by planning department.	Planning department and Department of Building Inspection to review and approve.	For warehouses and large grocers, considered complete upon approval of final construction plan set.  Ongoing for maintenance use of architectural coatings.  For other measures, schedule to be determined by planning department.

<sup>5</sup> SF Approved (sfapproved.org) is administrated by the San Francisco Department of Environment staff, who identifies products and services that are safer and better for the environment (e.g., those that are listed as "Required" or "Suggested").

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>Use low- and super-compliant VOC architectural coatings in maintaining buildings. "Low-VOC" refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District Rule 1113; however, many manufacturers have reformulated to levels well below these limits. These are referred to as "Super-Compliant" architectural coatings.</li> <li>Other measures that become available and are shown to effectively reduce criteria air pollutant emissions onsite or offsite if emissions reductions are realized within the air basin. Measures to reduce emissions onsite are preferable to offsite emissions reductions.</li> </ul>								
M-AQ-5c: Best Available Control Technology for Projects with Diesel Generators and Fire Pumps. All diesel generators and fire pumps shall have engines that (1) meet Tier 4 Final or Tier 4 Interim emission standards, or (2) meet Tier 2 emission standards and are equipped with a California Air Resources Board Level 3 Verified Diesel Emissions Control Strategy. All diesel generators and fire pumps shall be fueled with renewable diesel, R99, if commercially available. Additional restrictions limiting the hours per year that generators may be tested may also be required, as determined necessary by the San Francisco Planning Department. For each new diesel backup generator or fire pump permit submitted for a project, including any associated generator pads, engine and filter specifications shall be submitted to the San	Х			Х	Project sponsors of projects with new diesel generators and/or fire pumps; planning department.	For specifications, prior to issuance of building permit for diesel generator or fire pump. For maintenance, ongoing.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Equipment specifications portion considered complete when equipment specifications approved by Environmental Review Office.  Maintenance portion is ongoing and records are subject to planning department review upon request.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Francisco Planning Department for review and approval prior to issuance of a permit for the generator or fire pump from the San Francisco Department of Building Inspection. Once operational, all diesel backup generators and Verified Diesel Emissions Control Strategy shall be maintained in good working order in for the life of the equipment and any future replacement of the diesel backup generators, fire pumps, and Level 3 Verified Diesel Emissions Control Strategy filters shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator or fire pump is located shall maintain records of the testing schedule for each diesel backup generator and fire pump for the life of that diesel backup generator and fire pump and provide this information for review to the Planning Department within three months of requesting such information.								
<ul> <li>M-AQ-7a: Additional Air Quality Improvement Strategies to Reduce Hub Plan-Generated Emissions and Population         Exposure. The planning department, in cooperation with other interested agencies or organizations, shall consider additional actions for the Hub Plan area with the goal of reducing Hub Plangenerated emissions and population exposure including, but not limited to:     </li> <li>Collection of air quality monitoring data that could provide decision makers with information to identify specific areas of</li> </ul>	Х				Planning Department, in cooperation with other interested agencies or organizations.	Strategy will be developed within four years of the Hub Plan adoption.	Planning Department, in cooperation with other interested agencies or organizations.	Ongoing for the duration of the Hub Plan.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
the Hub Plan were changes in air quality have occurred and focus air quality improvements on these areas;  • Additional measures that could be incorporated into the City's Transportation Demand Management program with the goal of further reducing vehicle trips;  • Incentives for replacement or upgrade of existing emissions sources;  • Other measures to reduce air pollutant exposure, such as the distribution of portable air cleaning devices; and  • Public education regarding reducing air pollutant emissions and their health effects.  The department shall develop a strategy to explore the feasibility of additional air quality improvements within four years of Hub Plan adoption.								
M-AQ-7b: Air Quality Analysis That Considers the Siting of Uses That Emit Particulate Matter (PM2.5), Diesel Particulate Matter, or Other Toxic Air Contaminants. To minimize potential exposure of sensitive receptors to diesel particulate matter or substantial levels of toxic air contaminants as part of everyday operations from stationary or area sources (other than the sources in Mitigation Measure M-AQ-5c), the San Francisco Planning Department shall require, during the environmental review process of subsequent development projects, but not later than the	X		Complete	Complete	Project sponsors of projects with stationary equipment other than diesel generators and fire pumps that emit PM 2.5, diesel particulate, or other toxic air contaminants, as determined by the planning department.	Prior to first project approval action.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Considered complete upon Environmental Review Officer review and approval of air quality analysis and implementation of any required measures to reduce emissions.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
first project approval action, the preparation of an analysis by a qualified air quality specialist that includes, a site survey to identify residential or other sensitive receptors within 1,000 feet of the project site. For purposes of this measure, sensitive receptors are considered to include housing units; child care centers; schools (high school age and below); and inpatient health care facilities, including nursing or retirement homes and similar establishments. The assessment shall also include an estimate of emissions of toxic air contaminants from the source from the subsequent development and shall identify all feasible measures to reduce emissions. These measures shall be incorporated into the project prior to the first approval action.								
M-AQ-7c: Design Land Use Buffers Around Active Loading Docks. For subsequent development projects that include loading docks that would be expected to accommodate more than 100 trucks per day (or 40 transportation refrigeration trucks per day), locate truck activity areas including loading docks and delivery areas as far away from sensitive receptors (such as residences, child care, or medical facilities) as feasible.	Х		Х	Х	Project sponsor.	Prior to approval of final plan set.	Planning department and Department of Building Inspection to review and approve.	Considered complete upon approval of final plan set.
M-AQ-7d: Implementation of Mitigation Measures M-AQ-4b and M-AQ-5c for Projects within the Existing or Future Air Pollutant Exposure Zone. All construction within the existing APEZ or newly added parcels that meet the APEZ criteria (Block 3505, Lots	Х		X	Х	Project sponsor.	Prior to the start of diesel equipment use on site.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Considered complete upon planning department review and acceptance of

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
007 and 008; Block 3503, Lot 004; and Block 0814, Lot 003), shall implement <b>M-AQ-4b</b> . All subsequent development projects that include diesel generators or diesel fire pumps within the existing APEZ or newly added parcels that meet the APEZ criteria, as listed above, shall implement <b>Mitigation Measure M-AQ-5c</b> .								Construction Emissions Minimization Plan.
M-AQ-7e: Update Air Pollution Exposure Zone. The Department of Public Health in coordination with the Planning Department is required to update the Air Pollution Exposure Zone Map in San Francisco Health Code Article 38 at least every five years. The Planning Department shall coordinate with the Department of Public Health to update the Air Pollution Exposure Zone, taking into account updated health risk methodologies and traffic generated by the Hub Plan.	Х				Planning Department and Department of Public Health (DPH).	Ongoing at 5-year intervals.	Planning Department and Department of Public Health.	Ongoing at 5-year intervals.
<ul> <li>M-AQ-9a: Construction Emissions Minimization Plan for 30 Van Ness Avenue Project. Prior to construction, the 30 Van Ness Avenue project sponsor shall submit a construction emissions minimization plan to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. Upon approval of construction emissions minimization plan, the sponsor shall implement the plan. The plan shall detail project compliance with the following requirements:</li> <li>1. All construction equipment shall contain engine tiers consistent with the U.S. Environmental Protection Agency engine tiers as</li> </ul>			X		Project sponsor.	Prior to the start of diesel equipment use on site.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Considered complete upon planning department review and acceptance of Construction Emissions Minimization Plan.

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
provided in <b>Table M-AQ-9a</b> , Construction Equipment Summary for 30 Van Ness Avenue Project, below.  Documentation of equipment tiers for in-use equipment shall be maintained onsite as part of the plan.  2. All off-road engines shall be fueled with renewable diesel (at								
least 99 percent renewable diesel or R99), if commercially available.  3. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in								
multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.								
<ol> <li>The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</li> </ol>								
5. The construction emissions minimization plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to, equipment type, equipment manufacturer, equipment identification number,								

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subsequent project.	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation.								
The construction emissions minimization plan shall be kept onsite and available for review during working hours by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the construction emissions minimization plan and a way to request a copy of the plan. The project sponsor shall provide copies of the plan as requested. Should any deviations from the requirements or the equipment in <b>Table M-AQ-9a</b> be proposed prior to or during construction, the project sponsor shall demonstrate, to the satisfaction of the ERO, that an equivalent amount of emissions reduction would be achieved.								
Reporting. Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in Paragraph 5, above.								

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TABLE M-AQ-9a: CONSTRUCTION EQUIPMENT SUMMARY FOR 30 VAN NESS AVENUE PROJECT

			Equipment	Usage Hours per Weekday	Usage Hours per Saturday	Controlled Equipment Details		Equipment Usage Data	
Phase	Project Equipment at Site	Horsepower	Quantity			Fuel	Control	Start	End
Demolition	Concrete/Industrial Saws	81	1	2.0	2.0	Diesel	Tier 4f	5/1/2020	11/1/2020
	Rubber Tired Dozers	247	1	1.0	1.0	Diesel	Tier 4f	5/1/2020	11/1/2020
	Sweepers/Scrubbers	64	1	2.0	2.0	Diesel	Tier 4f	5/1/2020	11/1/2020
	Excavators	158	1	2.4	2.4	Diesel	Tier 4f	5/1/2020	11/1/2020
Site Preparation	Tractors/Loaders/Blackhoes	97	1	8.0	8.0	Diesel	Tier 4f	11/2/2020	1/31/2021
	Excavators	158	3	8.0	8.0	Diesel	Tier 4f	11/2/2020	1/31/2021
	Road Cleaner/Sweepre/Scrubber	64	1	4.0	4.0	Diesel	Tier 4f	11/2/2020	1/31/2021
Grading	Rubber Tired Dozers	247	1	1.0	1.0	Diesel	Tier 4f	2/1/2021	4/30/2021
	Tractors/Loaders/Backoes	97	2	6.0	6.0	Diesel	Tier 4f	2/1/2021	4/30/2021
	Shoring Equipment (Boring Rigs)	221	2	2.4	2.4	Diesel	Tier 4f	2/1/2021	3/1/2021
	Tie Back Equipment (Drilling Rigs)	221	2	2.4	2.4	Diesel	Tier 4f	3/2/2021	3/30/2021
	Ground Improvement (Drilling Rig)	221	1	2.4	2.4	Diesel	Tier 4f	4/1/2021	4/30/2021
	Sweepers/Scrubbers	64	1	8.0	8.0	Diesel	Tier 4f	2/1/2021	4/3/2021
Building	Cranes	231	1	3.0	3.0	Electric	N/A	8/1/2021	12/1/2022
Construction	Forklifts	89	2	4.5	4.5	Propane	N/A	5/1/2021	12/31/2023
	Tractors/Loaders/Backoes	97	2	2.0	2.0	Diesel	Tier 4f	5/1/2021	12/31/2023
	Tower Crane	231	1	3.0	3.0	Electric	N/A	9/1/2021	5/1/2022
	Aerial Lifts (#1)	63	1	8.0	8.0	Electric	N/A	11/1/2021	3/1/2023
	Aerial Lifts (#2)	63	1	8.0	8.0	Electric	N/A	11/1/2021	5/1/2022
	Concrete Pumps	84	2	2.0	2.0	Electric	N/A	7/1/2021	10/1/2022
	Welders	46	6	0.80	0.80	Electric	N/A	5/1/2021	12/31/2023
Paving	Tractors/Loaders/Backhoes	97	1	5.3	5.3	Diesel	Tier 4f	11/1/2022	5/1/2023
	Concrete/Industrial Saws	81	2	2.0	2.0	Diesel	Tier 4f	11/1/2022	5/1/2023
Architectural Coating	Air Compressors	78	1	3.0	3.0	Electric	N/A	11/1/2021	1/1/2023

Notes: Project equipment was provided by the project sponsor.

Abbreviations:
N/A = not applicable

Tier 4f = Tier 4 Final

Tier 4i = Tier 4 Interim

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This table identifies Plan-level and Project-level mitigation measures to be implemented by the City and County of San Francisco, project sponsors of the 30 Van Ness Avenue and 98 Franklin Street Projects, or project sponsors for subsequent development projects in the Hub Plan area. The project applicability columns indicate which project is required to implement a given mitigation measure. For subsequent development projects in the Hub Plan area, during subsequent environmental review, the Planning Department would determine the applicability of each measure and prepare a project-specific Mitigation and Monitoring Reporting Program to be adopted with each subsequent project.

	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in Paragraph 5.

Certification Statement and Onsite Requirements. Prior to the commencement of construction activities, the project sponsor shall certify (1) compliance with the construction emissions minimization plan, and (2) all applicable requirements of the construction emissions minimization plan have been incorporated into contract specifications.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-AQ-9b Best Available Control Technology for Diesel Generators for 30 Van Ness Avenue Project. The two proposed diesel generators shall have engines that meet Tier 4 Final emission standards and be fueled with renewable diesel, R99, if commercially available. The project sponsor shall limit testing of the emergency diesel generators to no more than 20 hours per year. Each diesel backup generator permit shall be submitted to the San Francisco Planning Department for review and approval prior to issuance of a permit for the generator from the San Francisco Department of Building Inspection. Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The project sponsor shall maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator and provide this information for review to the planning department within three months of requesting such information.			X		Project sponsor.	Yearly on project site.	Planning department, department of building inspection.	Continuous.
M-AQ-9c:Construction Emissions Minimization Plan for 98 Franklin Street Project. Prior to construction, the 98 Franklin Street project sponsor shall submit a Construction Emissions Minimization Plan to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. Upon approval of Plan, the sponsor shall implement the				Х	Project sponsor.	Prior to the start of diesel equipment use on site.	Planning department (Environmental Review Officer, Air Quality technical staff) to review and approve.	Considered complete upon planning department review and acceptance of Construction Emissions Minimization Plan.

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subsequent project.	Project Applicability								
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed	
Plan. The plan shall detail project compliance with the following requirements:									
6. All construction equipment shall contain engine tiers consistent with the United States Environmental Protection Agency (USEPA) engine tiers as provided in Table M-AQ-9c: Construction Equipment Summary for 98 Franklin Street Project, below. Documentation of equipment tiers for in-use equipment shall be maintained on site as part of the plan.									
7. All off-road engines shall be fueled with renewable diesel (at least 99 percent renewable diesel or R99), if commercially available.									
8. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable State regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.									
<ol> <li>The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</li> </ol>									

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
10. The construction emissions minimization plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation.								
The construction emissions minimization plan shall be kept onsite and available for review during working hours by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the construction emissions minimization plan and a way to request a copy of the Plan. The project sponsor shall provide copies of the Plan as requested. Should any deviations from the requirements or the equipment in Table M-AQ-9a be proposed prior to or during construction, the project sponsor shall demonstrate, to the satisfaction of the ERO, that an equivalent amount of emissions reduction would be achieved.								
Reporting. Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in Paragraph 5, above.								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in Paragraph 5.  Certification Statement and Onsite Requirements. Prior to the								
commencement of construction activities, the project sponsor shall certify (1) compliance with the construction emissions minimization plan, and (2) all applicable requirements of the construction emissions minimization plan have been incorporated into contract specifications.								

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#### TABLE M-AQ-9C: CONSTRUCTION EQUIPMENT SUMMARY FOR 98 FRANKLIN STREET PROJECT

			Equipment	Usage Hours		Equipment ails	Equipmen	t Usage Data
Phase	Project Equipment at Site	Horsepower	Quantity	per Weekday	Fuel	Control	Start	End
Demolition	Concrete/Industrial Saws	81	1	8.0	Diesel	Tier 4i	6/1/2021	6/5/2021
	Excavators	67	1	8.0	Diesel	Tier 4i	6/1/2021	6/5/2021
	Rubber Tired Dozers	247	1	8.0	Diesel	Tier 4i	6/1/2021	6/5/2021
	Skid Steer Loaders	73	1	8.0	Diesel	Tier 4i	6/1/2021	6/5/2021
Shoring	Drill Rig	500	1	4.5	Diesel	Tier 4i	6/8/2021	8/7/2021
	Excavators	67	1	1.5	Diesel	Tier 4i	6/8/2021	8/7/2021
	Cranes	275	1	1.0	Diesel	Tier 4i	6/8/2021	8/7/2021
	Tieback rig	250	1	3.0	Diesel	Tier 4i	6/8/2021	8/7/2021
	Rough Terrain Forklift	100	1	1.0	Diesel	Tier 4i	6/8/2021	8/7/2021
	Generator	40	1	4.0	Diesel	Tier 4f	6/8/2021	8/7/2021
Excavation	Excavators	250	3	6.0	Diesel	Tier 4i	8/10/2021	10/30/2021
	Skid Steer Loaders	75	2	6.0	Diesel	Tier 4i	8/10/2021	10/30/2021
Building	Cranes	231	1	3.0	Electric	N/A	11/2/2021	8/5/2023
Construction	Forklifts	89	1	2.1	Propane	N/A	11/2/2021	8/5/2023
	Welders	46	2	0.16	Electric	N/A	11/2/2021	8/5/2023
	Sissor lifts	89	1	1.5	Electric	N/A	11/2/2021	8/5/2023
	Signal Boards	6.0	2	8.0	Electric	N/A	11/2/2021	8/5/2023
Paving	Pavers	130	1	4.0	Diesel	Tier 4i	8/1/2023	8/5/2023
	Rollers	50	1	4.0	Diesel	Tier 4i	8/1/2023	8/5/2023
Architectural Coating	Airless Paint Sprayers	78	3	4.0	Electric	N/A	1/7/2023	8/5/2023

Notes: Project equipment was provided by the project sponsor.

Abbreviations:

N/A = not applicable

Tier 4f = Tier 4 Final

Tier 4i = Tier 4 Interim

Wind

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		Project Applicability						
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>M-WI-1a: Wind Analysis and Minimization Measures for Subsequent Projects. All projects proposed within the Hub Plan area that would have a roof height greater than 85 feet shall be evaluated by a qualified wind expert, in consultation with the San Francisco Planning Department, to determine their potential to result in a new wind hazard exceedance or aggravate an existing pedestrian-level wind hazard exceedance (defined as the one-hour wind hazard criterion with a 26 mph equivalent wind speed).</li> <li>If the qualified expert determines that wind-tunnel testing is required due to the potential for a new or worsened wind hazard exceedance, such testing shall be undertaken in coordination with San Francisco Planning Department staff, with results summarized in a wind report.</li> <li>The buildings tested in the wind tunnel may incorporate only those wind baffling features that can be shown on plans. Such features must be tested in the wind tunnel and discussed in the wind report in the order of preference discussed below, with the overall intent being to reduce ground-level wind speeds in areas of substantial use by people walking (e.g., sidewalks, plazas, building entries, etc.):</li> <li>1. Building Massing. New buildings and additions to existing buildings shall be shaped to minimize ground-level wind speeds. Examples of these include setbacks, stepped facades,</li> </ul>	X		Complete	Complete	Project sponsor for projects with a roof height greater than 85 feet.	During the environmental review process for subsequent development projects.	In coordination with San Francisco Municipal Transportation Agency and San Francisco Public Works, the planning department to review and approve wind testing scope of work, wind report, and wind reduction measures.	Considered complete upon approval of final construction plan set.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
		improvements	Troject	Troject	<b>F</b>	3 421 4 4 4 4		Compress.
<ul> <li>and vertical steps in the massing to help disrupt downwashing flows.</li> <li>2. Wind Baffling Measures on the Building and on the Project Sponsor's Private Property. Wind baffling measures shall be included on future buildings and/or on the sponsor's private property to disrupt vertical wind flows along tower façades and through the project site. Examples of these may include staggered balcony arrangements on main tower façades, screens and canopies attached to the buildings, rounded building corners, covered walkways, colonnades, art, landscaping, freestanding canopies, or wind screens.<sup>6</sup></li> </ul>								
Only after documenting all feasible attempts to reduce wind impacts via building massing and wind baffling measures on a building, shall the following be considered:								
3. Landscaping and/or Wind Baffling Measures in the Public Right-of-Way. Landscaping and/or wind baffling measures shall be installed to slow winds along sidewalks and protect places where people walking are expected to gather or linger. Landscaping and/or wind baffling measures shall be installed								

<sup>&</sup>lt;sup>6</sup> Solid windscreens have a greater effect at reducing the wind speeds to immediate leeward side of the screens; however, outside of this area of influence, the winds are either unaffected or accelerated. Porous windscreens have less of an impact to the immediate leeward side; however, they have an increased area of influence and are less likely to cause any accelerations of the winds further downwind.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
on the windward side of the areas of concern (i.e., the direction from which the wind is blowing). Examples of wind baffling measures may include street art to provide a sheltered area for people to walk and free-standing canopies and wind screens in areas where people walking are expected to gather or linger. If landscaping or wind baffling measures are required as one of the features to mitigate wind impacts, <i>Mitigation Measure M-WS-1b</i> (below) shall also apply.								
M-WI-1b: Maintenance Plan for Landscaping and Wind Baffling Measures in the Public Right-of-Way. If it is determined that an individual subsequent development project could not reduce additional wind hazards via massing or wind baffling measures on the subject building, the project sponsors shall prepare a maintenance plan for review and approval by the San Francisco Planning Department to ensure maintenance of the features in perpetuity.	Х		Х	Х	Project sponsor for projects with a roof height greater than 85 feet.	During the environmental review process for subsequent development projects.	In coordination with San Francisco Municipal Transportation Agency and San Francisco Public Works, Planning department to review and approve.	Ongoing.

Landscaping typically impacts winds locally; the larger the tree crown and canopy, the greater the area of influence. Tall, slender trees with little foliage have little to no impact on local winds speeds at ground level because of the height of the foliage above ground. Shorter street trees with larger canopies help reduce winds around them but their influence on conditions farther away is limited.

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	Project Applicability							
Mitigation Measures  Biological Resources	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>M-BI-1: California Fish and Game Code Compliance to Avoid Active Nests during Construction Activities: For any project activities that result in removal or disturbance of existing trees through adjacent construction activities, tree project applicant(s) shall avoid impacts on nesting birds though compliance with the relevant California Fish and Game Code by implementing one or more of the following:</li> <li>Undertaking tree removal during the non-breeding season (i.e., September through January 15) to avoid impacts on nesting birds or conducting preconstruction surveys for work scheduled during the breeding season (March through August).</li> <li>Conducting, by a qualified biologist, preconstruction surveys no more than 15 days prior to the start of work during the nesting season to determine if any birds are nesting in the vegetation to be removed or in the vicinity of the construction to be undertaken.</li> <li>Avoiding any nests identified by a qualified biologist and establishing a construction-free buffer zone designated by a qualified biologist, which will be maintained until nestlings have fledged.</li> </ul>	X	X	X	X	Project sponsor.	Prior to and during construction.	Planning department to review and approve.	Considered complete upon completion of construction activities.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>M-BI-2: Avoid Impacts on Special-status Bat Roosts during         Construction Activities: Project applicant(s) shall avoid impacts on         maternity colonies or hibernating bats if identified by avoiding         structural demolition between April 1 and September 15 (maternity         season) and between October 30 and March 1 (hibernation) to the         extent feasible. Bat roost avoidance shall be accomplished by the         following steps:         <ul> <li>The project applicant(s) shall retain a qualified biologist to             conduct a bat habitat assessment of the structures proposed for         demolition. The assessment may be conducted at any time of         year but should be conducted during peak bat activity periods             (March 1–April 15, September 1–October 15) if possible.             Qualified biologists shall have knowledge of the natural             history of the species that could occur and sufficient experience         related to determining bat occupancy in buildings and bat             survey techniques. The biologist shall examine both the inside             and outside of accessible structures for potential roosting             habitat as well as routes of entry to the structures. If the             biologist concludes that the building does not provide suitable             bat roosting habitat, no further actions are necessary and work             may commence. If the results of the survey are inconclusive or             the biologist identifies potential roost sites, the following steps             shall be implemented:</li> </ul></li></ul>	X	X	X	X	Project sponsor for projects with large trees to be removed and/or vacant buildings to be demolished; qualified biologist.	Prior to issuance of demolition or building permits when trees would be removed or buildings demolished as part of an individual project.	Planning department to review and approve.	Considered complete upon issuance of demolition or building permits.

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	Project Applicability							
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
The project applicant(s) shall implement measures under the guidance of a qualified bat biologist to exclude bats from using the building as a roost site, such as sealing off entry points with one-way doors or enclosures. Installation of exclusion devices shall occur before maternity colonies establish or after they disperse, generally between March 1 and 30 or between September 15 and October 30, to preclude bats from occupying a roost site during demolition. Exclusionary devices shall be installed only by or under the supervision of an experienced bat biologist.  The qualified biologist shall conduct a follow-up survey to confirm that the exclusion measures have excluded bats. If follow-up surveys determine that bats are still present, the biologist shall modify the exclusion measures to effectively exclude bats from the structure. Following successful exclusion of the bats and confirmation of their absence by the biologist, demolition or structural modification shall commence.								
Improvement Measure I-BI-2: Lighting Minimization during Hours of Darkness. In compliance with the voluntary San Francisco Lights Out Program, the department could encourage buildings developed pursuant to the Hub Plan to implement birdsafe building operations to prevent or minimize bird-strike impacts, including, but not limited to, the following measures:	Х	Х	Х	Х	Project sponsor.	Prior to issuance of building permits.	Planning department to review and approve.	Considered complete upon issuance of building permits.

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subsequent project.		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<ul> <li>Reduce building lighting from exterior sources by:         <ul> <li>Minimizing the amount and visual impact of perimeter lighting and façade uplighting and avoiding up-lighting on rooftop antennae and other tall equipment as well as of any decorative features</li> </ul> </li> <li>Installing motion-sensor lighting         <ul> <li>Using low-wattage fixtures to achieve required lighting levels</li> </ul> </li> <li>Reduce building lighting from interior sources by:         <ul> <li>Dimming lights in lobbies, perimeter circulation areas, and atria</li> <li>Turning off all unnecessary lighting by 11 p.m. through sunrise, especially during peak migration periods (mid-March to early June and late August to late October)</li> <li>Using automatic controls (motion sensors, photo-sensors, etc.) to shut off lights in the evening when no one is present</li> </ul> </li> </ul>								_
Encouraging the use of localized task lighting to reduce the need for more extensive overhead lighting     Scheduling nightly maintenance to conclude by 11 p.m.     Educating building users about the dangers of lighting to birds during hours of darkness								

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Geology and Soils								
M-GE-1: Inadvertent Discovery of Paleontological Resources.  Before the start of any excavation activities, the project applicant(s) shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, who is experienced in teaching nonspecialists. The qualified paleontologist shall train all construction personnel who are involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils that are likely to be seen during construction, the proper notification procedures should fossils be encountered, and the laws and regulations protecting paleontological resources. The qualified paleontologist shall also make periodic visits during earthmoving at high sensitivity sites to verify that workers are following the established procedures. If potential vertebrate fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 25 feet of the find shall stop immediately, and the monitor shall notify the project sponsor, the qualified paleontologist, and the Environmental Review Officer.  The fossil shall be protected by an "exclusion zone" (an area approximately 5 feet around the discovery that is marked with caution tape to prevent damage to the fossil). Work in the affected area shall not resume until a qualified professional paleontologist can assess the nature and importance of the find. Based on the	X	X	X	X	Project sponsor; qualified paleontologist.	Before the start of any excavation activities.	Planning department to review and approve.	Ongoing during construction. Considered complete once ground disturbing activities are complete or once the planning department approves the recovery plan, if required.

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		Project Appl	icability					
Mitigation Measures	Hub Plan Subsequent Projects and Hub HSD <sup>1</sup>	Hub Plan Streetscape and Street Network Improvements	30 Van Ness Avenue Project	98 Franklin Street Project	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
scientific value or uniqueness of the find, the qualified paleontologist may record the find and allow work to continue or recommend salvage and recovery of the fossil. The qualified paleontologist may also propose modifications to the stop-work radius, based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, as well as currently accepted scientific practice, and subject to review and approval by the Environmental Review Officer. If required, treatment for fossil remains may include preparation and recovery so they can be housed in an appropriate museum or university collection (e.g., the University of California Museum of Paleontology). This may also include preparation of a report for publication describing the finds. The department shall ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means. The project sponsor shall be responsible for ensuring that the paleontologist's recommendations regarding treatment and reporting are implemented, including the costs necessary to prepare and identify collected fossils and any curation fees charged for university or museum storage.								

# Exhibit D – Shadow Analysis



MAY 6, 2020 AD2

# SECTION 295 SHADOW ANALYSIS REPORT FOR THE PROPOSED 30 VAN NESS AVENUE PROJECT



FROM:
ADAM PHILLIPS
PRINCIPAL
PREVISION DESIGN

T0:

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## I. INTRODUCTION AND OVERVIEW

This report details the results of an analysis conducted by Prevision Design to identify the shadow effects that would be caused by the proposed construction of a proposed 520-ft tall residential-office mixed use project with ground-floor retail and two levels of basement parking ("the project") located on Block 0835, Lot 4 in the Downtown/ Civic Center Neighborhood in San Francisco. The analysis focuses on the shadow effects of the project on Margaret Hayward Playground, Koshland Community Park, Hayes Valley Playground, Patricia's Green, Civic Center Plaza, and the Howard and Langton Mini Park, six publicly accessible open spaces under the jurisdiction of the San Francisco Recreation and Park Commission and subject to Section 295 of the San Francisco Planning Code.

The analysis was conducted according to criteria and methodology as described in (1) the February 3, 1989 memorandum titled "Proposition K – The Sunlight Ordinance" ("the 1989 memorandum") prepared by the San Francisco Recreation and Parks Department ("RPD") and the San Francisco Planning Department ("Planning"), (2) the July 2014 memorandum titled "Shadow Analysis Procedures and Scope Requirements" ("the 2014 memorandum") prepared by Planning, and (3) direction from current Planning and RPD staff regarding the appropriate approach, deliverables, and scope of analysis appropriate in consideration of the open spaces affected.

This report includes the results and discussion of all criteria factored into the analysis, including discussion of the analysis approach and methodology, a description and depictions of the project as proposed, description of the affected publicly-accessible open spaces, and the results of the study, including both quantitative and qualitative reporting of net new shadow generated by the project, graphical simulations of the location and extent of the project's net new shadow.

This report does not present opinions nor conclusions on the part of Prevision Design about whether the shadow cast by the proposed project could or should be considered significant/insignificant or acceptable/unacceptable. These determinations shall be made by the San Francisco Planning Commission with input and recommendations from RPD and its commission.

## II. REGULATORY FRAMEWORK AND SIGNIFICANCE CRITERIA

Planning Code Section 295, adopted in 1984 pursuant to voter approval of Proposition K (The Sunlight Ordinance), prohibits the issuance of building permits for structures over 40 feet in height that would cast net new shadow on property under the jurisdiction of, or designated to be acquired by, the Recreation and Park Commission between one hour after sunrise to one hour before sunset at any time of year, unless the Planning Commission determines that the net new shadow (1) would not have an adverse impact on the use of the property or (2) the impact would not be significant. Planning Code Section 295 provides that:

The City Planning Commission shall conduct a hearing and shall disapprove the issuance of any building permit governed by the provisions of this Section if it finds that the proposed project will have any adverse impact on the use of the property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission because of the shading or shadowing that it will cause, unless it is determined that the impact would be insignificant. The City Planning Commission shall not make the determination required by the provisions of this Subsection until the general manager of the Recreation and Park Department in consultation with the Recreation and Park Commission has had an opportunity to review and comment to the City Planning Commission upon the proposed project.

Net new shadow cast by the project would affect six open spaces under the jurisdiction of the Recreation and Park Commission for which the provisions of Section 295 apply.

## III. ANALYSIS METHODOLOGY

#### Technical Standards

The technical standards for evaluation of shadow effects follow the criteria adopted by the Recreation and Parks Commission and the Planning Commission in 1987 and 1989, as stated below:

Shadow is quantitatively measured by multiplying the area of the shadow by the amount of time the shadow is present on the open space, in units called square foot-hours (sfh). Determining the annual net new shadow load generated by a project begins with a calculation of the number of square foot-hours that would

theoretically fall on a qualifying publicly accessible open space each day from an hour after sunrise to an hour before sunset summed over the course of a year, ignoring all shadow from any source. This total is referred to as the Theoretical Annual Available Sunlight (TAAS) for that park. The second step is the calculation of the baseline (or current) shading conditions, which factors in the square foothours of shadow cast by existing buildings and other structures on the open space. Lastly, the shadow effects of the project are calculated, with the difference between the baseline shadow condition and project shadow condition considered being net new project shadow. The amount of shadow is defined as the shadow in square foot-hours cast by the project divided by the TAAS, expressed as a percentage.

Further, in addition to quantitative criteria, the adopted criteria set forth qualitative criteria for evaluation of shadow. Those criteria for assessing net new shadow are based on existing shadow profiles [graphics], important times of day, important seasons in the year, location of the net new shadow, size, and duration of net new shadows and the public good served by buildings casting net new shadow.

### 3D Modeling Assumptions

For the purposes of this analysis, Prevision Design has built a 3D computer model reflecting representation of the local San Francisco urban building context and landform surrounding the project generated by Light Intensity Distance and Ranging [or Laser Imaging Detection and Ranging] (LIDAR). This model is reflective of actual building massing and articulation circa 2010, so for new buildings built<sup>1</sup> after that date, Prevision Design has generated individual building models using available architectural plans and records. Prevision Design also obtained or generated 3D models of reasonably foreseeable future projects<sup>2</sup> that would have the potential to generate additional net new shadow on the same publicly accessible open spaces that were shown to be affected by the project (cumulative condition projects).

The model for the proposed project was provided to Prevision Design by the project architect on January 6, 2020 and is reflective of project drawings dated February 25th, 2020. Precise locations, boundaries, and sizes of the affected open spaces are input using GIS data provided by Planning.

<sup>1</sup> The final form of buildings currently under construction are included as if they are complete for the purposes of this study.

<sup>2</sup> Qualifying cumulative projects are those that are currently in some stage of the planning or permitting process but either have not yet been approved or have been approved but are not yet under construction.

## IV. SCOPE OF WORK AND ANALYSIS PERFORMED

#### CEQA Shadow Analysis Performed under the Hub Plan EIR

An earlier version of the 30 Van Ness Avenue project was reviewed for shadow impacts as part of the Hub Plan EIR, the results of which were detailed in a report submitted to San Francisco Planning on February 11th, 2019. Updates to these shadow effects due revisions to the project design were subsequently detailed in an update memo dated June 5th, 2019. The scope and purpose of this analysis was to evaluate the project's shadow impacts under CEQA, and while much of the same review methodology and technical standards required under Section 295 review was used in this analysis, it was requested by San Francisco Planning that a standalone report detailing shadow effects under Section 295 be provided to capture further design revisions made since the June 5th, 2019 memo, and to provide a clear and concise accounting of such effects. Much of the analysis included in this report has been taken from the 2/11/19 report, updated as required to reflect changes in shadow effects due to revisions to the design since the original report.

It should be noted that the design revisions to the 30 Van Ness Avenue have resulted in a reduction in total shadow cast by the project relative to the project as analyzed in either the 2/11/19 CEQA report as well as the version analyzed by the 6/5/19 update memo. As a result, Jefferson Square Park which identified as affected in the 2/11/19 CEQA report is not shaded by the revised design and as such, is not discussed by this report.

## Cumulative Project Selection

There were 24 cumulative projects that were identified and included as part of the Hub Plan EIR shadow study and these have been carried over to this study for the sake of consistency, even if some of these projects would not affects the parks and open spaces affected by the project. See Table 1 (next page) for a complete listing.

CUMULATIVE PROJECT ADDRESS	PROJECT HEIGHT	DATE OF DESIGN DATA
455 Fell Street	Approx. 50'	12/16/2015
350 Octavia Street (Parcel N)	Approx. 55'	12/9/2015
300 Octavia Street (Parcel M)	Approx. 55'	12/9/2015
188 Octavia Street (Parcel T)	Approx. 55'	1/16/2017
1740 Market Street	Approx. 85'	1/7/2015
1700 Market Street	Approx. 85'	6/2/2015
1870 Market Street	Approx. 85'	3/23/2017
198 Valencia Street	Approx. 55'	2/7/2017
1601 Mission Street	Approx. 120'	3/2016
200-214 Van Ness Avenue	Approx. 135'	9/26/2016
600 Van Ness Avenue	Approx. 135'	5/31/2017
555 Golden Gate Avenue	Approx. 112'	7/14/2017
1270 Mission Street	Approx. 200'	5/12/2017
1025 Howard Street	Approx. 90'	5/31/2016
1052 Folsom Street	Approx. 65'	4/19/2017
1075 Folsom Street	Approx. 65'	3/15/2017
980 Folsom Street	Approx. 100'	4/15/2017
999 Folsom Street	Approx. 85'	4/15/2017
345 6th Street	Approx. 80'	4/15/2017
363 6th Street	Approx. 85'	4/15/2017
950 Gough Street	Approx. 80'	8/7/2015
807 Franklin Street	Approx. 80'	8/16/2017
98 Franklin Street	Approx. 397'	2/12/2020
The Hub Plan	Varies	4/22/2019

TABLE 1: Cumulative Project List

#### Quantitative Calculations

Using the 3D project and urban context model developed as part of the scoping study, Prevision Design performed snapshot shadow measurements at 15-minute intervals within the daily analysis period, repeating these daily measurements every seven days between the Summer Solstice (June 21) and Winter Solstice (December 20), with interim times and dates extrapolated to approximate shadow conditions on other days and times. This half-year period (between the Summer and Winter Solstices) is referred to by Planning as a "solar year." As the path of the sun is roughly mirrored over the second half of the year (December 21 through June 20), analysis of this half-year period allows for a reasonable extrapolation to arrive at a full-year estimated calculation of the areas and durations of existing (baseline) shadow that currently falls on the affected open spaces.

In addition to the quantitative analysis of existing shadow conditions, calculations were generated to reflect the addition of the project, with the difference between the existing conditions and those with the project representing the net new shadow effect.

Lastly, 3D models of the approved cumulative projects were added to the model in order to generate the baseline + project + cumulative scenario, depicting the reasonably foreseeable combined shadow effect of all projects in the current development pipeline that would affect the same open spaces.

Full annual quantitative data findings for each of the affected open spaces are included as Exhibits L through R.

#### Shadow Profile Graphics

To provide a spatial and contextual understanding of the location, size, and features affected by net new shadow, Prevision Design prepared graphics showing "snapshot" shadow profiles at hourly intervals over the entire area affected by the project. Graphics differentiate between existing shadow, net new project shadow, and cumulative condition shadow within the daily analysis period on the Summer Solstice (June 21), the approximate equinoxes (March 22/September 20), and the Winter Solstice (December 20), and the dates of maximum net new shadow for each of the affected open spaces. These graphics appear as Exhibits B through K.

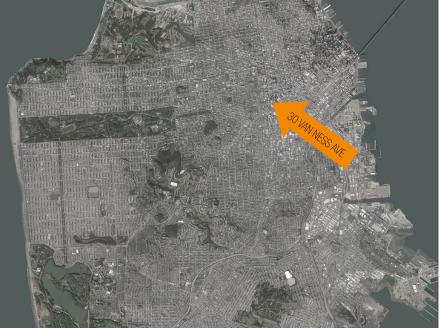
## Qualitative Analysis

To gain an understanding of how net new shadow may affect existing patterns of use, Prevision Design conducted six 30-minute site visits to each (existing) open space to observe the nature and intensity of uses. Two site visits were performed in the morning, two at midday, and two later in the day, with one visit from each pair on a weekday and one on a weekend.

The qualitative effects of net new shadow on the affected open spaces are discussed based on the size, timing, and duration of net new shadow and how such shadow might potentially affect observed existing patterns of use.

## No Shadow Project Alternatives

To gain an understanding of what modifications to the project might be required in order to eliminate all net new shadow on each of the affected open spaces, a determination of the approximate reduction in building height and/or alteration of building form is discussed, along with the approximate impact such a modification would have on the project's program (loss of residential units, etc.).



30 Van Ness Avenue Project

## Affected RPD Parks and Open Spaces

- 1 Margaret Hayward Playground
- 2 Hayes Valley Playground
- 3 Koshland Community Park
- 4 Patricia's Green
- 5 Civic Center Plaza
- 6 Howard and Langton Mini Park

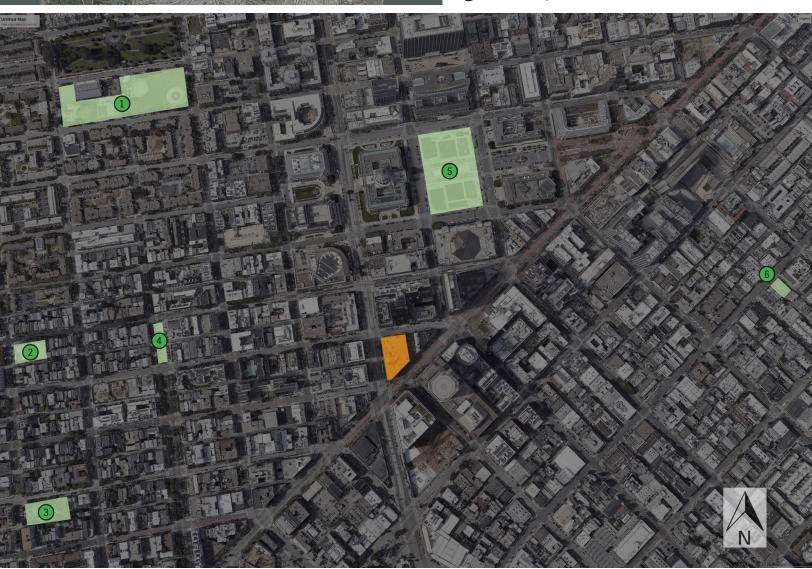


FIGURE 1: Map of Affected RPD Public Parks and Open Spaces



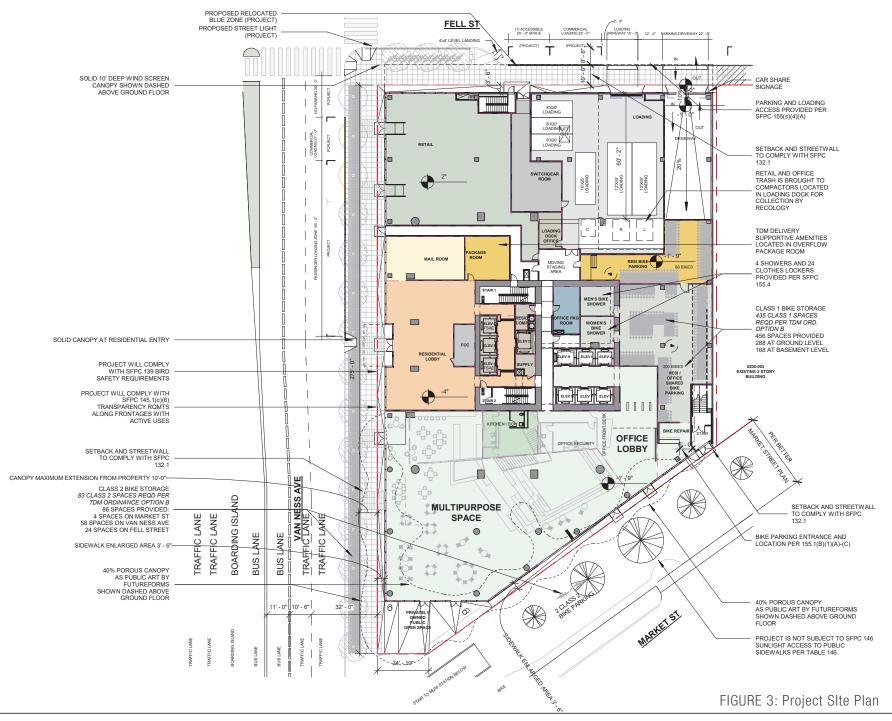
FIGURE 2: 30 Van Ness Avenue (Van Ness Frontage)

## V. PROPOSED PROJECT

The proposed development at 30 Van Ness Avenue would total measure 520'-0" to the top of the finished roof with an additional 20' of mechanical parapet. The project would be approximately 826,000 square feet, including up to 21,000 square feet of retail, up to 350,000 square feet of general office, and up to 520,000 square feet of residential (335 units) included on the ground floor. The podium (levels 2 through 12) would include the office uses, and the tower (levels 13 through 45) would include residential uses. In addition, the site for the 30 Van Ness Avenue Project would include approximately 76,320 square feet of garage uses for 243 vehicular parking spaces within two below-grade garage levels.

The project sponsor is Lendlease and the project architect is Solomon Cordwell Buenz.

Figure 2 shows a rending of the project as seen from the Van Ness Avenue Frontage, Figure 3 includes a project site plan and Figure 4 show project street elevations.



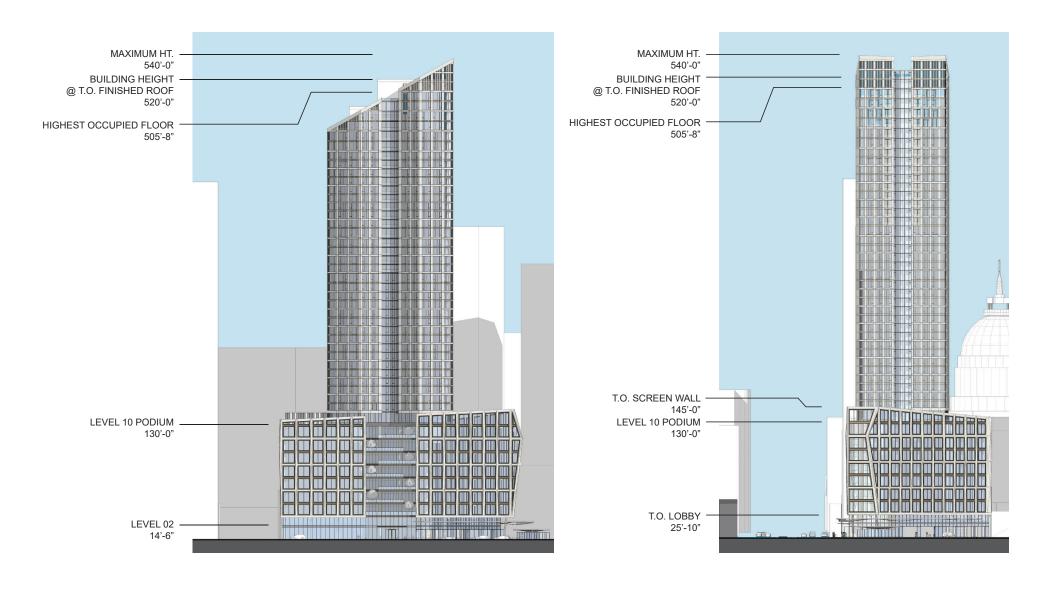


FIGURE 4: Van Ness / Market Street Elevations



FIGURE 5: Margaret Hayward Playground Aerial View



FIGURE 6: Playground Area

## VI. AFFECTED RPD PARKS AND OPEN SPACES

## Margaret Hayward Playground

Margaret Hayward Playground is a public park under the jurisdiction of the RPD (Figure 5). It is a 5.04-acre (219,632-sf) urban park located in the Western Addition neighborhood of San Francisco on Assessor's Block 0851 / Lot 026. It is bounded by Turk Street to the north, Golden Gate Avenue to the south, Gough Street to the east, and Laguna Street to the west. The official hours of operation are from 8:00 a.m. to 8:00 p.m. The official park website is <a href="http://sfrecpark.org/destination/margaret-s-hayward-playground/">http://sfrecpark.org/destination/margaret-s-hayward-playground/</a>.

The park features include two tennis courts in the northwest corner of the park, two baseball/softball fields covering the eastern half of the park, and a children's playground in the southwest corner. Along the southern edge of the park, there is a grassy area with six fixed benches adjacent to the playground (Figure 6), a multipurpose hard-court area for basketball and/or soccer and other landscaped areas, paved walkways, and

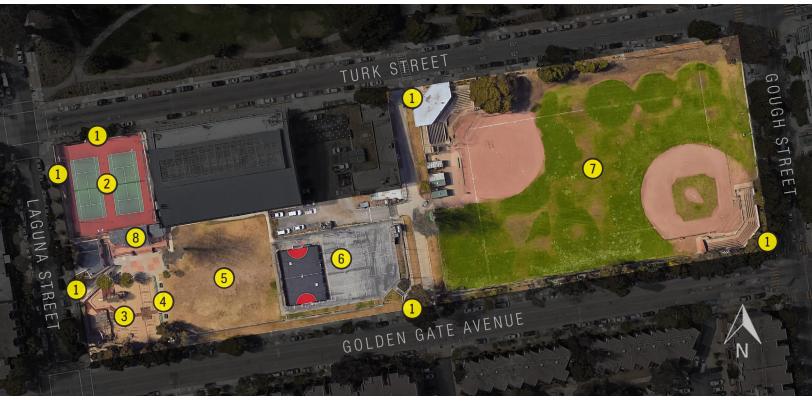


FIGURE 7: Margaret Hayward Playground Map

- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse

stairs. A historic clubhouse building used for after-school programs is located between the children's play area and the tennis courts. Six gated park entries are located in two locations along Turk Street, Laguna Street, and Golden Gate Avenue respectively. Figure 7 shows a diagram of Margaret Hayward Playground.



FIGURE 8: Hayes Valley Playground View

## Hayes Valley Playground

Hayes Valley Playground is a public park under the jurisdiction of the RPD. It is an 0.61-acre (26,589-sf) urban park located in the Western Addition Neighborhood of San Francisco on Assessor's Block 0819/ Lot 026. It is bounded by Hayes Street to the north, Linden Street to the south, and Buchanan Street to the west. The park is fenced and posted hours of operation are from 7:30am to 9:30pm. The official park website is <a href="http://sfrecpark.org/destination/hayes-valley-playground/">http://sfrecpark.org/destination/hayes-valley-playground/</a>.

Hayes Valley Playground rests on a terraced site with a clubhouse (Figure 8), playground areas, exercise equipment, and basketball/tennis courts. Several trees with dense canopies line the park along both Hayes and Linden Streets.

On the western (upper) level of the park, there are two designated playground areas, one for older vs. younger children with playground equipment and poured rubber paving. Also on this level is a 2,500-sf clubhouse with a stage and plaza area. A full-size basketball and tennis court occupy the eastern (lower) half of the park. Several exercise stations exist between sport courts and playground equipment. There are multiple strength training stations, pull-up bars, and stationary elliptical machines.



FIGURE 9: Hayes Valley Playground Map

- 1 Park Entry
- 2 Landscape Areas
- 3 Children's Play Areas
- 4 Tennis Court
- 5 Basketball Court
- 6 Excercise Equipment
- 7 Clubhouse

Public entrances to the park are located at the northwest corner at the intersection of Hayes and Buchanan streets, the southeast corner on Linden Street, and on the north side along Hayes Street. Centrally located accessible ramps connect upper and lower terraces and can be reached via any of the park entrances. Figure 9 shows a diagram of the Hayes Valley Playground.



FIGURE 10: Koshland Community Park Entry



FIGURE 11: Koshland Garden

## Koshland Community Park

The Koshland Community Park is a public park under the jurisdiction of the RPD. It is a 0.82-acre (35,743- sf) urban park, located in the Western Addition Neighborhood of San Francisco on Assessor's Block 0851 / Lot 026. It occupies the North West corner of the block and is bounded by Page Street to the north, Buchanan Street to the west and private development along its eastern and southern borders. The park is not fenced, and the posted hours of operation are from sunrise to sunset. The official park website is <a href="http://sfreepark.orgdestination/koshland-park/">http://sfreepark.orgdestination/koshland-park/</a>.

Entrances to Koshland Community Park are through a gate and stairs on Page Street (Figure 10) and as well as several points along Buchanan Street. The pathway diagonally bisects the upper and lower halves of the park.

A half-court basketball area and playground sit on the Koshland Community Park's highest elevation and a community garden which can be accessed via terraced steps, a serpentine pathway, or several steps through the Page Street entrance occupies the sites eastern most border. A playground area featuring jungle gym and sand pit is centrally



FIGURE 12: Koshland Community Park Plan

- 1 Public Entry
- 2 Grassy/Landscape Areas
- 3 Community Garden
- 4 Children's Play Area
- 5 Basketball / Hardcourt

located in the park which includes a tire swing, slide and monkey bars. A community garden with vegetables, flowers and shrubbery occupies the eastern border of the park (Figure 11). Several planter boxes of various sizes occupy this space. See Figure 12 for a park diagram.



FIGURE 13: Patricia's Green Facing North



FIGURE 14: Picnic Table Area

#### Patricia's Green

Patricia's Green is a public park under the jurisdiction of the RPD. It is a 0.41-acre urban park located in the Western Addition/Hayes Valley neighborhood of San Francisco along the former Central Freeway parcel, now Block 817 / Lots 33 and 67 and Octavia Boulevard right-of-way. The park extends generally north-south and is bounded by Octavia Street to the east and west, Hayes Street to the north and Fell Street to the south. The park is not fenced, and there are no public restrooms. The official park website is http://sfreepark.org/destination/patricias-green-in-hayes-valley/.

The park is divided into three sections. In the northern section of the park there is a picnic seating area located along Hayes Street (Figure 13). It features a plaza with four picnic tables around a mature tree and a mix of wooden and concrete benches. Two additional picnic tables are located on the western side of this area along Octavia Street next to restaurants. The central section is located where the park intersects Linden Street. It contains a circular plaza with four concrete benches and eight bollards, and functions as the area for art installations (Figure 14). To the north and south of the center plaza are lawns. The southern section of the park contains a children's play area, which features a dome structure with ropes and bars for climbing and poured rubber



FIGURE 15: Patricia's Green Park Map

1 Children's Play Area
2 Center Plaza/Art Area
3 Picnic Area
4 Planting/Benches
5 Lawn

6 Service Building

safety paving. Low concrete square pillars delineate the play area and lawn, and a metal fence encloses the Fell Street side. A service building is located at the southwest corner of the park. On the periphery of the park are concrete ledges and benches interspersed with approximately 24 trees and plantings. Figure 15 shows a site plan of Patricia's Green.



FIGURE 16: Aerial view of Civic Center Plaza



FIGURE 17: Cafe at southwest corner

#### Civic Center Plaza

Civic Center Plaza (also referred to as the Joseph L. Alioto Performing Arts Piazza) is a public park under the jurisdiction of the RPD (Figure 16). It is a 4.43-acre (192,933-sf) urban park located in the Civic Center neighborhood of San Francisco on Assessor's Block 0788 / Lot 001. It is located due west of San Francisco City Hall and bounded by McAllister Street to the north, Larkin Street to the east, Polk Street to the west, and Grove Street to the south. The plaza is not fenced, but the official hours of operation are from 5:00 a.m. to 12:00 a.m. (midnight). The official park website is http://sfrecpark.org/destination/joseph-l-alioto-performing-arts-piazza/. Figure 18 shows a site plan of Civic Center Plaza.

Approximately half of the plaza area is paved, but these areas are interspersed with rectangular lawns as well as an unpaved (dirt) section at the center of the park. To the north and south of this central dirt section are approximately 200 small, densely spaced, but highly pollarded trees. Approximately 10 larger trees are present in the southeastern corner of the park, and 8 similar trees are located in the northeastern portion of the park. Two recently renovated fenced-in children's play areas (known as the Hellen Diller Civic Center Playground) are located in the plaza; one is at the northeast corner and is for smaller children, and the other is at the southeast corner



FIGURE 18: Civic Center Plaza Plan

- 1 Grass Areas
- 2 Dirt Area
- 3 Pollarded Trees
- 4 Elevator to Parking
- 5 Children's Play Areas
- 6 Auto Ramp
- 7 Landscape/Seating Area
- 8 Stairs to Underground Parking
- 9 Cafe Building
- 10 Cafe Seating Area

and is designed for older children. Both play areas contain poured rubber paving and play equipment as well as benches.

The southern portion of the park contains a small rectangular area with some landscaping, as well as a bench wall used for seating. A new cafe kiosk opened in 2018 in the southeast corner of the park with a small outdoor seating area on the east side (Figure 17).

There is no formal entrance to Civic Center Plaza; most users enter at one of the four corners, or at the center along the Polk and Larkin Street frontages. Beneath the park is a multi-level parking garage, with vehicular entries along McAllister and Larkin streets. Users of the garage enter the park via an elevator building located at the north edge of the park, or via one of two stairwells.



FIGURE 19: View of the Howard and Langton Mini Park from Howard Street



FIGURE 20: Planting Bed

#### Howard and Langton Mini Park

Howard and Langton Mini Park is a public park/community garden under the jurisdiction of the RPD. RPD supports this space as one of 38 community gardens throughout the city as part of the Community Gardens Program. It is a 0.2-acre (9,204-sf) urban park located in the South of Market neighborhood of San Francisco on Assessor's Block 3730 / Lot 091. It is bounded by Howard Street to the northwest, Langton Street to the northeast, and private residential buildings on the other two sides as shown in Figure 39.

Inside the garden are many raised planting beds (Figure 40) separated by walking aisles. The perimeter of the space is ringed with small trees and climbing vines. The park is secured by a tall fence with a locked gate on Langton Street near the corner of Howard Street. Access is restricted to community garden members or access for others by appointment.

# Other Public Open Spaces

In addition to the spaces mentioned above, the project would also cast net new shadow on United Nations Plaza, a publicly accessible open space under the jurisdiction of San Francisco Public Works. As this open space is not under the jurisdiction of RPD, it is not subject to Section 295 and is not reviewed here. Analysis of the 30 Van Ness Avenue project shading on UN Plaza may be found as part of the 2/11/2019 Hub Plan shadow study.

# VII. MARGARET HAYWARD PLAYGROUND ANALYSIS FINDINGS

#### **Existing Scenario**

As shown by Table 2, the area of Margaret Hayward Playground is 5.04 acres (219,633 sf) and under current conditions the park receives 119,726,169 annual sfh of shadow. Based on a calculated TAAS of 817,340,694 sfh, Margaret Hayward Playground's existing annual shadow load is 14.65% of its TAAS. Existing shadow patterns include longer early morning shadow cast on the eastern half of the park as well as over the tennis courts (cast by a private structure located mid-block) and late afternoon/evening shadow cast along the western edge of the space. Midday shadows are lesser and primarily cast by the mid-block structures as well as other smaller structures within the park itself.

#### Project Scenario

Also shown on Table 2, the project would result in net new shadow cast on Margaret Hayward Playground, adding approximately 325,117 net new annual sfh of shadow and increasing the sfh of shadow by 0.04% annually above current levels. This increase would result in a new annual total shadow load of 14.69%.

Net new shadow from the project would occur within the first 23 minutes of the daily analysis period between approximately November 9th and January 31st. Net new shadow would fall on the western half of the park, at times casting shadow on: two public entry points, portions of the tennis courts, the children's playground, six fixed benches, the grassy area, multi-use hard court, as well as the southwest corner of the ball fields.

The days of maximum net new shadow on the park due to the project would occur on December 20th and 21st, when the project would cast shadow across the western half of the park starting at 8:19 a.m. and be present for approximately 28 minutes. The duration of project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 23 minutes with an average duration of about 15 minutes across all affected dates.

THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	MARGARET HAYWARD PLAYGROUND
Area of Margaret Hayward Playground	5.04 acres (219,633 sf)
Hours of annual available sunlight	3721.4 hrs
TAAS for Margaret Hayward Playground	817,340,694 sfh

EXISTING (CURRENT) LEVELS OF SHADOW	MARGARET HAYWARD PLAYGROUND
Existing annual total shading on park (sfh)	119,726,169 sfh
Existing shading as percentage of TAAS	14.65%

NEW SHADOW CAST BY THE PROPOSED 30 VAN NESS AVENUE PROJECT	MARGARET HAYWARD PLAYGROUND
Additional annual shading on Margaret Hayward Playground from Project	325,117 sfh
Additional annual shading from Project as percentage of TAAS	0.04%
Combined total annual shading existing + Project (sfh)	120,051,286 sfh
Combined total annual shading from existing + Project as percentage of TAAS	14.69%
Number of days when new shading from Project would occur	72-84 days annually
Dates when new shadow from Project would be cast on Margaret Hayward Playground	Between Nov 9 - Jan 31
Annual range in duration of new Project shadow (duration variance +/- 7 min.)	Zero to approx. 23 min
Range in area of new Project shadow (sf)	Zero to 33,868 sf
Average daily duration of new Project shadow (when present)	Approx. 15 min.
MAXIMUM NEW SHADING BY THE PROPOSED PROJECT	MARGARET HAYWARD PLAYGROUND
Dates of maximum new shading from proposed Project (max sfh)	Dec 20 & Dec 21
Total new shading on date(s) of maximum shading (sfh)	7,498.38 sfh
Percentage new shadow on date(s) of maximum shading	0.45%
Date and duration of longest duration of new shading (duration variance +/- 7 min.)	Approx. 23 min on Dec 13 & Dec 28
Date and time of largest area of new Project shadow	33,868 sf on Dec 6/Jan 4 at 8:10 AM
Percentage of Margaret Hayward Playground covered by largest new shadow	15.42%

NEW SHADOW CAST BY THE PROPOSED PROJECT + CUMULATIVE	MARGARET HAYWARD PLAYGROUND
Additional annual shading from Project + Cumulative only (sfh)	580,091 sfh
Additional annual shading from Project + Cumulative only as percentage of TAAS	0.07%
Combined total annual shading Existing + Project + Cumulative (sfh)	120,306,261 sfh
Combined shading from Existing + Project + Cumulative as percentage of TAAS	14.72%
Number of days when new shading from Project + Cumulative would occur	72-84 days annually
Dates when new shading from Project + Cumulative would occur	Between Nov 09 - Jan 31
Annual range in duration of new Project +Cumulative shadow (duration variance +/- 6 min.)	Zero to approx. 34 min
Range in area of Project + Cumulative new shadows (sf)	Zero to 44,264 sf
Average daily duration of new Project + Cumulative shadow (when present)	Approx. 22 min.
PROPOSED PROJECT + CUMULATIVE MAX SHADING DAY(S)	MARGARET HAYWARD PLAYGROUND
Dates of maximum Project + Cumulative new shading (max sfh)	Dec 20 & Dec 21
Total new shading on date(s) of maximum shading (sfh)	13,967.65 sfh
Percentage new shading on date(s) of maximum shading	0.84%
Date and duration of longest duration of new shading (duration variance +/- 6 min.)	Approx. 34 min on Dec 20 & Dec 21
Date and time of largest area of new Cumulative shadow	44,264 sf on Dec 20/Dec 21 at 8:30 AM
Percentage of Margaret Hayward Playground covered by largest new shadow	20.15%

TABLE 2: Margaret Hayward Playground Quantitative Summary

The largest net new shadow cast by the project would occur at 8:10 a.m. on December 6 and January 4 and cover 33,868 sf-equivalent to 15.42% of the total area of Margaret Hayward Playground.

#### Cumulative Conditions Scenario

Under cumulative conditions, net new shadow cast on Margaret Hayward Playground would equal approximately 580,091 net new annual sfh of shadow and increasing the sfh of shadow by 0.07% annually above current levels. This increase would result in a new annual total shadow load of 14.72%.

Net new shadow under cumulative conditions would occur within the first 34 minutes of the daily analysis period between approximately November 9th and January 31st. Net new shadow would fall on the western half of the park, at times casting shadow on: two public entry points, portions of the tennis courts, the children's playground, six fixed benches, the grassy area, multi-use hard court, as well as the southwest corner of the ball fields.

The days of maximum net new shadow on the park under cumulative conditions would occur on December 20th and 21st, when the Hub Plan would cast shadow across the western half of the park starting at 8:19 a.m. and be present for approximately 34 minutes. The duration of the cumulative-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 34 minutes with an average duration of about 22 minutes across all affected dates.

The largest net new shadow cast under would occur at 8:30 a.m. on December 20 and 21 and cover 44,264 sf-equivalent to 20.15% of the total area of Margaret Hayward Playground.

#### Observed Uses

As shown in Table 3, within the six 30-minute observation periods conducted by PreVision Design, the observed usage varied from two users on a weekday morning to four users on midday on the weekend. Park users were children with accompanying adults playing on the play equipment and sand pit in the children's playground and a few adults sitting and talking or eating next to the clubhouse on the east end of the park and using the tennis courts.

OBSERVATION TIME	DATE OF VISIT	PARK USERS	TEMP - WEATHER
Weekday Morning	5/18/2018	2	55° F – Cloudy, light rain
Weekday Midday	5/21/2018	3	61° F – Sunny
Weekday Afternoon	5/21/2018	2	59° F – Sunny
Weekend Morning	5/19/2018	2	58° F – Sunny
Weekend Midday	5/19/2018	4	58° F – Sunny
Weekend Afternoon	5/20/2018	4	58° F – Partly cloudy

TABLE 3: Park Use Observations

It was observed that the user intensity of the park was highest mid-day and in the afternoon during the week and weekend due to the presence of children. The park was used sparingly on weekday mornings.

#### Value of Sunlight

The portions of Margaret Hayward Playground that would receive net new shadow from the project include portions of nearly all features within the park. Those features which could be of higher sensitivity include the children's play area, the six fixed benches, and to a lesser degree the tennis courts and grass fields. While all these features would receive some net new project shadow, the shadow would occur only over the winter months in the early mornings prior to 8:45 a.m., times where lower levels of park use would be likely.

# VIII. ANALYSIS FINDINGS: HAYES VALLEY PLAYGROUND

#### **Existing Scenario**

As shown on Table 4, the area of Hayes Valley Playground is 0.61 acre (26,589 sf) and under current conditions the park receives 32,936,101 annual sfh of shadow. Based on a calculated TAAS of 98,948,423 sfh, Hayes Valley Playground's existing annual shadow load is 33.29% of its TAAS. Existing shadow patterns include early morning shadow falling over most portions of the park from the clubhouse building and other buildings to the east and late afternoon/evening shadow cast again by the clubhouse building as well as development to the west. The park experiences little midday shadow over summer months, with some additional shadow encroaching from buildings to the south over spring, fall and winter months.

#### Project Scenario

Also shown on Table 4, the project would result in net new shadow cast on Hayes Valley Playground, adding approximately 11,294 net new annual sfh of shadow and increasing the sfh of shadow by 0.01% annually above current levels. This increase would result in a new annual total shadow load of 33.30%.

Net new shadow from the project would occur within the first nine minutes of the daily analysis period between approximately March 30th and April 18th and again between August 24th and September 12th. Net new shadow would fall on the southwestern half of the park, affecting one public entry point, portions of the tennis court, portions of both children's play areas, and some landscaped areas.

The days of maximum net new shadow on the park due to the project would occur on April 5th and September 6th, when the project would shade portions on the center and northwest corner of the park starting at 7:44 a.m. and be present for approximately nine minutes. The duration of project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and nine minutes with an average duration of about six minutes across all affected dates.

The largest net new shadow cast by the project would occur at 7:44 a.m. on April 5th and September 6th and cover 6,320 sf--equivalent to 23.77% of the total area of Hayes Valley Playground.

THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	HAYES VALLEY PLAYGROUND
Area of Hayes Valley Playground	0.61 acres (26,589 sf)
Hours of annual available sunlight	3721.4 hrs
TAAS for Hayes Valley Playground	98,948,423 sfh

EXISTING (CURRENT) LEVELS OF SHADOW	HAYES VALLEY PLAYGROUND
Existing annual total shading on park (sfh)	32,936,101 sfh
Existing shading as percentage of TAAS	33.29%

NEW SHADOW CAST BY THE PROPOSED 30 VAN NESS AVENUE PROJECT	HAYES VALLEY PLAYGROUND
Additional annual shading on Hayes Valley Playground from Project	11,294 sfh
Additional annual shading from Project as percentage of TAAS	0.01%
Combined total annual shading existing + Project (sfh)	32,947,396 sfh
Combined total annual shading from existing + Project as percentage of TAAS	33.30%
Number of days when new shading from Project would occur	28-40 days annually
Dates when new shadow from Project would be cast on Hayes Valley Playground	Between 3/30 - 4/18 & 8/24 - 9/12
Annual range in duration of new Project shadow (duration variance +/- 7 min.)	Zero to approx. 09 min
Range in area of new Project shadow (sf)	Zero to 6,320 sf
Average daily duration of new Project shadow (when present)	Approx. 6 min.
MAXIMUM NEW SHADING BY THE PROPOSED PROJECT	HAYES VALLEY PLAYGROUND
Dates of maximum new shading from proposed Project (max sfh)	Apr 5 & Sep 6
Total new shading on date(s) of maximum shading (sfh)	821.54 sfh
Percentage new shadow on date(s) of maximum shading	0.29%
Date and duration of longest duration of new shading (duration variance +/- 7 min.)	Approx. 9 min on Sep 6 & Apr 5
Date and time of largest area of new Project shadow	6,320 sf on Sep 6/Apr 5 at 7:44 AM
Percentage of Hayes Valley Playground covered by largest new shadow	23.77%

NEW SHADOW CAST BY THE PROPOSED PROJECT + CUMULATIVE	HAYES VALLEY PLAYGROUND
Additional annual shading from Project + Cumulative only (sfh)	64,048 sfh
Additional annual shading from Project + Cumulative only as percentage of TAAS	0.06%
Combined total annual shading Existing + Project + Cumulative (sfh)	33,000,150 sfh
Combined shading from Existing + Project + Cumulative as percentage of TAAS	33.35%
Number of days when new shading from Project + Cumulative would occur	98-110 days annually
Dates when new shading from Project + Cumulative would occur	Between 2/23 - 4/18 & 8/24 - 10/17
Annual range in duration of new Project +Cumulative shadow (duration variance +/- 6 min.)	Zero to approx. 20 min
Range in area of Project + Cumulative new shadows (sf)	Zero to 9,661 sf
Average daily duration of new Project + Cumulative shadow (when present)	Approx. 11 min.
PROPOSED PROJECT + CUMULATIVE MAX SHADING DAY(S)	HAYES VALLEY PLAYGROUND
Dates of maximum Project + Cumulative new shading (max sfh)	Mar 8 & Oct 4
Total new shading on date(s) of maximum shading (sfh)	1,927.72 sfh
Percentage new shading on date(s) of maximum shading	0.75%
Date and duration of longest duration of new shading (duration variance +/- 6 min.)	Approx. 20 min on Sep 27 & Mar 15
Date and time of largest area of new Cumulative shadow	9,661 sf on Sep 20/Mar 22 at 8:00 AM
Percentage of Hayes Valley Playground covered by largest new shadow	36.34%

TABLE 4: Hayes Valley Playground Quantitative Summary

#### Cumulative Scenario

Under cumulative conditions, net new shadow cast on Hayes Valley Playground would equal approximately 64,048 net new annual sfh of shadow and increasing the sfh of shadow by 0.06% annually above current levels. This increase would result in a new annual total shadow load of 33.35%.

Net new cumulative shadow would occur within the first 16 minutes of the daily analysis period between approximately August 24th and October 17th and again between February 23rd and April 18th. Net new shadow would fall on the western 2/3rds of the park, affecting one public entry point, portions of the tennis and basketball courts, both children's play areas, the exercise and fitness area, and landscaped areas.

The days of maximum net new shadow on the park under cumulative conditions would occur on March 8th and October 4th, when cumulative conditions shadow would affect the central and northwest corner of the park starting at 8:09 a.m. and be present for approximately 16 minutes. The duration of the cumulative condition-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 20 minutes with an average duration of about 11 minutes across all affected dates.

The largest net new shadow cast by the Hub Plan would occur at 8:00 a.m. on September 20th and March 22nd and cover 9,661 sf, equivalent to 36.34% of the total area of Hayes Valley Playground.

#### Observed Uses

As shown on Table 5 within the six 30-minute observation periods conducted by PreVision Design, the observed usage varied from no users during a weekday morning to a peak intensity of 27 users on weekday midday. Observed uses included young children accompanied by adults using the children's playground, users playing basketball on the basketball court, and others sitting and talking or eating on the benches in the park

OBSERVATION TIME	DATE OF VISIT	PARK USERS	TEMP - WEATHER
Weekday Morning	5/18/2018	0	55° F – Cloudy, light rain
Weekday Midday	5/21/2018	27	61° F – Sunny
Weekday Afternoon	5/21/2018	14	58° F – Sunny
Weekend Morning	5/19/2018	8	56° F – Sunny
Weekend Midday	5/19/2018	12	55° F – Sunny
Weekend Afternoon	5/20/2018	16	59° F – Partly cloudy

TABLE 5: Park Use Observations

It was observed that the user intensity of the park was highest mid-day and in the afternoon during the week with the increase largely due to more children arriving after school hours. Fewer users were observed during morning visits. A children's birthday was occurring midday during the week, accounting for approximately half of the park users at that time.

#### Value of Sunlight

The portions of Hayes Valley Playground that would receive net new shadow from the project include one public entry point, portions of the tennis courts, both children's play areas, and landscaped areas. The features which could be of higher sensitivity include the children's play areas, and to a lesser degree the tennis courts. While these features would receive some net new shadow, the net new shadow would occur for a very short period of time (nine minutes or less) over portions of the fall and spring seasons in the early mornings prior 8:30 a.m., times where lower levels of park use would be likely.

# IX. ANALYSIS FINDINGS: KOSHLAND COMMUNITY PARK

#### **Existing Scenario**

As shown by Table 6, the area of Koshland Community Park is 0.82 acres (35,743 sf) and under current conditions the park receives 20,546,248 annual sfh of shadow. Based on a calculated TAAS of 133,014,951 sfh, Koshland Community Park's existing annual shadow load is 15.45% of its TAAS. Existing shadow patterns include very low levels of shadow falling throughout most of the day until late afternoon, when the western half of the park is cast in shadow. Spring and fall follow a similar pattern with most shadow falling over winter months.

#### Project Scenario

Also shown on Table 6, the project would result in net new shadow cast on Koshland Community Park, adding approximately 28,283 net new annual sfh of shadow and increasing the sfh of shadow by 0.02% annually above current levels. This increase would result in a new annual total shadow load of 15.47%.

Net new shadow from the project would occur within the first eight minutes of the daily analysis period between approximately June 1st and July 11th. Net new shadow would fall only along the northern half of the park along Page Street, affecting one public entry point, the basketball/hard court, a portion of the community garden, as well as some landscaped areas.

The days of maximum net new shadow on the park due to the project would occur on June 21st, when the project would shade the northern half of the park starting at 6:46 a.m. and be present for approximately eight minutes. The duration of project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and eight minutes, with an average duration of about six minutes across all affected dates.

The largest net new shadow cast by the project would occur at 6:46 a.m. on June 21st and cover 10,162 sf--equivalent to 28.43% of the total area of Koshland Community Park.

THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	KOSHLAND COMMUNITY PARK
Area of Koshland Community Park	0.82 acres (35,743 sf)
Hours of annual available sunlight	3721.4 hrs
TAAS for Koshland Community Park	133,014,951 sfh

EXISTING (CURRENT) LEVELS OF SHADOW	KOSHLAND COMMUNITY PARK
Existing annual total shading on park (sfh)	20,546,248 sfh
Existing shading as percentage of TAAS	15.45%

NEW SHADOW CAST BY THE PROPOSED 30 VAN NESS AVENUE PROJECT	KOSHLAND COMMUNITY PARK
Additional annual shading on Koshland Community Park from Project	28,283 sfh
Additional annual shading from Project as percentage of TAAS	0.02%
Combined total annual shading existing + Project (sfh)	20,574,531 sfh
Combined total annual shading from existing + Project as percentage of TAAS	15.47%
Number of days when new shading from Project would occur	29-41 days annually
Dates when new shadow from Project would be cast on Koshland Community Park	Between Jun 1 - Jul 11
Annual range in duration of new Project shadow (duration variance +/- 6 min.)	Zero to approx. 08 min
Range in area of new Project shadow (sf)	Zero to 10,162 sf
Average daily duration of new Project shadow (when present)	Approx. 6 min.
MAXIMUM NEW SHADING BY THE PROPOSED PROJECT	KOSHLAND COMMUNITY PARK
Dates of maximum new shading from proposed Project (max sfh)	June 21
Total new shading on date(s) of maximum shading (sfh)	1,117.81 sfh
Percentage new shadow on date(s) of maximum shading	0.24%
Date and duration of longest duration of new shading (duration variance +/- 6 min.)	Approx. 8 min on June 21
Date and time of largest area of new Project shadow	10,162 sf on June 21 at 6:46 AM
Percentage of Koshland Community Park covered by largest new shadow	28.43%

NEW SHADOW CAST BY THE PROPOSED PROJECT + CUMULATIVE	KOSHLAND COMMUNITY PARK
Additional annual shading from Project + Cumulative only (sfh)	436,688 sfh
Additional annual shading from Project + Cumulative only as percentage of TAAS	0.33%
Combined total annual shading Existing + Project + Cumulative (sfh)	20,982,936 sfh
Combined shading from Existing + Project + Cumulative as percentage of TAAS	15.78%
Number of days when new shading from Project + Cumulative would occur	113-125 days annually
Dates when new shading from Project + Cumulative would occur	Between Apr 20 - Aug 22
Annual range in duration of new Project +Cumulative shadow (duration variance +/- 7 min.)	Zero to approx. 31 min
Range in area of Project + Cumulative new shadows (sf)	Zero to 30,119 sf
Average daily duration of new Project + Cumulative shadow (when present)	Approx. 21 min.
PROPOSED PROJECT + CUMULATIVE MAX SHADING DAY(S)	KOSHLAND COMMUNITY PARK
Dates of maximum Project + Cumulative new shading (max sfh)	May 17 & Jul 26
Total new shading on date(s) of maximum shading (sfh)	7,367.65 sfh
Percentage new shading on date(s) of maximum shading	1.68%
Date and duration of longest duration of new shading (duration variance +/- 7 min.)	Approx. 31 min on Jul 26 & May 17
Date and time of largest area of new Cumulative shadow	30,119 sf on Jul 26/May 17 at 7:15 AM
Percentage of Koshland Community Park covered by largest new shadow	84.27%

TABLE 6: Koshland Community Park Quantitative Summary

#### Cumulative Scenario

Under cumulative conditions, net new shadow cast on Koshland Community Park would equal approximately 436,688 net new annual sfh of shadow, increasing the sfh of shadow by 0.33% annually above current levels. This increase would result in a new annual total shadow load of 15.78%.

Net new shadow under cumulative conditions would occur within the first 31 minutes of the daily analysis period between approximately April 20th and August 22nd. Net new shadow at various times would affect all portions of the park except for a small portion of the community garden area along the eastern edge of the park.

The days of maximum net new shadow on the park due to the Hub Plan would occur on May 17th and July 26th, when the Hub Plan would shade the majority of the park starting at 7:07 a.m. and be present for approximately 31 minutes. The duration of the cumulative-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 31 minutes, with an average duration of about 21 minutes across all affected dates.

The largest net new shadow cast under cumulative conditions would occur at 7:15 a.m. on May 17th and July 26th and cover 30,119 sf--equivalent to 84.3% of the total area of Koshland Community Park.

#### Observed Uses

As shown on Table 7, within the six 30-minute observation periods conducted by PreVision Design, the observed usage varied from a low count of two users during the weekend morning with only two users walking through, to a peak intensity of 30 users on a weekday afternoon with approximately 1/3 of the users walking through. In general, most users were children and adults playing on the play equipment in the children's playground, while other users were sitting, eating and socializing on the benches throughout the entire park.

OBSERVATION TIME	DATE OF VISIT	PARK USERS	TEMP - WEATHER
Weekday Morning	5/19/2018	10	54° F – Cloudy, light rain
Weekday Midday	5/21/2018	27	61° F – Sunny
Weekday Afternoon	5/21/2018	30	58° F – Sunny
Weekend Morning	5/19/2018	2	56° F – Sunny
Weekend Midday	5/19/2018	5	55° F – Sunny
Weekend Afternoon	5/20/2018	12	58° F – Partly cloudy

TABLE 7: Park Use Observations

It was observed that the intensity of park use was highest mid-day and in the afternoon during the week. During the week, observed uses in the park in the morning included dog walking and an exercise class early in the morning. Two birthday parties were observed midday and in the afternoon during the week. Park usage increased during 2 of the 3 weekday visits where children were out of school for events and play. The community garden had 1-3 people watering or weeding during the weekday and weekend morning visits.

#### Value of Sunlight

The portions of Koshland Community Park that would receive net new shadow include one public entry, small portions of the community garden and basketball court, and grassy or landscaped areas along the northern edge of the park. The features which could be of somewhat higher sensitivity include the basketball courts and the community garden area, however these features would only receive net new shadow over the summer in the early mornings for a short duration prior 7:45 a.m., times where lower levels of park use would be likely.

# X. ANALYSIS FINDINGS: PATRICIA'S GREEN

#### **Existing Scenario**

As shown on Table 8, the area of Patricia's Green is 0.41 acres (17,903 sf) and under current conditions the park receives 12,029,000 annual sfh of shadow. Based on a calculated TAAS of 66,622,661 sfh, Patricia's Green's existing annual shadow load is 18.06% of its TAAS. The park currently experiences higher levels of shading in the early mornings and late afternoons but is otherwise predominantly unshaded from late morning through mid-afternoon year-round.

#### Project Scenario

Also shown on Table 8, the project would result in net new shadow cast on Patricia's Green, adding approximately 188,108 net new annual sfh of shadow and increasing the sfh of shadow by 0.28% annually above current levels. This increase would result in a new annual total shadow load of 18.34%

Net new shadow from the project would occur within the first 46 minutes of the daily analysis period between March 16th and May 2nd and again between August 10th and September 26th. Net new shadow would affect nearly all portions of the park at various times throughout the year.

The days of maximum net new shadow on the park due to the project would occur on April 5th and September 6th, when the project would shade the central and northern portions of the park starting at 7:44 a.m. and be present for approximately 38 minutes. The duration of project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 46 minutes with an average duration of about 31 minutes across all affected dates.

The largest net new shadow cast by the project would occur at 8:00 a.m. on September 6th and April 5th and cover 10,146 sf--equivalent to 56.67% of the total area of Patricia's Green.

TAAS for Patricias Green	66,622,661 sfh
Hours of annual available sunlight	3721.4 hrs
Area of Patricias Green	0.41 acres (17,903 sf)
THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	PATRICIAS GREEN

EXISTING (CURRENT) LEVELS OF SHADOW	PATRICIAS GREEN
Existing annual total shading on park (sfh)	12,029,000 sfh
Existing shading as percentage of TAAS	18.06%

NEW SHADOW CAST BY THE PROPOSED 30 VAN NESS AVENUE PROJECT	PATRICIAS GREEN
Additional annual shading on Patricias Green from Project	188,108 sfh
Additional annual shading from Project as percentage of TAAS	0.28%
Combined total annual shading existing + Project (sfh)	12,217,108 sfh
Combined total annual shading from existing + Project as percentage of TAAS	18.34%
Number of days when new shading from Project would occur	84-96 days annually
Dates when new shadow from Project would be cast on Patricias Green	Between 3/16 - 5/2 & 8/10 - 9/26
Annual range in duration of new Project shadow (duration variance +/- 7 min.)	Zero to approx. 46 min
Range in area of new Project shadow (sf)	Zero to 10,146 sf
Average daily duration of new Project shadow (when present)	Approx. 31 min.
MAXIMUM NEW SHADING BY THE PROPOSED PROJECT	PATRICIAS GREEN
Dates of maximum new shading from proposed Project (max sfh)	Apr 5 & Sep 6
Total new shading on date(s) of maximum shading (sfh)	5,276.25 sfh
Percentage new shadow on date(s) of maximum shading	2.73%
Date and duration of longest duration of new shading (duration variance +/- 7 min.)	Approx. 46 min on Aug 30 & Apr 12
Date and time of largest area of new Project shadow	10,146 sf on Sep 6/Apr 5 at 8:00 AM
Percentage of Patricias Green covered by largest new shadow	56.67%

NEW SHADOW CAST BY THE PROPOSED PROJECT + CUMULATIVE	PATRICIAS GREEN
Additional annual shading from Project + Cumulative only (sfh)	1,302,348 sfh
Additional annual shading from Project + Cumulative only as percentage of TAAS	1.95%
Combined total annual shading Existing + Project + Cumulative (sfh)	13,331,347 sfh
Combined shading from Existing + Project + Cumulative as percentage of TAAS	20.01%
Number of days when new shading from Project + Cumulative would occur	254-266 days annually
Dates when new shading from Project + Cumulative would occur	Between Aug 10 - May 02
Annual range in duration of new Project +Cumulative shadow (duration variance +/- 14 min.)	Zero to approx. 214 min
Range in area of Project + Cumulative new shadows (sf)	Zero to 15,812 sf
Average daily duration of new Project + Cumulative shadow (when present)	Approx. 129 min.
PROPOSED PROJECT + CUMULATIVE MAX SHADING DAY(S)	PATRICIAS GREEN
Dates of maximum Project + Cumulative new shading (max sfh)	Mar 8 & Oct 4
Total new shading on date(s) of maximum shading (sfh)	11,587.71 sfh
Percentage new shading on date(s) of maximum shading	6.72%
Date and duration of longest duration of new shading (duration variance +/- 14 min.)	Approx. 214 min on Nov 1 & Feb 8
Date and time of largest area of new Cumulative shadow	15,812 sf on Oct 4/Mar 8 at 8:45 AM
Percentage of Patricias Green covered by largest new shadow	88.32%

TABLE 8: Patricia's Green Quantitative Summary

#### Cumulative Scenario

Under cumulative conditions, net new shadow cast on Patricia's Green would equal approximately 1,302,348 net new annual sfh of shadow, increasing the sfh of shadow by 1.95% annually above current levels. This increase would result in a new annual total shadow load of 20.01%.

Net new shadow under cumulative conditions would occur within the first 69 minutes of the daily analysis period between approximately August 10th and May 2nd. Net new shadow would affect nearly all portions of the park at various times throughout the year.

The days of maximum net new shadow on the park due to cumulative conditions would occur on March 8th and October 4th, when the Hub Plan would shade the majority of the park starting at 8:09 a.m. and be present for approximately 190 minutes. The duration of the Hub Plan-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 214 minutes with an average duration of about 129 minutes across all affected dates.

The largest net new shadow cast under cumulative conditions would occur at 8:45 a.m. on March 8th and October 4th and cover 15,812sf--equivalent to 88.32% of the total area of Patricia's Green.

#### Observed Uses

As shown on Table 9, within the six 30-minute observation periods conducted by PreVision Design on June 11th, 12th and 13th, 2015, the observed usage varied from a low count of 80 users on a weekday morning, with approximately ½ of the users walking through, to a peak intensity of 183 users on weekend afternoon, with approximately 1/3 of the users walking through. The majority of users were walking and playing with dogs, sitting, and eating and socializing on the benches and picnic tables throughout the entire park. It was observed that the intensity of the park was highest mid-day during the week due to people eating lunch, or while watching a special event, like a live music performance. The park was actively used at all times for dog walking, as a meeting place or as thoroughfare between Hayes and Fell streets and for Linden Street. The development to the east of Octavia Street was actively patronized by park users and contained a café, an ice cream shop, and an outdoor beer garden.

OBSERVATION TIME	DATE OF VISIT	PARK USERS	TEMP — WEATHER
Weekday Morning	6/11/2015	80	59° F – Sunny
Weekday Midday	6/11/2015	183	66° F – Sunny
Weekday Afternoon	6/12/2015	121	73° F – Partly sunny
Weekend Morning	6/13/2015	142	62° F – Partly sunny
Weekend Midday	6/13/2015	167	72° F – Partly cloudy
Weekend Afternoon	6/13/2015	183	68° F – Mostly cloudy

TABLE 9: Park Use Observations

Overall, observed peak use at the park occurred weekday midday and weekend afternoon, however the park was always observed to be actively used.

#### Value of Sunlight

Nearly all portions of Patricia's Green would receive net new shadow from the project. The portions of Patricia's Green that would likely be most sensitive to the addition of net new shadow would be the children's play area, the park's fixed benches, and the tables and seating areas. All these features would receive some net new shadow, the presence of which would be noticeable to users of the park present at that time. The timing of net new project shadow would be in the early morning prior to 8:30 a.m., and the children's play area, which would potentially be the most sensitive to additional shadow, would not receive net new shadow at any point later than 8:15 a.m., corresponding to times where lower overall levels of use would be typical.

# XI. ANALYSIS FINDINGS: CIVIC CENTER PLAZA

#### **Existing Scenario**

As shown on Table 10, the area of Civic Center Plaza is 5.12 acres (222,995 sf) and under current conditions the park receives 84,651,694 annual sfh of shadow. Based on a calculated TAAS of 829,854,584 sfh, Civic Center Plaza's existing annual shadow load is 10.201% of its TAAS. Existing shadow patterns include early morning shadow falling across the eastern portion of the park and late afternoon/evening shadow cast from the western edge, with little to no midday shadow except over winter months, when shadows encroaching from the south are cast on the southern edge of the park.

#### **Project Scenario**

Also shown on Table 10, the project would result in net new shadow cast on Civic Center Plaza, adding approximately 15,100 net new annual sfh of shadow and increasing the sfh of shadow by 0.002% annually above current levels. This increase would result in a new annual total shadow load of 10.203%.

Net new shadow from the project would occur for up to 90 minutes in the early afternoon between approximately November 30th and January 10th. Net new shadow would fall only along the southern edge of the park, affecting several grassy areas, several paved walkways as well as portions of the seating areas around the cafe building.

The days of maximum net new shadow on the park due would occur on December 20th and 21st, when the project would shade portions of the southern edge of the park starting just before 1 p.m. and move eastward across the park over the course of approximately 90 minutes. The duration of the project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 90 minutes, with an average duration of about 70 minutes across all affected dates.

The largest net new shadow cast by the project would occur at 2 p.m. on December 13th and 28th and cover 771 sf--equivalent to 0.35% of the total area of Civic Center Plaza (Figure 21).

THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	CIVIC CENTER PLAZA
Area of Civic Center Plaza	5.12 acres (222,995 sf)
Hours of annual available sunlight	3721.4 hrs
TAAS for Civic Center Plaza	829,854,584 sfh

EXISTING (CURRENT) LEVELS OF SHADOW	CIVIC CENTER PLAZA
Existing annual total shading on park (sfh)	84,651,694 sfh
Existing shading as percentage of TAAS	10.201%

NEW SHADOW CAST BY THE PROPOSED 30 VAN NESS AVENUE PROJECT	CIVIC CENTER PLAZA
Additional annual shading on Civic Center Plaza from Project	15,100 sfh
Additional annual shading from Project as percentage of TAAS	0.002%
Combined total annual shading existing + Project (sfh)	84,666,794 sfh
Combined total annual shading from existing + Project as percentage of TAAS	10.203%
Number of days when new shading from Project would occur	30-42 days annually
Dates when new shadow from Project would be cast on Civic Center Plaza	Between Nov 30 - Jan 10
Annual range in duration of new Project shadow (duration variance +/- 13 min.)	Zero to approx. 90 min
Range in area of new Project shadow (sf)	Zero to 771 sf
Average daily duration of new Project shadow (when present)	Approx. 70 min.
MAXIMUM NEW SHADING BY THE PROPOSED PROJECT	CIVIC CENTER PLAZA
Dates of maximum new shading from proposed Project (max sfh)	Dec 20 & Dec 21
Total new shading on date(s) of maximum shading (sfh)	639.69 sfh
Percentage new shadow on date(s) of maximum shading	0.038%
Date and duration of longest duration of new shading (duration variance +/- 13 min.)	Approx. 90 min on Dec 20 & Dec 21
Date and time of largest area of new Project shadow	771 sf on Dec 13/Dec 28 at 2:00 PM
Percentage of Civic Center Plaza covered by largest new shadow	0.346%

NEW SHADOW CAST BY THE PROPOSED PROJECT + CUMULATIVE	CIVIC CENTER PLAZA
Additional annual shading from Project + Cumulative only (sfh)	282,935 sfh
Additional annual shading from Project + Cumulative only as percentage of TAAS	0.034%
Combined total annual shading Existing + Project + Cumulative (sfh)	84,934,629 sfh
Combined shading from Existing + Project + Cumulative as percentage of TAAS	10.235%
Number of days when new shading from Project + Cumulative would occur	100-112 days annually
Dates when new shading from Project + Cumulative would occur	Between Oct 26 - Feb 14
Annual range in duration of new Project +Cumulative shadow (duration variance +/- 27 min.)	Zero to approx. 170 min
Range in area of Project + Cumulative new shadows (sf)	Zero to 8,504 sf
Average daily duration of new Project + Cumulative shadow (when present)	Approx. 78 min.
PROPOSED PROJECT + CUMULATIVE MAX SHADING DAY(S)	CIVIC CENTER PLAZA
Dates of maximum Project + Cumulative new shading (max sfh)	Dec 20 & Dec 21
Total new shading on date(s) of maximum shading (sfh)	7,153.60 sfh
Percentage new shading on date(s) of maximum shading	0.423%
Date and duration of longest duration of new shading (duration variance +/- 27 min.)	Approx. 170 min on Dec 20 & Dec 21
Date and time of largest area of new Cumulative shadow	8,504 sf on Dec 20/Dec 21 at 8:30 AM
Percentage of Civic Center Plaza covered by largest new shadow	3.813%

TABLE 10: Civic Center Quantitative Summary



FIGURE 21: Largest Shadow Cast on Civic Center Plaza (Dec 13/28 at 2 p.m.)

#### Cumulative Scenario

Under cumulative conditions, net new shadow cast on Civic Center Plaza would equal approximately 282,935 net new annual sfh of shadow and increasing the sfh of shadow by 0.034% annually above current levels. This increase would result in a new annual total shadow load of 10.235%.

Net new shadow under cumulative conditions would occur for up to 170 minutes a day over three periods in the early morning, mid-, and late afternoon/evening between approximately October 26th and February 14th. Net new shadow would fall only along the southern half of the park, affecting several grassy areas, several paved walkways, as well a portion of one of the two children's play area.

The days of maximum net new shadow on the park under cumulative conditions would occur on December 20th and 21st, when southern half of the park would be shaded over three periods: starting at 8:19 a.m. through just after 9 a.m., between just before 1:00 p.m. through just after 2:15 p.m. and just after 3:30 p.m. though the end of the daily analysis period at 3:51 p.m. The duration of cumulative net new shadow would vary throughout the year, with net new shadow lasting between zero and 170 minutes with an average duration of about 78 minutes across all affected dates.

#### Civic Center Plaza Features

- 1 Grass/Lawn Areas
- 2 Children's Play Areas
- 3 Paved/Hardscape
- 4 Park Buildings
- Existing (current) Shadows
- Net New Shadow from 30 Van Ness Avenue

The largest net new shadow cast under cumulative conditions would occur at 8:30 a.m. on December 20th and 21st and cover 8,504 sf--equivalent to 3.81% of the total area of Civic Center Plaza.

#### Observed Uses

Within the six 30-minute observation periods conducted by PreVision Design on December 4th and 8th, 2018, the number of users in Civic Center Plaza ranged from approximately 280 to 900, with uses that varied at different times of day and days of the week. It is visited daily by large numbers of users that pass-through on their way to or from city hall or other nearby destinations. The grassy areas included a number of users sitting. The plaza is also used on a periodic basis for larger or special events or rallies, and over the course of the observation visits there was a holiday ice skating rink and in the afternoon on December 8th a Santa Claus visiting area was open. See Table 11 for an observation summary.

OBSERVATION TIME	DATE OF VISIT	PARK USERS	TEMP - WEATHER
Weekday Morning	12/4/2018	About 280	55° F - Cloudy
Weekday Midday	12/4/2018	About 325	56° F – Cloudy
Weekday Afternoon	12/4/2018	About 450	56° F – Cloudy
Weekend Morning	12/8/2018	About 455	54° F – Partly Sunny
Weekend Midday	12/8/2018	About 800	55° F – Partly Sunny
Weekend Afternoon	12/8/2018	About 900	55° F – Partly Sunny

TABLE 11: Park Use Observations

Overall, Civic Center Plaza was always observed to be actively used, with peak use occurring over the weekend visits, especially in the afternoon. Over the course of the use observation visits, between 45-75% of park users were observed to be passing through, with the remainder using the park as a destination. The ice-skating rink drew high numbers of weekend visitors (100-170) while fewer were observed on weekdays (10-40). The children's play areas were observed to have between 25-150 users with the peak use occurring on the weekend afternoon coinciding with the Santa Clause Visiting area. The northern play area was observed across all visits to have higher numbers of users than the southern play area. The cafe kiosk was observed to attract between 10-30 users across the park visits, with customers standing in line or eating at the movable cafe tables. Relatively few users (5-10) were observed using the grassy areas over the course of the observation visits.

#### Value of Sunlight

The portions of Civic Center Plaza that would receive net new shadow include several grassy areas, several paved walkways as well as portion of the area around cafe kiosk used for movable tables and chairs for cafe customers. Of the areas affected, the cafe seating areas would likely be considered most sensitive to the addition of net new shadow. Other features receiving new shading could be characterized as being of lower sensitivity due to the fact they their use is either typically transitory in nature (walkways) or are features that are similar to many other nearby areas in the park (grassy areas) that would be unshaded at the times affected by net new shadow from the project.

Under cumulative conditions, additional early morning as well as late afternoon winter shadow would fall on the southern half of the park. Cumulative shadow would affect several grassy areas, paved walkways, a portion of the café kiosk eating area, and approximately the southern 2/3rds of the southern children's play area. On the winter solstice (December 20) net new cumulative shadow would be present on the café kiosk eating area for a few minutes around 9:00 a.m., and on the play area for a few minutes prior to 9:00 a.m. and again starting around 3:40 p.m. and would last through the end of the analysis period at 3:54 p.m. (approximately 15 minutes).

# XII. ANALYSIS FINDINGS: HOWARD AND LANGTON MINI PARK

# **Existing Scenario**

As shown on Table 12, the area of Howard and Langton Mini Park is 0.23 acres (10,218 sf) and under current conditions the park receives 15,600,086 annual sfh of shadow. Based on a calculated TAAS of 38,026,625 sfh, Howard and Langton Mini Park's existing annual shadow load is 41.024% of its TAAS. Existing shadow patterns include early morning and later afternoon shadow falling over the majority of the plaza with little to no midday and early afternoon shadow year-round.

# Project Scenario

Also shown on Table 12, the project would result in net new shadow cast on Howard and Langton Mini Park, adding approximately 1,585 net new annual sfh of shadow and

THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	HOWARD & LANGTON MINI PARK
Area of Howard & Langton Mini Park	0.23 acres (10,218 sf)
Hours of annual available sunlight	3721.4 hrs
TAAS for Howard & Langton Mini Park	38,026,625 sfh

EXISTING (CURRENT) LEVELS OF SHADOW	HOWARD & LANGTON MINI PARK
Existing annual total shading on park (sfh)	15,600,086 sfh
Existing shading as percentage of TAAS	41.024%

NEW SHADOW CAST BY THE PROPOSED 30 VAN NESS AVENUE PROJECT	HOWARD & LANGTON MINI PARK
Additional annual shading on Howard & Langton Mini Park from Project	1,585 sfh
Additional annual shading from Project as percentage of TAAS	0.004%
Combined total annual shading existing + Project (sfh)	15,601,671 sfh
Combined total annual shading from existing + Project as percentage of TAAS	41.028%
Number of days when new shading from Project would occur	14-26 days annually
Dates when new shadow from Project would be cast on Howard & Langton Mini Park	Between 3/9 - 3/21 & 9/21 - 10/3
Annual range in duration of new Project shadow	Zero to approx. 7 minutes
Range in area of new Project shadow (sf)	Zero to 1,067 sf
Average daily duration of new Project shadow (when present)	4 minutes
MAXIMUM NEW SHADING BY THE PROPOSED PROJECT	HOWARD & LANGTON MINI PARK
Dates of maximum new shading from proposed Project (max sfh)	Mar 15 & Sep 27
Total new shading on date(s) of maximum shading (sfh)	117.36 sfh
Percentage new shadow on date(s) of maximum shading	0.116%
Date and duration of longest duration of new shading (duration variance +/- 6 min.)	Approx. 7 min on Sep 27 & Mar 15
Date and time of largest area of new Project shadow	1,067 sf on Sep 27/Mar 15 at 5:58 PM
Percentage of Howard & Langton Mini Park covered by largest new shadow	10.441%

NEW SHADOW CAST BY THE PROPOSED PROJECT + CUMULATIVE	HOWARD & LANGTON MINI PARK
Additional annual shading from Project + Cumulative only (sfh)	20,590 sfh
Additional annual shading from Project + Cumulative only as percentage of TAAS	0.054%
Combined total annual shading Existing + Project + Cumulative (sfh)	15,620,676 sfh
Combined shading from Existing + Project + Cumulative as percentage of TAAS	41.078%
Number of days when new shading from Project + Cumulative would occur	84-96 days annually
Dates when new shading from Project + Cumulative would occur	Between 2/16 - 4/4 & 9/7 - 10/24
Annual range in duration of new Project +Cumulative shadow (duration variance +/- 6 min.)	Zero to approx. 17 min
Range in area of Project + Cumulative new shadows (sf)	Zero to 1,857 sf
Average daily duration of new Project + Cumulative shadow (when present)	Approx. 13 min.
PROPOSED PROJECT + CUMULATIVE MAX SHADING DAY(S)	HOWARD & LANGTON MINI PARK
Dates of maximum Project + Cumulative new shading (max sfh)	Mar 8 & Oct 4
Total new shading on date(s) of maximum shading (sfh)	451.16 sfh
Percentage new shading on date(s) of maximum shading	0.458%
Date and duration of longest duration of new shading (duration variance +/- 6 min.)	Approx. 17 min on Sep 20 & Mar 22
Date and time of largest area of new Cumulative shadow	1,857 sf on Sep 20/Mar 22 at 6:09 PM
Percentage of Howard & Langton Mini Park covered by largest new shadow	18.169%

TABLE 12: Howard and Langton Mini Park Quantitative Summary

increasing the sfh of shadow by 0.004% annually above current levels. This increase would result in a new annual total shadow load of 41.028%.

Net new shadow from the project would occur for up to seven minutes in the late afternoon between approximately March 9th and 21st and again between September 21st and October 3rd. Net new shadow would fall only on a small portion of the north corner of the park, affecting the public entry gate and part of the community garden.

The days of maximum net new shadow on the park due to the project would occur on March 15th and September 27th, when the project would shade the northern corner of the park starting at approximately 5:51 p.m. and be present for approximately seven minutes (until the end of the daily analysis period). The duration of project-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and seven minutes.

The largest net new shadow cast by the project would occur at 5:58 p.m. on March 15th and September 27th and cover 1,067 sf--equivalent to 10.4% of the total area of Howard and Langton Mini Park.

#### Cumulative Scenario

Under cumulative conditions, net new shadow cast on Howard and Langton Mini Park would equal approximately 20,590 net new annual sfh of shadow, increasing the sfh of shadow by 0.054% annually above current levels. This increase would result in a new annual total shadow load of 41.078%.

Net new shadow under cumulative conditions would occur within the last 17 minutes of the daily analysis period between approximately February 16th and March 4th and again between September 7th and October 24th. Net new shadow would fall only on the norther corner of the park, affecting the public entry gate and a portion of the community garden.

The days of maximum net new shadow on the park under cumulative conditions would occur on March 8th and October 4th, when cumulative shadow would fall on the northern corner of the park starting just before 5:30 p.m. and be present for approximately 15 minutes. The duration of the cumulative-generated net new shadow would vary throughout the year, with net new shadow lasting between zero and 17 minutes, with an average duration of about 13 minutes across all affected dates.

The largest net new shadow cast under cumulative conditions would occur at 6:09 p.m. on September 20th and March 22nd and cover 1,857 sf--equivalent to 18.17% of the total area of Howard and Langton Mini Park.

#### Observed Uses

As shown on Table 13, within the six 30-minute observation periods conducted by PreVision Design on December 4th and 8th, 2018, the observed usage varied from one to nine users. Most park users were observed to be gardening, with some users using one of the two tables to eat, read or socialize.

OBSERVATION TIME	DATE OF VISIT	PARK USERS	TEMP - WEATHER
Weekday Morning	12/4/2018	6	55° F - Cloudy
Weekday Midday	12/4/2018	2	56° F – Cloudy
Weekday Afternoon	12/4/2018	3	56° F – Cloudy
Weekend Morning	12/8/2018	1	54° F – Partly Sunny
Weekend Midday	12/8/2018	9	55° F – Partly Sunny
Weekend Afternoon	12/8/2018	4	55° F – Partly Sunny

TABLE 13: Park Use Observations

Overall, observed peak use at the park occurred weekend midday and weekend afternoon, and overall use of the park based on these observations could be characterized as low to moderate.

#### Value of Sunlight

The portions of Howard and Langton Mini Park that would receive net new shadow from the project and under the cumulative scenario would include the public point of entry and portions of the community garden. While some users of the community garden may notice the presence of a small amount of net new shadow if they were to be present during the affected period, the short duration and limited number of dates annually of net new shadow would be unlikely to affect the use and enjoyment of the park or make any impact on plant health and growth.

### XIII. NO NET NEW SHADOW PROJECT ALTERNATIVES

#### Margaret Hayward Playground

To eliminate all project-generate net new shadow that would be cast on Margaret Hayward Playground, the project would need to be modified. Assuming a similar design approach and general building form, a tower height reduction of approximately 60-70' would be required in order to eliminate all net new shadow from reaching Margaret Hayward Playground at any time throughout the year. Such a reduction would involve the removal of six to seven residential floors from the proposed design, corresponding to a likely reduction of between 60-91 residential units (depending on the size and type of units), or 4-5 floors of office space, or some combination of both.

#### Hayes Valley Playground

To eliminate all project-generate net new shadow that would be cast on Hayes Valley Playground, the project would need to be modified. Assuming a similar design approach and general building form, a tower height reduction of approximately 40-45' would be required in order to eliminate all net new shadow from reaching Hayes Valley Playground at any time throughout the year. Such a reduction would involve the removal of four to five residential floors from the proposed design, corresponding to a likely reduction of between 24-65 residential units (depending on the size and type of units), or about three floors of office space, or some combination of both.

#### Koshland Community Park

To eliminate all project-generate net new shadow that would be cast on Koshland Community Park, the project would need to be modified. Assuming a similar design approach and general building form, a tower height reduction of approximately 85' would be required in order to eliminate all net new shadow from reaching Koshland Community Park at any time throughout the year. Such a reduction would involve the removal of eight to nine residential floors from the proposed design, corresponding to a likely reduction of between 32-117 residential units (depending on the size and type of units), or about eight floors of office space, or some combination of both.

#### Patricia's Green

To eliminate all project-generate net new shadow that would be cast on Patricia's Green, the project would need to be modified. Assuming a similar design approach and general building form, a tower height reduction of approximately 280' would be required in order to eliminate all net new shadow from reaching Patricia's Green at

any time throughout the year. Such a reduction would involve the removal of about 28 residential floors from the proposed design, corresponding to a likely reduction of over 250 residential units (depending on the size and type of units), all office floors plus 18 residential floors, or some combination of both.

#### Civic Center Plaza

To eliminate all project-generate net new shadow that would be cast on Civic Center Plaza, the project would need to be modified. Assuming a similar design approach and general building form, a tower height reduction of approximately 20' would be required in order to eliminate all net new shadow from reaching Civic Center Plaza at any time throughout the year. Such a reduction would involve the removal of two residential floors from the proposed design, corresponding to a likely reduction of between 12-26 residential units (depending on the size and type of units), or one to two floors of office space, or some combination of both.

#### Howard and Langton Mini Park

To eliminate all project-generate net new shadow that would be cast on Howard and Langton Mini Park, the project would need to be modified. Assuming a similar design approach and general building form, a tower height reduction of approximately 30' would be required in order to eliminate all net new shadow from reaching Howard and Langton Mini Park at any time throughout the year. Such a reduction would involve the removal of about three residential floors from the proposed design, corresponding to a likely reduction of between 18-39 residential units (depending on the size and type of units), or two floors of office space, or some combination of both.

# **EXHIBIT A: SHADOW FAN DIAGRAM**

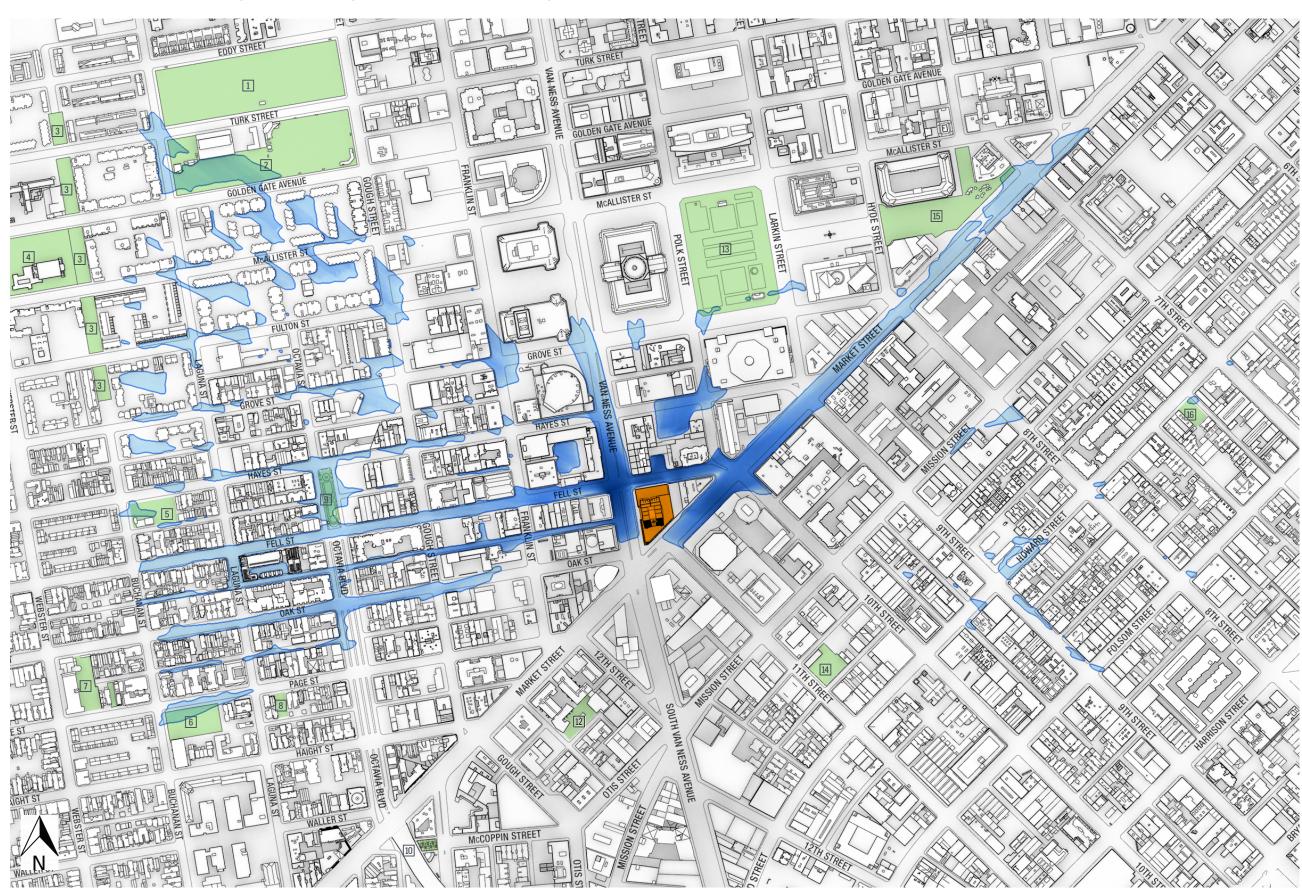
A1 - Annual net new shadow areas from project

Diagram showing all areas receiving net new shadow from the project annually between one hour after sunrise through one hour before sunset.

# **30 VAN NESS AVENUE SHADOWFAN**

PREVISION DESIGN

Net new shadow fan diagram, accounting for the presence of existing shadow



Refined Net New Shadow Fan Darker blue means more frequent new shadow

30 Van Ness Avenue

Parks and Open Spaces

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

# **EXHIBIT B: SHADOW DIAGRAMS ON SUMMER SOLSTICE**

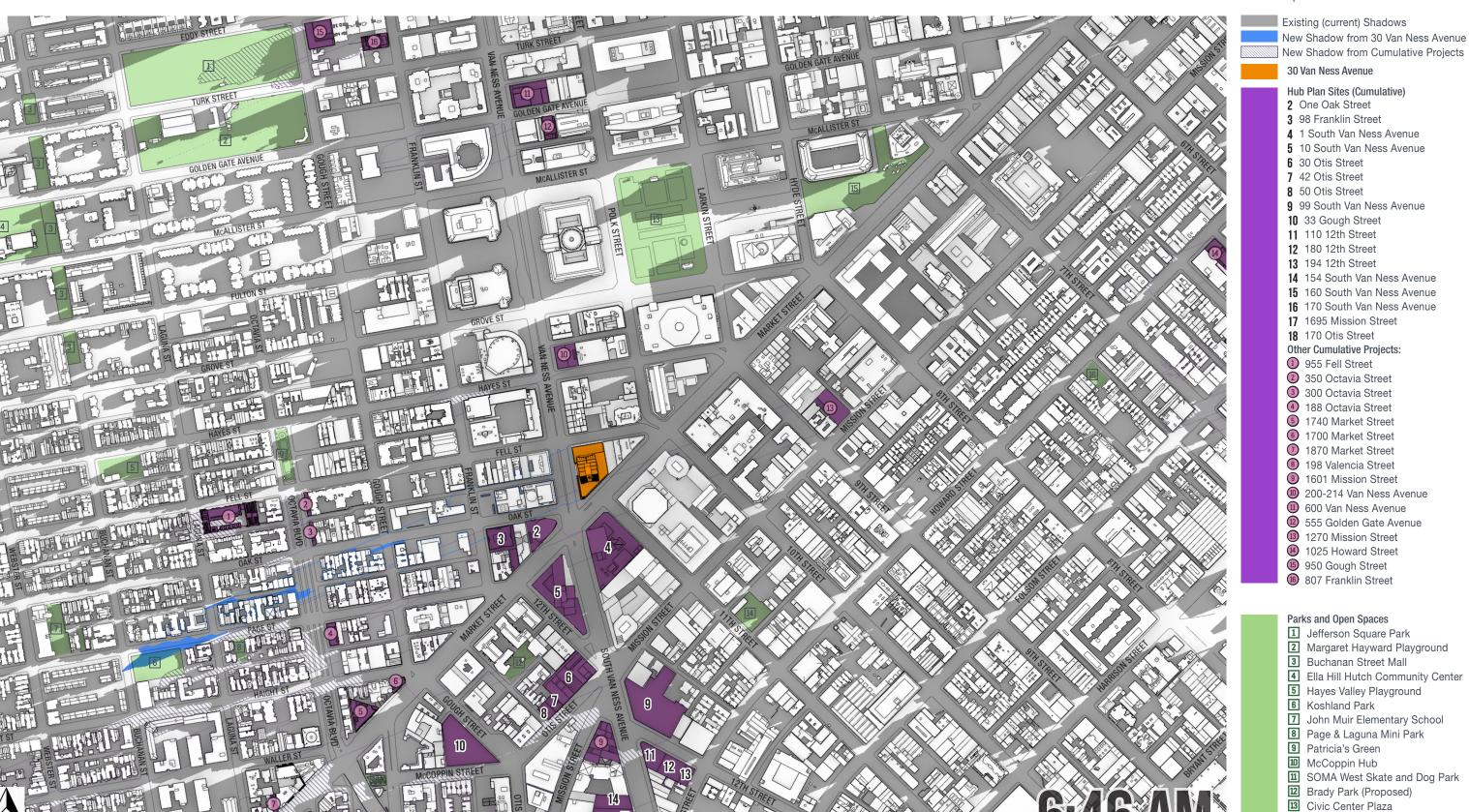
B1 - June 21

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset.

# R 1 1 30 VAN NESS AVENUE

Shading diagrams on the Summer Solstice at 6:46 AM





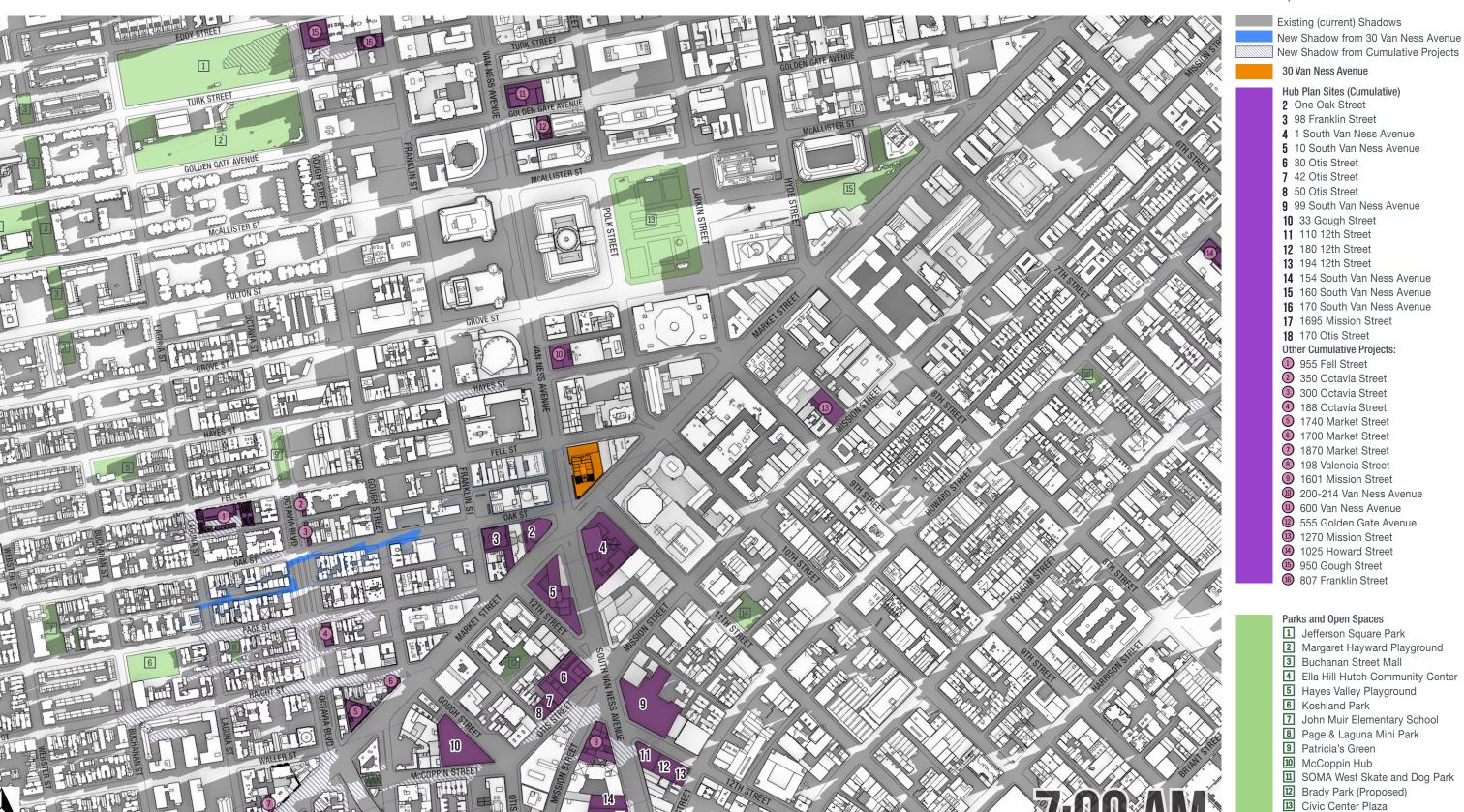
11th/Natoma Park (Proposed)United Nations PlazaHoward & Langton Mini Park

# B1.2

# **30 VAN NESS AVENUE**

Shading diagrams on the Summer Solstice at 7:00 AM

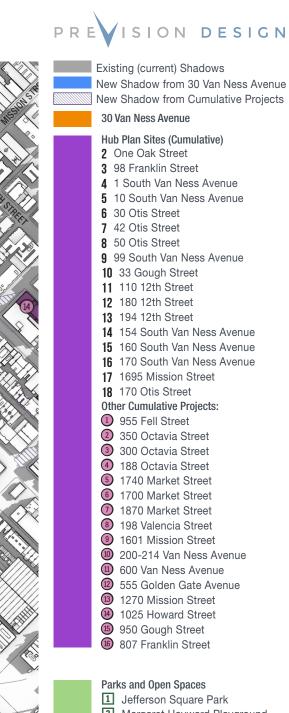




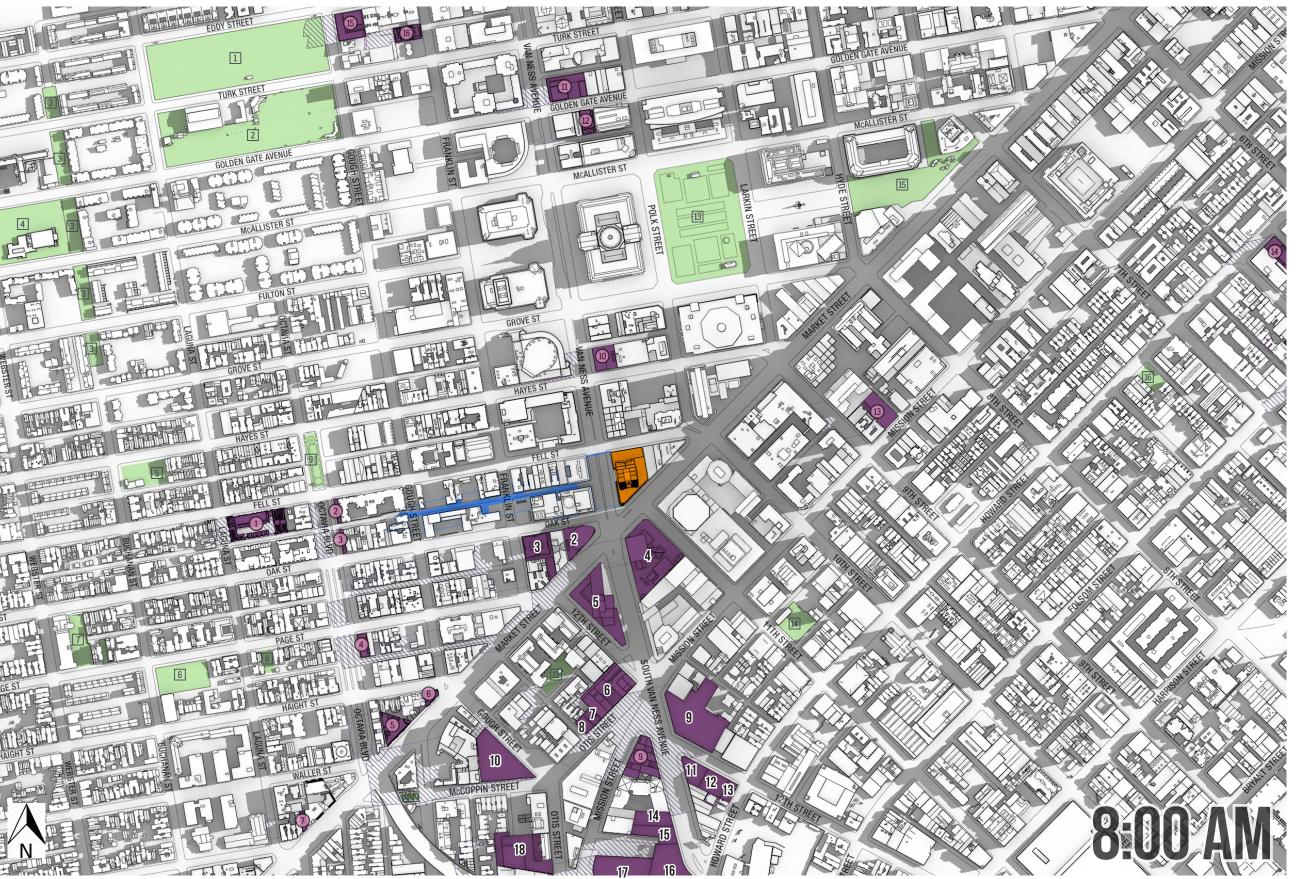
11th/Natoma Park (Proposed)United Nations PlazaHoward & Langton Mini Park

Shading diagrams on the Summer Solstice at 8:00 AM





- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- II SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

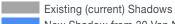


# **B1.4**

# **30 VAN NESS AVENUE**

Shading diagrams on the Summer Solstice at 9:00 AM





New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

### 30 Van Ness Avenue

### **Hub Plan Sites (Cumulative)**

### 2 One Oak Street

- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- **12** 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street

### Other Cumulative Projects:

- 955 Fell Street
   350 Octavia Street
- 3 300 Octavia Street
- 4 188 Octavia Street
- 5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street
- 8 198 Valencia Street
- 1601 Mission Street200-214 Van Ness Avenue
- 600 Van Ness Avenue
- 2 555 Golden Gate Avenue
- 1270 Mission Street
- 1025 Howard Street
- 950 Gough Street
- 807 Franklin Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

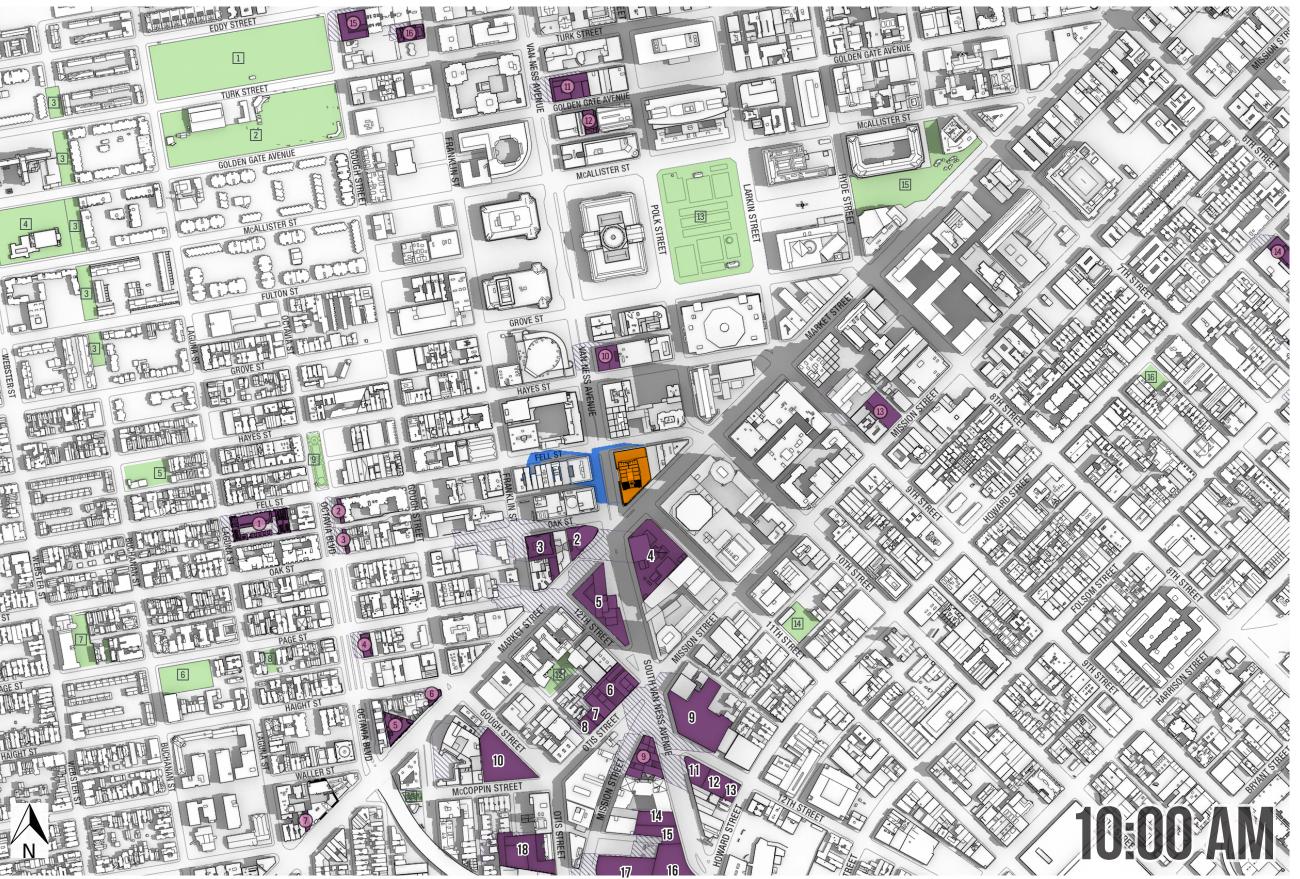


Shading diagrams on the Summer Solstice at 10:00 AM





- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



# **B1.6**

# **30 VAN NESS AVENUE**

Shading diagrams on the Summer Solstice at 11:00 AM





11th/Natoma Park (Proposed)United Nations PlazaHoward & Langton Mini Park

# B1.7

# **30 VAN NESS AVENUE**

Shading diagrams on the Summer Solstice at 12:00 PM





New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

### 30 Van Ness Avenue

### **Hub Plan Sites (Cumulative)**

- 2 One Oak Street
- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- 12 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street

## Other Cumulative Projects:

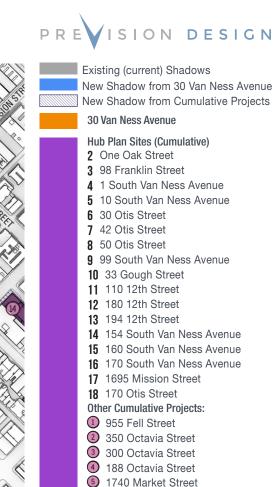
- 1 955 Fell Street
- 2 350 Octavia Street
- 300 Octavia Street
- 4 188 Octavia Street5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street
- 8 198 Valencia Street
- 9 1601 Mission Street
- 200-214 Van Ness Avenue600 Van Ness Avenue
- 2 555 Golden Gate Avenue
- 1270 Mission Street
- 1025 Howard Street
- 950 Gough Street
- 807 Franklin Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams on the Summer Solstice at 1:00 PM





8 198 Valencia Street 9 1601 Mission Street 200-214 Van Ness Avenue

6 1700 Market Street 1870 Market Street

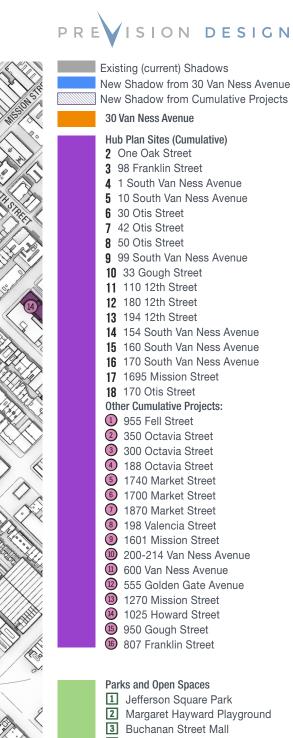
- 10 600 Van Ness Avenue
- 2 555 Golden Gate Avenue
- 1270 Mission Street 4 1025 Howard Street
- 950 Gough Street
- 807 Franklin Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams on the Summer Solstice at 2:00 PM

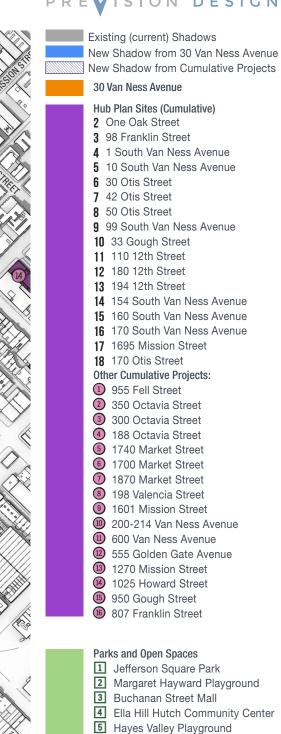




- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

Shading diagrams on the Summer Solstice at 3:00 PM



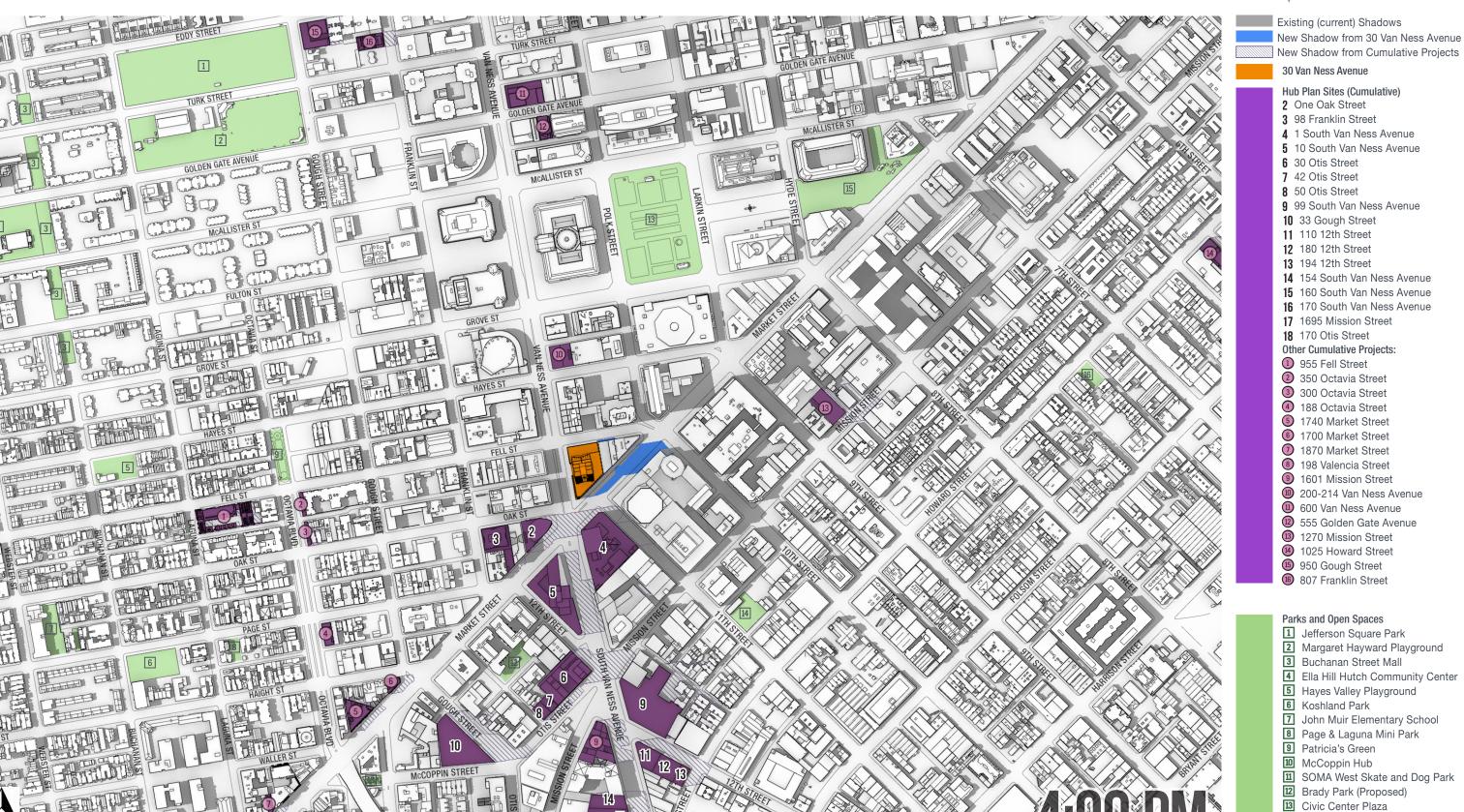


- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

# R1 11 30 VAN NESS AVENUE

Shading diagrams on the Summer Solstice at 4:00 PM



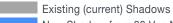


11th/Natoma Park (Proposed)United Nations PlazaHoward & Langton Mini Park

# R1 19 30 VAN NESS AVENUE

Shading diagrams on the Summer Solstice at 5:00 PM





New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

### 30 Van Ness Avenue

#### **Hub Plan Sites (Cumulative)**

- 2 One Oak Street
- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- 12 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street
- 170 Olis Olieet

## Other Cumulative Projects:

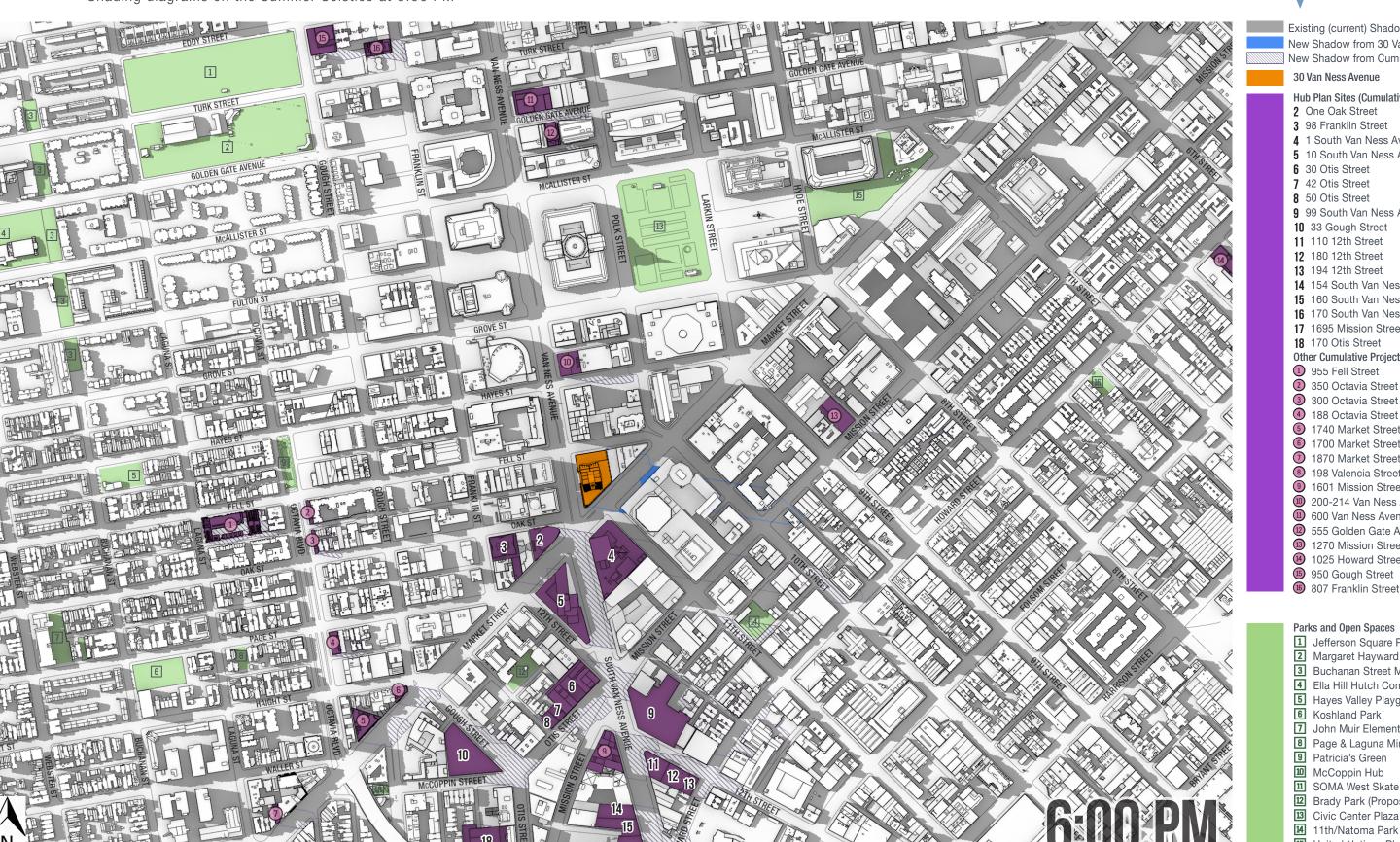
- 1 955 Fell Street
- 2 350 Octavia Street
- 3 300 Octavia Street
- 4 188 Octavia Street5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street
- 8 198 Valencia Street
- 9 1601 Mission Street
- 200-214 Van Ness Avenue
- 600 Van Ness Avenue
- 555 Golden Gate Avenue
- 1270 Mission Street1025 Howard Street
- (I) 950 Gough Street
- 6 807 Franklin Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams on the Summer Solstice at 6:00 PM





Existing (current) Shadows

New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

### 30 Van Ness Avenue

### **Hub Plan Sites (Cumulative)**

- 2 One Oak Street
- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- 12 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street

### Other Cumulative Projects:

- 1 955 Fell Street
- 2 350 Octavia Street 3 300 Octavia Street
- 4 188 Octavia Street
- 5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street 8 198 Valencia Street
- 9 1601 Mission Street
- 10 200-214 Van Ness Avenue
- 10 600 Van Ness Avenue
- 2 555 Golden Gate Avenue
- 1270 Mission Street
- 1025 Howard Street
- 950 Gough Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

# R1 11 30 VAN NESS AVENUE

Shading diagrams on the Summer Solstice at 7:00 PM





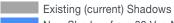
13 Civic Center Plaza

11th/Natoma Park (Proposed)United Nations PlazaHoward & Langton Mini Park

# R1 15 30 VAN NESS AVENUE

Shading diagrams on the Summer Solstice at 7:36 PM





New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

### 30 Van Ness Avenue

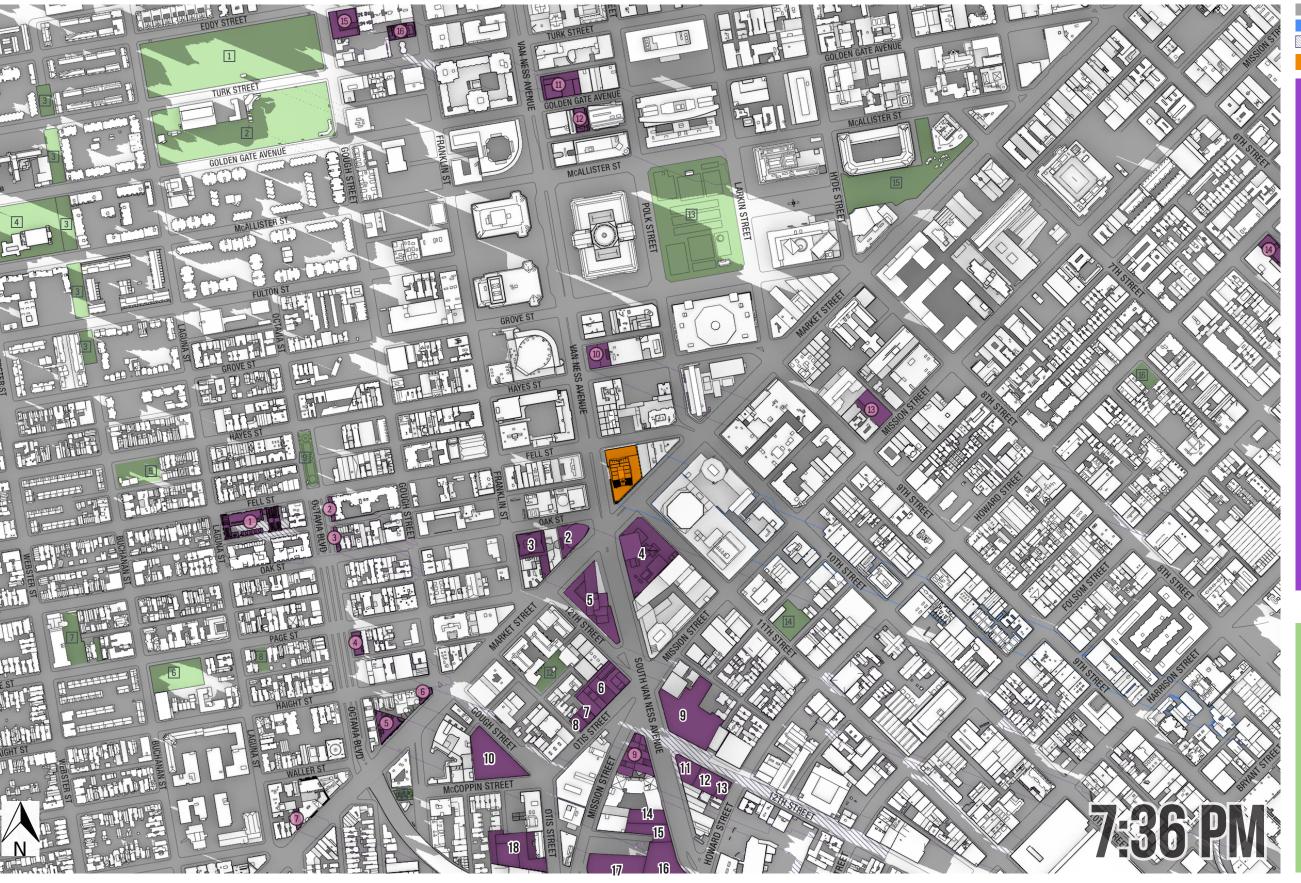
#### **Hub Plan Sites (Cumulative)**

- 2 One Oak Street
- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- 12 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street

### Other Cumulative Projects:

- 955 Fell Street
   350 Octavia Street
- 3 300 Octavia Street
- 4 188 Octavia Street
- 5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street
- 8 198 Valencia Street
- 9 1601 Mission Street
- 200-214 Van Ness Avenue
- 10 600 Van Ness Avenue12 555 Golden Gate Avenue
- 13 1270 Mission Street
- 1025 Howard Street
- 950 Gough Street
- 16 807 Franklin Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



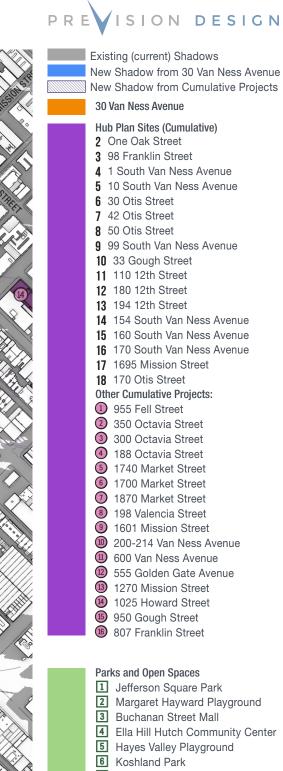
# **EXHIBIT C: SHADOW DIAGRAMS NEAR EQUINOXES**

C1 - September 20 (Autumnal), March 22 (Vernal) similar

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset.

Shading diagrams near the Fall/Spring Equinoxes at 7:57 AM

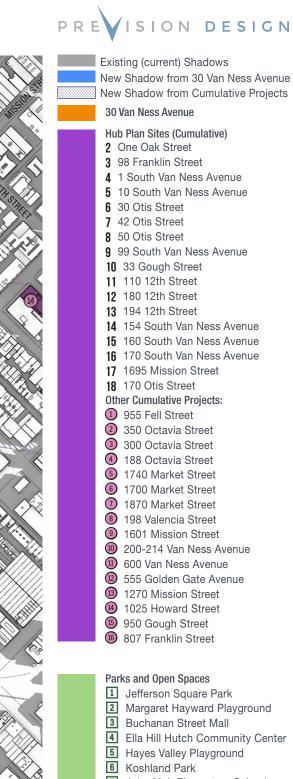




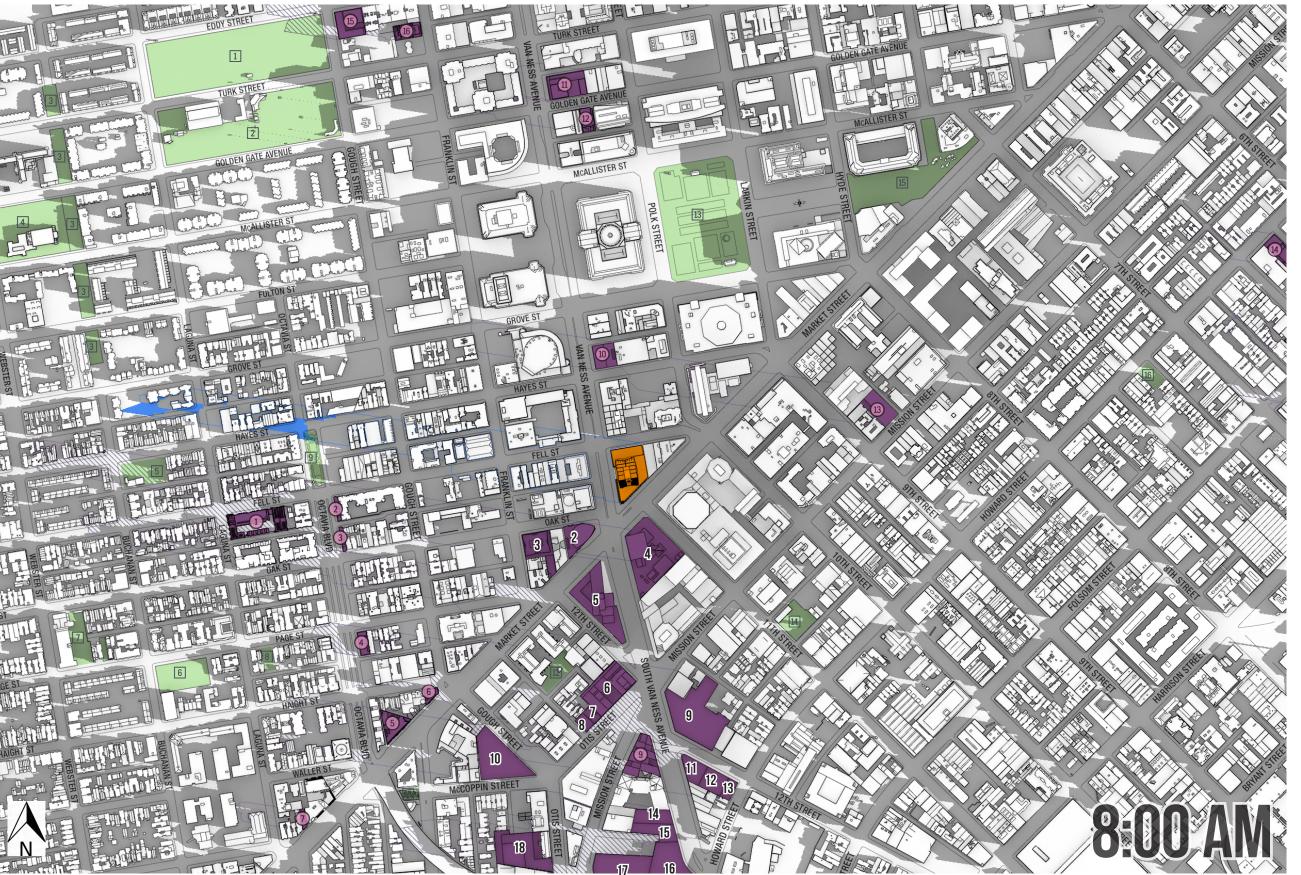
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

Shading diagrams near the Fall/Spring Equinoxes at 8:00 AM



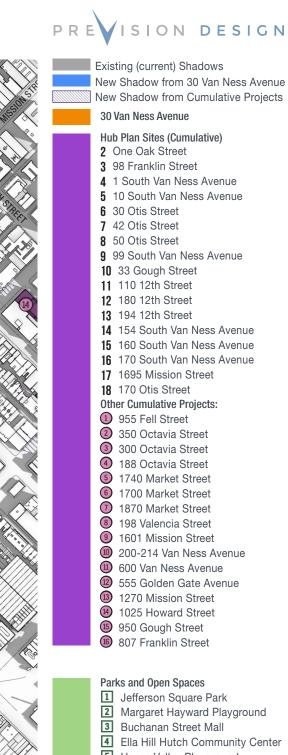


- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams near the Fall/Spring Equinoxes at 9:00 AM

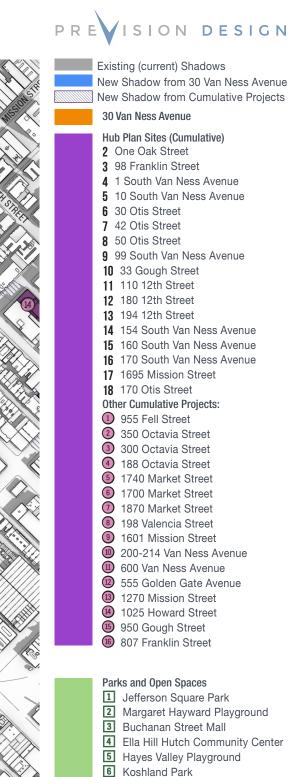




- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

Shading diagrams near the Fall/Spring Equinoxes at 10:00 AM





- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

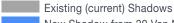


# C1.5

## **30 VAN NESS AVENUE**

Shading diagrams near the Fall/Spring Equinoxes at 11:00 AM





New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

### 30 Van Ness Avenue

### **Hub Plan Sites (Cumulative)**

- 2 One Oak Street
- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- 12 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street

### Other Cumulative Projects:

- 1 955 Fell Street
- 350 Octavia Street300 Octavia Street
- 4 188 Octavia Street
- 5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street
- 8 198 Valencia Street
- 1601 Mission Street200-214 Van Ness Avenue
- 10 600 Van Ness Avenue
- 555 Golden Gate Avenue
- 1270 Mission Street
- 1025 Howard Street
- 5 950 Gough Street
- 16 807 Franklin Street

- 1 Jefferson Square Park
- Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams near the Fall/Spring Equinoxes at 12:00 PM





9 Patricia's Green

McCoppin Hub

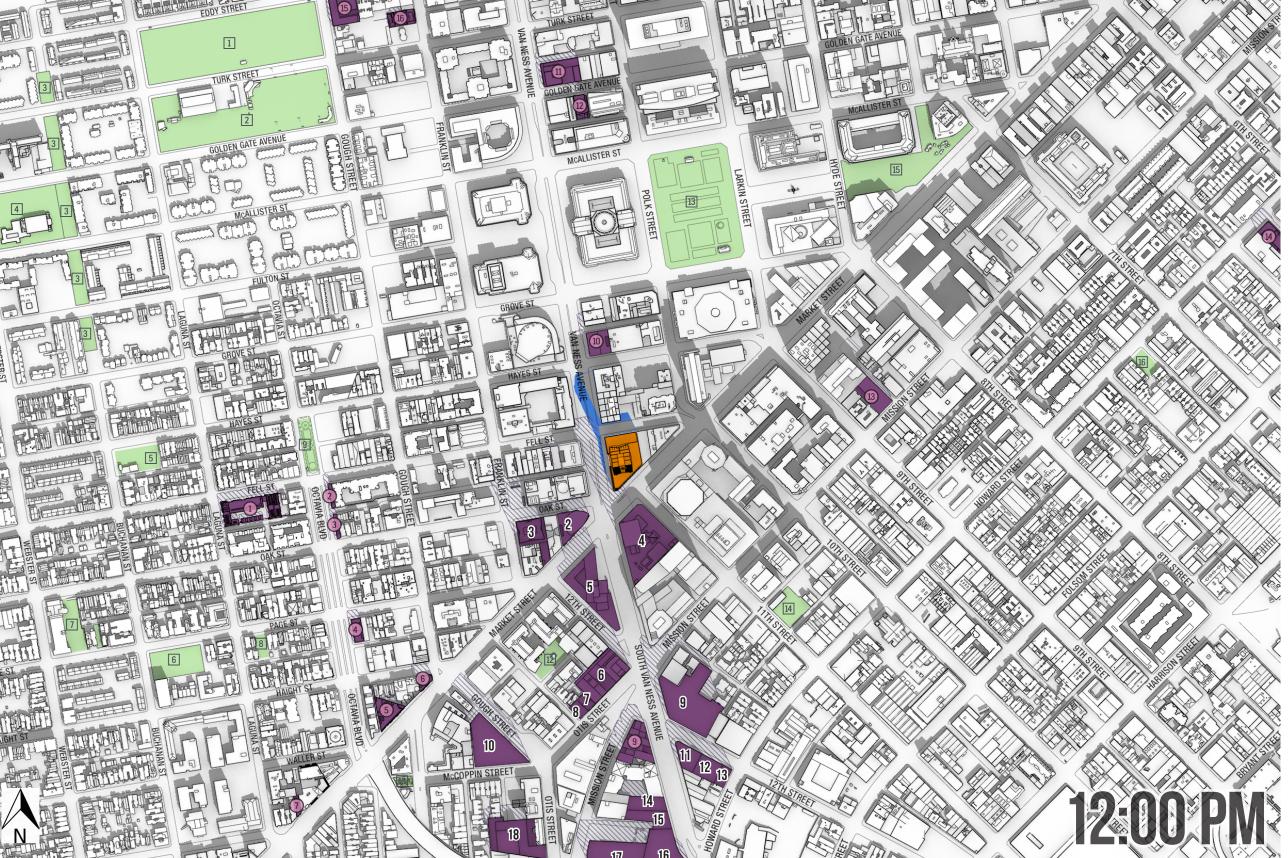
SOMA West Skate and Dog Park

12 Brady Park (Proposed)

13 Civic Center Plaza 11th/Natoma Park (Proposed)

15 United Nations Plaza

16 Howard & Langton Mini Park



Shading diagrams near the Fall/Spring Equinoxes at 1:00 PM





1 955 Fell Street

350 Octavia Street

3 300 Octavia Street 4 188 Octavia Street

5 1740 Market Street

6 1700 Market Street

1870 Market Street

8 198 Valencia Street

9 1601 Mission Street

10 200-214 Van Ness Avenue

10 600 Van Ness Avenue

555 Golden Gate Avenue

1270 Mission Street

4 1025 Howard Street

950 Gough Street

16 807 Franklin Street

### Parks and Open Spaces

1 Jefferson Square Park

2 Margaret Hayward Playground

3 Buchanan Street Mall

4 Ella Hill Hutch Community Center

5 Hayes Valley Playground

6 Koshland Park

John Muir Elementary School

8 Page & Laguna Mini Park

9 Patricia's Green

McCoppin Hub

SOMA West Skate and Dog Park

12 Brady Park (Proposed)

13 Civic Center Plaza

11th/Natoma Park (Proposed)

15 United Nations Plaza

16 Howard & Langton Mini Park



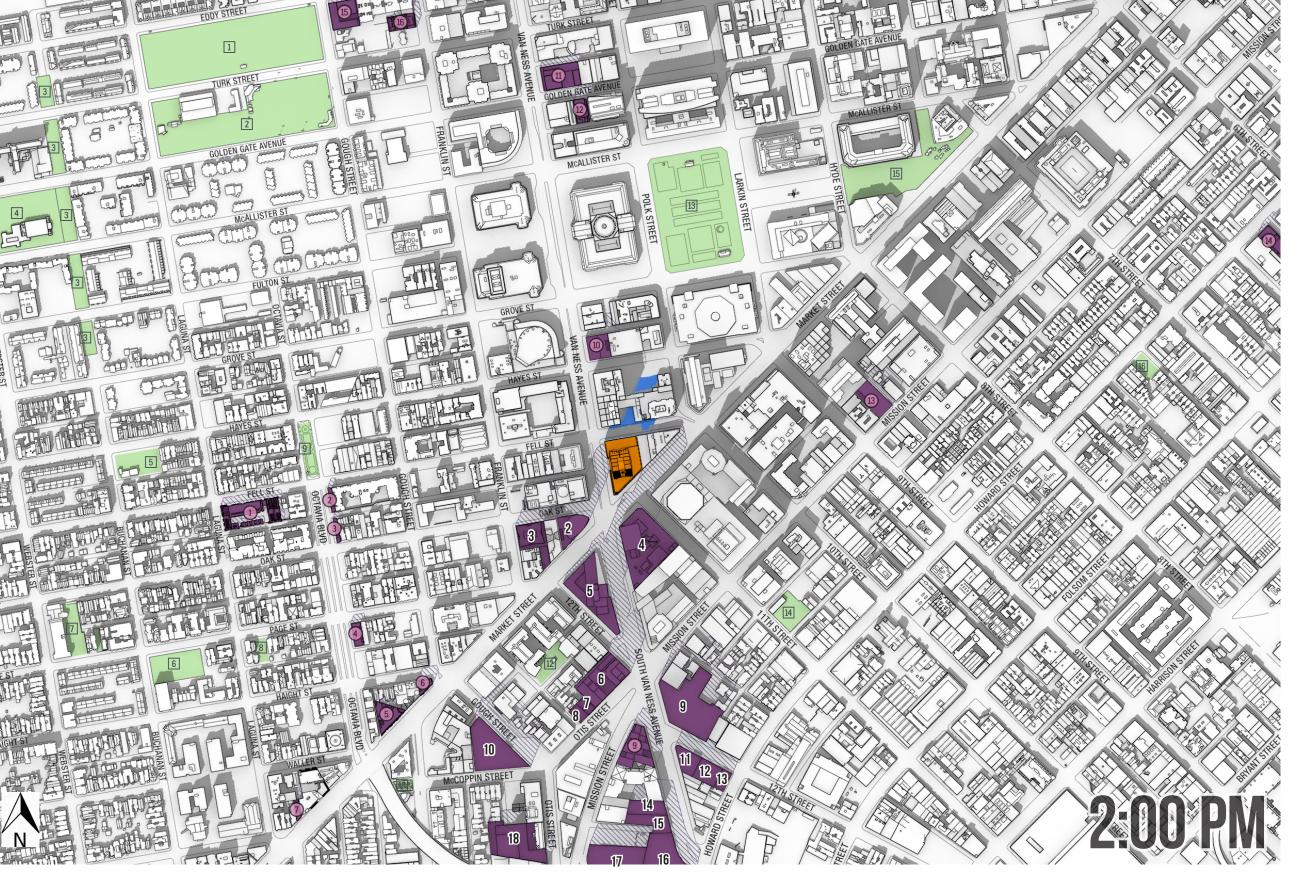
Shading diagrams near the Fall/Spring Equinoxes at 2:00 PM





New Shadow from Cumulative Projects

- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams near the Fall/Spring Equinoxes at 3:00 PM





### 2 One Oak Street

3 98 Franklin Street

4 1 South Van Ness Avenue

5 10 South Van Ness Avenue

6 30 Otis Street

7 42 Otis Street

8 50 Otis Street

9 99 South Van Ness Avenue

10 33 Gough Street

11 110 12th Street

12 180 12th Street

13 194 12th Street

14 154 South Van Ness Avenue

15 160 South Van Ness Avenue

16 170 South Van Ness Avenue

17 1695 Mission Street

18 170 Otis Street

Other Cumulative Projects:

1 955 Fell Street

2 350 Octavia Street 3 300 Octavia Street

4 188 Octavia Street

5 1740 Market Street

6 1700 Market Street

1870 Market Street

8 198 Valencia Street

9 1601 Mission Street

10 200-214 Van Ness Avenue

10 600 Van Ness Avenue

555 Golden Gate Avenue

1270 Mission Street

1025 Howard Street

950 Gough Street

807 Franklin Street

### Parks and Open Spaces

1 Jefferson Square Park

2 Margaret Hayward Playground

3 Buchanan Street Mall

4 Ella Hill Hutch Community Center

5 Hayes Valley Playground

6 Koshland Park

John Muir Elementary School

8 Page & Laguna Mini Park

9 Patricia's Green

McCoppin Hub

SOMA West Skate and Dog Park

12 Brady Park (Proposed)

13 Civic Center Plaza

11th/Natoma Park (Proposed)

15 United Nations Plaza

16 Howard & Langton Mini Park

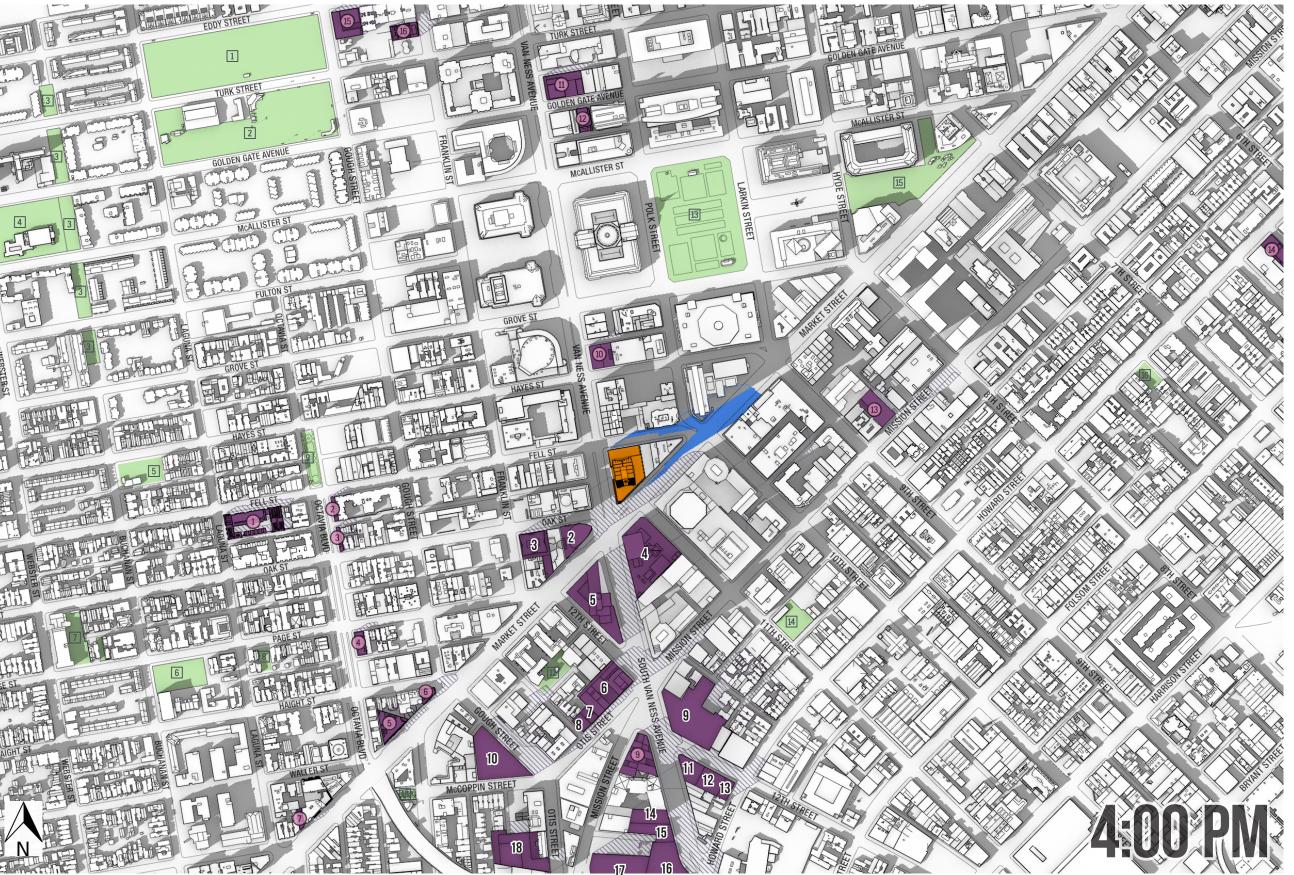


Shading diagrams near the Fall/Spring Equinoxes at 4:00 PM





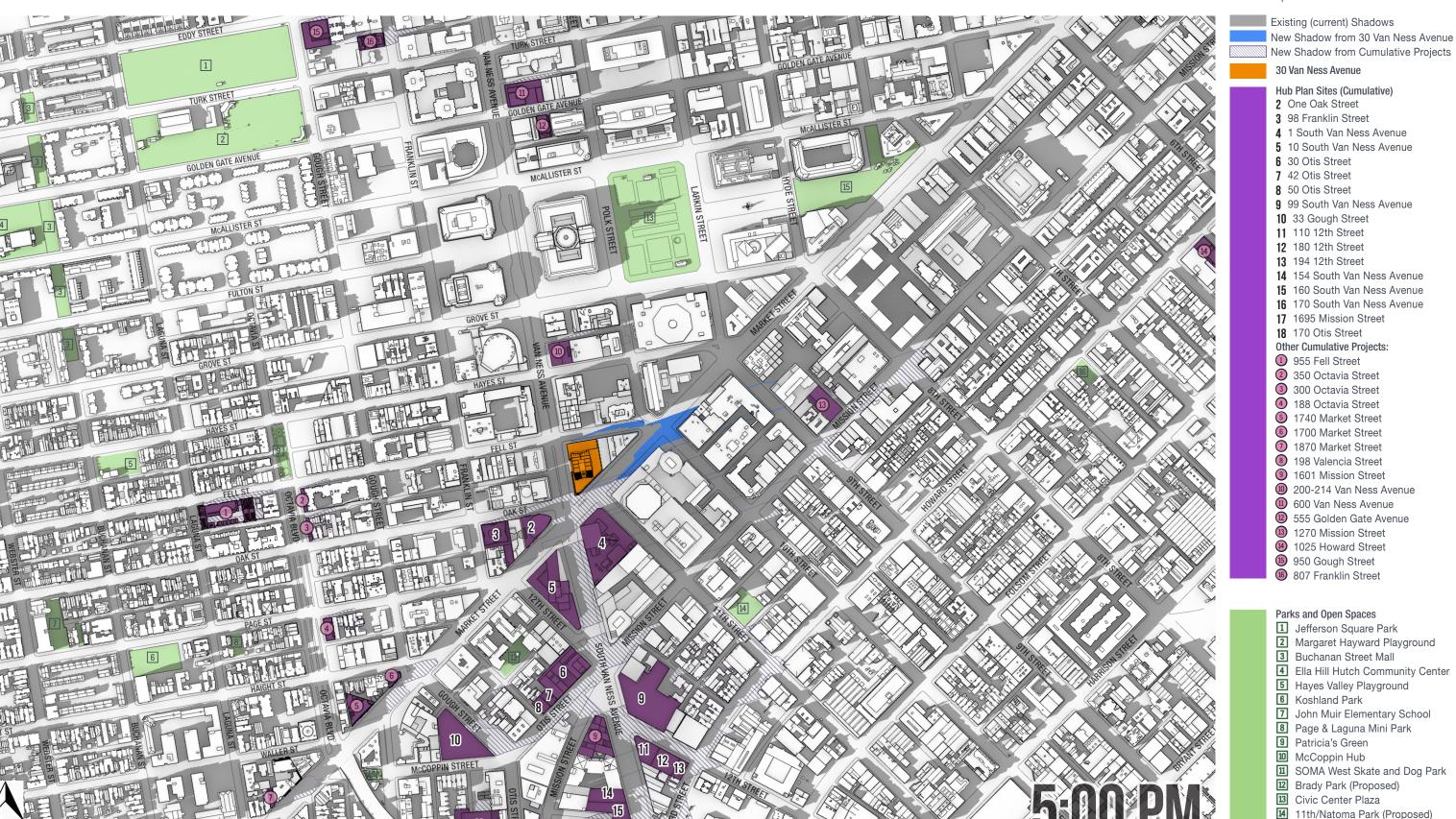
- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



# C1 11 30 VAN NESS AVENUE

Shading diagrams near the Fall/Spring Equinoxes at 5:00 PM





United Nations PlazaHoward & Langton Mini Park

Shading diagrams near the Fall/Spring Equinoxes at 6:00 PM





New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 9 99 South Van Ness Avenue

- 16 170 South Van Ness Avenue

- 5 1740 Market Street

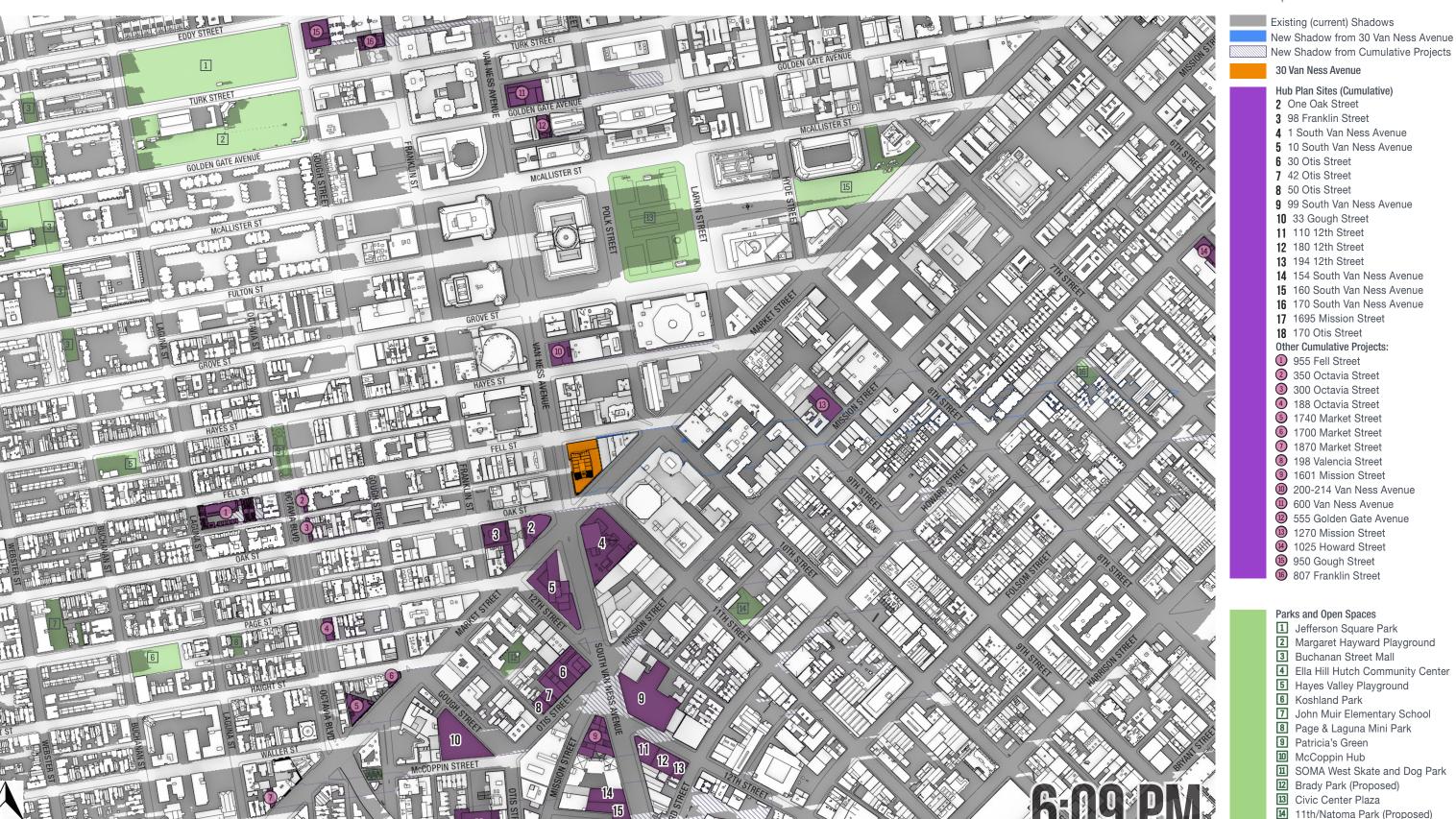
- 200-214 Van Ness Avenue
- 600 Van Ness Avenue
- 2 555 Golden Gate Avenue

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- II SOMA West Skate and Dog Park
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

# C1 13 30 VAN NESS AVENUE

Shading diagrams near the Fall/Spring Equinoxes at 6:09 PM





United Nations PlazaHoward & Langton Mini Park

# **EXHIBIT D: SHADOW DIAGRAMS ON WINTER SOLSTICE**

D1 - December 20

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset.

Shading diagrams on the Winter Solstice at 8:19 AM





New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue

- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue

- 5 1740 Market Street

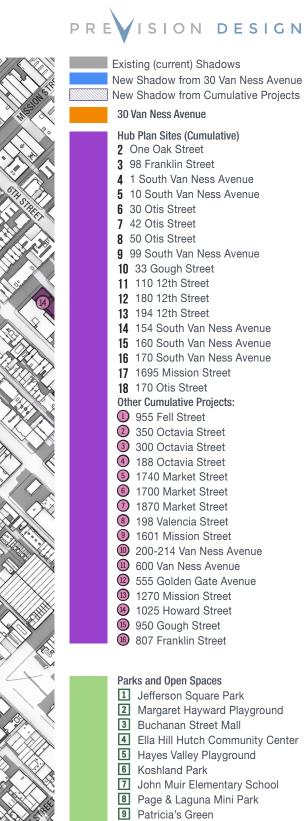
- 600 Van Ness Avenue
- 2 555 Golden Gate Avenue

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- II SOMA West Skate and Dog Park

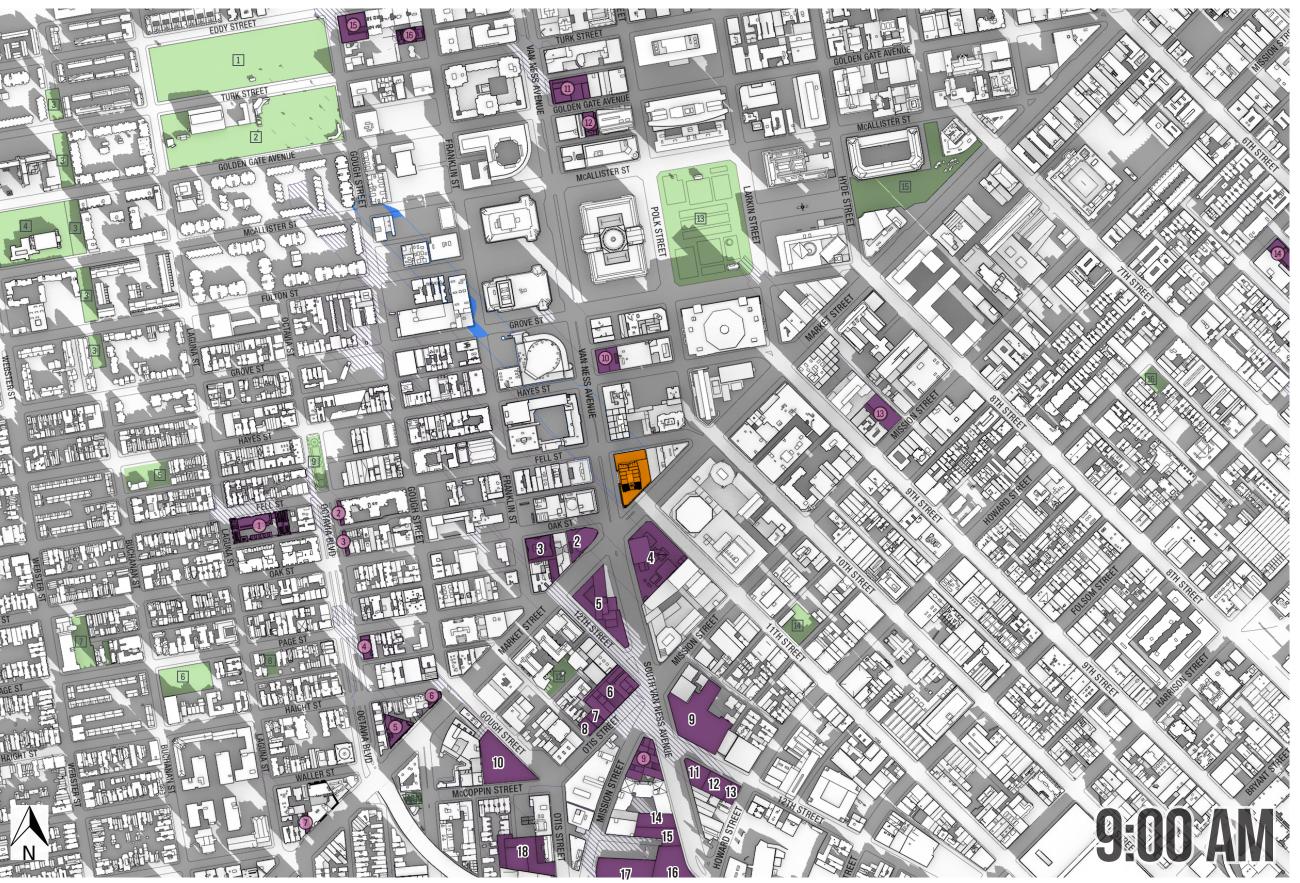
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

Shading diagrams on the Winter Solstice at 9:00 AM



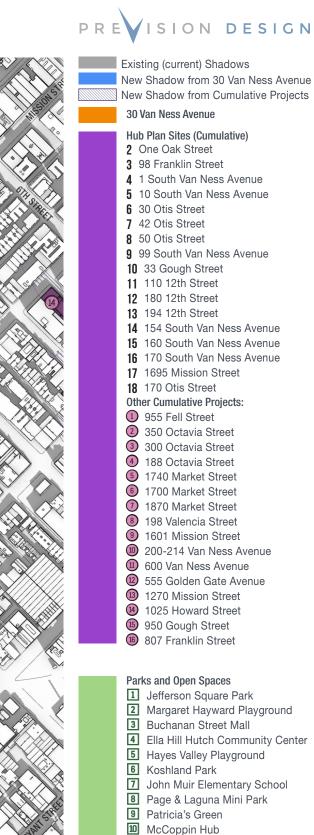


- 10 McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams on the Winter Solstice at 10:00 AM





SOMA West Skate and Dog Park

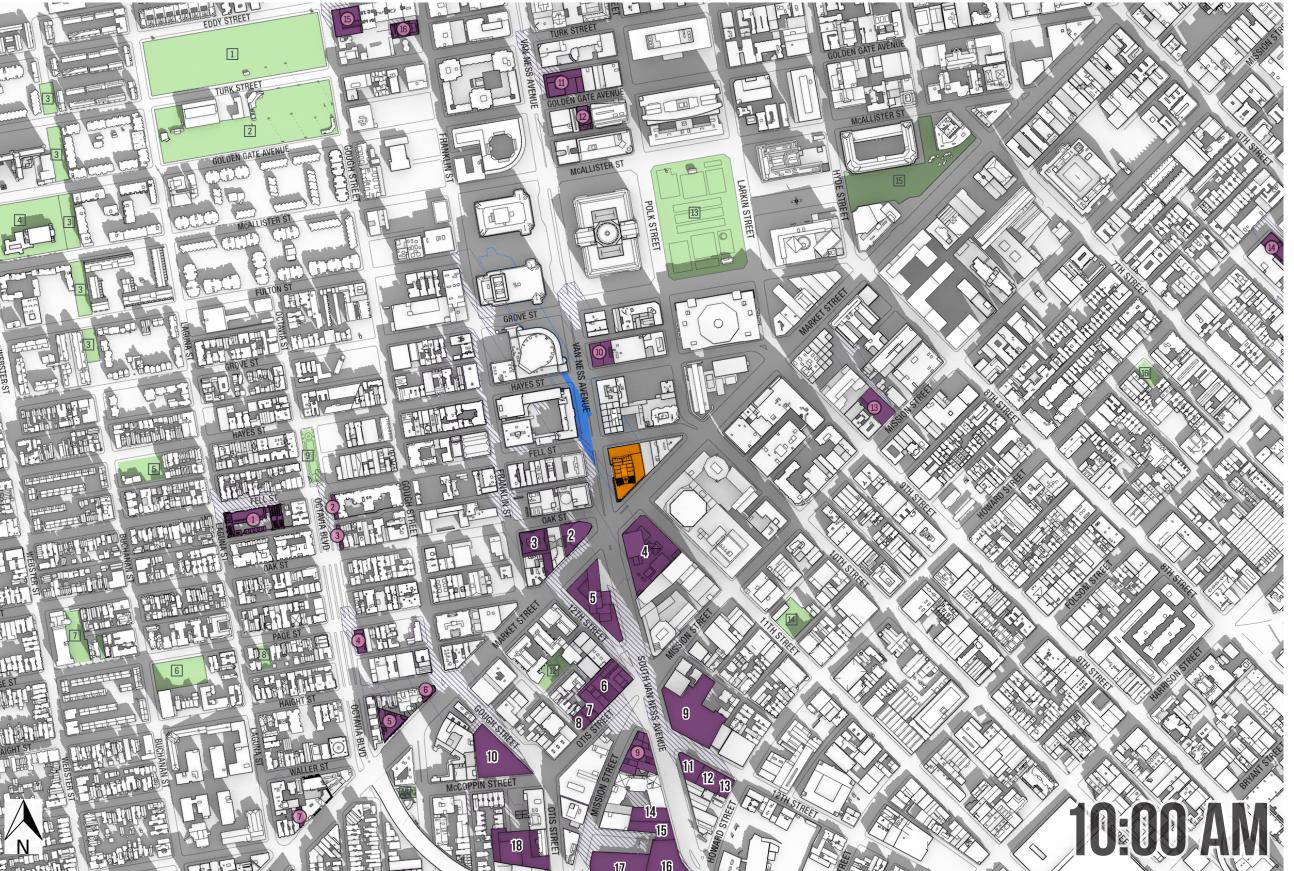
12 Brady Park (Proposed)

13 Civic Center Plaza

11th/Natoma Park (Proposed)

15 United Nations Plaza

16 Howard & Langton Mini Park

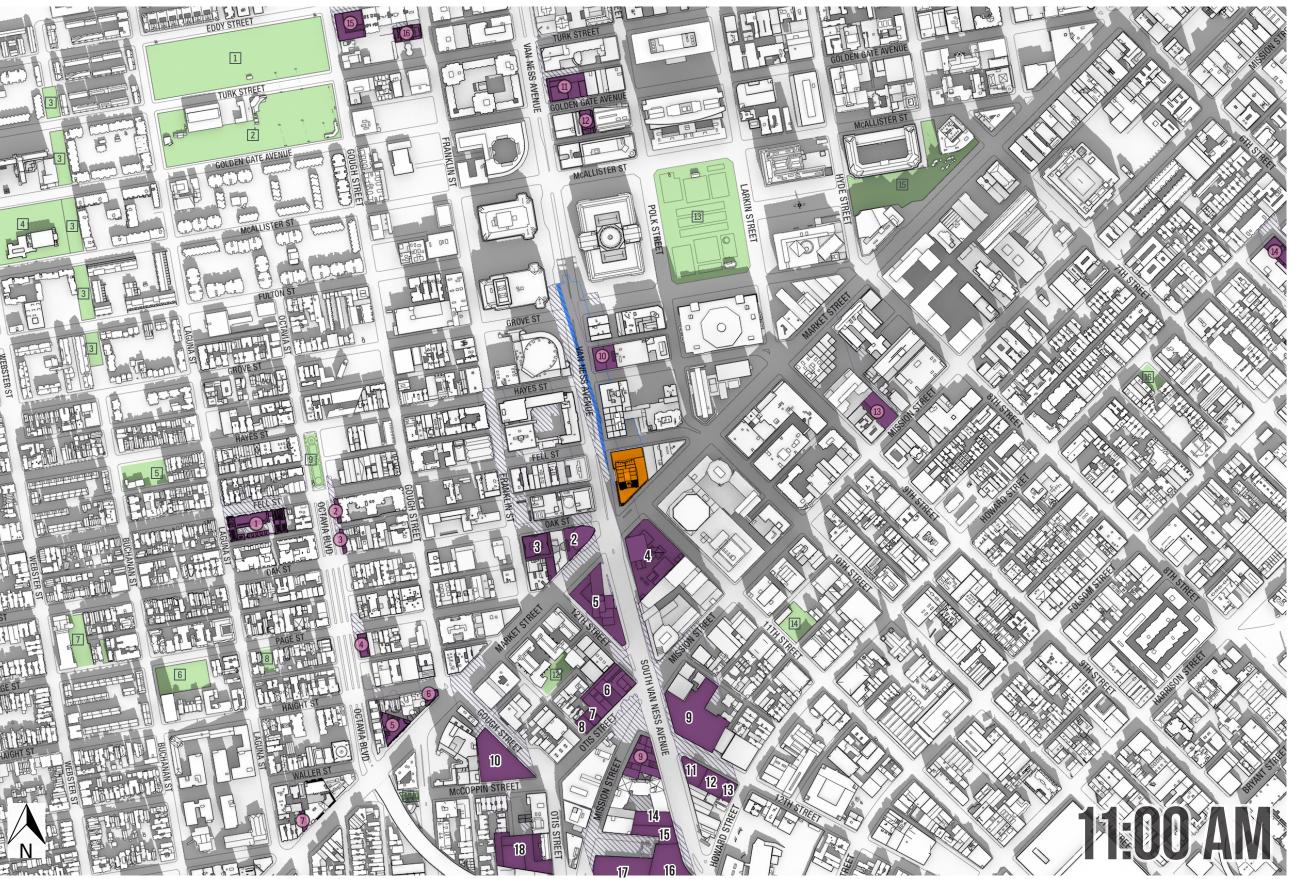


Shading diagrams on the Winter Solstice at 11:00 AM





- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



# D1.5

# **30 VAN NESS AVENUE**

Shading diagrams on the Winter Solstice at 12:00 PM



Existing (current) Shadows

New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

### 30 Van Ness Avenue

### **Hub Plan Sites (Cumulative)**

- 2 One Oak Street
- 3 98 Franklin Street
- 4 1 South Van Ness Avenue
- 5 10 South Van Ness Avenue
- 6 30 Otis Street
- 7 42 Otis Street
- 8 50 Otis Street
- 9 99 South Van Ness Avenue
- 10 33 Gough Street
- 11 110 12th Street
- 12 180 12th Street
- 13 194 12th Street
- 14 154 South Van Ness Avenue
- 15 160 South Van Ness Avenue
- 16 170 South Van Ness Avenue
- 17 1695 Mission Street
- 18 170 Otis Street

### Other Cumulative Projects:

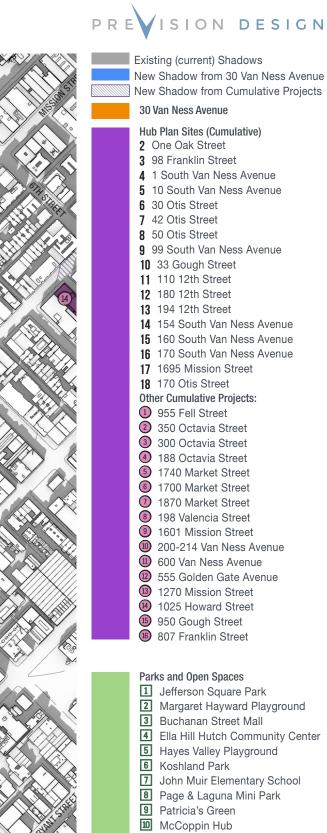
- 1 955 Fell Street
- 350 Octavia Street
- 3 300 Octavia Street4 188 Octavia Street
- 5 1740 Market Street
- 6 1700 Market Street
- 1870 Market Street
- 8 198 Valencia Street
- 9 1601 Mission Street
- 100 200-214 Van Ness Avenue
- 600 Van Ness Avenue
- 555 Golden Gate Avenue1270 Mission Street
- 1025 Howard Street
- (I) 950 Gough Street
- 6 807 Franklin Street

- 1 Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- II SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 111h/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



Shading diagrams on the Winter Solstice at 1:00 PM





- SOMA West Skate and Dog Park
- 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

# D1.7

## **30 VAN NESS AVENUE**

Shading diagrams on the Winter Solstice at 2:00 PM





## Parks and Open Spaces

1025 Howard Street
15 950 Gough Street
16 807 Franklin Street

- Jefferson Square Park
- 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- 10 McCoppin Hub
- II SOMA West Skate and Dog Park
- Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park

### D1.8

### **30 VAN NESS AVENUE**

Shading diagrams on the Winter Solstice at 3:00 PM





United Nations PlazaHoward & Langton Mini Park

### **30 VAN NESS AVENUE**

Shading diagrams on the Winter Solstice at 3:54 PM

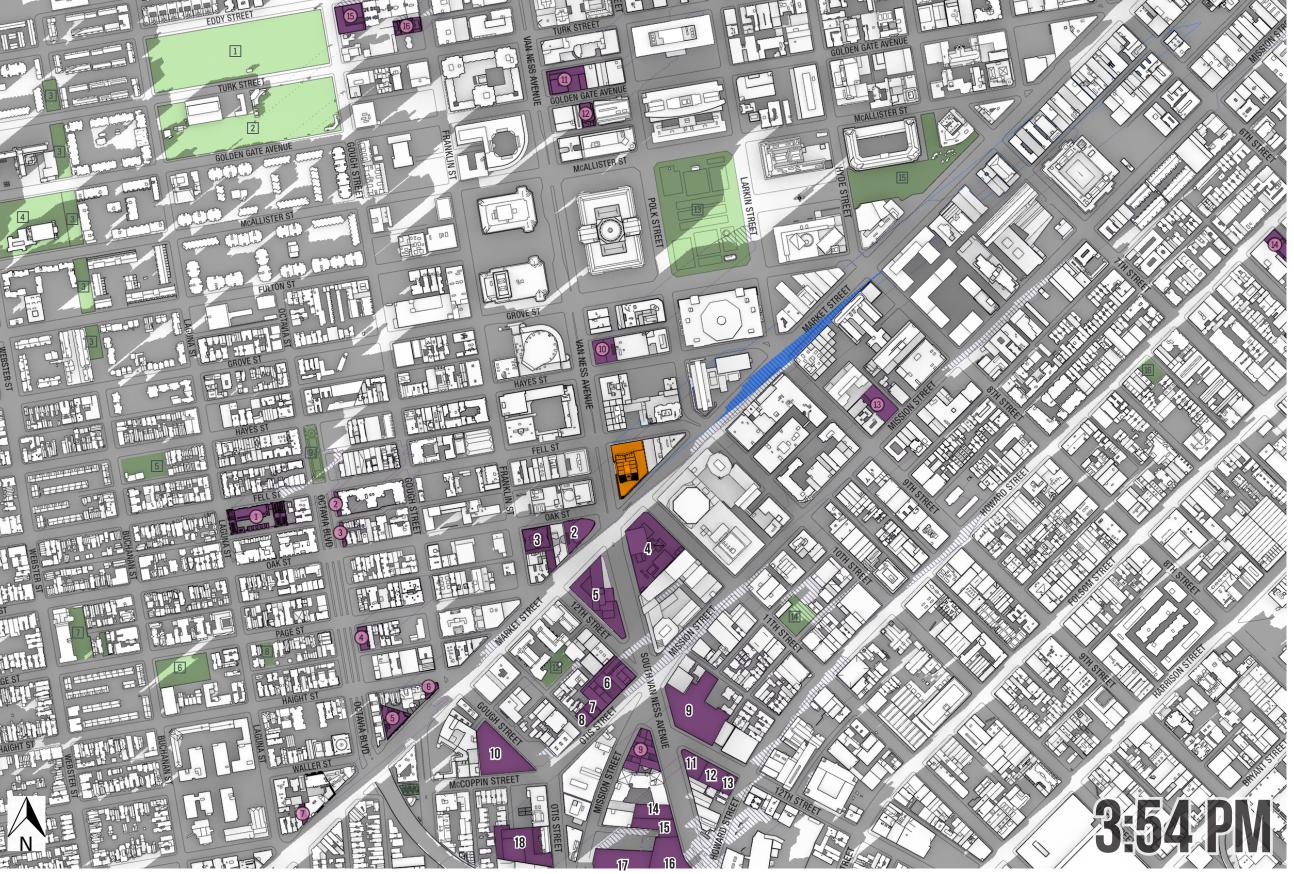




#### Parks and Open Spaces

2 555 Golden Gate Avenue 1270 Mission Street 1025 Howard Street 950 Gough Street 16 807 Franklin Street

- 1 Jefferson Square Park 2 Margaret Hayward Playground
- 3 Buchanan Street Mall
- 4 Ella Hill Hutch Community Center
- 5 Hayes Valley Playground
- 6 Koshland Park
- John Muir Elementary School
- 8 Page & Laguna Mini Park
- 9 Patricia's Green
- McCoppin Hub
- II SOMA West Skate and Dog Park 12 Brady Park (Proposed)
- 13 Civic Center Plaza
- 11th/Natoma Park (Proposed)
- 15 United Nations Plaza
- 16 Howard & Langton Mini Park



# EXHIBIT E: DAY OF MAXIMUM NET NEW SHADOW FOR MARGARET HAYWOOD PLAYGROUND

E1 - E11: December 20 (Maximum SFH)

E12-E22: Dec 6/ Jan 4 (Maximum Area)

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset, and at 15-minute intervals when net new shadow is present.



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

8:19 AM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

8:30 AM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



# DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

8:45 AM



- 1 Park Entry
- 2 Tennis Courts
- O IGITIIO OOGITO
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

9:00 AM



#### Open Space Features

1 Park Entry

2 Tennis Courts

5 Grass Area6 Multi-purpose hardcourts

3 Children's Playground

7 Ball Fields

4 Fixed Benches



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

# 10:00 AM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



# DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

# 11:00 AM

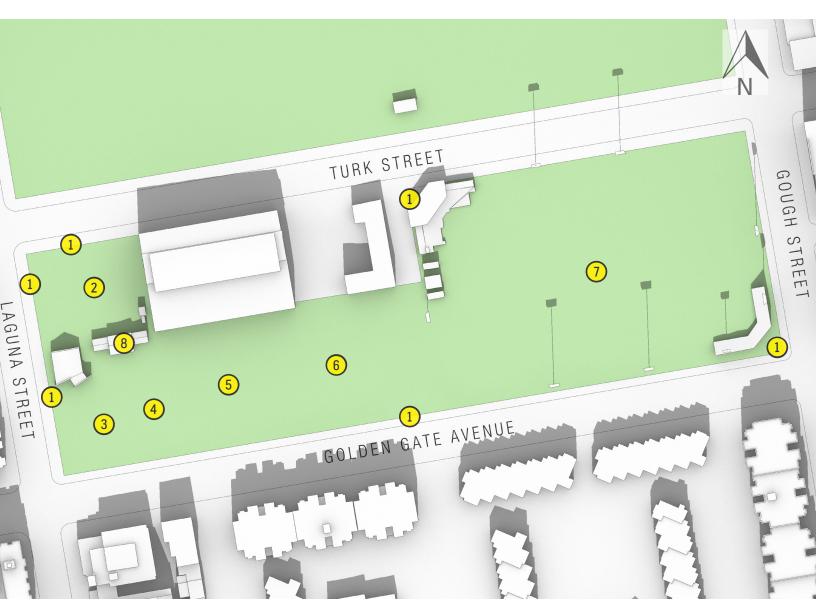


- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

# 12:00 PM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

1:00 PM

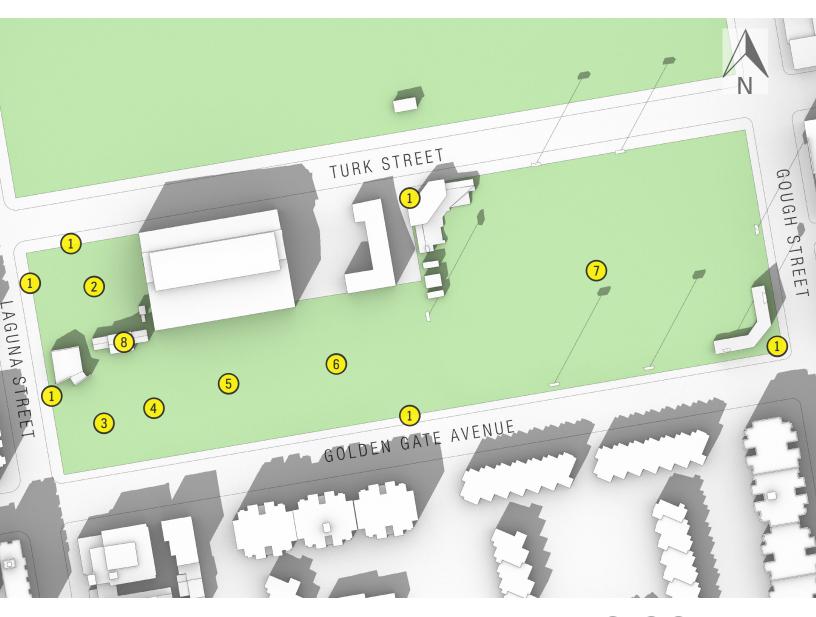


- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

2:00 PM



#### Open Space Features

1 Park Entry

5 Grass Area

2 Tennis Courts

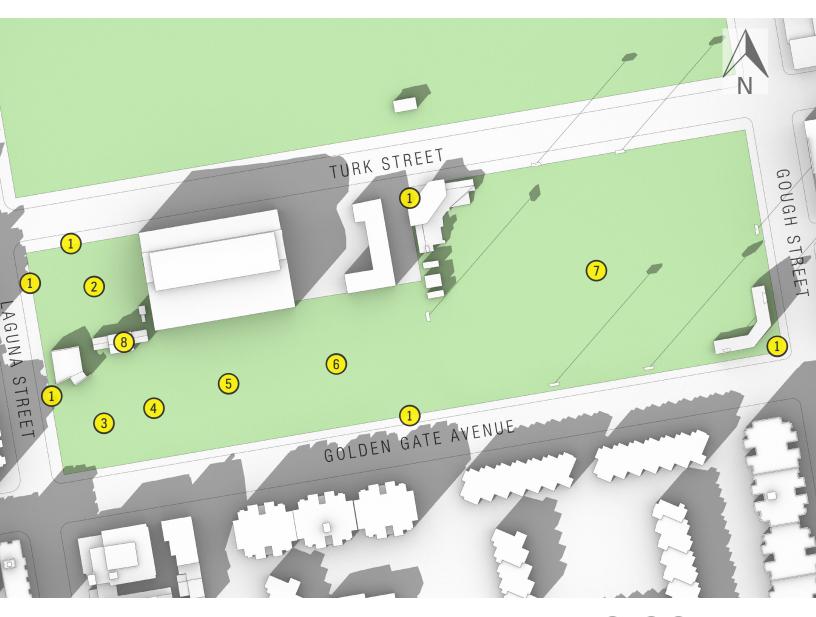
6 Multi-purpose hardcourts
7 Ball Fields

3 Children's Playground4 Fixed Benches



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



# DATE OF MAXIMUM NET NEW SHADOW DECEMBER 20

3:00 PM

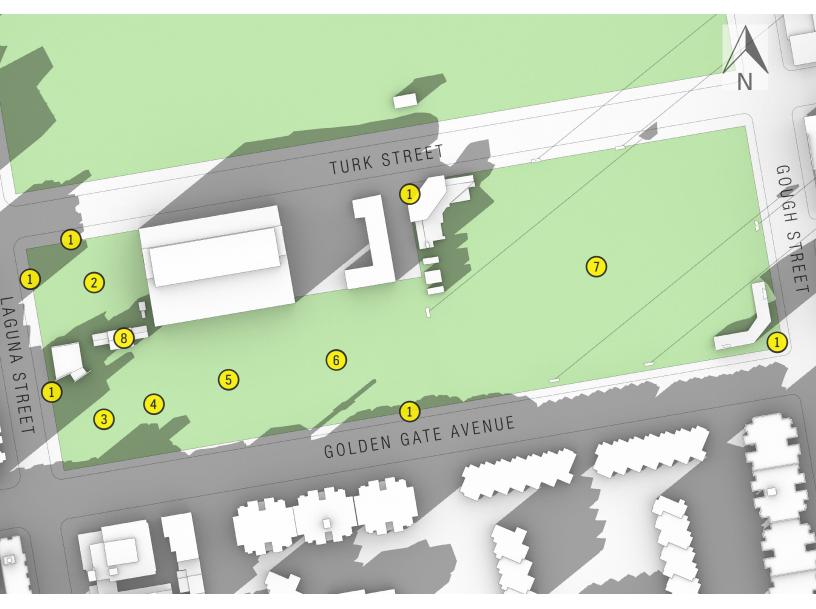


- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Margaret Hayward Playground



### DATE OF MAXIMUM NET NEW SHADOW **DECEMBER 20**

3:54 PM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

8:10 AM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



#### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

8:15 AM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 8:30 AM



#### **Open Space Features**

1 Park Entry

2 Tank Endy

2 Tennis Courts

3 Children's Playground

4 Fixed Benches

5 Grass Area

6 Multi-purpose hardcourts

Ball Fields



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 9:00 AM



#### Open Space Features

1 Park Entry

5 Grass Area

2 Tennis Courts

6 Multi-purpose hardcourts

3 Children's Playground

7 Ball Fields

4 Fixed Benches



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 10:00 AM



#### Open Space Features

1 Park Entry

5 Grass Area

2 Tennis Courts

6 Multi-purpose hardcourts

3 Children's Playground

7 Ball Fields

4 Fixed Benches



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 11:00 AM

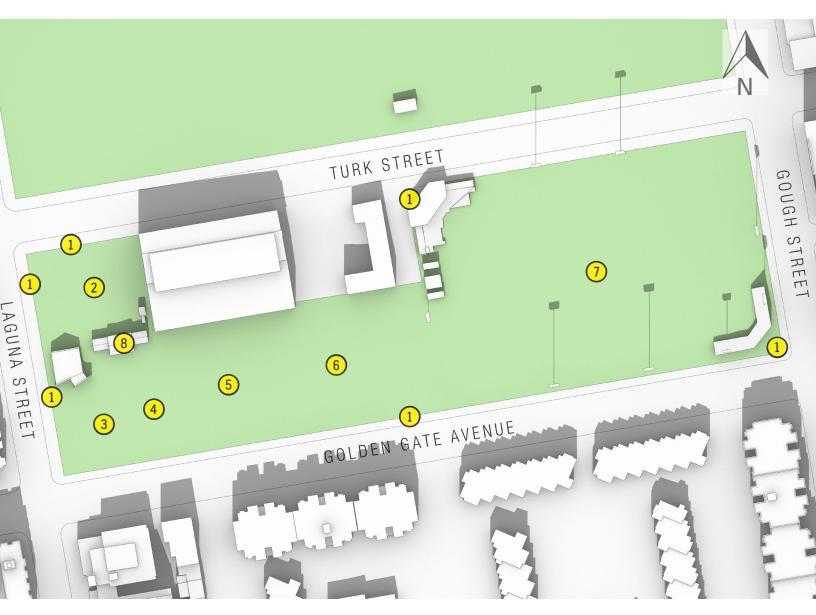


- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



# DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 12:00 PM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 1:00 PM



#### **Open Space Features**

1 Park Entry

5 Grass Area

2 Tennis Courts

6 Multi-purpose hardcourts

3 Children's Playground

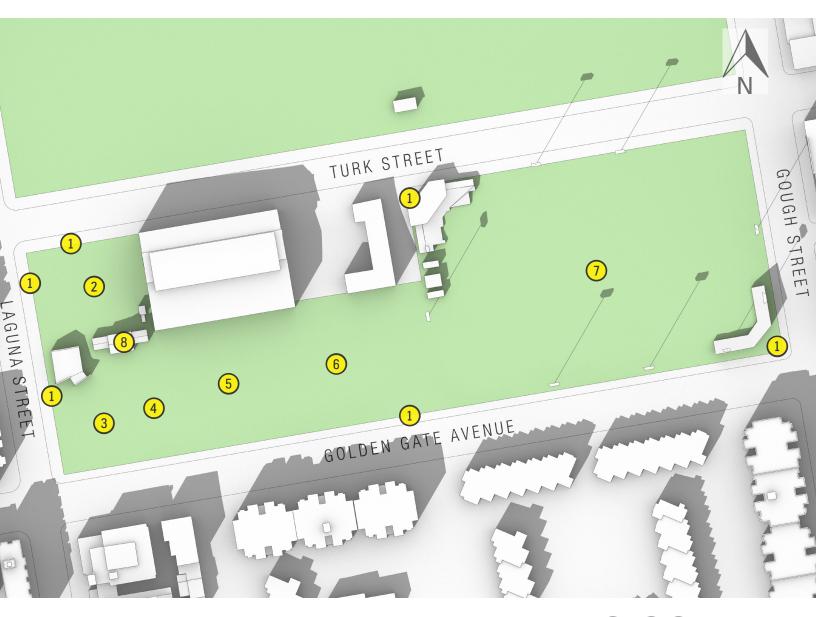
7 Ball Fields

4 Fixed Benches



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



## DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 2:00 PM



#### Open Space Features

1 Park Entry

(

Grass AreaMulti-purpose hardcourts

2 Tennis Courts

7 Ball Fields

3 Children's Playground4 Fixed Benches



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



### DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

# 3:00 PM

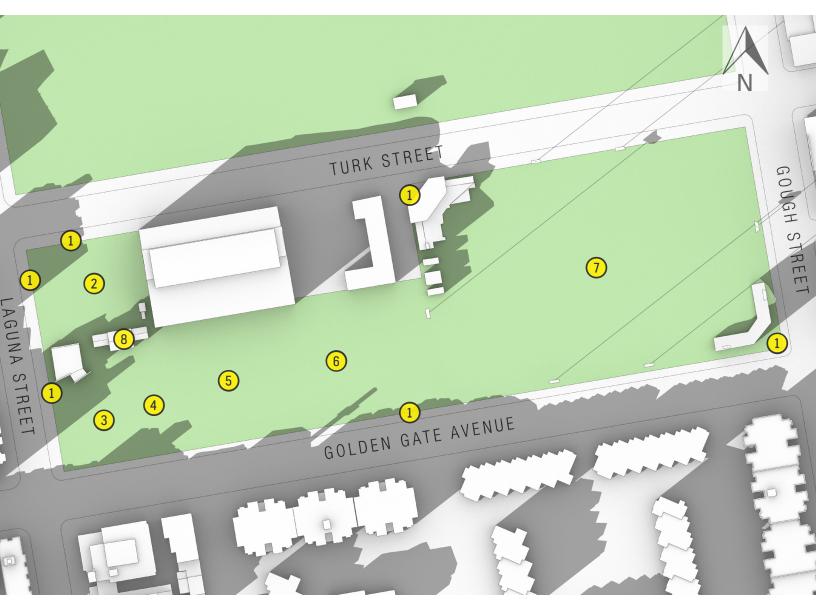


- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse



### **30 VAN NESS AVENUE**

Date of largest single net new shadow on Margaret Hayward Playground



### DATE OF MAXIMUM NET NEW SHADOW AREA DEC 6 / JAN 4

3:51 PM



- 1 Park Entry
- 2 Tennis Courts
- 3 Children's Playground
- 4 Fixed Benches
- 5 Grass Area
- 6 Multi-purpose hardcourts
- 7 Ball Fields
- 8 Clubhouse

# EXHIBIT F: DAY OF MAXIMUM NET NEW SHADOW FOR HAYES VALLEY PLAYGROUND

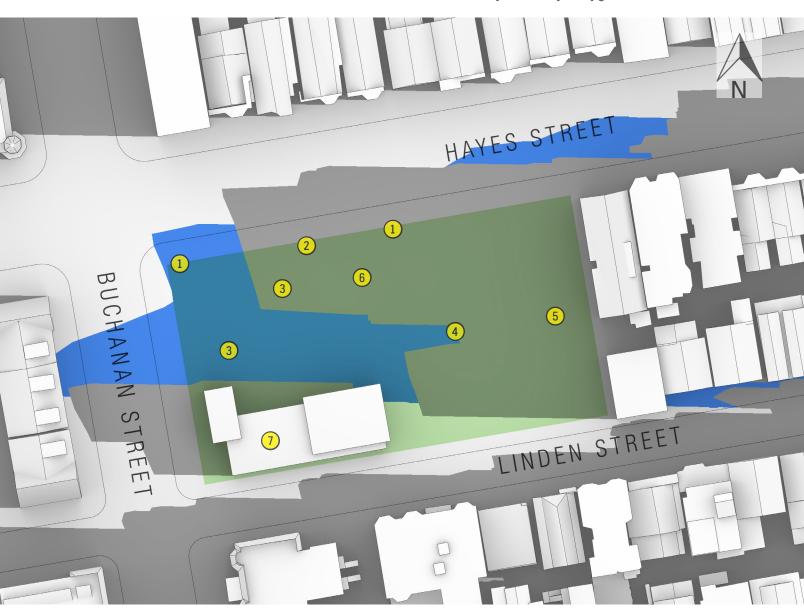
September 6 & April 5

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset, and at 15-minute intervals when net new shadow is present.



F1 **30 VAN NESS AVENUE** 

Dates of maximum net new shadow on Hayes Valley Playground



### DATES OF MAXIMUM NET NEW SHADOW **SEPTEMBER 6 & APRIL 5**

7:44 AM



- 1 Park Entry
- 2 Landscape Areas
- 3 Children's Play Areas 7 Clubhouse
- 4 Tennis Court
- 5 Basketball Court
- 6 Excercise Equipment



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

8:00 AM



Existing (current) Shadows

N

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

#### **Open Space Features**





5 Basketball Court



6 Excercise Equipment



7 Clubhouse



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

9:00 AM



Existing (current) Shadows

N

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects **Open Space Features** 















### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



### DATES OF MAXIMUM NET NEW SHADOW **SEPTEMBER 6 & APRIL 5**

# 10:00 AM



Existing (current) Shadows

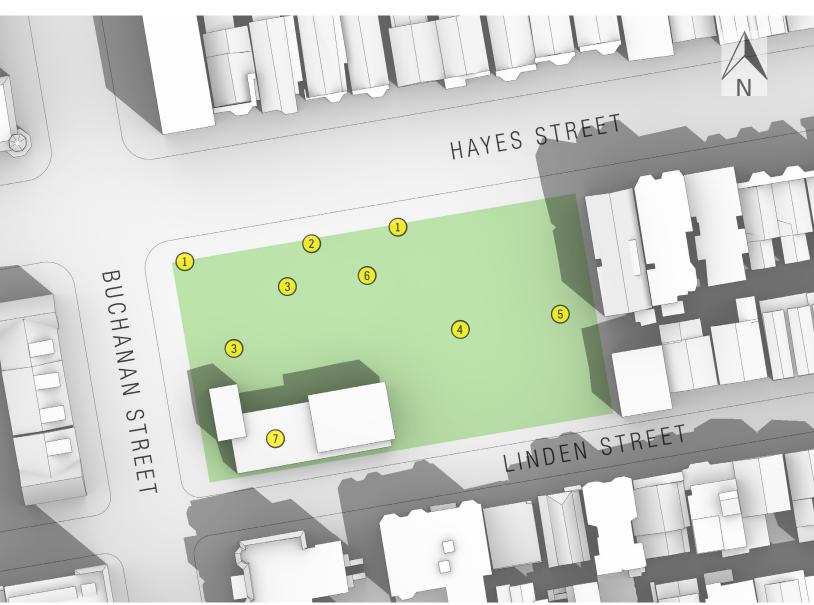
Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

- 1 Park Entry
- 2 Landscape Areas
- 3 Children's Play Areas
- 4 Tennis Court
- 5 Basketball Court
- 6 Excercise Equipment
- 7 Clubhouse



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

11:00 AM



#### **Open Space Features**

1 Park Entry

5 Basketball Court

2 Landscape Areas

6 Excercise Equipment

3 Children's Play Areas

7 Clubhouse



F<sub>6</sub>

### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



### DATES OF MAXIMUM NET NEW SHADOW **SEPTEMBER 6 & APRIL 5**

# 12:00 PM



#### **Open Space Features**

1 Park Entry

2 Landscape Areas

3 Children's Play Areas

4 Tennis Court

5 Basketball Court

6 Excercise Equipment



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

1:00 PM



Existing (current) Shadows

N

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

#### **Open Space Features**





5 Basketball Court



6 Excercise Equipment

3 Children's Play Areas





#### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



### DATES OF MAXIMUM NET NEW SHADOW **SEPTEMBER 6 & APRIL 5**

2:00 PM

Existing (current) Shadows

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

1 Park Entry



5 Basketball Court

2 Landscape Areas



3 Children's Play Areas

**Open Space Features** 





#### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

3:00 PM



Existing (current) Shadows

Ne

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects **Open Space Features** 





5 Basketball Court



6 Excercise Equipment







#### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

4:00 PM



Existing (current) Shadows

Ne

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects **Open Space Features** 





5 Basketball Court



6 Excercise Equipment

3 Children's Play Areas

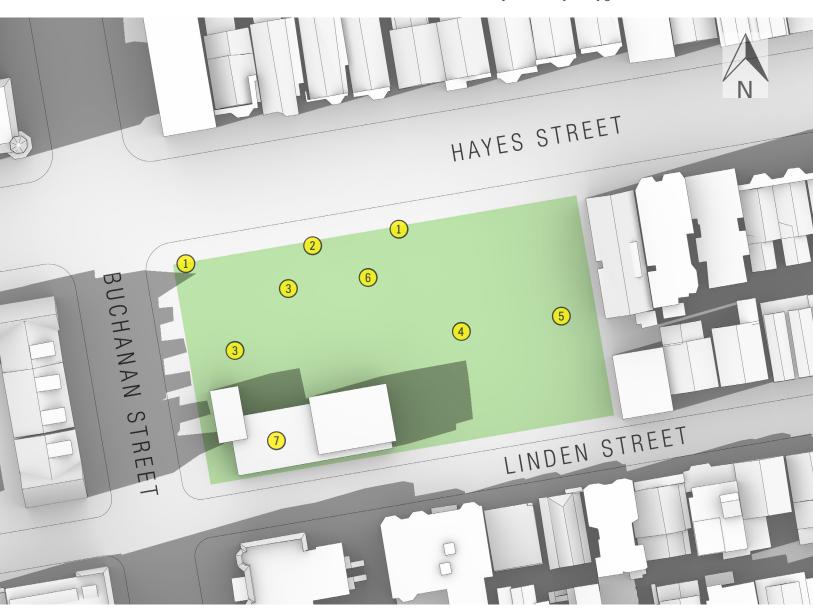




F11

### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



## DATES OF MAXIMUM NET NEW SHADOW **SEPTEMBER 6 & APRIL 5**

5:00 PM



Existing (current) Shadows

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

**Open Space Features** 

1 Park Entry 2 Landscape Areas

5 Basketball Court 6 Excercise Equipment

7 Clubhouse

3 Children's Play Areas

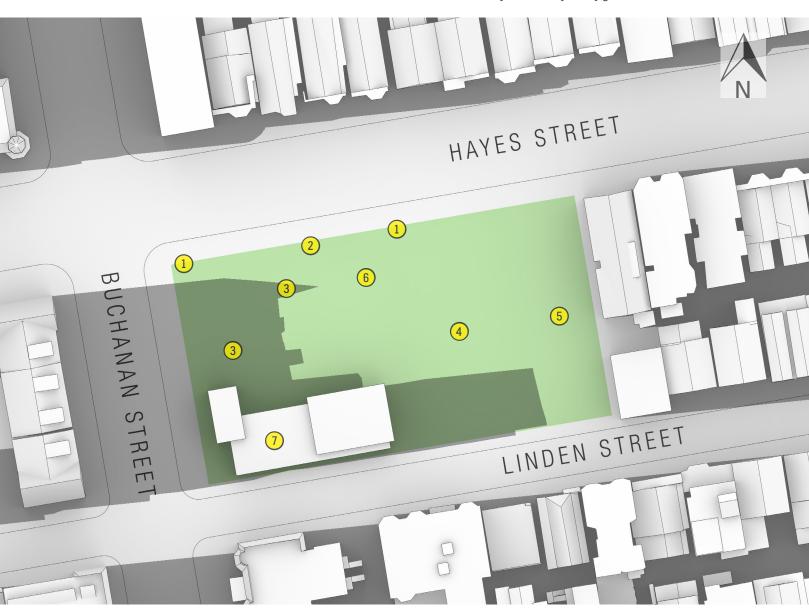
4 Tennis Court



F12

### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



## DATES OF MAXIMUM NET NEW SHADOW **SEPTEMBER 6 & APRIL 5**

# 6:00 PM



Existing (current) Shadows

Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

**Open Space Features** 





5 Basketball Court



6 Excercise Equipment

3 Children's Play Areas



4 Tennis Court



F13

### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Hayes Valley Playground



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

6:31 PM

Existing (current) Shadows

Net New Shadow from 30 Van Ness Avenue

New Shadow from Cumulative Projects

**Open Space Features** 

1 Park Entry

2 Landscape Areas

3 Children's Play Areas

Ormarorrorray

5 Basketball Court

6 Excercise Equipment

7 Clubhouse

4 Tennis Court

# EXHIBIT G: DAY OF MAXIMUM NET NEW SHADOW FOR KOSHLAND COMMUNTY PARK

June 21

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset, and at 15-minute intervals when net new shadow is present.



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

6:46 AM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

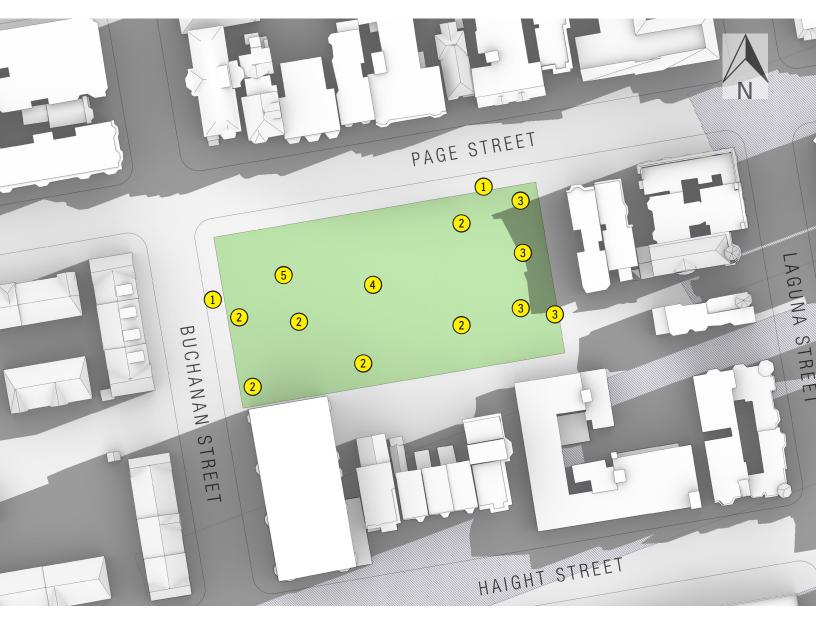
2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

7:00 AM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

# 8:00 AM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## **SUMMER SOLSTICE JUNE 21**

# 9:00 AM



### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

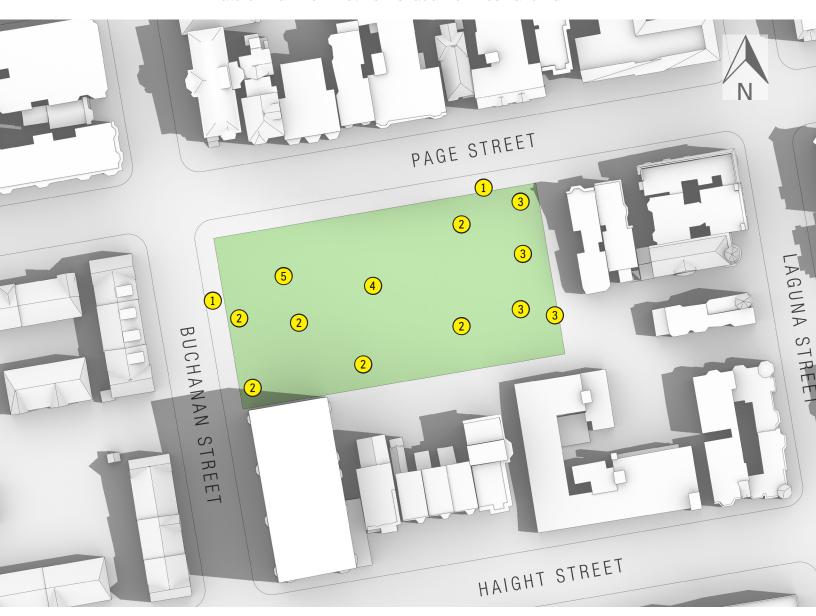
2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

# 10:00 AM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

11:00 AM



#### **Open Space Features**

1 Public Entry

(5)

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## **SUMMER SOLSTICE JUNE 21**

# 12:00 PM



### **Open Space Features**

1 Public Entry



5 Basketball / Hardcourt

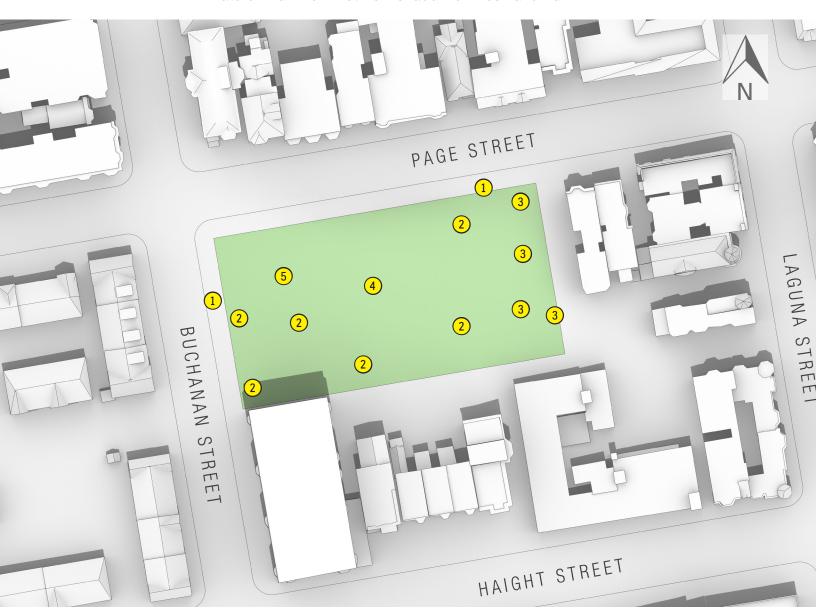
2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

# 1:00 PM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

2:00 PM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

# 3:00 PM



#### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

4:00 PM



Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

#### **Open Space Features**

1 Public Entry



2 Grassy/Landscape Areas

3 Community Garden4 Children's Play Area



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

# 5:00 PM



### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

# 6:00 PM



### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden4 Children's Play Area



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

7:00 PM



### **Open Space Features**

1 Public Entry



5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden



## **30 VAN NESS AVENUE**

Date of maximum net new shadow on Koshland Park



## SUMMER SOLSTICE JUNE 21

7:36 PM



### **Open Space Features**

1 Public Entry

5 Basketball / Hardcourt

2 Grassy/Landscape Areas

3 Community Garden4 Children's Play Area

# EXHIBIT H: DAYS OF MAXIMUM NET NEW SHADOW FOR PATRICIA'S GREEN

September 6th & April 5th

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset, and at 15-minute intervals when net new shadow is present.



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

7:44 AM



### **Open Space Features**

1 Children's Play Area

5 Lawn 2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

8:00 AM



### **Open Space Features**

1 Children's Play Area

2 Center Plaza/Art Area

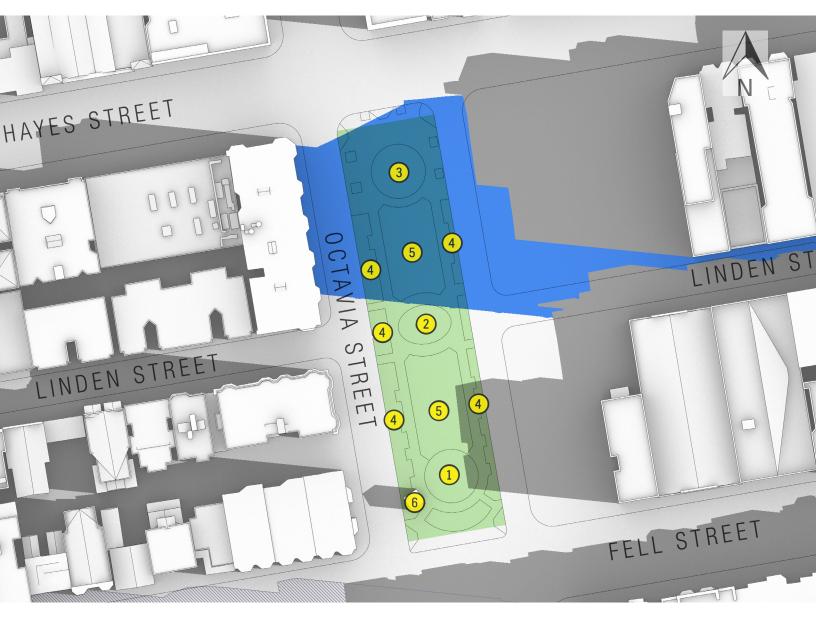
5 Lawn 6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

8:15 AM



### **Open Space Features**

1 Children's Play Area

5 Lawn

Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

8:30 AM



#### **Open Space Features**

1 Children's Play Area

a 🌖 Lawn

Center Plaza/Art Area

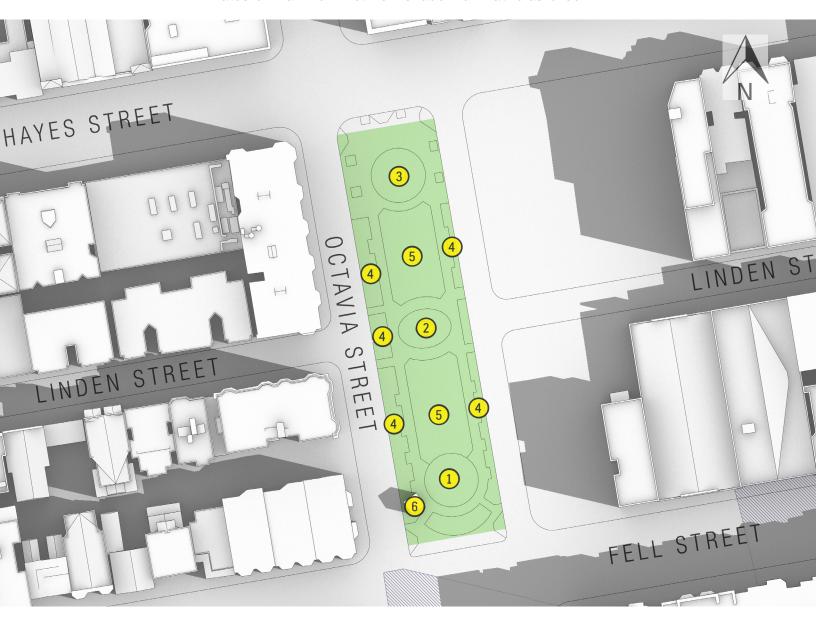
6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

9:00 AM



Existing (current) Shadows



Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

#### **Open Space Features**





2 Center Plaza/Art Area



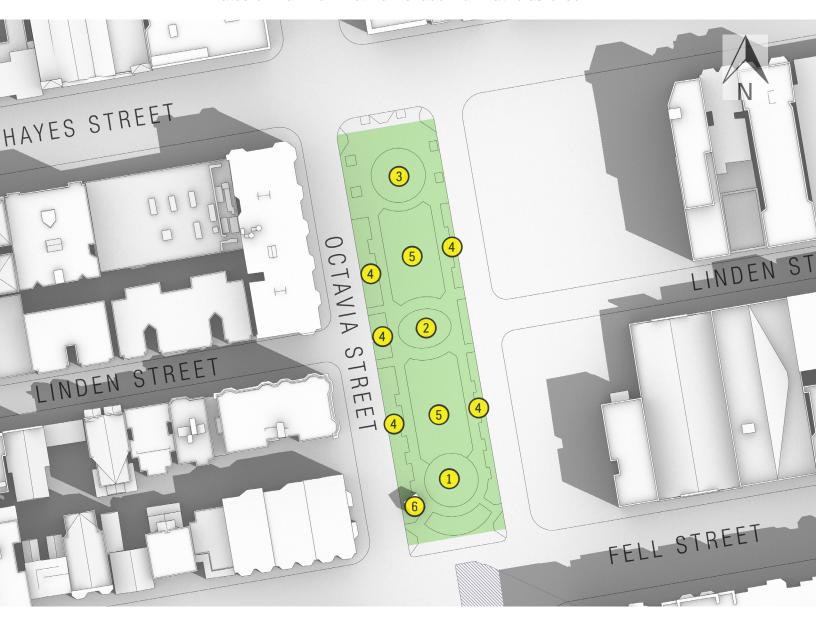
3 Picnic Area





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

# 10:00 AM



#### **Open Space Features**

1 Children's Play Area

5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

# 11:00 AM



#### **Open Space Features**

1 Children's Play Area

5 Lawn

Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

12:00 PM



#### **Open Space Features**

1 Children's Play Area

Area 5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

1:00 PM



#### **Open Space Features**

1 Children's Play Area

5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

2:00 PM



#### **Open Space Features**

1 Children's Play Area

5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

3:00 PM



#### **Open Space Features**

1 Children's Play Area

5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

4:00 PM



#### **Open Space Features**

1 Children's Play Area

5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

5:00 PM



#### **Open Space Features**

1 Children's Play Area

5 Lawn 2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

6:00 PM



**Open Space Features** 

1 Children's Play Area

5 Lawn

2 Center Plaza/Art Area

6 Service Building

3 Picnic Area



## **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Patricias Green



## DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 6 & APRIL 5

6:31 PM



### **Open Space Features**

1 Children's Play Area

5 Lawn

Center Plaza/Art Area

6 Service Building

3 Picnic Area

# EXHIBIT J: DAY OF MAXIMUM NET NEW SHADOW FOR CIVIC CENTER PLAZA

December 20

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset, and at 15-minute intervals when net new shadow is present.



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 8:19 AM



Net New Shadow from 30 Van Ness Avenue New Shadow from Cumulative Projects

#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 9:00 AM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

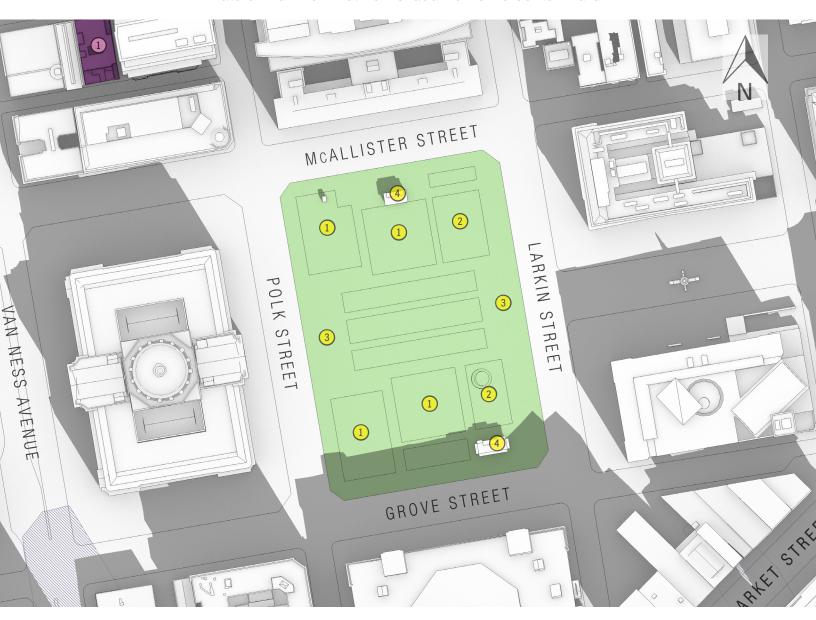
#### **Cumulative Projects**



13

### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 10:00 AM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

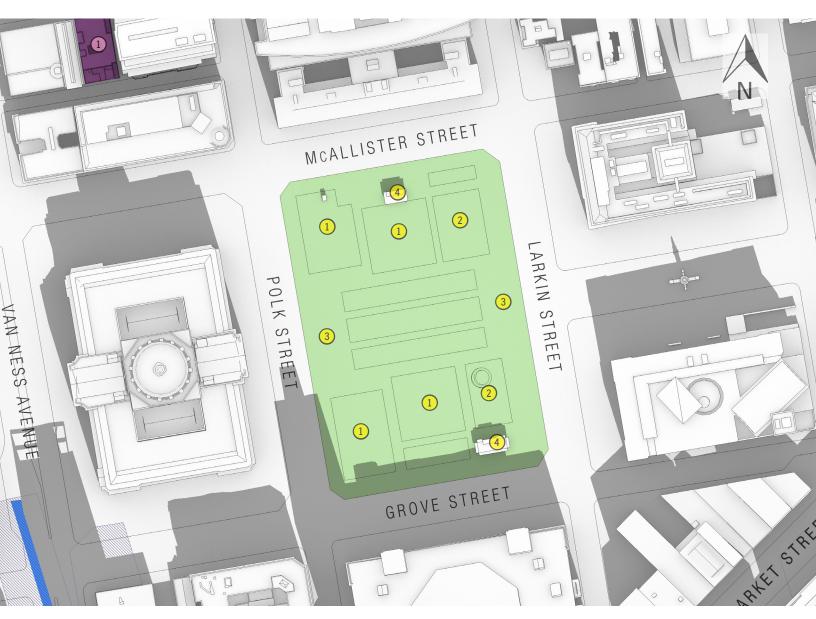
4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 11:00 AM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 12:00 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 12:45 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 1:00 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



18

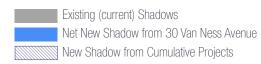
### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 1:15 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 1:30 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 1:45 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

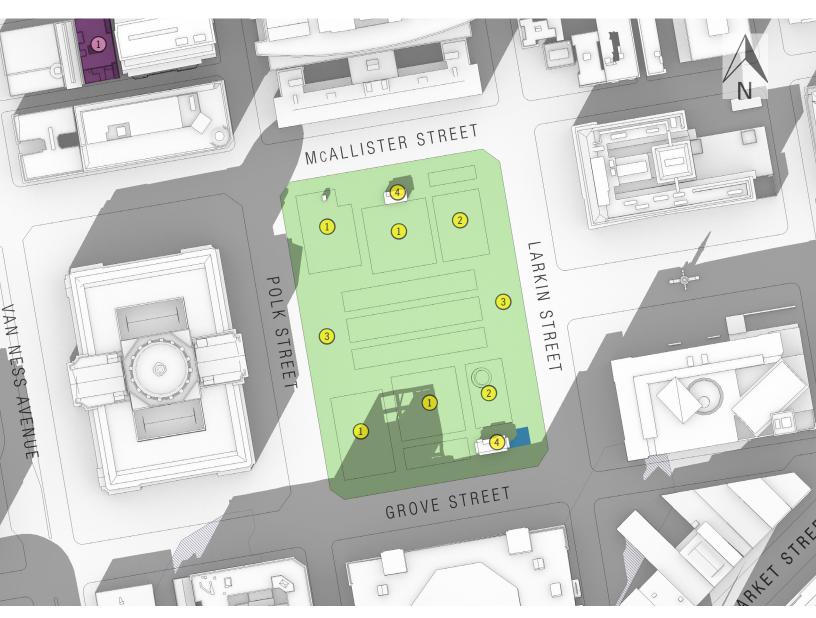
4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 2:00 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

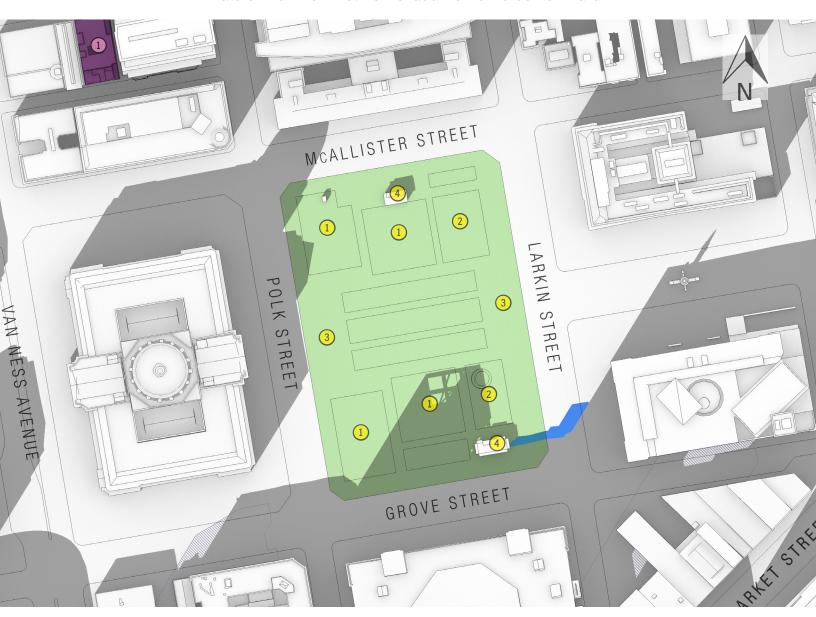
4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 2:15 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 2:30 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# **WINTER SOLSTICE DECEMBER 20**

# 3:00 PM



Net New Shadow from 30 Van Ness Avenue

#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**



### **30 VAN NESS AVENUE**

Date of maximum net new shadow on Civic Center Plaza



# WINTER SOLSTICE DECEMBER 20

# 3:54 PM



#### Civic Center Plaza Features

1 Grass/Lawn Areas

2 Children's Play Areas

3 Paved/Hardscape

4 Park Buildings

#### **Cumulative Projects**

# EXHIBIT K: DAYS OF MAXIMUM NET NEW SHADOW FOR HOWARD AND LANGTON MINI PARK

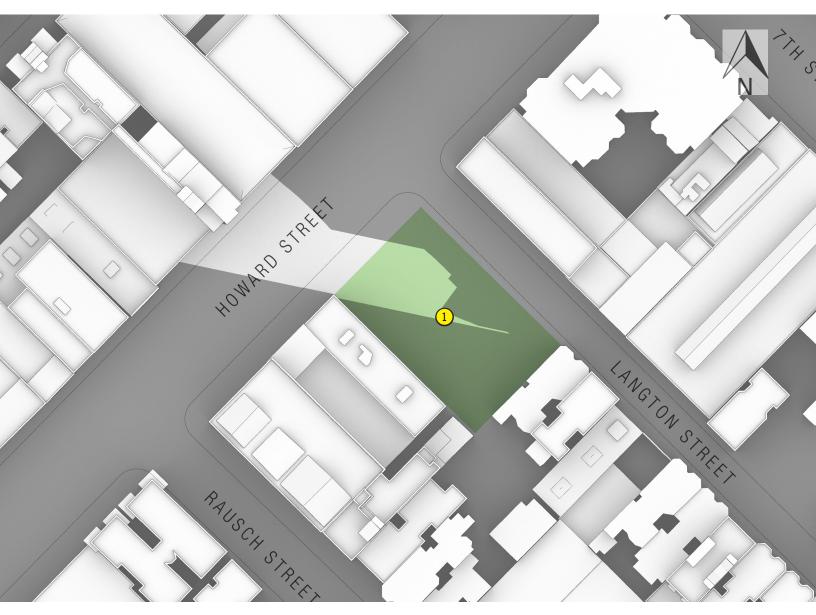
September 27 & March 15

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset, and at 15-minute intervals when net new shadow is present.

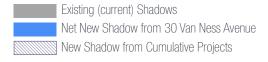


### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



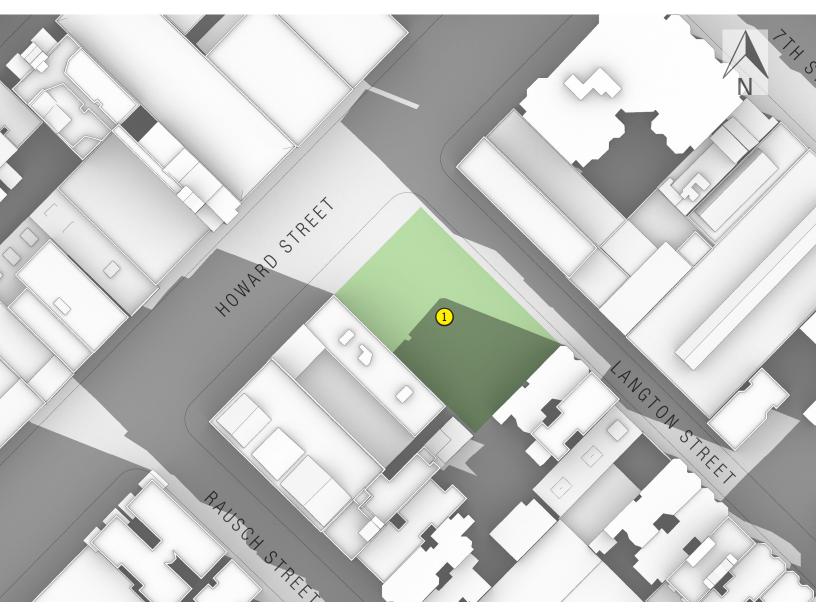
DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15 8:03 AM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



### DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

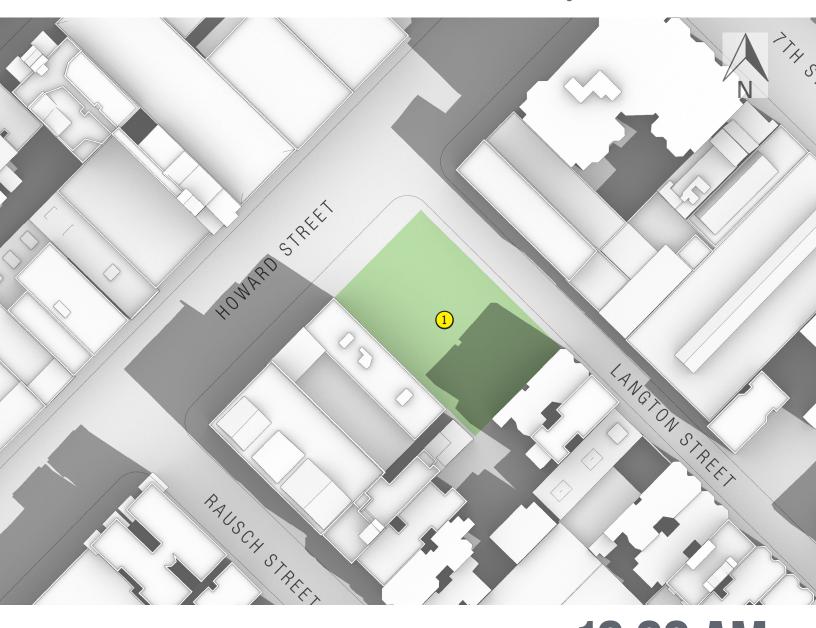
9:00 AM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



### DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

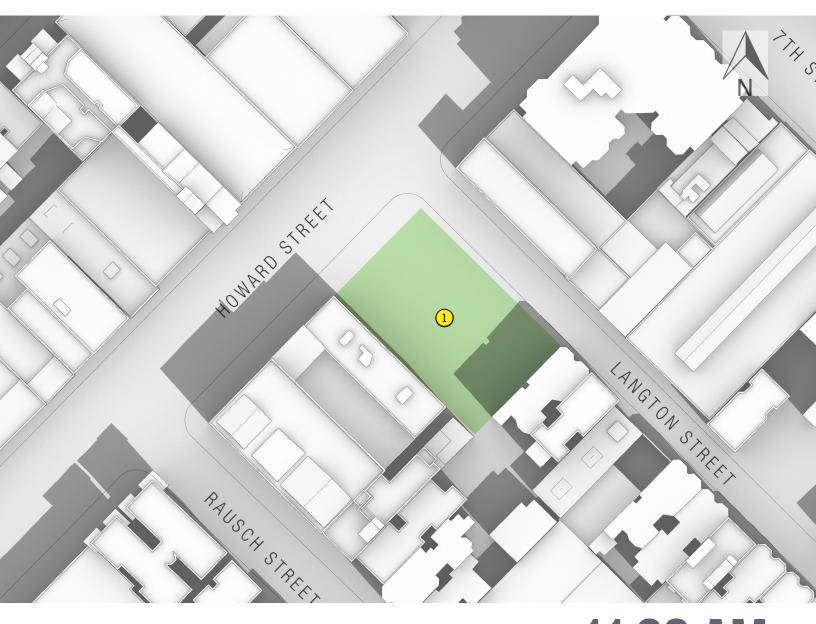
# 10:00 AM





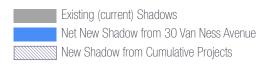
### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

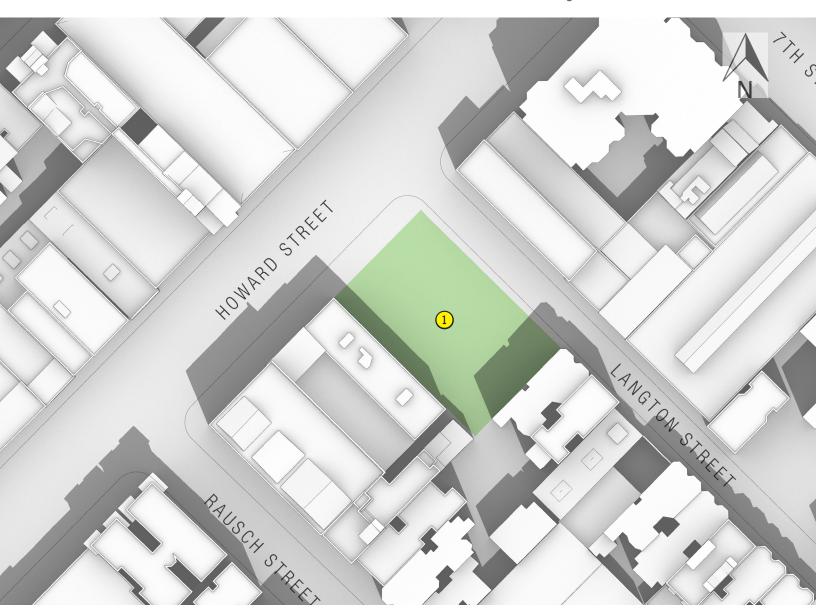
11:00 AM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



### DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

12:00 PM





# **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



### DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

1:00 PM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



### DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

2:00 PM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

3:00 PM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



# DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15

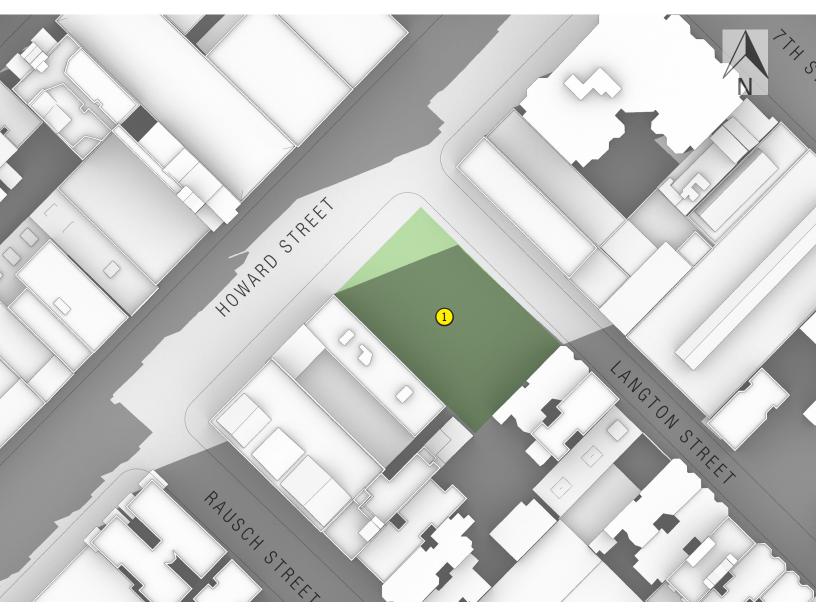
4:00 PM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15 5:00 PM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



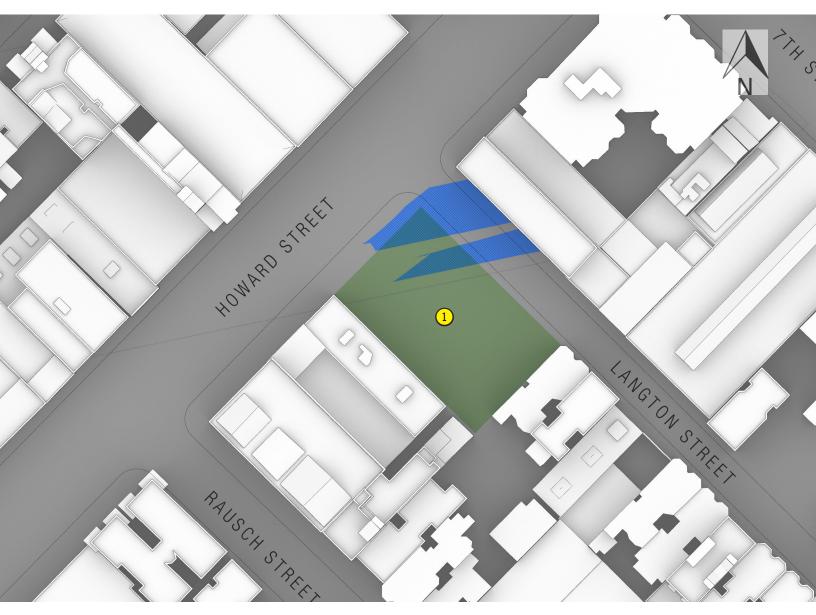
DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15 5:45 PM





### **30 VAN NESS AVENUE**

Dates of maximum net new shadow on Howard Langton Mini Park



DATES OF MAXIMUM NET NEW SHADOW SEPTEMBER 27 & MARCH 15 5:58 PM



# Exhibit E – Land Use Data

# **Land Use Information**

PROJECT ADDRESS: 30 VAN NESS AVENUE RECORD NO.: 2017-008051DNX

	EXISTING	PROPOSED	NET NEW	
GROSS SQUARE FOOTAGE (GSF)				
Parking GSF	4,879	43,337	38,458	
Residential GSF	0	468,403	468,403	
Retail/Commercial GSF	13,840	20,919	7,079	
Office GSF	184,102	234,100	49,998	
Hotel GSF	0	0	0	
Usable Open Space (Residential)	0	13,480	13,480	
Privately-Owned Public Open Space (POPOS)	0	1,556	1,556	
Other (MECH, BOH, CIRCULATION, GROUND FLOOR OPEN SPACE)	11,347	51,421	40,074	
TOTAL GSF (excluding All Open Space)	214,168	818,180	604,012	
	EXISTING	NET NEW	TOTALS	
	EXISTING	INET INEVV	TOTALS	
	PROJECT FEATURES (U		IOTALS	
Dwelling Units - Affordable			83	
Dwelling Units - Affordable  Dwelling Units - Market Rate	PROJECT FEATURES (U	nits or Amounts)		
	project features (u	nits or Amounts)	83	
Dwelling Units - Market Rate	PROJECT FEATURES (U 0	83 250	83 250	
Dwelling Units - Market Rate  Dwelling Units - Total	PROJECT FEATURES (U  0  0  0	83 250 333	83 250 333	
Dwelling Units - Market Rate  Dwelling Units - Total  Hotel Rooms	PROJECT FEATURES (U  0  0  0  0	83 250 333 0	83 250 333 0	
Dwelling Units - Market Rate  Dwelling Units - Total  Hotel Rooms  Number of Buildings	PROJECT FEATURES (U  0  0  0  0  1	83 250 333 0	83 250 333 0 1	
Dwelling Units - Market Rate  Dwelling Units - Total  Hotel Rooms  Number of Buildings  Number of Stories	PROJECT FEATURES (U  0  0  0  0  1  5	83 250 333 0 0	83 250 333 0 1 47	
Dwelling Units - Market Rate  Dwelling Units - Total  Hotel Rooms  Number of Buildings  Number of Stories  Parking Spaces	0 0 0 0 0 0 1 5	83 250 333 0 0 42 166	83 250 333 0 1 47 183	
Dwelling Units - Market Rate  Dwelling Units - Total  Hotel Rooms  Number of Buildings  Number of Stories  Parking Spaces  Loading Spaces	PROJECT FEATURES (U  0  0  0  0  1  5  17  2	83 250 333 0 0 42 166 4	83 250 333 0 1 47 183 6	

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

Reception: 415.558.6378

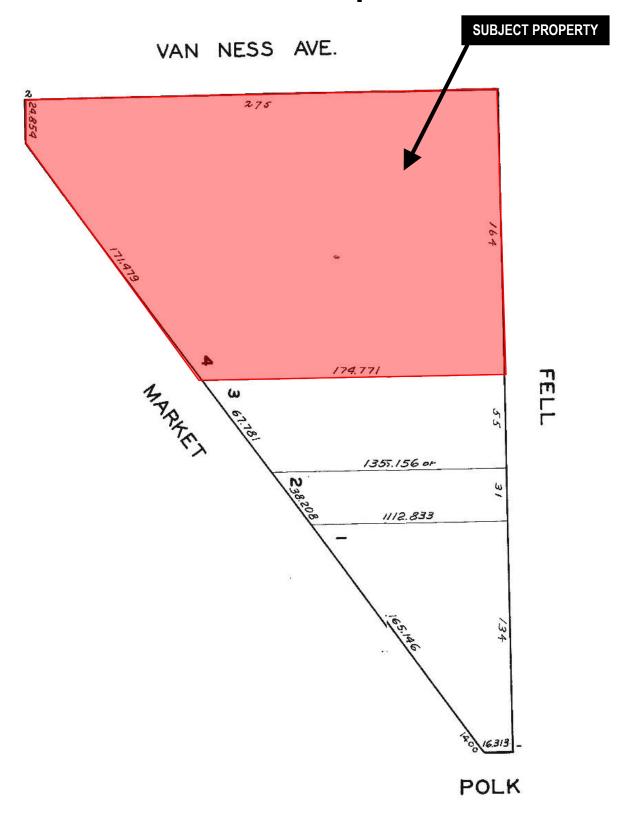
Fax: **415.558.6409** 

Planning Information: 415.558.6377

	EXISTING	PROPOSED	NET NEW	
LAND USE - RESIDENTIAL				
Studio Units	0	28	28	
One Bedroom Units	0	97	97	
Two Bedroom Units	0	161	161	
Three Bedroom (or +) Units	0	47	47	
Group Housing - Rooms	0	0	0	
Group Housing - Beds	0	0	0	
SRO Units	0	0	0	
Micro Units	0	0	0	
Accessory Dwelling Units	0	0	0	

# Exhibit F – Maps and Context Photos

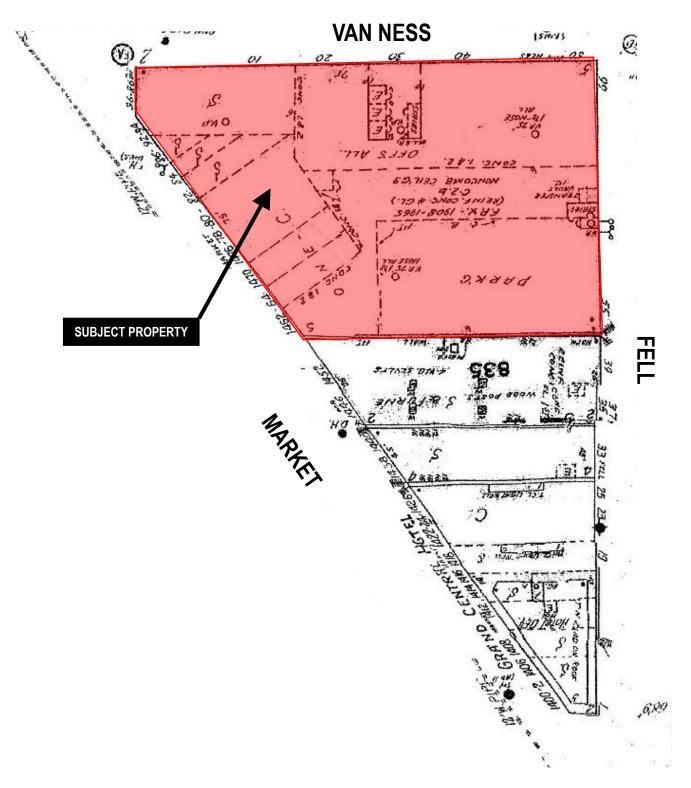
# **Parcel Map**





Downtown Project Authorization Case Number 2017-008051DNX 30 Van Ness Avenue

# Sanborn Map\*



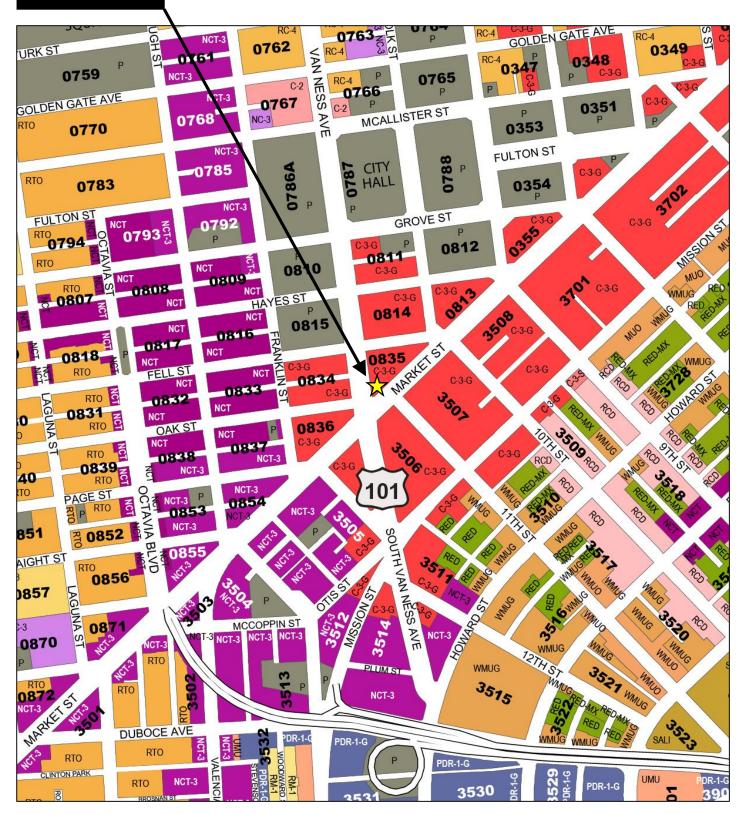
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Downtown Project Authorization Case Number 2017-008051DNX 30 Van Ness Avenue

# **Zoning Map**

#### **SUBJECT PROPERTY**

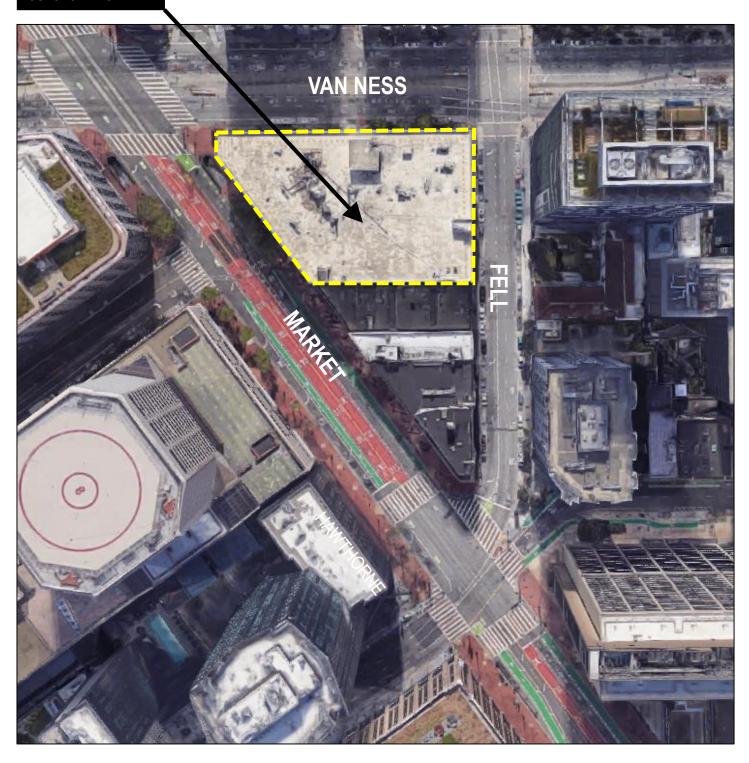




Downtown Project Authorization Case Number 2017-008051DNX 30 Van Ness Avenue

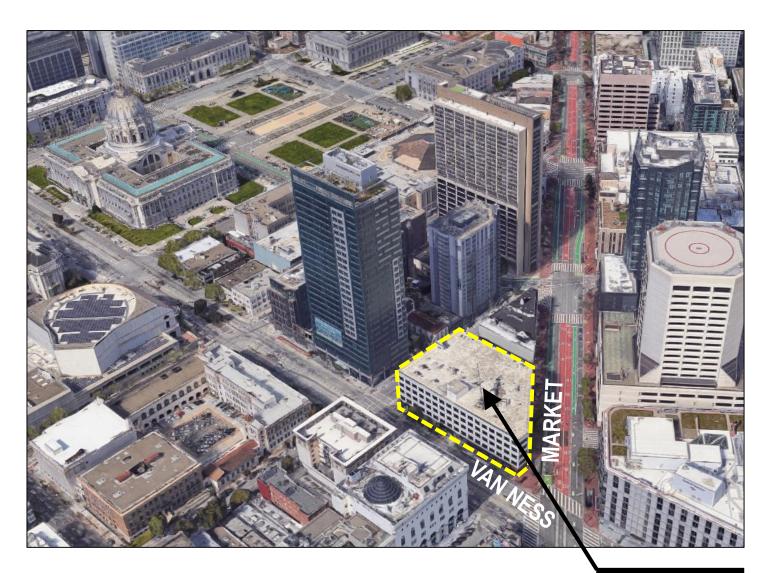
# **Aerial Photo**

### **SUBJECT PROPERTY**





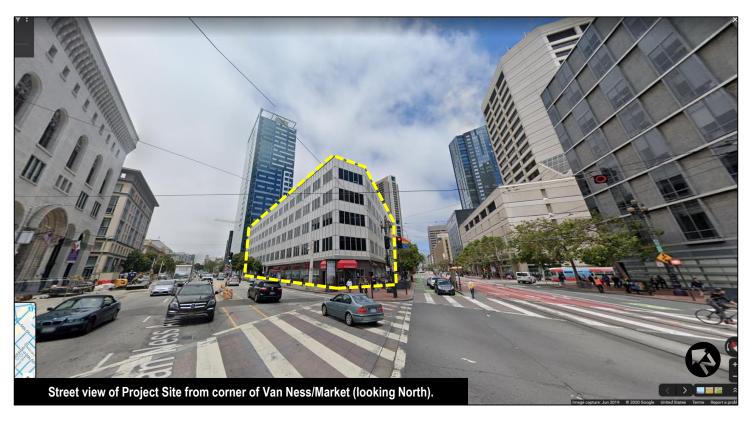
### **Aerial Photo**

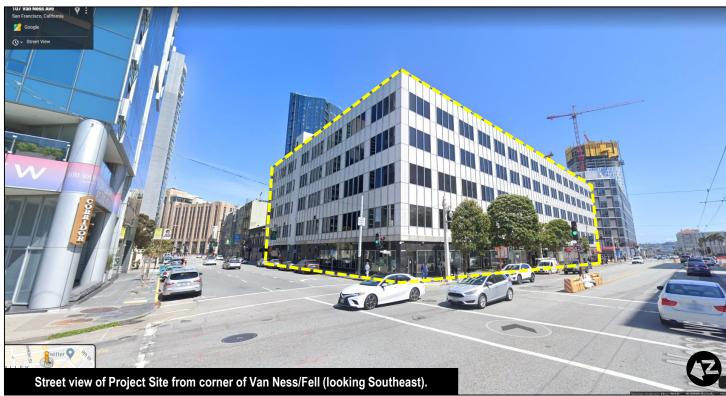


SUBJECT PROPERTY



### **Site Photos**

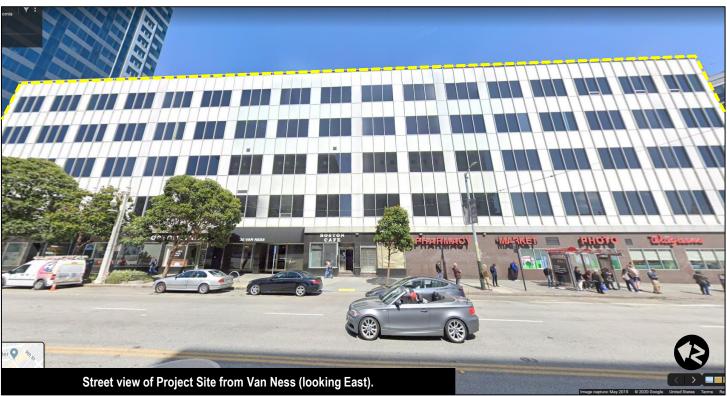




Downtown Project Authorization Case Number 2017-008051DNX 30 Van Ness Avenue

### **Site Photos**





Downtown Project Authorization Case Number 2017-008051DNX 30 Van Ness Avenue

# Exhibit G – Public Correspondence



### UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES OF THE PLUMBING AND PIPE FITTING INDUSTRY

LOCAL UNION NO. 38

1621 MARKET STREET • SAN FRANCISCO, CA 94103

April 28, 2020

Mr. Joel Koppel San Francisco Planning Commission 1650 Mission Street #400 San Francisco, CA 94103

Dear Commissioners:

I write to you to express Local 38's full support of the 30 Van Ness development project. Local 38 currently represents approximately 2,600 members in San Francisco, Marin, Sonoma, Mendocino and Lake Counties. The mixed-use development project will be a benefit by providing employment opportunities for roughly 100 members, and when complete, will be a positive addition to the community we live and work in by providing much-needed affordable housing for 25% of the units.

Local 38 has a proud history of providing some of the best wages, working conditions and benefits throughout the entire labor movement. We are impressed by the 30 Van Ness project and the genuine commitment Lendlease has toward supporting union employment and fair wages. As Business Manager, I was particularly pleased to see that Lendlease committed to supporting training of apprentices in joint labor-management apprenticeship programs. Lendlease has a long history of going above and beyond for the workforce at their developments, and I know 30 Van Ness will be another example of this.

Lendlease has kept us abreast of the progress on the 30 Van Ness and the Market Street Hub Plan. It is truly exciting to see the Planning Department's vision for improvements to this area. 30 Van Ness will be a significant part of this with the public space they are providing for the community and site improvements in around the project. It was great to see that the most prominent corner on the ground floor, at Market and Van Ness, was being programmed as a publicly accessible local amenity for performances and other community gatherings.

We are all doing our part to build a safer and better tomorrow, and we look forward to seeing 30 Van Ness be a part of that.

Sincerely,

LARRY MAZZOLA, JR. Bus.Mgr. & Fin.Secty-Treas.

opeiu29/afl-cio LMJR/mm

### SPRINKLER FITTERS AND APPRENTICES

Stanley M. Smith Business Manager

Jeffrey M. Dixon John Medina Organizers

### LOCAL 483

OF THE UNITED ASSOCIATION OF PLUMBERS, PIPEFITTERS AND SPRINKLER FITTERS OF THE UNITED STATES AND CANADA AFL-CIO



April 28, 2020

Dylan M. Boldt Tony Rodriguez Dan Torres Business Agents

Rik Drury Market Development Representative

Mr. Joel Koppel President San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

Mr. Koppel and Commissioners,

Sprinkler Fitters, Local Union 438 has closely tracked the Hub Plan progress, and are pleased to see the positive impact this, and in particular the 30 Van Ness development, will have on the city. Their commitment to affordable housing (25% BMR), sustainable design, and community improvements are all impressive and will be a benefit to the entire city of San Francisco. Also impressive is that not only will the 30 Van Ness project provide approximately 40 new jobs to our members who live and work here, but we know those members will be treated and compensated fairly.

In addition to the state of the art training, U.A. Local 483 is committed to providing the very best in wages, benefits and working conditions for our members and all Sprinkler Fitters in the San Francisco Bay Area. We are thrilled that Lendlease shares these values and has committed to fair wages, benefits, and conditions at 30 Van Ness. Their support of our apprenticeship program is also greatly appreciated.

At U.A. Local 483 we believe that the very fabric of the American way of life is for all our citizens to be able to provide a decent lifestyle for themselves and their families. With your approval of the 30 Van Ness development, you will be supporting new union jobs and new apprenticeships that will maintain this now and in the future.

Sincerely,

SPRINKLER FITTERS & APPRENTICES

STANLEY M. SMITH

Business Manager/Financial Secretary

INTERNATIONAL ASSOCIATION OF SHEET METAL, AIR, RAIL AND TRANSPORTATION WORKERS

### SHEET METAL WORKERS' LOCAL UNION No.104 WEST BAY DISPATCH OFFICE

PHONE (415) 621-2930



FAX (415) 621-2554

### 1939 MARKET STREET, SUITE A, SAN FRANCISCO, CA 94103

April 28, 2020

Joel Koppel, Commission President San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 30 Van Ness Ave, San Francisco

Dear President Koppel and Planning Commissioners:

On behalf of the members of Sheet Metal Workers' Local Union No. 104, I am writing to you today in full support of the Lendlease team and their project at 30 Van Ness and encourage Planning Commission approval so this important project may move forward.

It is clear that Lendlease has expertise in project planning and vertical development. What is also apparent to us is how much they value the inclusion of the craftspeople at SMW 104. This was evidenced by their proactive approach in informing us about the 30 Van Ness project, keeping us updated on the progress, and more recently in their commitment to us on employment, wages and benefits, and site safety conditions.

The proposed 30 Van Ness development will add about 950 new construction jobs. This project will benefit more than our union and other tradespeople, however. By approving the 30 Van Ness project you are also supporting the addition of more than 80 new affordable housing units to the community, new permanent jobs on site, and significant improvements to the public realm by creating a safer, pedestrian-friendly area at this high-traffic location.

I know that the Lendlease team has the expertise to execute such a large and complex project as 30 Van Ness and SMW 104 is proud to support it.

Respectfully,

Daniel Campbell

**Business Representative** 

DC. wd opeiu29 afl-cio



### PROJECT REVIEW REPORT CARD

Project Address: 30 Van Ness, San Francisco, CA 94102

Project Sponsor: Lendlease

Date of SFHAC Review: 02/26/2020

### **Grading Scale**

★ = The project meets the high standard set by local jurisdiction and/or SFHAC

 $\star\star$  = The project exceeds SFHAC standards

★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

### **Criteria for SFHAC Endorsement**

- 1. The development must have been presented to the SFHAC Project Review Committee
- 2. The Project must score a minimum of  $\bigstar$  on any given guideline

Guideline	Comments	Score
Summary	After reviewing this project proposed by Lendlease, SFHAC's Project Review Committee has endorsed 30 Van Ness, which provides much needed family and below market-rate homes for San Franciscans at an ideal site. Our committee would like to specifically commend the project team for providing 35% affordability via homes on-site and in-lieu fees in addition to its community-centric urban design.	**
Land Use	The current site contains a 5-story office building with roughly 299,000 square feet. The project team plans to create a mixed-use, mixed-income development with 335 new homes and 234,100 square feet of office space.	**
Density	The proposed project will be 505 feet tall, which is the maximum height possible without casting a shadow on Civic Center Plaza. The development will put 335 units on 38,157 square feet. The height and density is consistent with surrounding projects currently under development.	*
Affordablility	The site provides 25% on-site affordable units, and will pay an additional \$12 million in affordable fees, bringing the overall affordable percentage to 35%. This exceeds the affordable requirement of 20%. Additionally 50% of units will be 2-3 bedrooms making it an attractive option for families.	**
Parking & Alternative Transportation	The site is exceptionally well-located adjacent to the Van Ness MUNI station, and . 4 miles away from Civic Center BART, an ideal location for encouraging San Franciscans to use public transportation. Additionally, the 532 biking spots and posted real-time transit information will further encourage environmentally friendly transportation from residents. SFHAC's Committee would prefer to see less car parking spots than the currently proposed 147, but we understand this to be aspriational due to the realities of financing such a project.	**
Preservation	The site does not have any infrastructure deemed historic.	N/A
Urban Design	The project demonstrates exemplary urban design features, especially in it's innovative proposal for the ground floor. The majority of the ground floor is given over to a generous lobby / indoor public space, which is visually open and well-connected to the wide sidewalks and plaza at the corner and is intended to be open to the public and provides diverse programming for the community. Widened sidewalks and a 25' setback create a generous plaza at the corner of Market and Van Ness, and the artistic canopy will provide protection from the wind and mark this open and inviting new intersection.	***

Environmental Features	The building is 100% electric. It currently has a LEED Gold rating, with the project team working towards a platinum certification. Additional environmental features include bike parking which exceeds TDM Option 8 requirements by 30 spots, and dual plumbing to enable greywater usage.	**
Community Benefits	The project team has partnered with the Intersection of the Arts and the SF Conservatory, while also raising \$30,000 to support multiple benefit and business districts. Additionally, the project's open space will have public art displays and performances by local artists. Lastly, the project has contribtued \$12 million to fund affordable housing in addition to providing 25% affordable homes on-site. The project team will also be providing a prevailing wage partnership.	**
Community Input	The project team's partnership with neighborhood groups including WALK SF and the SF Bike Coalition revealed a desire for an improved pedestrian experience and increased safety. This was addressed by pushing the building back 25 feet to widen the sidewalk, and creating public open space required for pedestrian safety. We encourage the project team to continue their partnerships with neighborhood groups to ensure a rich and diverse programming in the public atrium to create an active and vibrant ground floor experience.	*



March 26, 2020

Mr. Joel Koppel President San Francisco Planning Department 1650 Mission St #400, San Francisco, CA 94103

Dear President Koppel and Commissioners,

I write on behalf of Intersection of the Arts. As a neighbor and a partner, we are fully in support of Lendlease's proposed development at 30 Van Ness. We have been working with Lendlease for the past year to review designs of the building and formulate a partnership to program the ground floor with visual and performing arts. We are pleased that the development will enhance the public realm by offering a POPOS and a large informal performance space that will activate the corner of Market and Van Ness with the arts; additionally the project will also provide much needed affordable housing.

Intersection for the Arts is a bedrock Bay Area arts nonprofit that's dedicated to helping artists grow. Through vital resources, including fiscal sponsorship, low-cost coworking and event space, and professional development programs, we empower people to continue creating, thinking big, and taking weird and wonderful risks.

We are supportive of Lendlease's proposed development at 30 Van Ness because it will provide:

### **Community Space**

- A public open space on the corner of Van Ness and Market, which is achieved by pushing the building back by over 25 feet from the property line. This will enhance the experience for people walking at this important intersection.
- The project will include places to gather on the ground floor and actively program with public art displays and performances by local artists to encourage interaction between the community and the building.
- Artist designed wind canopy

### Sustainability

- Provision to almost double the amount of bike parking required by the city to encourage carbon emission free modes of transportation.
- An all-electric building, as part of a strategy to reduce carbon emissions
- Targeting an independent LEED Gold rating in recognition of sustainable and energy efficient design



### <u>Affordability</u>

- 25% affordable housing units on site of which over 50% are 2 and 3-bedrooms.
- Additional affordable housing payments will take the percentage over 35%.

In combination, I believe these features of the proposed development for 30 Van Ness by Lendlease will transform the corner of Market and Van Ness and provide a significant improvement that will benefit the people of San Francisco.

Sincerely,

Randy Rollison

**Executive Director** 

Intersection for the Arts

### 4/17/2020

Mr. Joel Koppel President San Francisco Planning Department 1650 Mission St., Suite 400 San Francisco, CA 94103

Dear President Koppel and Commissioners,

I am writing to you on behalf of Corridor Restaurant in support of Lendlease's proposed development at 30 Van Ness. The project will include 335 new condo units, which will bring a much-needed influx of new residents helping to support and maintain a critical mass of food and beverage establishments in the immediate area, including Corridor. We are also encouraged to hear that in addition the residential component, the new development will also include new ground floor retail opposite our restaurant along Fell Street.

The project will improve the surrounding area, which will serve as a benefit to Corridor and other nearby retail. The ground floor at Van Ness and Market will be actively programmed with public art displays and performances by local artists to encourage interaction between the community and the building. This is a welcomed diversification to the existing entertainment and cultural draws in the area and creates more opportunities for patrons at our restaurant at different times of the day. The proposed public open space provided at this corner will also enhance the experience for pedestrians walking at this intersection.

Both the programming and aesthetics of the building have been thoughtfully designed, and I believe the proposed development for 30 Van Ness by Lendlease will provide a significant improvement that will benefit our restaurant and the neighborhood.

Sincerely,

Ryan Cole

Owner, Corridor Restaurant Rcole@hineighborsf.com Cell: 617-216-2998



October 24, 2019

San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: 30 Van Ness

Dear Planning Commissioners:

Lendlease has presented its proposed development at 30 Van Ness to the Civic Center Community Benefit District (CCCBD) Board of Directors. The 30 Van Ness development site is located within CCCBD District boundaries, at the intersection of Market Street and Van Ness Avenue.

The aspects of this development that directly support the mission of the CCCBD and serve to enhance our District are:

- A new building with a Facilities Management team monitoring building exterior
- Tall and transparent storefronts on both Market Street and Van Ness Avenue
- New, wider and ADA compliant sidewalks
- Pedestrian-scale exterior lighting
- Exterior security cameras
- Active ground-floor retail tenants that provide goods, services and jobs
- A ground-floor meeting and performance space available to the public
- Exterior landscaping elements with an on-going landscape maintenance plan and
- Interior and exterior public art available to the public
- 24 hour building security

We also look forward to increased pedestrian activity generated by new residents, employees and visitors of 30 Van Ness – all contributing to the vibrancy of both Market Street and the Van Ness corridor.

Sincerely,

Tracy Everwine Executive Director



### United Brotherhood of Carpenters and Joiners of America

LOCAL UNION NO. 22

March 19, 2020

Dear President Koppel and members of the San Francisco Planning Commission,

### Re: Support for the proposed development at 30 Van Ness in San Francisco

The members of Carpenters Local 22 in San Francisco and the surrounding Bay Area strongly support Lend Lease's proposed development at 30 Van Ness in San Francisco. Lend Lease has a history of working collaboratively with the Northern California Carpenters and this project will bring over hundreds of Union construction jobs to San Francisco and provide an opportunity for local apprentices, including women and minorities, to begin or continue a career in the construction industry.

The 30 Van Ness development will create 335 new homes, over fifty percent of which will be two and three bedroom units, creating opportunity for families living in San Francisco. This project will also include 25% affordable inclusionary units(84) and funding that increases the overall percentage of affordable units to 35%. San Francisco has become increasingly unaffordable to newcomers and long-time residents alike through a long-term trend of creating insufficient quantities of housing.

Lend Lease's proposed development is truly 'mixed-use' in scope. In addition to significantly increasing San Francisco's housing stock, this project aims to create opportunity for permanent jobs through the addition of 250k square feet of office space and 16k square feet of retail.

Carpenters Local 22 is excited to support Lend Lease's 30 Van Ness Development for their dedication to San Francisco, the community and Union Labor. Thank you for your service and consideration in moving this project forward.

Dwil-

Sincerely,

Todd Williams Senior Field Representative

c: Joel Koppel, Commission President, joel.koppel@sfgov.org
Kathrin Moore, Commission Vice President, kathrin.moore@sfgov.org
Sue Diamond, Commissioner, Sue.Diamond@sfgov.org
Frank S. Fung, Commissioner, Frank.Fung@sfgov.org
Milicent A. Johnson, Commissioner, Milicent.johnson@sfgov.org
Theresa Imperial, Commissioner, theresa.imperial@sfgov.org

sko/opeiu29/afl-cio

main mile man 1061

### BO'S FLOWERS 1520 MARKET STREET SAN FRANCISCO, CA. 94102 (415) 252-7553

April 20, 2020

Mr. Joel Koppel President S.F. Planning Department 1650 Mission St #400, San Francisco, CA 94103

RE: 30 Van Ness

Mr. Koppel,

I am the owner and operator of Bo's Flowers, a San Francisco Legacy Business with over 30 years of operation, located across the street from 30 Van Ness. I am writing to you to express my strong support of this proposed new development.

I have been kept up to date on the progress of the project by Lendlease, and had the ability to provide input and have them incorporate my feedback on the programming of the ground floor multifunction community area. After reviewing the images they shared with me, I truly believe that creating a new, active space that is open to the public is the perfect addition to this intersection. This corner will be further enhanced by setting the building back 25 feet, creating a better pedestrian experience for all. I am especially excited about the prospect of a flower kiosk in an enclosed, safe, and inviting space, which will allow me to continue and grow my business.

In addition to the street level improvements, I am also pleased to hear that this project will add new residential units, offer 25% of those at below market rate, and that Lendlease is making an additional contribution toward affordable housing, increasing the affordable housing commitment to 35%.

Overall, the proposed new development at 30 Van Ness will be a major improvement for local business and the local community, and I look forward to seeing it built.

Best Regards,

Bo Idzkowski Owner, Bo's Flowers 4/20/2020



San Francisco Bicycle Coalition 1720 Market Street San Francisco, CA 94102

T 415.431.BIKEF 415.431.2468

sfbike.org

### March 27, 2020

Mr. Joel Koppel President San Francisco Planning Department 1650 Mission St #400, San Francisco, CA 94103

Dear President Koppel and Commissioners,

I write on behalf of the San Francisco Bicycle Coalition in support of the components of Lendlease's proposed development at 30 Van Ness that encourage and promote bicycling. Lendlease has engaged with the San Francisco Bicycle Coalition for over a year and a half and has accordingly designed the project with our feedback in mind. For over 45 years, the San Francisco Bicycle Coalition has been transforming San Francisco streets and neighborhoods into more livable and safe places by promoting the bicycle for everyday transportation.

We are supportive of Lendlease's proposed development at 30 Van Ness because it will provide:

### **Community Space**

- A public open space on the corner of Van Ness and Market, which is achieved by pushing the building back by over 25 feet from the property line. This will enhance the experience for people walking at this important intersection.
- The project will include places to gather on the ground floor and actively program with public art displays and performances by local artists to encourage interaction between the community and the building.

### Sustainability

- Provision to almost double the amount of bike parking required by the city to encourage carbon emission free modes of transportation.
- Loading zones and curb cuts that do not come into conflict with San Francisco's bike network, promoting safety and encouraging biking on Market Street.

In combination, I believe these features of the proposed development for 30 Van Ness by Lendlease will transform the corner of Market and Van Ness and provide a significant improvement that will benefit people who bike in San Francisco.

Sincerely,

Brian Wiedenmeier, Executive Director

nie Wide



April 6, 2020

Mr Joel Koppel President San Francisco Planning Department 1650 Mission St. #400 San Francisco, CA 94103

Re: Walk SF's Support for the LendLease project at 30 Van Ness

Dear President Koppel and Commissioners,

On behalf of Walk San Francisco, I am writing to register our support for the proposed development located at 30 Van Ness in San Francisco.

Walk San Francisco is the city's only pedestrian advocacy organization. Our mission is to make San Francisco the most pedestrian-friendly city in the nation. Walk SF has been involved in advocating for improved public realm for over 20 years. In addition to our collaboration with city agencies, we work with a variety of organizations to improve the designs that contribute to our public spaces and streets as shared public space.

Walk SF has been talking to and working with the 30 Van Ness team for over a year and are pleased to see that overall the project is pedestrian and bike friendly. After reviewing the plans, providing feedback and proposing changes to the design, we feel like LendLease is making a valuable contribution to the newly formed Hub.

This mixed-use development sits on the corner of Market and Van Ness Ave, two streets that carry tens of thousands of our residents, daily commuters and annual visitors on foot, bike, public transit and private vehicles. On Market Street alone, over 500,000 people walk down our city's main street daily, and the Van Ness Muni portal is about to become one of the busiest in the city.

By setting back the 30 Van Ness project by 25 feet from the property line, LendLease has improved the pedestrian experience near the Van Ness Muni portal, alleviating an already congested pinch-point where the sidewalk currently narrows to less than 8 feet. By creating more space on the sidewalk this will provide a better flow for pedestrians, which is about to get thousands more residents as the Hub develops.

In this transit-rich neighborhood, the developer is also providing ample "bike parking". These racks are no longer just for bikes, but for all the micromobility that has become popular ways to get around the city. We like how these racks aren't only located on Market Street at the Van Ness Muni portal, but also dispersed on Van Ness and Fell Streets. Walk SF will be working with the developer on the placement of the racks, so they don't impede the route of travel for people.

4/6/20 Walk San Francisco Letter of Support for 30VN Page 2 of 2

All in all, LendLease has taken a thoughtful approach to the movement of people into the project and will improve the overall pedestrian experience at this busy intersection.

Sincerely,

Jodie Medeiros Executive Director

Cc: Kathrin Moore, Commission Vice-President

Sue Diamond, Commissioner Milicent Johnson, Commissioner Frank Fung, Commissioner

Theresa Imperial, Commissioner

# Exhibit H – Project Sponsor Brief



President Joel Koppel San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear President Koppel and Planning Commissioners:

Lendlease is pleased to present the 30 Van Ness Avenue project (the "Project") for your consideration, and respectfully request that you approve the Project. The Project is a 520-foot-tall mixed-use building, with 335 dwelling units and about 234,000 square feet of office space, public art, publicly accessible open space, and ground floor retail. We are excited that the Project would significantly improve an underused corner of the Market Street and Van Ness Avenue and add new pedestrian activity to the area.

Twenty-five (25%) percent of the Project's residential units will be affordable (a total of 84 units). This exceeds the requirements of the Planning Code, which impose a 20% on-site obligation. In addition, the Project would pay approximately \$17 million in affordable housing fees, which could be expected to produce an additional 50 to 70 affordable dwelling units when used by MOHCD to finance 100% affordable housing projects.

The Project is anticipated to generate an annual average of approximately 315 construction jobs during construction and, upon completion, approximately 2,700 new permanent on-site jobs. In addition, the Project is expected to generate an approximately \$100 million of public benefits.

Lendlease has had extensive discussions with City departments and the community about the Project and its proposed public benefits. We are extremely pleased that the following organizations formally support the Project:

- 1. Carpenters, Local 22
- 2. Plumbers & Steamfitters, Local 38
- 3. IBEW
- 4. Sprinkler Fitters, Local 438
- 5. SMW Local Union No. 104
- 6. Jim Haas
- 7. San Francisco Housing Action Coalition

- 8. Intersection for the Arts
- 9. San Francisco Bicycle Coalition
- 10. Walk San Francisco
- 11. Civic Center Community Benefit District
- 12. Bo's Flower
- 13. Corridor Restaurant

Respectfully submitted,

Arden Hearing

Samidha Thakral

**Arden Hearing Executive Vice President**  Samidha Thakral **Vice President** 

Lendlease Development, Inc.

cc: Richard Hillis, San Francisco Planning Department Claudine Asbaugh, San Francisco Planning Department Nicholas Foster, San Francisco Planning Department

Lendlease Development Inc.

111 Sutter Street, 18th Floor, San Francisco, CA, 94104 www.lendlease.com T 415 512 0586 F 415 512 0589

# Exhibit I – Inclusionary Affordable Housing Affidavit

**AFFIDAVIT** 



SAN FRANCISCO PLANNING DEPARTMENT

1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

COMPLIANCE WITH T	HE
<b>INCLUSIONARY AFFO</b>	RDABLE
HOUSING PROGRAM	PLANNING CODE SECTION 415, 417 & 419

April 30, 2020 James Abrams do hereby declare as follows: A The subject property is located at (address and block/lot): 30 Van Ness Ave., San Francisco, CA 94102 Address 0835/004 Block / Lot The subject property is located within the following **Zoning District:** C-3-G/ VNMRSUD Zoning District 120/400-R-2 Height and Bulk District Van Ness & Market Downtown Residential Special Use District, if applicable Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan? ☐ Yes 
✓ No The proposed project at the above address is B subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 and 419 et seq. The Planning Case Number and/or Building Permit Number is: 2017-008051PRJ Planning Case Number N/A

This <sub>l</sub>	project requires the following approve	al:
C	Planning Commission approval (e.g. Conditional Use Authorization, Large F authorization)	Project
□ Z	oning Administrator approval (e.g. Va	ariance)
□ T	his project is principally permitted.	
	Current Planner assigned to my proje lanning Department is:	ect within
Nicho	olas Foster	
Plannei	r Name	
or Pr	mplete Environmental Evaluation Appoject Application was accepted on: 23, 2017	blication
Date		
The punits	project contains 333 total and/or group housing rooms.	dwelling
Afford	project is exempt from the <i>Inclusiona</i> .  dable Housing Program because:  his project is 100% affordable.  his project is 100% student housing.	ry
	s project in an UMU Zoning District w ern Neighborhoods Plan Area? es	rithin the
(1	If yes, please indicate Affordable Housing Tier)	
	s project a HOME-SF Project?	<b>☑</b> No
(1	If yes, please indicate HOME-SF Tier)	
Requ	s project an Analyzed or Individually lested State Density Bonus Project? ss 🔽 No	

**Building Permit Number** 

- Please indicate the tenure of the project. Ownership. If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate. ☐ **Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental untis for the life of the project. The applicable fee fate is the rental fee rate. This project will comply with the Inclusionary Affordable Housing Program by: Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5) On-site Affordable Housing Alternative (Planning) Code Sections 415.6) ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7) ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects) ☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417) ☐ Land Dedication (Planning Code Section 419) The applicable inclusionary rate is: 20% - on-site On-site, off-site or fee rate as a percentage If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project. N/A Residential Gross Floor Area
- The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

- The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:
  - Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;
  - (2) Record a new Notice of Special Restrictions; and
  - (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.
- The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notifiy the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the thencurrent requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.
- For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.
- For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.
- If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

### UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:							
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:		

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative.

the Combination Afford	dable Housing Alterna cludes the demolition	ative to record th	he requ	uired fee on the dens	ity bonus	pursuant to F	ary 12, 2016 must select Planning Code Section complete the Affordable
✓ On-site Affordab	le Housing Alternati	<b>ve</b> (Planning C	ode Se	ection 415.6, 419.3, o	r 206.4):	25 %	of the unit total.*
Number of Affordable	Units to be Located Of	N-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:		One-Bedroom Units:	Two-Bed	Iroom Units:	Three (or more) Bedroom Units:
LOW-INCOME*	Number of Affordable Uni	its	% of To	otal Units o		AMI Level 80%	
MODERATE-INCOME	Number of Affordable Uni	its	% of To	otal Units		AMI Level	,
MIDDLE-INCOME	its	% of Total Units			AMI Level		
	ilitv/AMI levels s					of Real	nit total.
Number of Affordable	Units to be Located OF	FF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:		One-Bedroom Units:	Two-Bed	Iroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Princip	oal Project (in sq. feet):	Off-Site Project A	ddress:				
Area of Dwellings in Off-Site	e Project (in sq. feet):						
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):			Number of Market-Rate Units in the Off-site Project:		
AMI LEVELS:	Number of Affordable Uni	its	% of T	otal Units		AMI Level	
	Number of Affordable Uni	its	% of T	% of Total Units		AMI Level	
	Number of Affordable Uni	its	% of T	otal Units		AMI Level	

### UNIT MIX TABLES: CONTINUED

· · · · · · · · · · · · · · · · · · ·	payment of a <b>fee, on-s</b>						ring distribution: te units for rent and/or for sale.	
1. On-Site	% of affordable	,	,		a, o,			
If the project is a Bonus section	•	Project, please	enter "	100%" for the on-site	requirer	ment field and	complete the Density	
Number of Affordable	Units to be Located ON	I-SITE:						
TOTAL UNITS:	SRO / Group Housing:	Studios:		One-Bedroom Units:	Two-Bed	droom Units:	Three (or more) Bedroom Units:	
2. Off-Site	% of affordable	nousing require	ement.					
Number of Affordable	Units to be Located OF	F-SITE:						
TOTAL UNITS:	SRO / Group Housing:	Studios:		One-Bedroom Units:	Two-Bed	droom Units:	Three (or more) Bedroom Units:	
Area of Dwellings in Princi	pal Project (in sq. feet):	Off-Site Project Ad	ddress:					
Area of Dwellings in Off-Site Project (in sq. feet):								
Off-Site Block/Lot(s):		Motion No. for Off	f-Site Pro	oject (if applicable):	Number	of Market-Rate U	nits in the Off-site Project:	
Income Levels for On	-Site or Off-Site Units in	Combination Pr	oiects:					
AMI LEVELS:	Number of Affordable Unit		ı	otal Units		AMI Level		
AIVII LEVELS.	Number of Allordable of li		/8 01 10	otal Office		AWII Level		
AMI LEVELS:	Number of Affordable Unit	s	% of Total Units  AMI Level			AMI Level		
AMI LEVELS:	Number of Affordable Unit	S	% of To	otal Units		AMI Level		
3. Fee	% of affordable	nousing require	ement.					
If yes, please indi	e Density Bonus Projecte the bonus perceross floor area (if applications)	tage, up to 35%		, and the numb	per of bo	nus units and	the bonus amount of	
I acknowledge th residential floo		ion 415.4 requi	res tha	at the Inclusionary Fee	e be cha	rged on the b	onus units or the bonus	
Affordable Unit Repla	cement: Existing Numb	er of Affordable	Units to	o be Demolished, Conv	/erted, or	Removed for	the Project	
TOTAL UNITS:	SRO / Group Housing:	Studios:		One-Bedroom Units:	Two-Bed	droom Units:	Three (or more) Bedroom Units:	
This project will replace	ce the affordable units	to be demolishe	ed, co	nverted, or removed u	ising the	following me	thod:	
☐ On-site Affor	dable Housing Alterna	tive						
□ Payment of t	he Affordable Housing	Fee prior to the	e first c	construction documer	nt issuan	ce		
☐ Off-site Afford	dable Housing Alterna	tive (Section 41	5.7)					
□ Combination	of payment of the Affo	ordable Housing	g Fee a	and the construction o	of on-site	e or off-site un	its (Section 415.5)	

San Francisco, CA   94111	. Abrams Law, P.C.	
Name (Print) of Contact Person One Maritime Plaza Suite 1900  Address (415) 999-4402  Phone   Fax  I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code State and indicated above.  Sign Here  Signature:    Name (Print), Title: James Abrams	ompany Name	
One Maritime Plaza Suite 1900  Address (415) 999-4402  Phone   Fax  I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature:  Name (Print), Title:  James Abrams  Date:  April 30, 2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT ( If Different )  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature:  Date:  April 30, 2020	ames Abrams	
Address (415) 999-4402  Phone I Fex  I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature:  Name (Print), Title: James Abrams  Executed on this day in:  Location: San Francisco, CA  Date:  April 30, 2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT ( If Different )  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  City, State, Zip	ame (Print) of Contact Person	
abrams@jabramslaw.com   jabrams@jabramslaw.com   Email     am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.    Sign Here     Name (Print), Title:   James Abrams	One Maritime Plaza Suite 1900	San Francisco, CA 94111
Phone   Fax   Email  I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature: Name (Print), Title: James Abrams  Executed on this day in:  Location: San Francisco, CA  Date: April 30,2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated that I intend to satisfy the requirements of Planning Code S 415 as indicated that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature: Name (Print) of Contact Person  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.		
I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature:    Name (Print), Title:   James Abrams	<del>115)</del> 999-4402	jabrams@jabramslaw.com
of the State of California that the foregoing is true and correct. I hereby declare that the information he accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Sign Here  Signature:  Name (Print), Title: James Abrams  Executed on this day in:  Location: San Francisco, CA  Date:  April 30, 2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Phone / Fax  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code S 415 as indicated above.  Signature:    Date:	hone   Fax	Email
Executed on this day in:  Location: San Francisco, CA  Date: April 30,2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	of the State of California that the forego accurate to the best of my knowledge a 415 as indicated above.	oing is true and correct. I hereby declare that the information herein is
Executed on this day in:  Location: San Francisco, CA  Date: April 30,2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT ( If Different )  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Phone   Fax  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	<u> </u>	Name (Drint) Title
Executed on this day in:  Location: San Francisco, CA  Date: April 30, 2020  Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)  Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	'griature:	
Company Name  Name (Print) of Contact Person  Address  City, State, Zip  Phone / Fax  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa		
Name (Print) of Contact Person  Address  City, State, Zip  Phone   Fax  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	ontact Information and Declaration of Sponso	r of OFF-SITE PROJECT( <i>If Different</i> )
Name (Print) of Contact Person  Address  City, State, Zip  Phone   Fax  Email  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa		
Address  City, State, Zip  Phone   Fax    Email   I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	ompany Name	
Phone   Fax  I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	ame (Print) of Contact Person	
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to sa	ddress	City, State, Zip
·	hone   Fax	 Email
	·	
Sign Here	hereby declare that the information hereir	·

## Exhibit J – Anti-Discriminatory Housing Affidavit



Planning Department 1650 Mission Street Suite 400 San Francisco, CA 94103-9425

T: 415.558.6378 F: 415.558.6409

### SUPPLEMENTAL INFORMATION PACKET FOR

# Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

### WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

### WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

### HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please call (415) 252-2500 or email hrc.info@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

### WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

### WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

### **INSTRUCTIONS:**

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

### THIS PAGE INTENTIONALLY LEFT BLANK.



FOR MORE INFORMATION: **Call or visit the San Francisco Planning Department** 

### **Central Reception**

1650 Mission Street, Suite 400 San Francisco CA 94103-2479

TEL: 415.558.6378 FAX: **415 558-6409** 

WEB: http://www.sfplanning.org

### Planning Information Center (PIC)

1660 Mission Street, First Floor San Francisco CA 94103-2479

TEL: 415.558.6377

Planning staff are available by phone and at the PIC counter. No appointment is necessary.

### SUPPLEMENTAL INFORMATION FOR

## **Anti-Discriminatory Housing Policy**

### 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:						
30 Van Ness Developmer	nt, LLC					
PROPERTY OWNER'S ADDRESS:			TELE	PHONE:		
74 Chayanaan Chraat			(4	15) 512-	-0586	
71 Stevenson Street Suite 800			EMAI	L:		
San Francisco, CA 94105			samidha.thakral@lendlease.com			
APPLICANT'S NAME:						
James Abrams						Same as Above
APPLICANT'S ADDRESS:			TELE	PHONE:		
One Maritime Plaza			(4	15 ) 999 44	-02	
Suite 1900			EMAI			
San Francisco, CA 94111			jab	rams@jabra	ımslaw.com	
CONTACT FOR PROJECT INFORMATION:						
						Same as Above
ADDRESS:			TELE	PHONE:		
			(	)		
		EMAI	L:			
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHAI	NGES TO THE 2	ZONING ADMINISTRATOR)	:			
Samidha Thakral						Same as Above
ADDRESS:			TELE	PHONE:		
71 Stevenson Street			(4	15 ) 512-05	586	
Suite 800			EMAI			
San Francisco, CA 94105			sa	ımidha.tl	hakral@l	endlease.con
2. Location and Project Description						
STREET ADDRESS OF PROJECT:						ZIP CODE:
30 Van Ness Ave., San Francisc	o, CA					94102
Oak Street; Market Street; Fell S	Street					
ASSESSORS BLOCK/LOT:	ZONING DIS	TRICT:			HEIGHT/BULK [	DISTRICT:
0835/ 004	C-3				120/400-	.R-2
0000 001	00				120/400	112
PROJECT TYPE: (Please check all that apply)		EXISTING DWELLING UN	NITS:	PROPOSED D	WELLING UNITS:	NET INCREASE:
✓ New Construction		0		348		348
□ Demolition						
☐ Alteration						
Other:						

### Compliance with the Anti-Discriminatory Housing Policy

subsidiary, o the applicant	r any other busine 's company, engag r leasing or selling	ss or entity with an owner	sponsor's parent company, ship share of at least 30% of loping real estate, owning in States or jurisdictions	✓ YES	□ NO
1a. If yes, in v	which States?	California, Illinois, Massach	usetts, New York,		
States that the sale, I	at prohibit discrimin ease, or financing o	of any dwelling units enforce	tation and gender identity in	☐ YES	<b>∄</b> №
prohibits lease, or	discrimination base financing of any dw ere the applicant o	sponsor, as defined above, d on sexual orientation and elling units enforced on eve r sponsor has an ownership	gender identity in the sale, ry property in the United	☐ YES	🖒 ио
		es, please provide a copy o on packet to the Planning D	f that policy or policies as part epartment.		
	Н	uman Rights Commission hrc.info@sfgov.org			
Applican	t's Affidavi	t			
a: The unde b: The infor	rsigned is the owne mation presented is	lowing declarations are made or or authorized agent of the true and correct to the best tions may be required.	owner of this property.		
Signature:		`	Date: April 2, 2020		
James	ndicate whether ow	ner, or authorized agent:	_		

PLANNING DEPA	RTMENT USE ONLY
PLANNING DEPARTMENT VERIFICATION:	
□ Anti-Discriminatory Housing Policy Form □ Anti-Discriminatory Housing Policy Form Notification of Incomplete Information made: To: D	is Incomplete
BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature:	Date:
Printed Name:	Phone:
ROUTED TO HRC:	DATE:
□ Emailed to:	

### Policy Statement Equal Employment Opportunity



Lendlease provides equal employment opportunities to all employees and applicants for employment without regard to race, creed, color, religion, gender, gender identity, sexual orientation, national origin, citizenship status, sex, age, disability, marital status, genetic information, or status as a covered veteran in accordance with applicable federal, state and local laws.

Lendlease complies with applicable state and local laws governing non-discrimination in employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment.

Lendlease expressly prohibits any form of unlawful employee harassment based on race, creed, color, religion, gender, gender identity, sexual orientation, national origin, citizenship status, sex, age, disability, marital status, genetic information, or veteran status. Improper interference with the ability of Lendlease's employees to perform their expected job duties is strictly prohibited.

Lendlease is an affirmative action employer who recognizes the value of diversity in the workplace. To further the principles of equal employment opportunity, Lendlease has developed affirmative action programs for minorities and women, individuals with disabilities, and for disabled veterans and other eligible veterans.

For more information about the company's equal employment opportunity policy, please contact Greg Longin at 212 448 3949 or by email at <a href="mailto:greg.longin@lendlease.com">greg.longin@lendlease.com</a>.

Denis Hickey

Chief Executive Officer Lendlease – Americas

October 2019

## Exhibit K – First Source Hiring Affidavit

30 Van Ness Ave., San Francisco, CA. 94102 0835/004

N/A 2017-008051PRJ

30 Van Ness Development, LLC Samidha Thakral 415-512-0586

71 Stevenson St., Suite 800

San Francisco, CA 94105 samidha.thakral@lendlease.com

348 234,071 sq. ft 515' \$200,000,000 - \$235,000,000

### Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	\$46	5	20	Laborer	\$57	10	40
Boilermaker	\$118	1	5	Operating Engineer	\$78	2	10
Bricklayer	\$73	1	5	Painter	\$73	15	60
Carpenter	\$81	10	40	Pile Driver	\$83	1	5
Cement Mason	\$64	15	60	Plasterer	\$82	5	20
Drywaller/ Latherer	\$82	15	60	Plumber and Pipefitter	\$118	20	100
Electrician	\$111	20	100	Roofer/Water proofer	\$64	5	20
Elevator Constructor	\$110	5	20	Sheet Metal Worker	\$66	10	40
Floor Coverer	\$45	10	40	Sprinkler Fitter	\$98	10	40
Glazier	\$82	5	30	Taper	\$80	15	60
Heat & Frost Insulator	\$81	5	30	Tile Layer/ Finisher	\$70	10	40
Ironworker	\$81	20	100	Other:			
		TOTAL:	510			TOTAL:	435

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER	
Samidha Thakral	samidha.thakral@lendlease.com	415-512-0586	
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.			
Samidha Thakral		03/31/2020	
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)	
FOR DI ANNING REDARTMENT STATE ONLY DI EASE EMAIL AN ELECTRONIC CORVINE THE COMPLETED AFFIDAVIT FOR FIRST SOLIDOE HIDING DROGRAM TO			

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild

Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848

Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org

# Exhibit B – Plans and Renderings

# **30 VAN NESS**

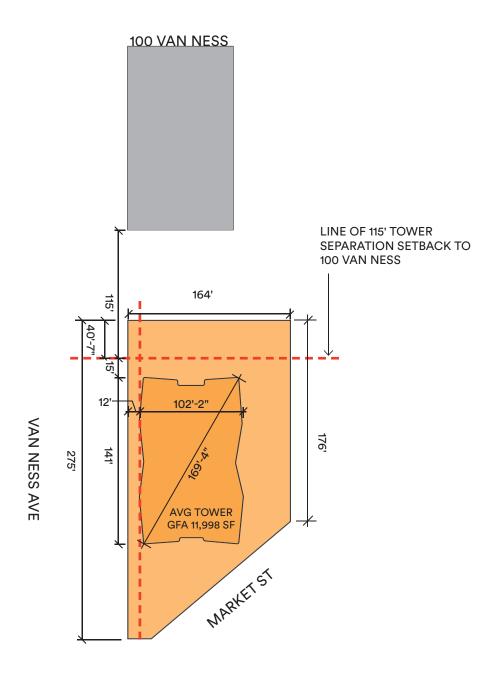
CASE NO.2017-008051PRJ

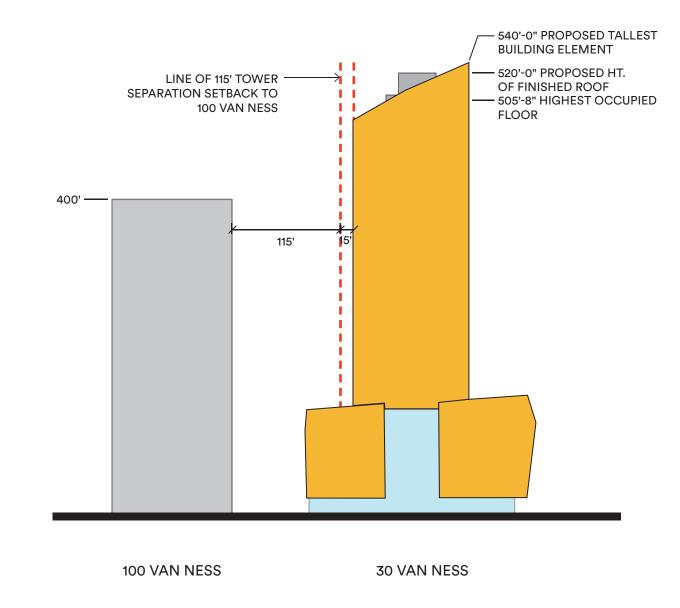
LENDLEASE SOLOMON CORDWELL BUENZ

	PROJECT SUMMARY			
G EN ERAL IN FO	BLOCK/LOT#	0835 / 004		
	ZONING DISTRICT	C-3-G		
	Van Ness and Market Downtown Residential Special Use District			
	HEIGHT AND BULK DISTRICT	Proposed 140/520		
C C C C	PROPOSED HEIGHT OF FINISHED ROOF	520'-0"		
	RESIDENTIAL GFA	468,329		
	RETAIL GFA (NO CONTIGUOUS RETAIL SPACE TO EXCEED 5,000 SF PER USE)	6,150		
	OFFICE GFA	234,100		
	ENTERTAINMENT/RETAIL LVL 2	14,769		
	USEABLE COMMON OPENSPACE GSF (RESI)	13,480		
	PUBLIC OPEN SPACE GSF (POPOS)	1,556		
	DWELLING UNITS - TOTAL	333		
	NUMBER OF STORIES	47		
	PARKING SPACES (INCLD. ADA)	146 + 5 CAR SHARE		
	LOADING SPACES	5		
	BICYCLE SPACES (CLASS 1) PER SFPC 155.2	197 REQ		
	BICYCLE SPACES (CLASS 2) PER SFPC 155.2	30 REQ		
	BICYCLE SPACES (CLASS 1) PER TDM OPT B	297 REQ		
	BICYCLE SPACES (CLASS 2) PER TDM OPT B	70 REQ		
	CAR SHARE SPACES	5		
	STUDIO UNITS	28		
RESI	JUNIOR 1 BEDROOM UNITS	0		
USE RI	1 BEDROOM UNITS	97		
	2 BEDROOM UNITS	161		
LAND	3 BEDROOM UNITS	47		
	TOTAL BMR UNITS	83		

SCB

PROGRAM SUMMARY 30 VAN NESS N.





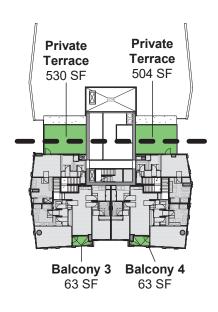
**BULK + HEIGHT DIAGRAM** 

# 30 VAN NESS BUILDING AREA SUMMARY

RESIDENTIAL UNIT TABULATION	GSF	EXEMPTED FROM GFA (PER PLANNING CODE SECTION 102)	GFA	
TOTAL UNITS STUDIO JR 1B 1B 2B 3B FLR.	RESI (NET + RESI (LOBBIES/ CLUB/ PARKING/ MECH/ TOTAL GROSS COMMON) AMENITIES) OFFICE OFFICE LOBBY MULTI-PURPOSE RETAIL BOH BUILDABLE AREA	PARKING/ LOADING/BIKE PKNG RETAIL L1 CIRC MECH/BOH TOTAL EXEMPTED SFPC 102 GFA EXEMPT REF	GFA RETAIL/ TOTAL GROSS FLOOR GFA OFFICE COMMERCIAL GFA RESID AREA PER PLANNING	TOWER DIAGONAL
ROOF MECH 47  R46  R45  R45  R44  R44  R40  R42  R43  R44  R40  R40  R40  R40  R59  R60  R60  R60  R60  R60  R60  R60  R6	S,206   S,207   S,20	1,914 b.3 100 b.4, b.10C 316 b.4 316 b.	522   522   522     5,106   5,106   5,106     7,718   7,718   7,718     9,800   9,800     10,915   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,605   12,605   12,605     12,884   12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,884     12,884   12,	TTOM 2/3 OF TOWER FLOOMER 169.33 169.
STUDIO         JR 1B         1B         2B         3B           TOTAL         28         0         97         161         47           %         8%         0%         29%         48%         14%	RESI AMENITY OFFICE LOBBY CLUB/ PARKING/ RESI GSF GSF OFFICE GSF MULTI-PURPOSE RETAIL** MECH/BOH TOTAL GSF  453,902 14,501 228,003 6,097 5,646 20,919 89,112 818,180 SF S	AVG. TOWER FLOOR PLATE* (OVERALL TOWER)  *WITH EXEMPTIONS  INCLUDING LEVEL  47 MECH FLR 455,907  / 38 FLOORS = 11,998  *WITH EXEMPTIONS  INCLUDING LEVEL 47 MECH FLR 134,901  TOWER FLOORS)  / 13 FLOORS = 10,377  *WITH EXEMPTIONS  REDUCTION IN TOP 1/3 TOWER AVG. FLOOR PLATE AREA	TOTAL GFA 718,911 SF	

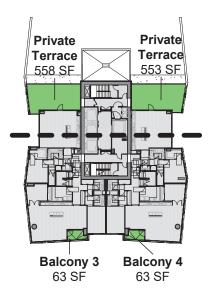
SCB

NTS



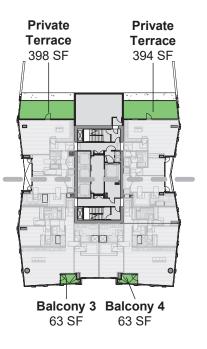
# LEVEL 46

**RESID PRIVATE BALCONIES + TERRACES** 2 UNITS



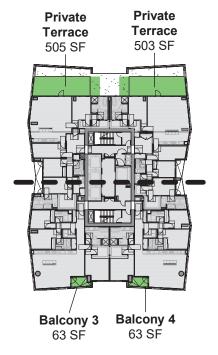
# LEVEL 45

RESID PRIVATE BALCONIES + **TERRACES** 2 UNITS



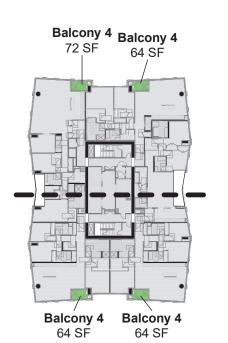
# LEVEL 44

**RESID PRIVATE BALCONIES + TERRACES** 4 UNITS



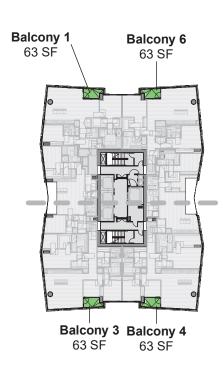
# LEVEL 43

**RESID PRIVATE BALCONIES + TERRACES** 4 UNITS



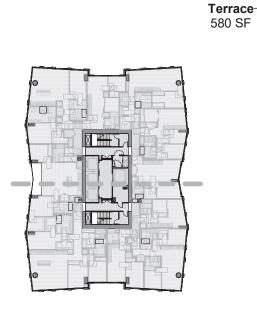
# LEVEL 42

**RESID PRIVATE BALCONIES** 4 UNITS



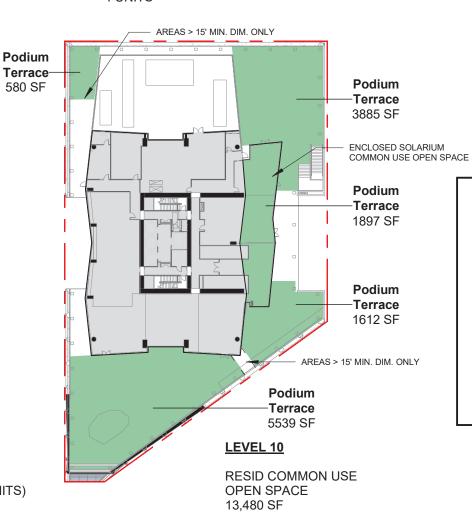
# **LEVEL 32-41 (10 FLRS)**

**RESID PRIVATE BALCONIES** (4 UNITS/FLR X 10 FLRS = 40 UNITS)



# **LEVEL 27-31 (5 FLRS)**

**RESID PRIVATE BALCONIES** (0 UNITS/FLR X 5 FLRS = 0 UNITS)



# RESIDENTIAL USABLE OPEN SPACE

**TOTAL UNITS** 

UNITS WITH PRIV OPEN SPACE 56

333

(>36 SF; MIN 6' DIMENSION)

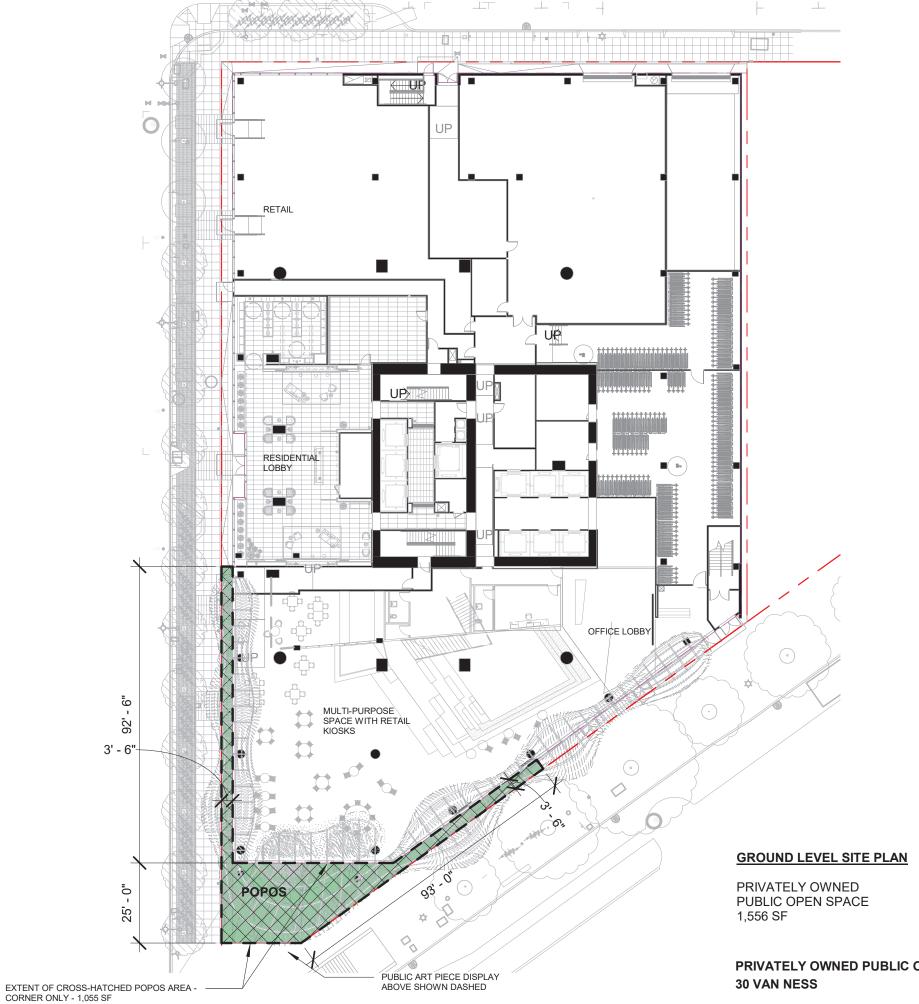
**REMAINING UNITS** 277

REQUIRED COMMON OPEN SPACE = 36 SF X 1.33 = 48 SF/UNIT X 277 UNITS

=13,296 SF

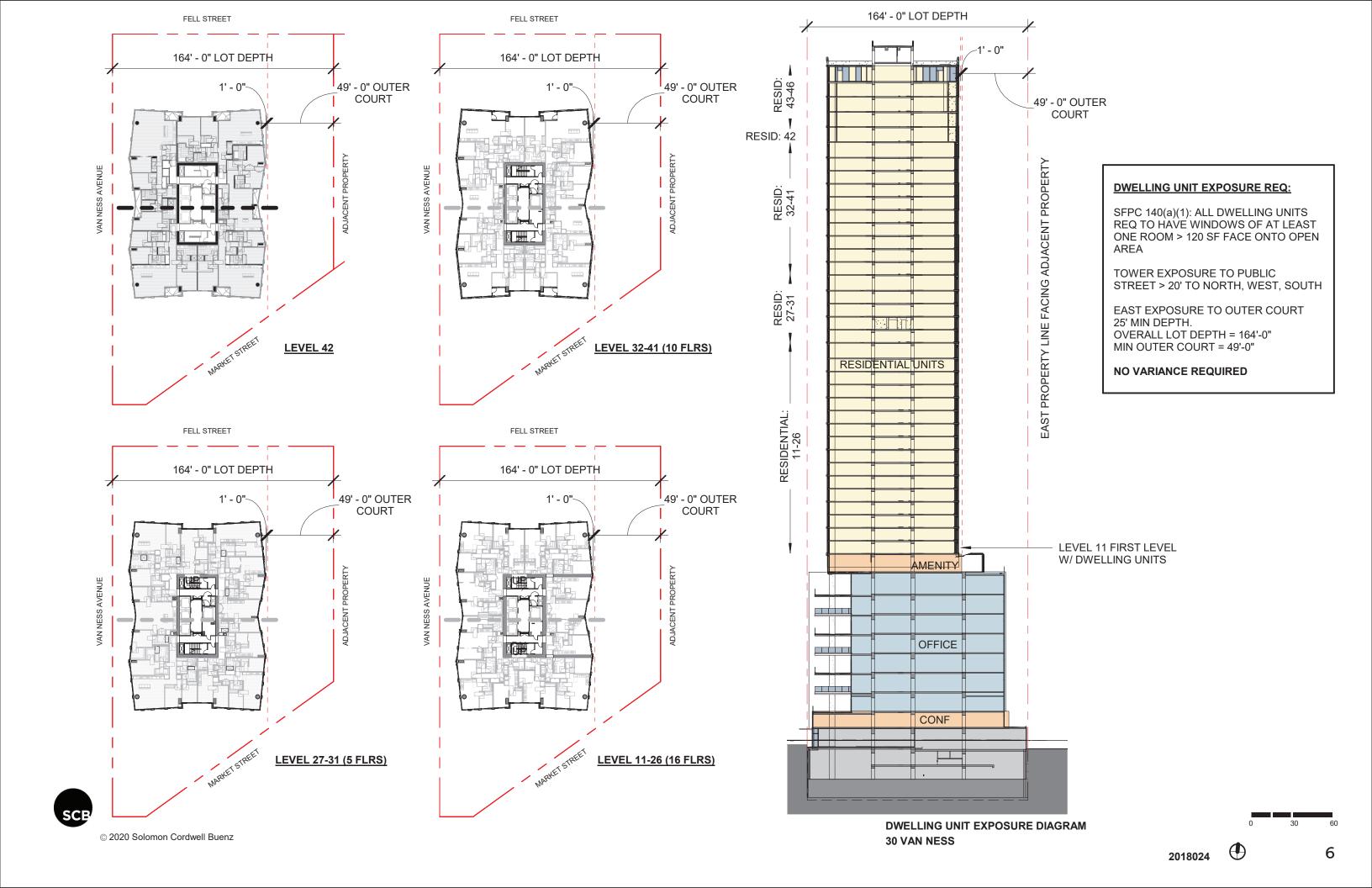
**COMMON USABLE OPEN SPACE REQ'D** (13,480 SF PROVIDED LVL 10 TERRACE)

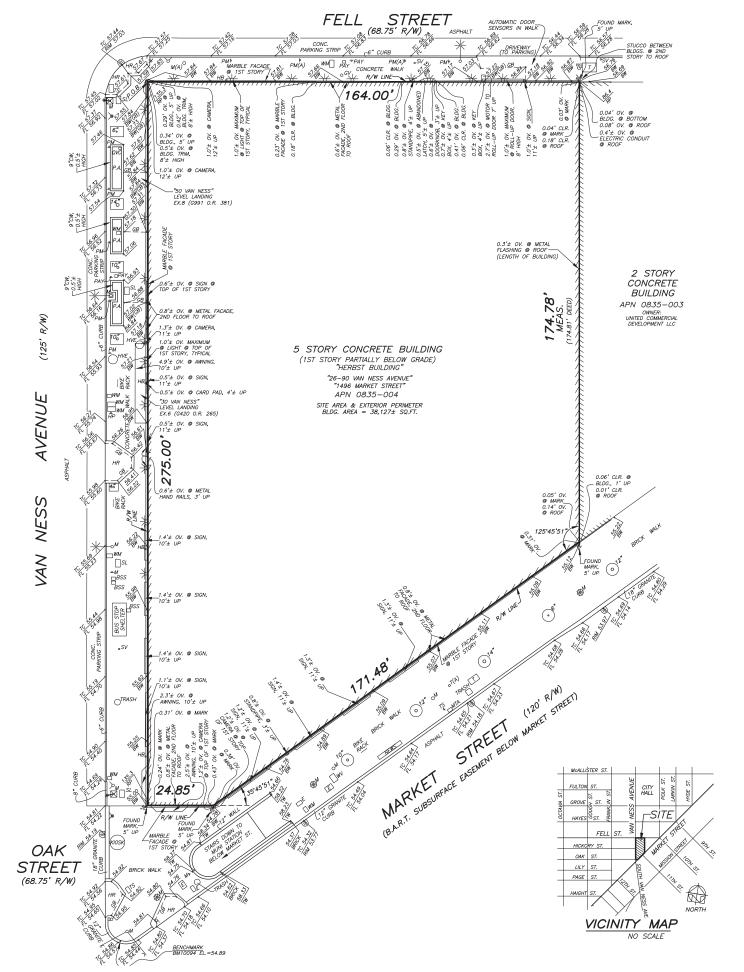
**RESID OPEN SPACE CALCULATION 30 VAN NESS** 



POPOS CALCULATION (NON-RESID): TOTAL NEW OFFICE GFA 49,999 SF LEVEL 10 GFA 1,712 SF LEVEL 2 GFA 14,769 SF 2,570 SF LEVEL 1 GFA LEVEL -1 GFA 3,766 SF LEVEL -2 GFA 4,609 SF LEVEL -3 GFA 374 SF 77,799 SF TOTAL GFA POPOS @ 1:50 = 1,556 SF

PRIVATELY OWNED PUBLIC OPEN SPACE







HANDICAP RAMI BUILDING CONCRETE TOP OF CURB FLOW LINE BACK OF WALK TOP OF WALL GRADE BREAK ROOF PARAPET HOSEBIB

10" TREE PIT W/TREE
TREE PIT W/TREE

CATCH BASIN NEWS NEWSPAPER RACK

TRASH TRASH CAN

TRASH TRASH CAN

TELEPHONE PULLBOX

"RANDONED PAY PHC

 $\Box$ MTA

∏*TS* 

∏SL

ELECTROLIER W/MUNI GUY WIRES LOW PRESSURE FIRE HYDRANT HIGH PRESSURE FIRE HYDRANT

ABANDONED PAY PHONE CONNECTOR

ABANDONED PAY PHONE CONN.
"MAT" PULLBOX
(SAN FRANCISCO MUNICIPAL
TRANSPORTATION AGENCY)
WATER VALVE
ELECTRIC PULLBOX
ELECTRIC PULLBOX
WATER METER
BUS STOP SHELTER PULLBOX
SEWER VENT
ELECTRIC PULLBOX
SEWER VENT

ELECTROLIER W/ MUNI GUY WIRE

ABANDONED PARKING METER SIGN MUNI SIGN HANDICAP PARKING SIGN PARKING PAY SIGN

KIOSK, 14'± HIGH

TRAFFIC SIGNAL PULLBOX

STREET LIGHT PULLBOX

PARKING METER SIGN

PARKING PAY BOX

"OVC" COVER TRAFFIC SIGNAL

\*\* ELECTROLIER M ELECTROLIER W/MUNI WIRE ELECTROLIER W/MUNI WIRE

OHVE HIGH VOLTAGE ELECTRIC MANHOLE

PEDESTRIAN TRAFFIC SIGNAL

MO TRAFFIC SIGNAL W/MUNI WIRE

LOW PRESSURE FIRE HYDRANI
MIGH PRESSURE FIRE HYDRANI
MUNI GUY POLE
OM(A) ABANDONED MUNI GUY POLE

<u>LEGAL DESCRIPTION</u> (PER TITLE REPORT)
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BECOMMING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF WAN MESS AVENUE WITH THE SOUTHERLY LINE OF FELL STREET, RUNNING THEADE SOUTHERLY LINE OF OWN AT SEASTERLY MESSAGE AS REPORTED AS THE POSTHERLY LINE OF OWN STREET, THENCE EASTERLY ALONG THE NORTHERLY LINE OF OWN STREET, 24 FEET AND 10-1/4 WICHES TO ITS NITERSECTION WITH THE NORTHWESTERLY LINE OF MARKET STREET, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF MARKET STREET, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF MARKET STREET, THENCE NORTHEASTERLY FABALLEL WITH THE EASTERLY LINE OF MARKET STREET, THENCE NORTHEASTERLY FABALLEL WITH THE EASTERLY LINE OF FALL STREET, THENCE WORTHEASTERLY FABALLEL WITH THE EASTERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF FELL STREET.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 70.

APN: LOT 004, BLOCK 0835

<u>SURVEY REFERENCE</u> CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. FWPN—TO16001156—JM DATED DECEMBER 28, 2016, UPDATE A.

THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

6. "DECLARATION OF USE" — MINOR SIDEWALK ENCROACHMENT PERMIT TO MODIFY EXISTING SIDEWALK GRADE TO ACCOMMODATE ACCESS TO 30 VAN NESS AVENUE RECORDED JULY 11, 1995, IN REEL G420, IMAGE 265, OFFICIAL RECORDS. PLOTTED HEREON.

8. "DECLARATION OF USE" — MINOR SIDEMALK ENCROACHMENT PERMIT TO MODIFY EXISTING SIDEMALK GRADE TO ACCOMMODATE ACCESS TO 50 VAN NESS AVENUE RECORDED OCTOBER 20, 1997, IN REEL 0991, IMAGE 381, OFFICIAL RECORDS, PLOTTED HEREON.

BASIS OF SURVEY
CITY OF SAN FRANCISCO MONUMENT MAP NO. 15 ON FILE IN THE OFFICE
OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON CCSF BENCHMARK BM10094 LOCATED AT THE NORTHEASTERLY CORNER OF MARKET STREET AND VAN NESS AVENUE, ELEVATION 54.89 FEET CCSF 2013 NAVIOB8 VERTICAL DATUM. PLOTTED HEREON.

## GENERAL NOTES

DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.

ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

ZONING A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MEASURED HEIGHT FROM THE TOP OF CURB AT THE MIDDLE OF THE LOT ALONG VAN NESS AVENUE TO THE ROOF PARAPET IS 79 FEET PLUS OR MINUS.

PARKING
THERE ARE 24 MARKED REQUIAR SPACES, 2 MARKED HANDICAP SPACES AND 6
MARKED TANDEM PARKING SPACES FOR A TOTAL OF 38 MARKED PARKING SPACES
WITHIN THE SUBJECT PROPERTY, PARKING IS LOCATED ON THE 1ST AND 2ND STORIES.
(PARKING AREAS DO NOT CONNECT INTERNALLY).

FLOOD NOTE.
THE SUBJECT PROPERTY HAS NOT BEEN IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA. THERE IS NO FLOOD
INSURANCE RATE MAP FOR SAN FRANCISCO.

TABLE A NOTES

1. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION
OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK
(TABLE A ITEM 16)

2. THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT PROVIDE INFORMATION RECARDING PROPOSED CHANCES IN STREET RICHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT SIDEMALY CONSTRUCTION OF REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (TABLE A ITEM 17)

SURVEYOR'S CERTIFICATE
TO LEND LEASE DEVELOPMENT INC. AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TEMS 2-4, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2017.

DATE OF PLAT OR MAP: FEBRUARY 10, 2017

Bi-B. R.

BENJAMIN B. RON
PROFESSIONAL LAND SURVEYOR NO. 5015
BEN@MARTINRON.COM



ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF ASSESSOR'S BLOCK NO. 0835

# FOR LEND LEASE DEVELOPMENT INC.

SAN FRANCISCO

CALIFORNIA

1 02/10/17 ALTA UPDATE (SPOT ELEVATIONS NOT UPDATED)

SHEET: ΠF:

SCALE: 1" = 16' MARTIN M. RON ASSOCIATES LAND SURVEYORS
859 HARRISON STREET, SUITE 200
SAN FRANCISCO, CA 94107
(415) 543-4500 JDB ND. S-9345

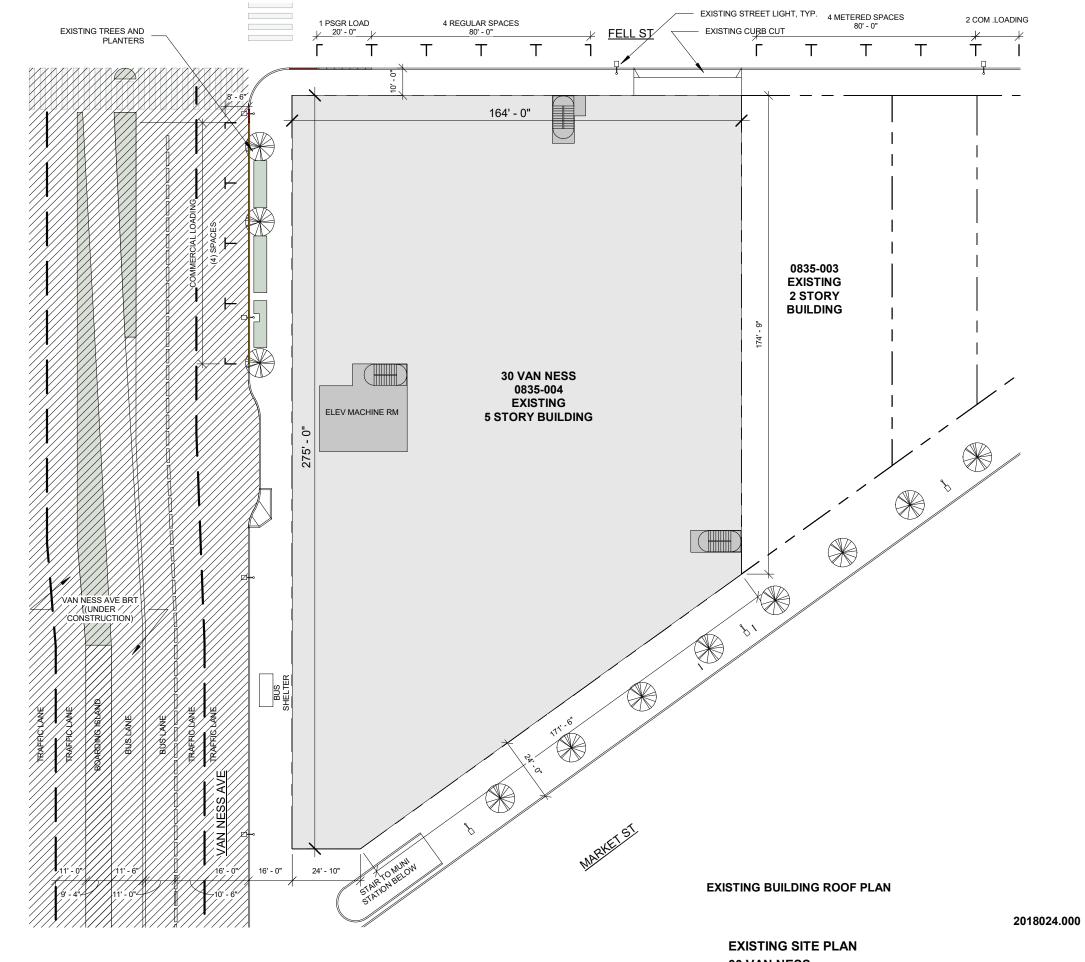
SURV: RS REV NO.

**ALTA SURVEY 30 VAN NESS** 

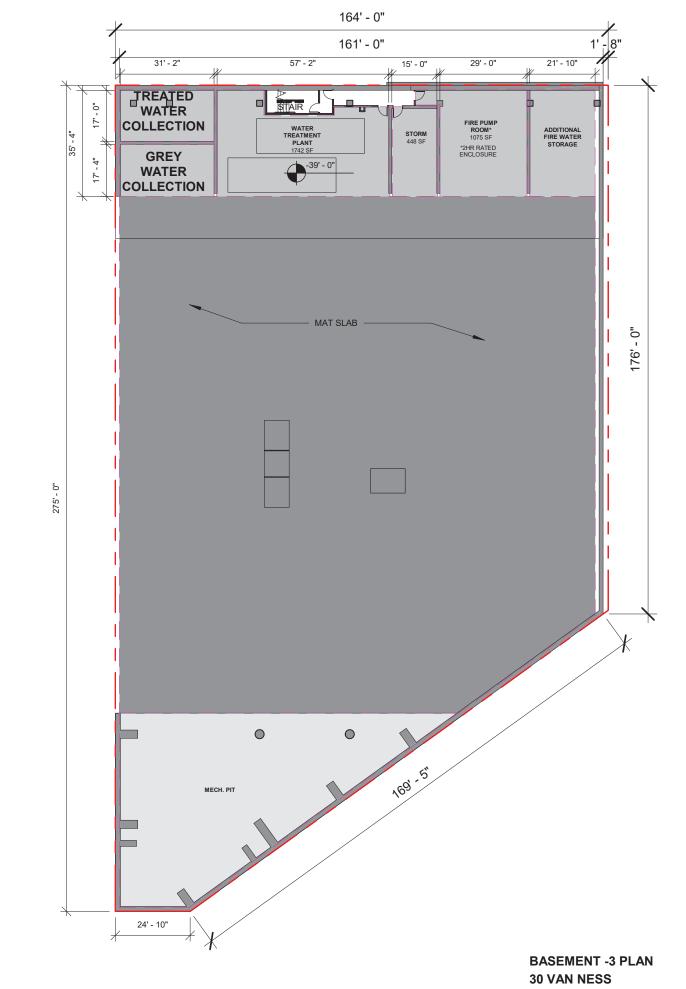


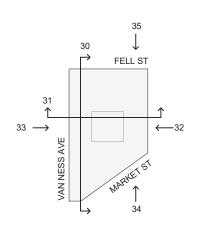
NTS

GRAPHIC SCALE



**30 VAN NESS** 





NOTE: DRAWING ILLUSTRATIVE OF SCOPE AND SUBJECT TO CHANGE

# **PARKING COUNT:**

83 SPACES **RESIDENTIAL:** 

(.25 SPACES PER UNIT X 333 UNITS)

63 SPACES **NON-RESIDENTIAL:** 

(NOT TO EXCEED 7% OF OCC. FLR AREA;

CALCULATED @ 287 SF/SPACE)

(OFFICE: 234,100 GSF = 57 SPACES) (RETAIL: 6,150 GSF = 2 SPACES)

(LEVEL 2 ENTERTAINMENT/RETAIL: 14,769 GSF = 4 SPACES)

TOTAL: 146 SPACES

ADDITIONAL 5 CAR SHARE

TOTAL: 151 SPACES

# **REQ. BICYCLE COUNT (155.2):**

**RESIDENTIAL (333 UNITS):** 

CLASS 1: 1 PER UNIT FIRST 100, 158 THEN 1 FOR EVERY 4 OVER 100 CLASS 2: 1 FOR EVERY 20 UNITS 17

OFFICE (234,100 GSF X 0.8 OFA = 187,280 SF):

CLASS 1: 1 FOR EVERY 5,000 SF 37 CLASS 2: 2 FOR FIRST 5,000 SF

THEN 1 PER EACH ADDIT. 50,000 SF 6

RETAIL (6,150 GSF GRND + 14,769 GSF LVL 2 RETAIL = 20,919 GSF X 0.8 OFA = 16,735 SF):

CLASS 1: 1 FOR EVERY 7.500 SF CLASS 2: 1 FOR EVERY 2.500 SF

**TOTAL CLASS 1:** 197 REQ **30 REQ TOTAL CLASS 2:** 

# **BICYCLE COUNT (TDM OPTION B):**

RESIDENTIAL (333 UNITS):

CLASS 1: 1 PER UNIT FIRST 100, 217 THEN 1 FOR EVERY 2 OVER 100 CLASS 2: 2 FOR EVERY 20 UNITS 33

OFFICE (234,100 GSF X 0.8 OFA = 187,280 SF):

CLASS 1: 1 FOR EVERY 2,500 SF 75 CLASS 2: 2 FOR EVERY 25,000 SF 15

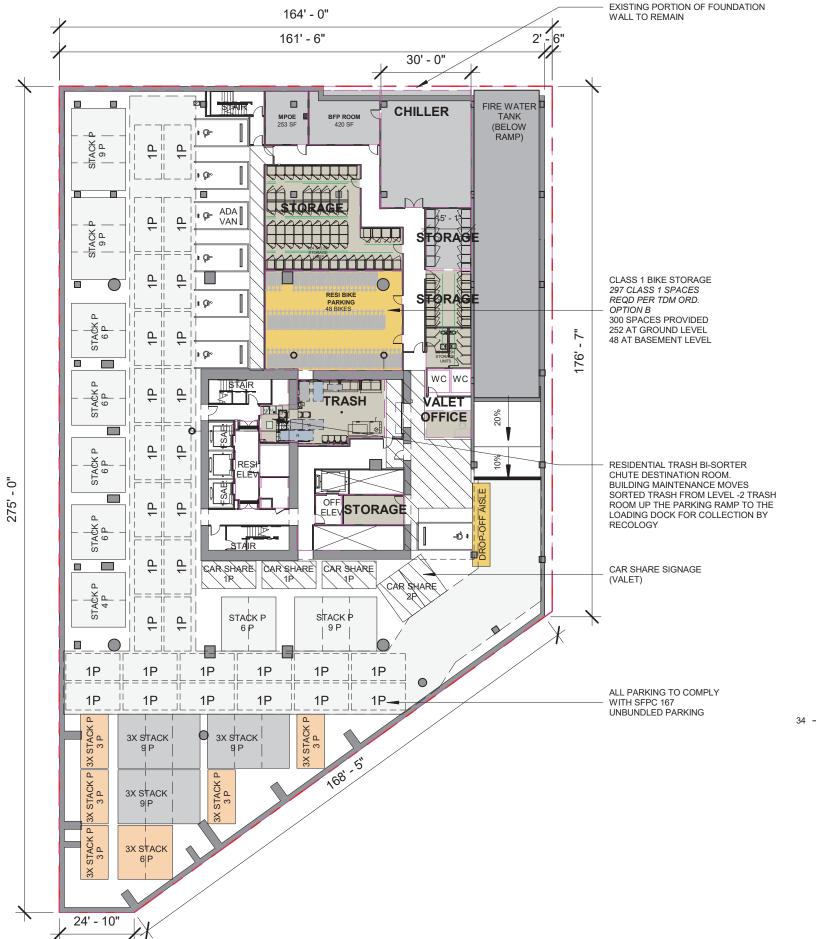
RETAIL (6,150 GSF GRND + 14,769 GSF LVL 2 RETAIL = 20,919 GSF X 0.8 OFA = 16,735 SF):

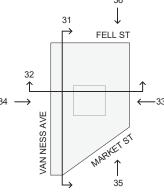
CLASS 1: 1 FOR EVERY 3,750 SF CLASS 2: 1 FOR EVERY 750 SF 22

**TOTAL CLASS 1:** 297 REQ TDM OPT B (300 PROVIDED)

**TOTAL CLASS 2:** 70 REQ TDM OPT B

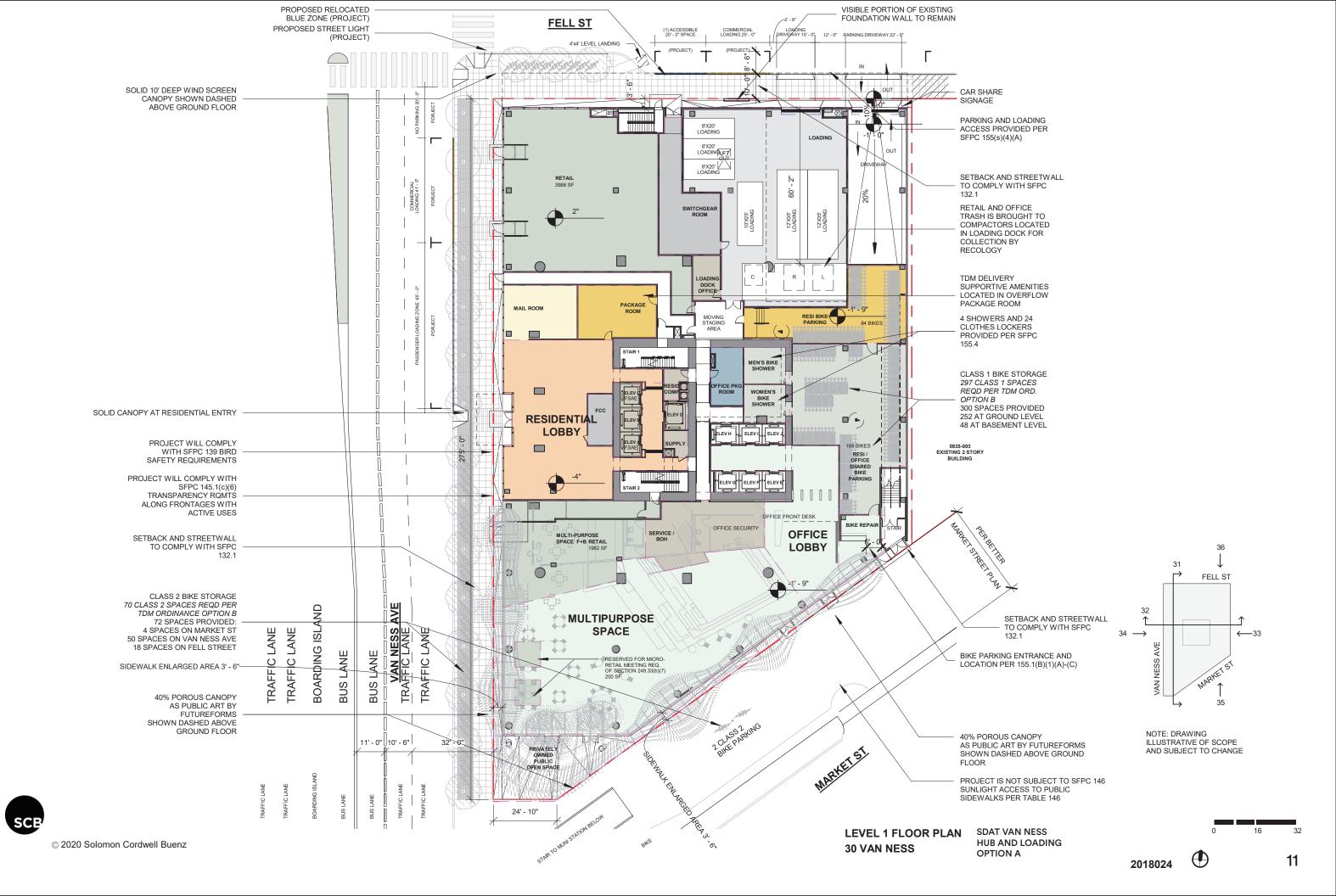
(72 PROVIDED)

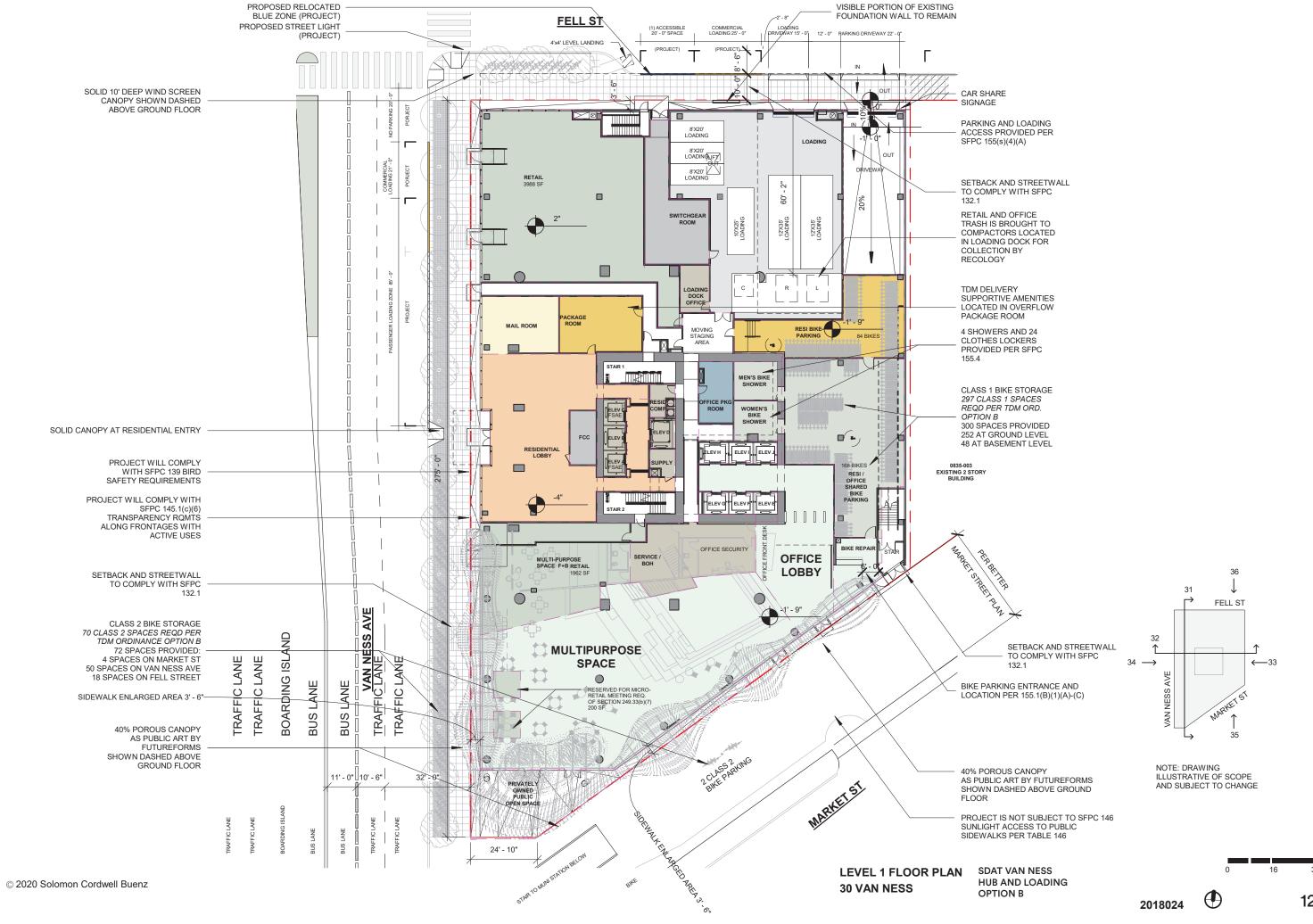


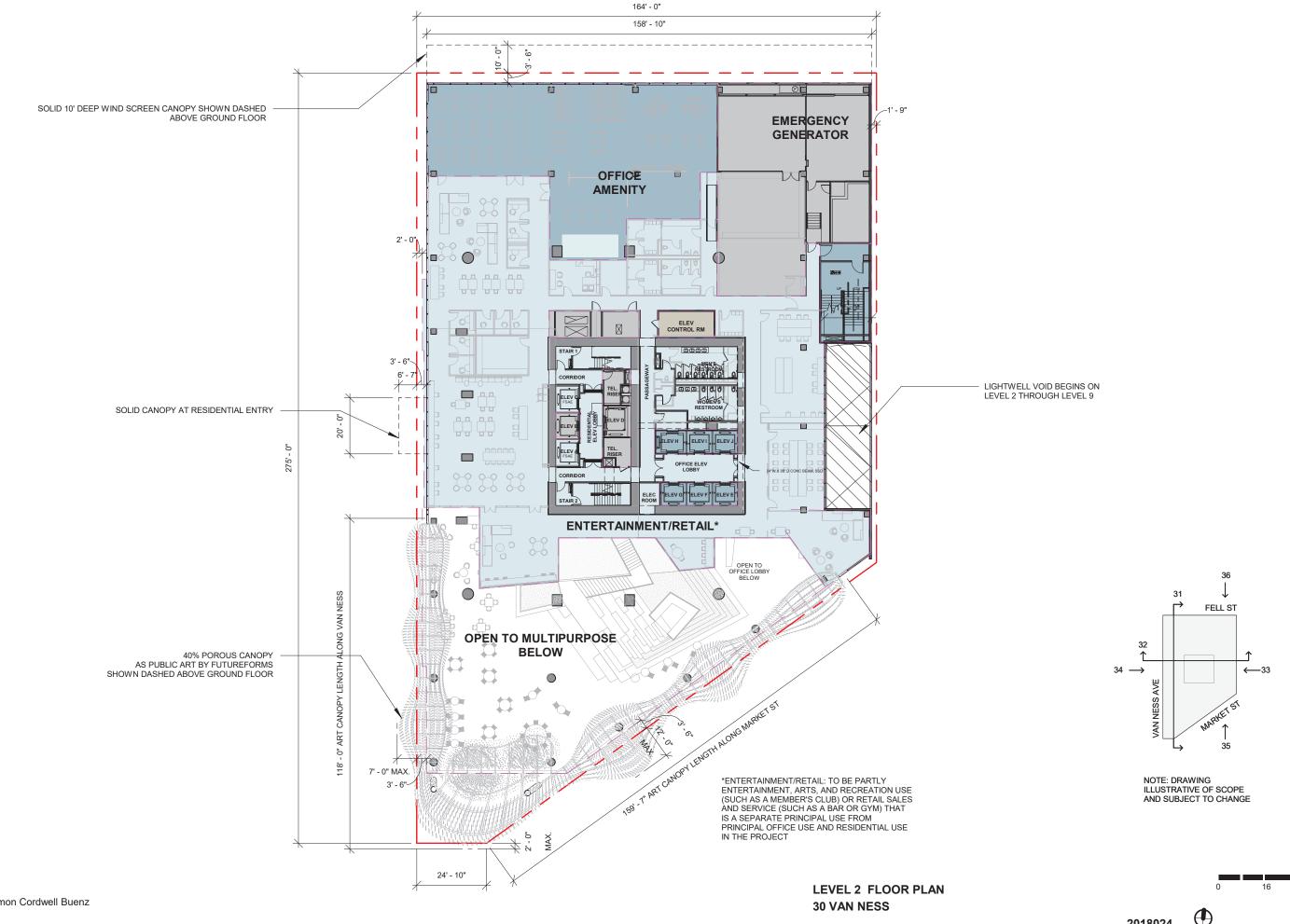


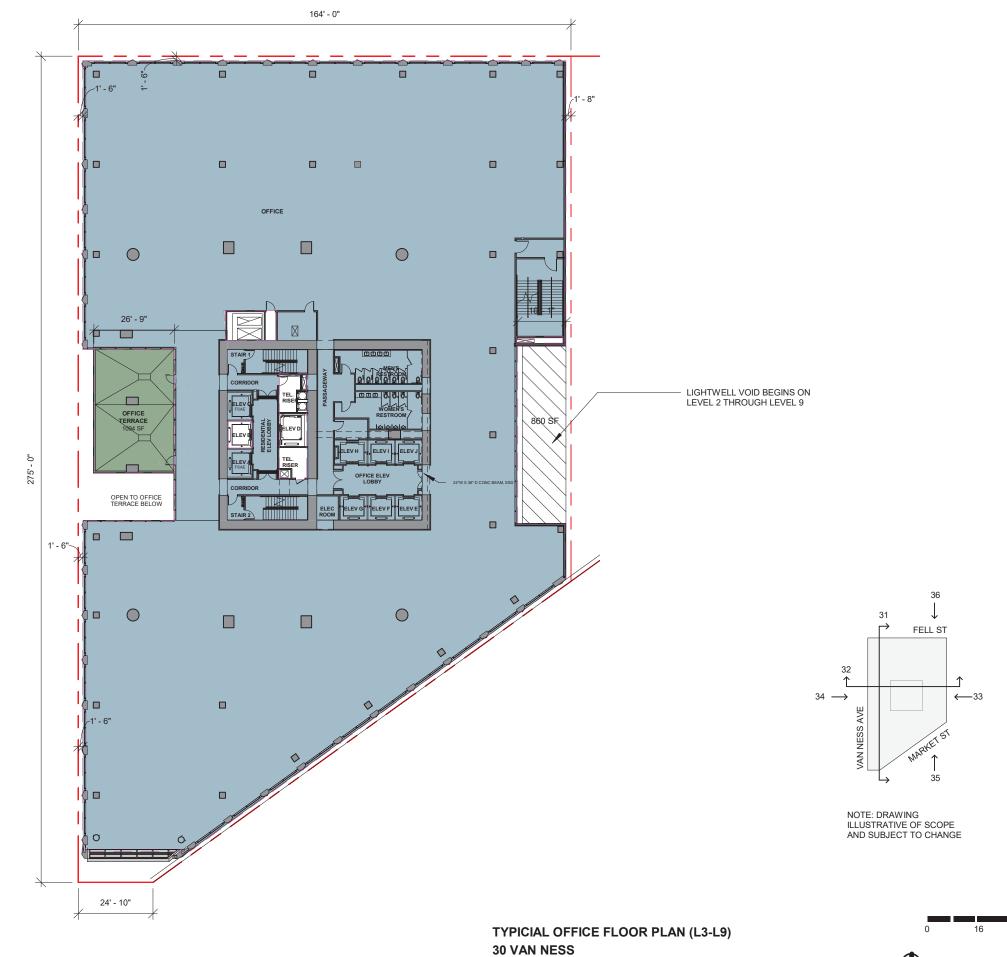
NOTE: DRAWING ILLUSTRATIVE OF SCOPE AND SUBJECT TO CHANGE

**BASEMENT PLAN 30 VAN NESS** 

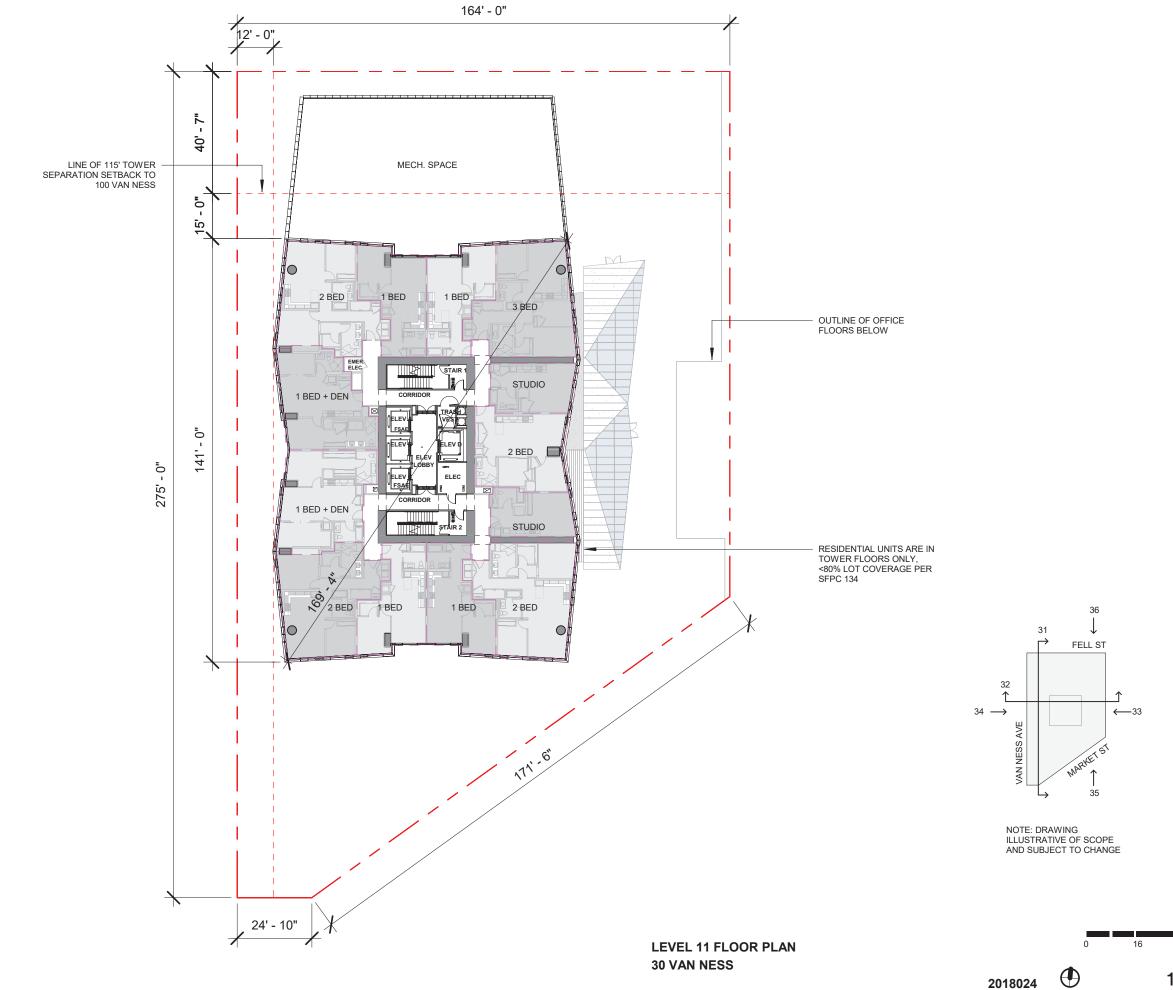


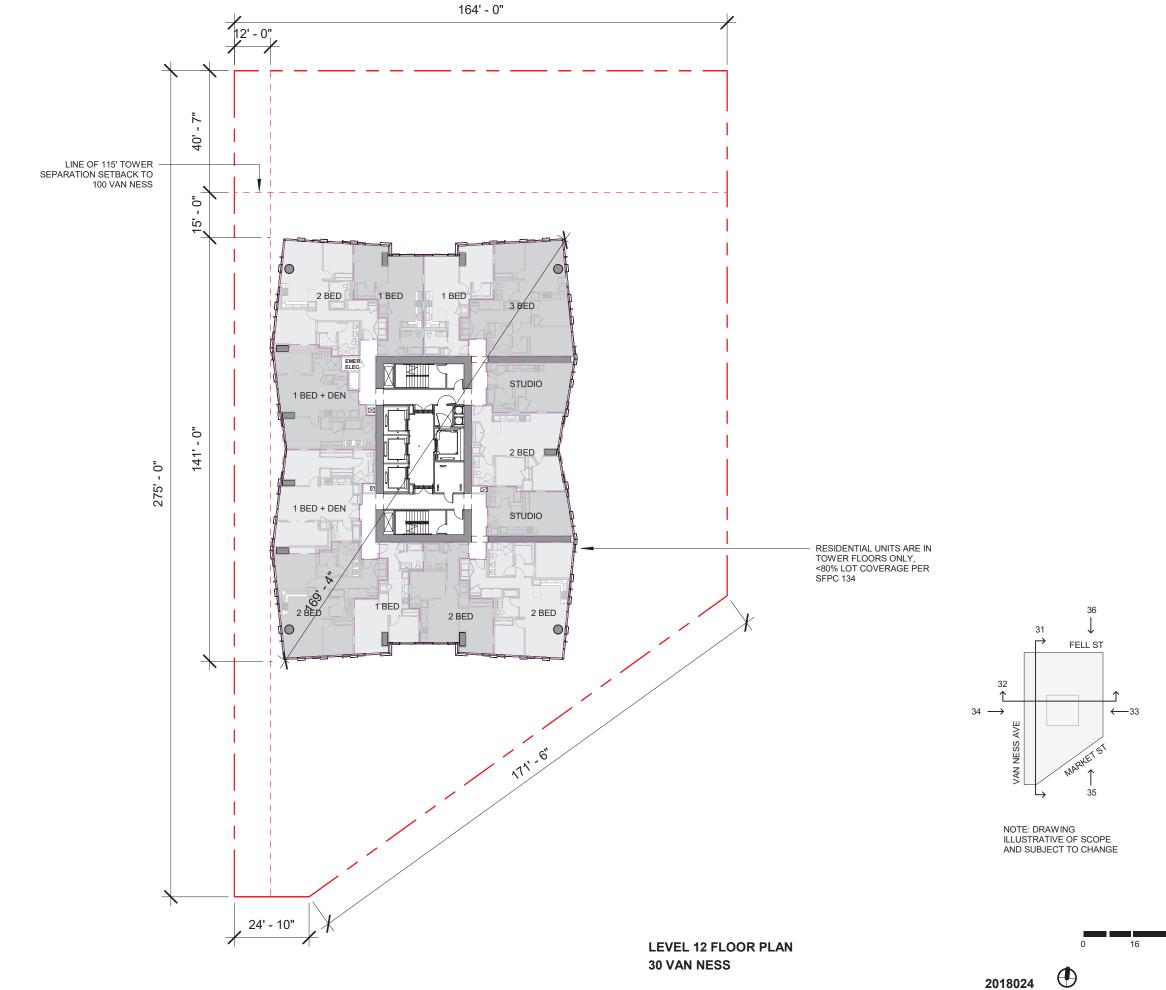


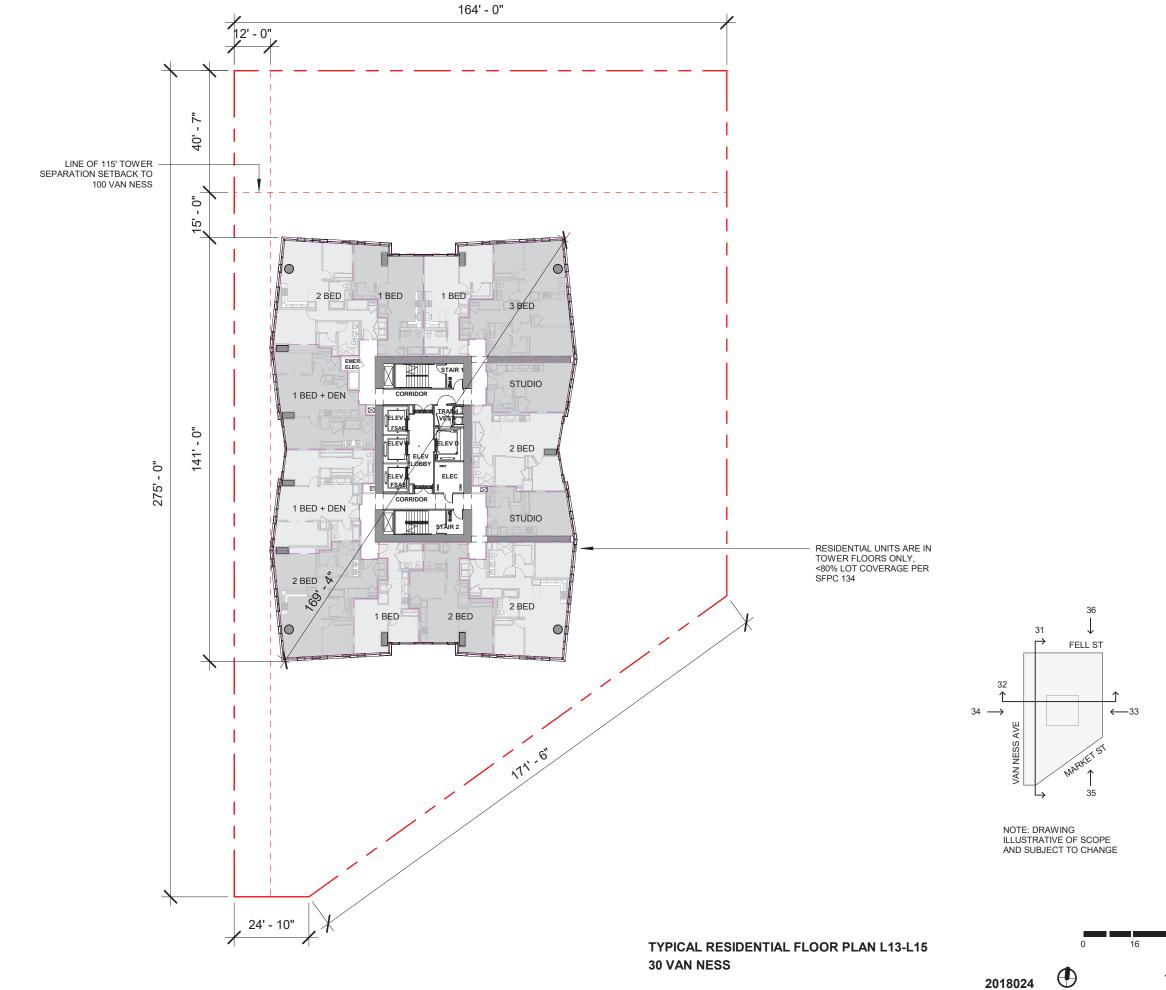


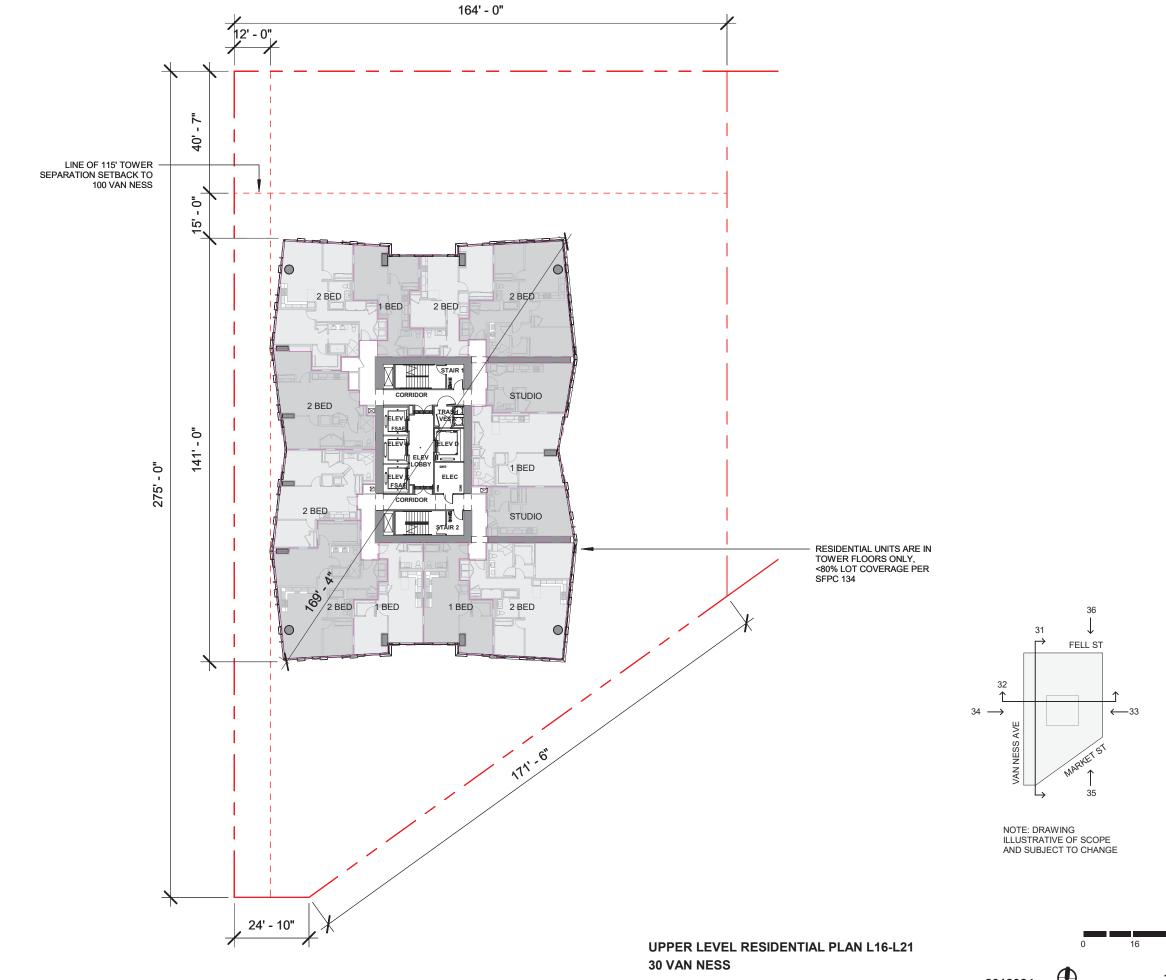


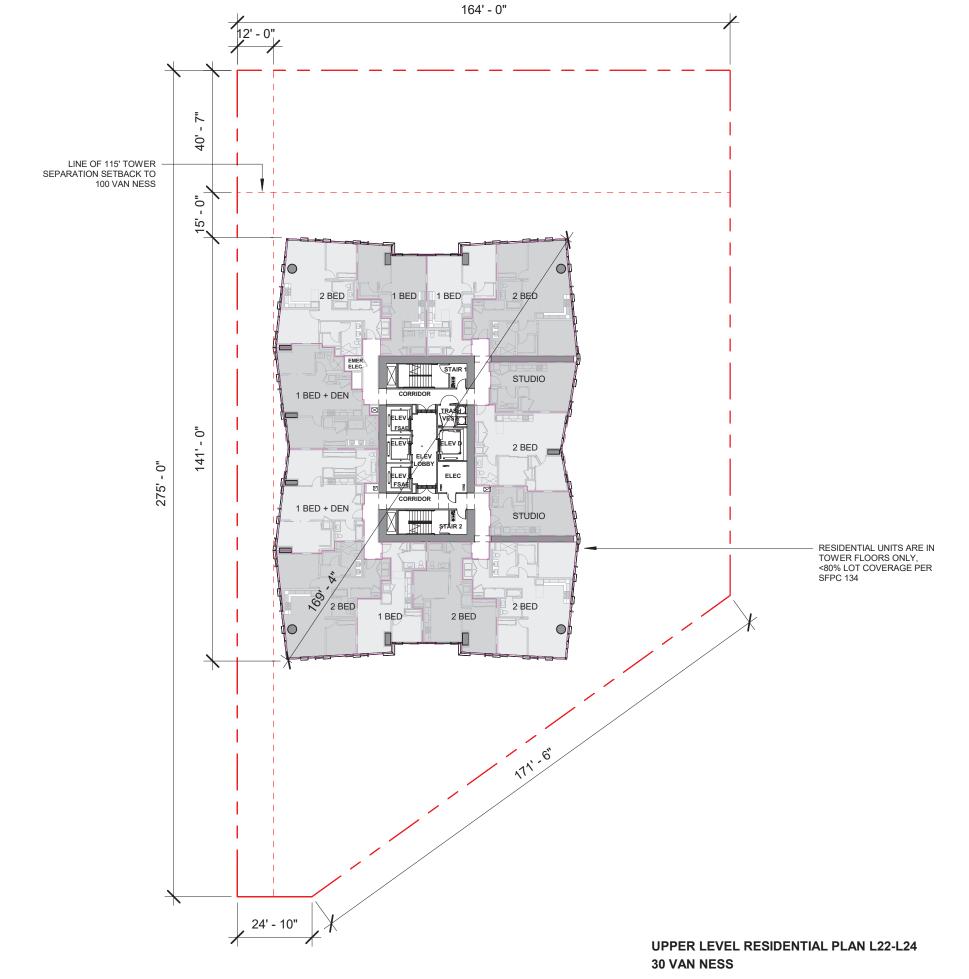








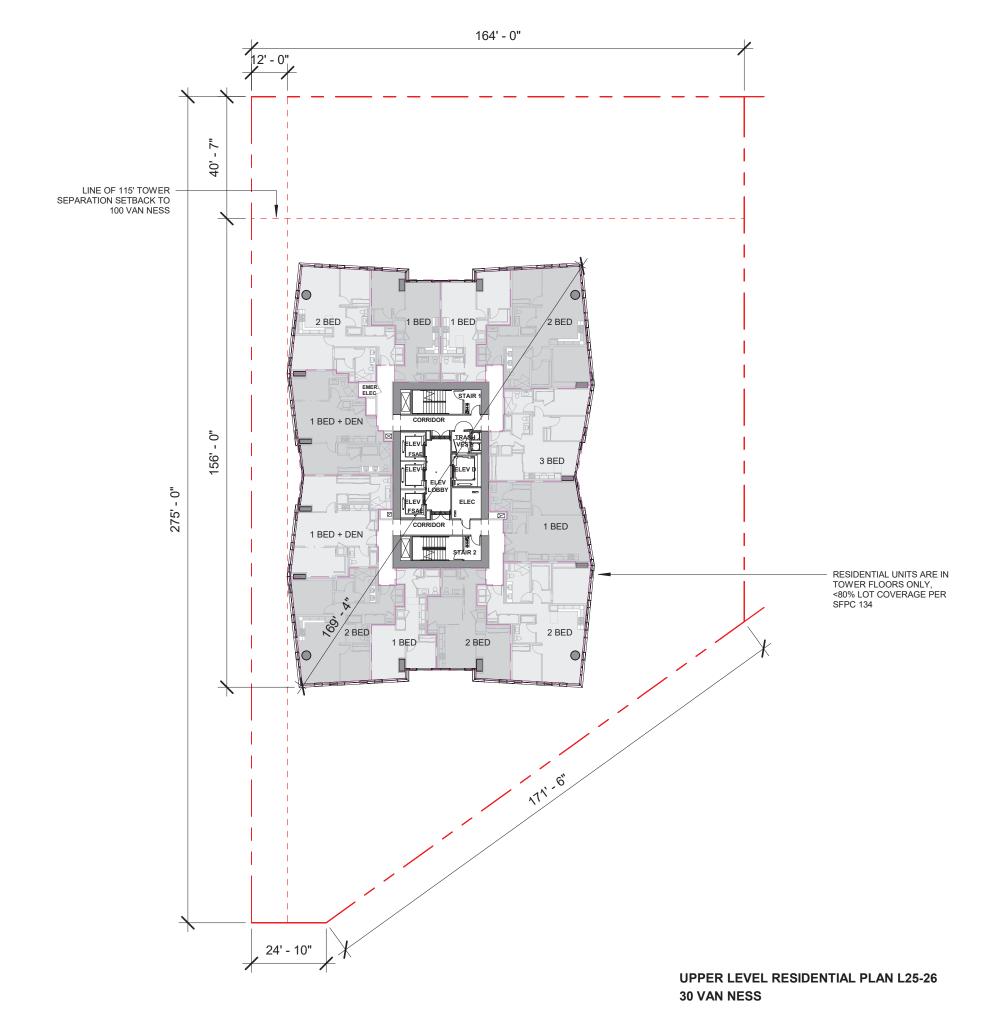




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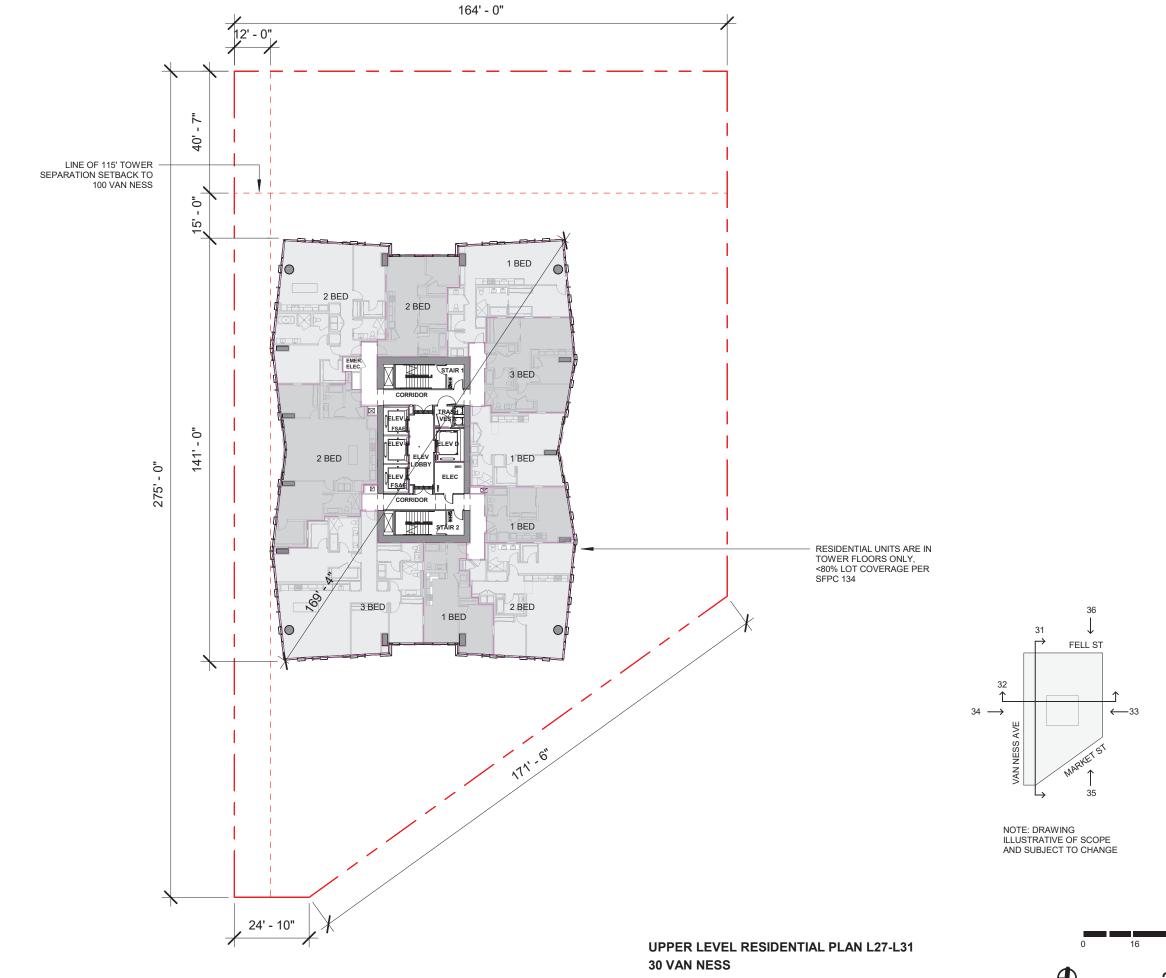
NOTE: DRAWING ILLUSTRATIVE OF SCOPE AND SUBJECT TO CHANGE

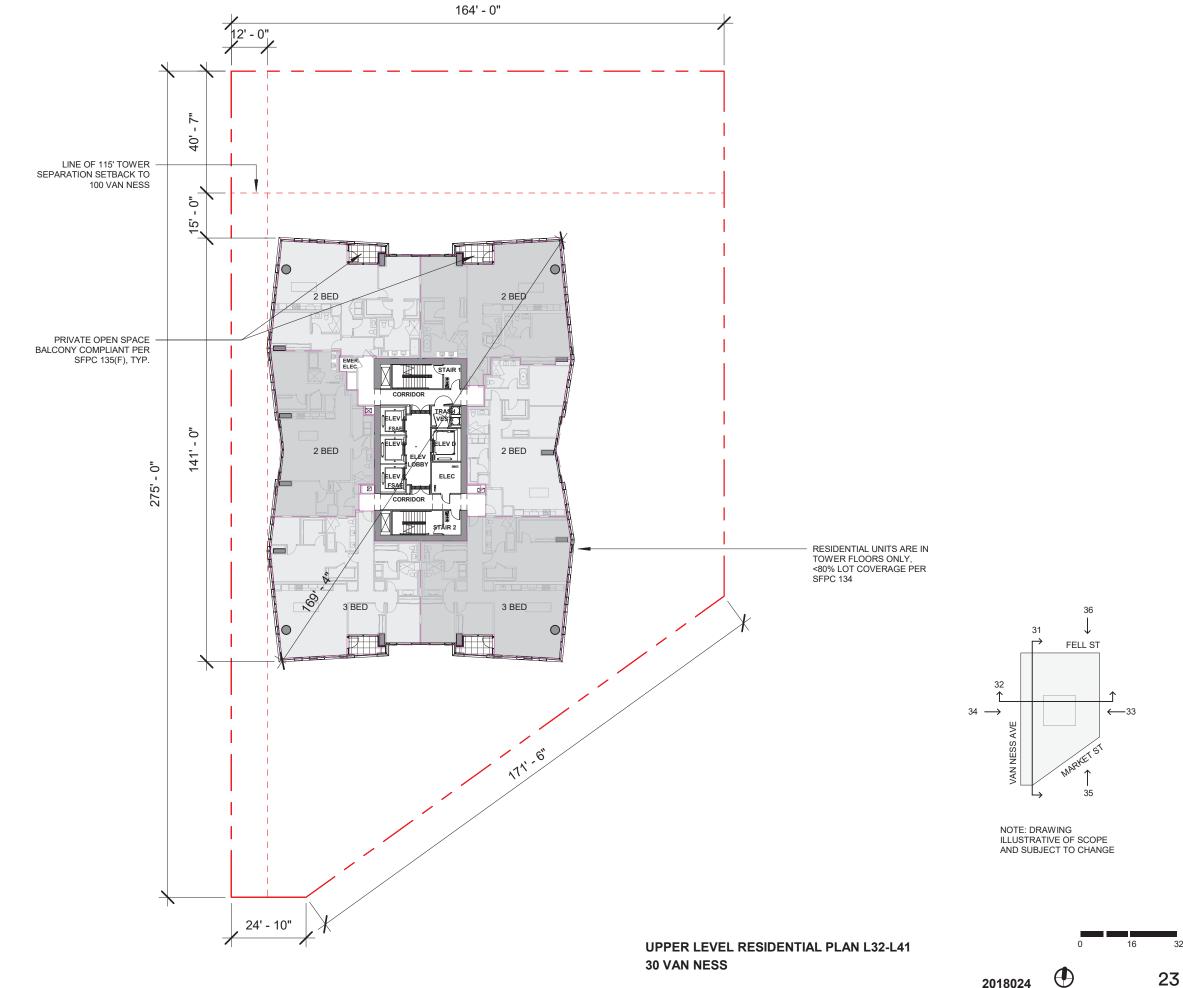
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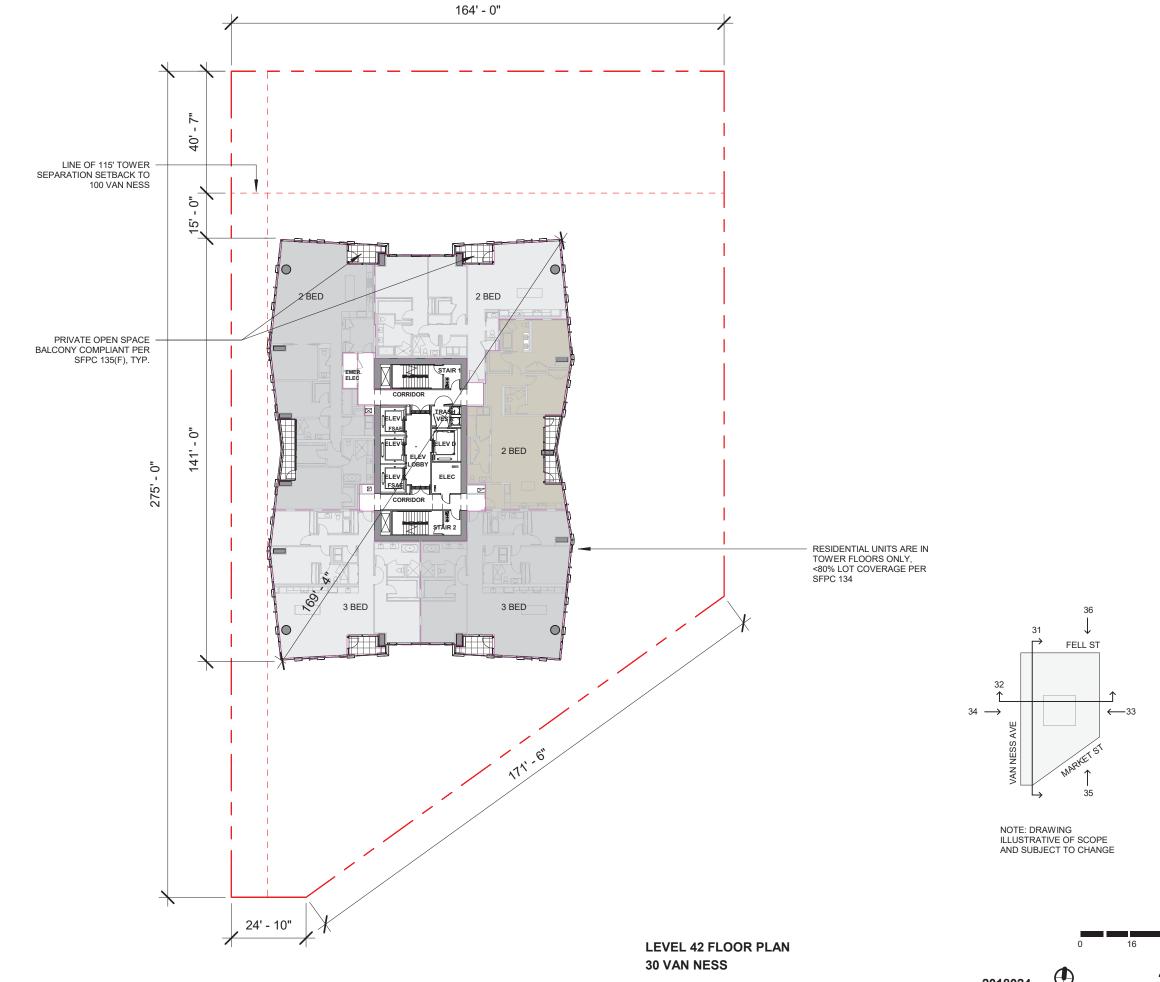


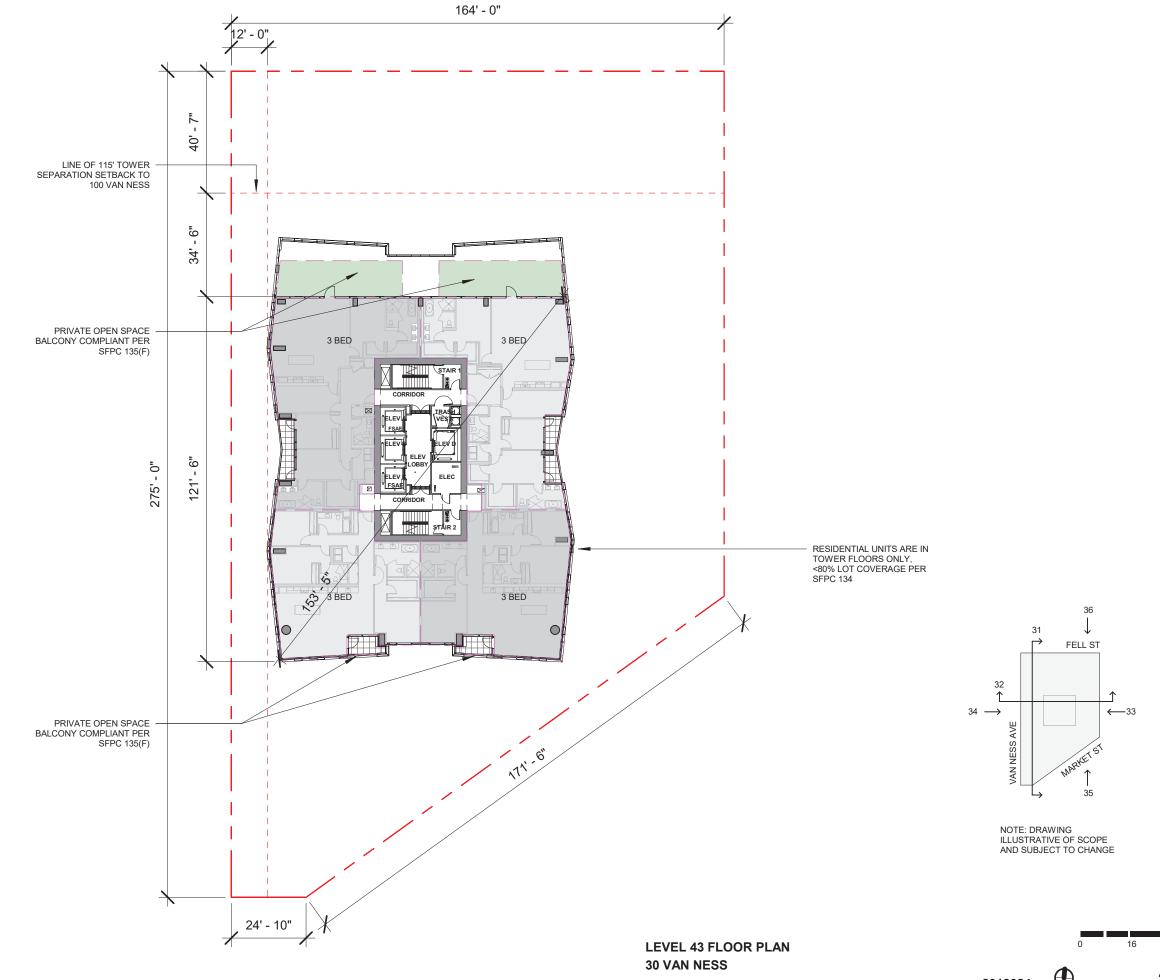
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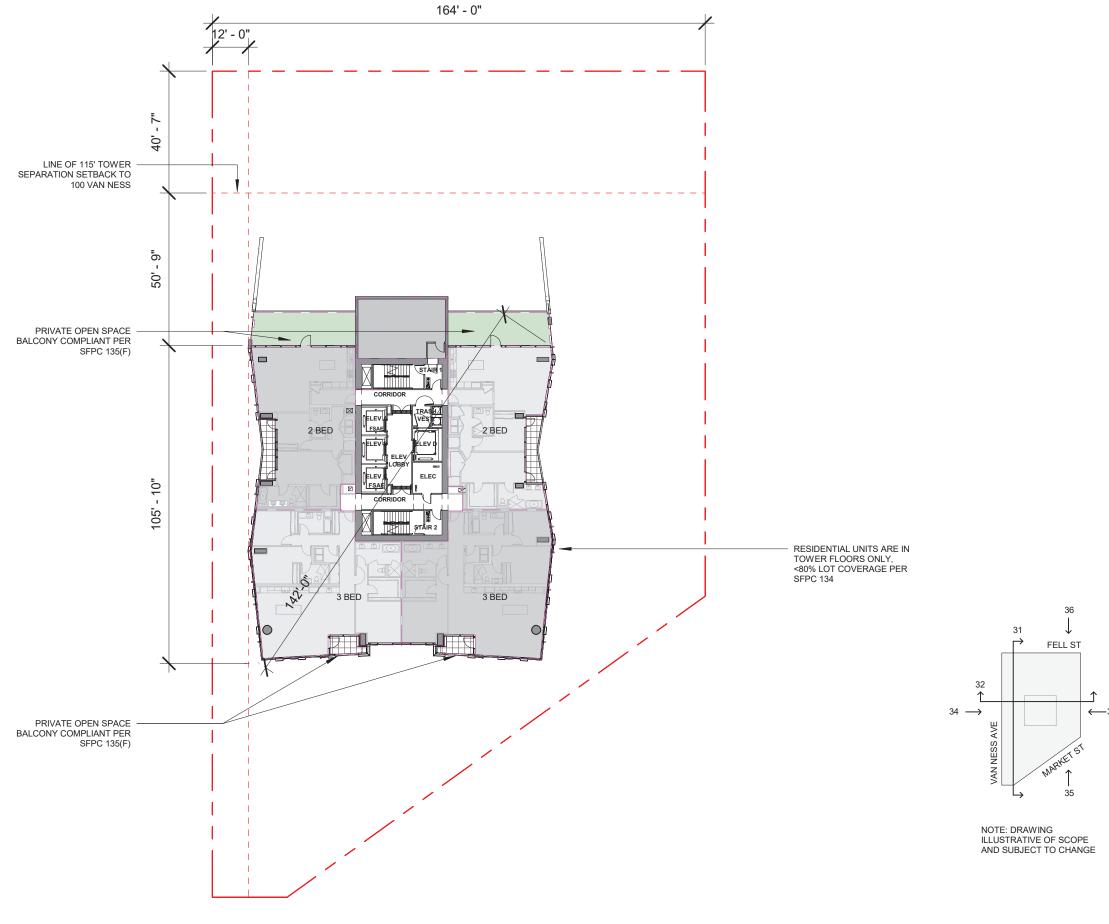
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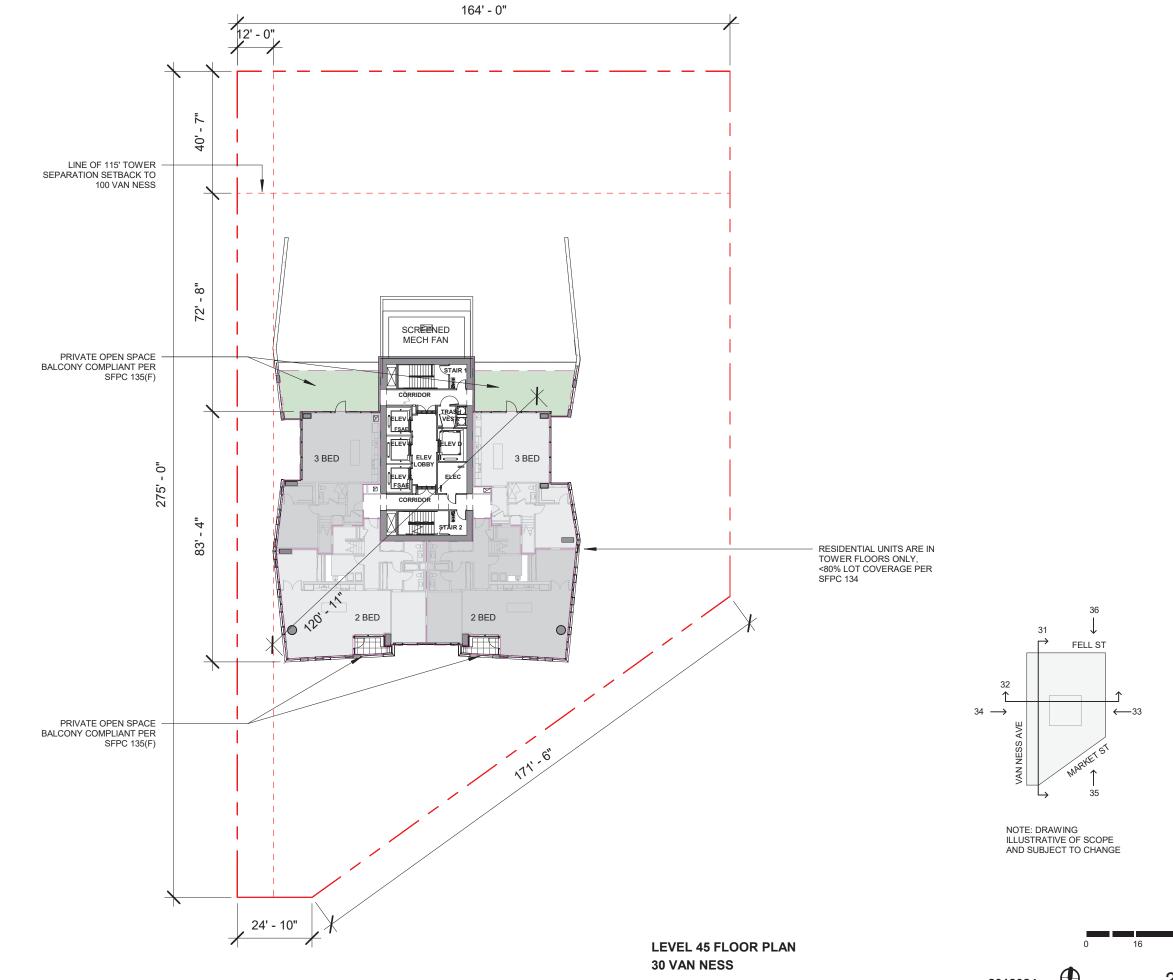


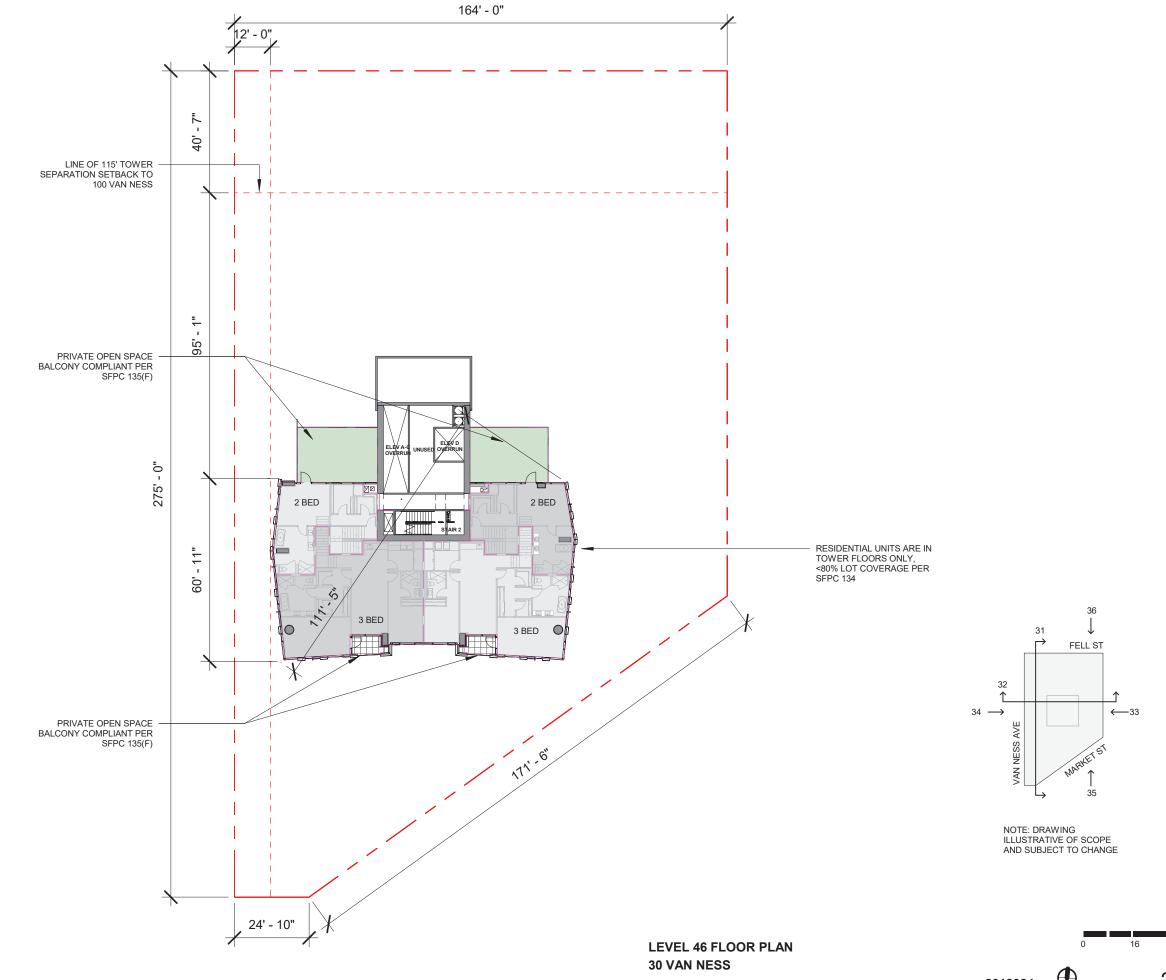


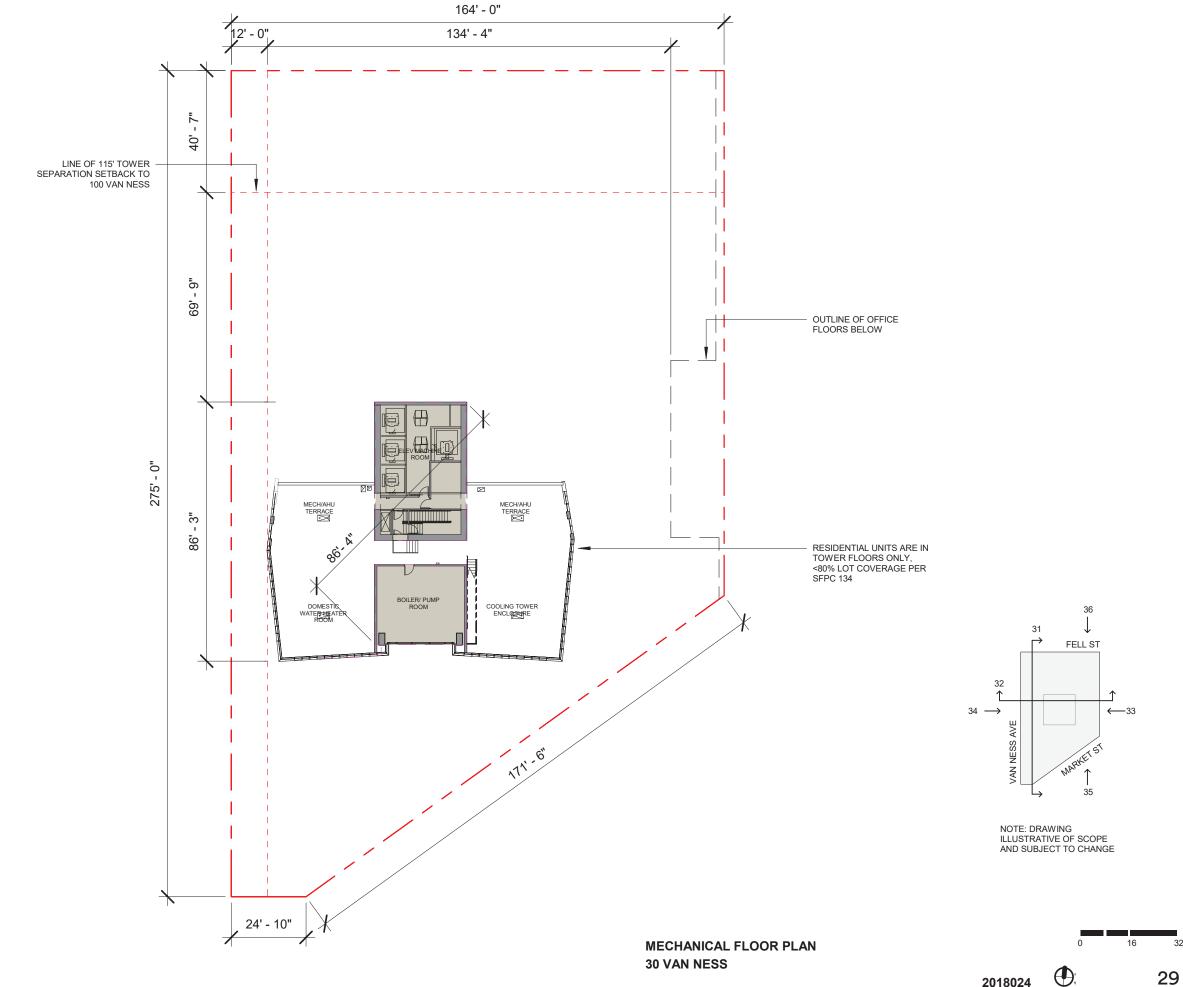


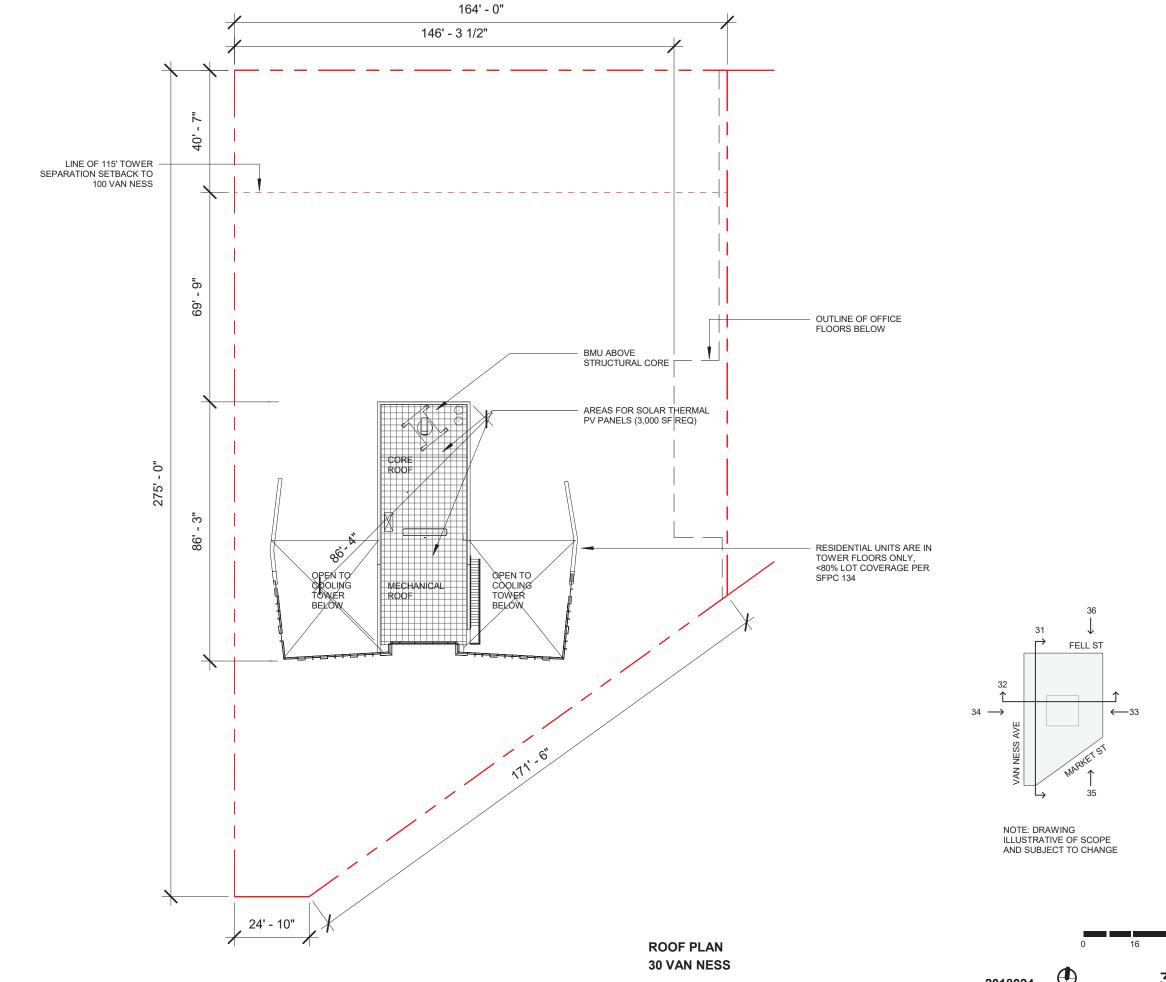


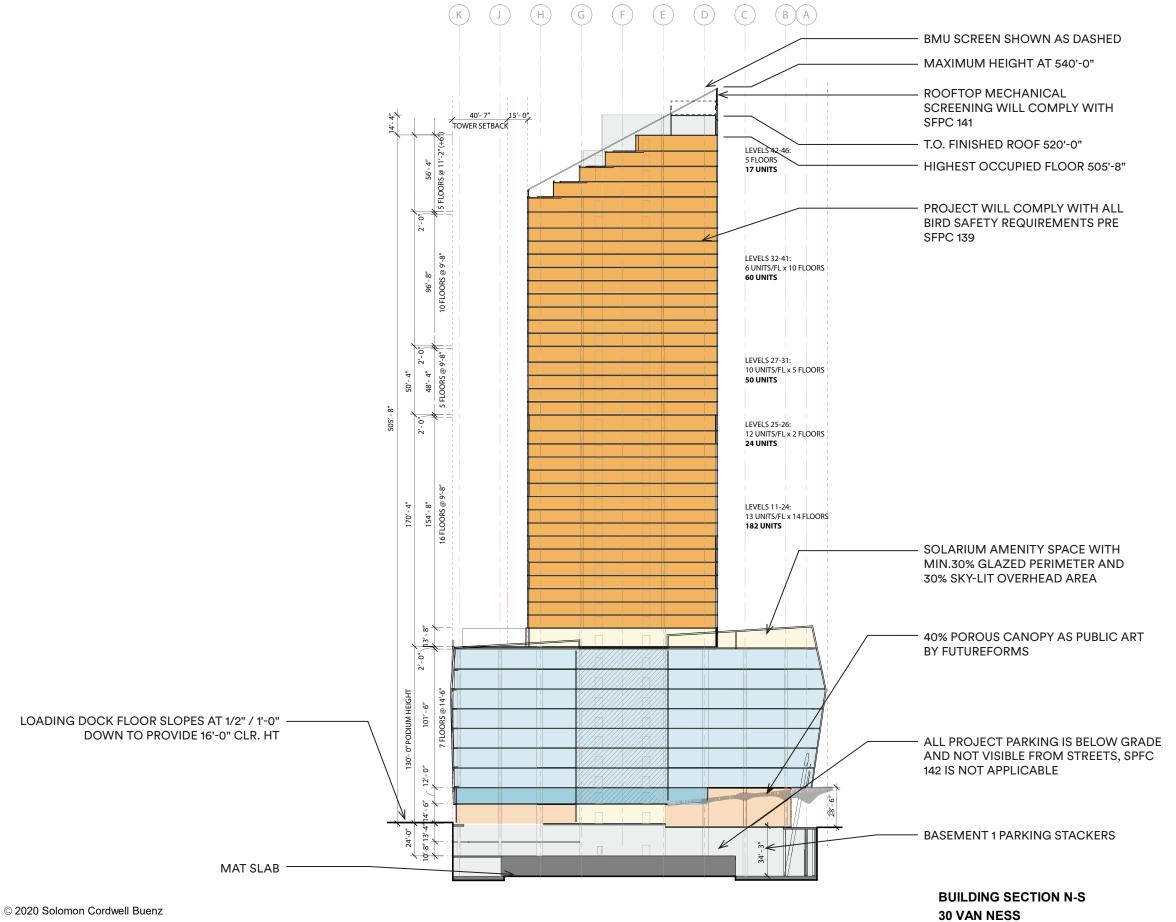
**LEVEL 44 FLOOR PLAN** 

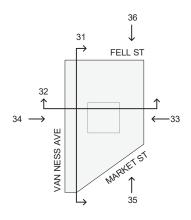








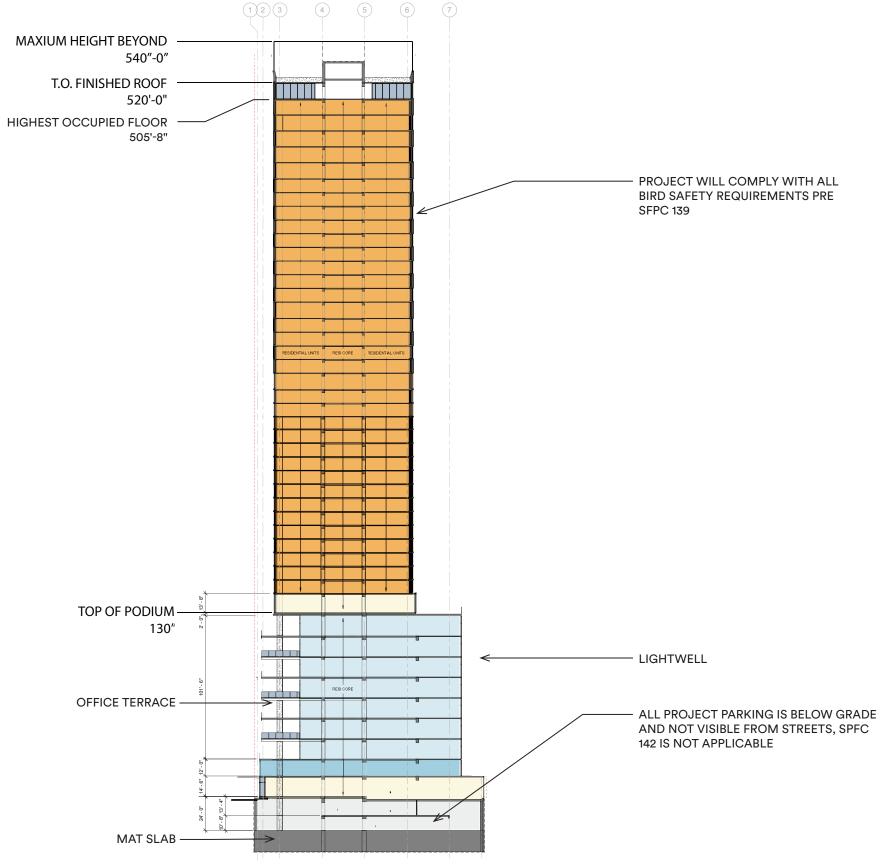


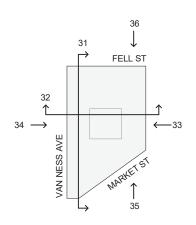


NOTE: DRAWING ILLUSTRATIVE OF SCOPE AND SUBJECT TO CHANGE

CTION N-S

2018024



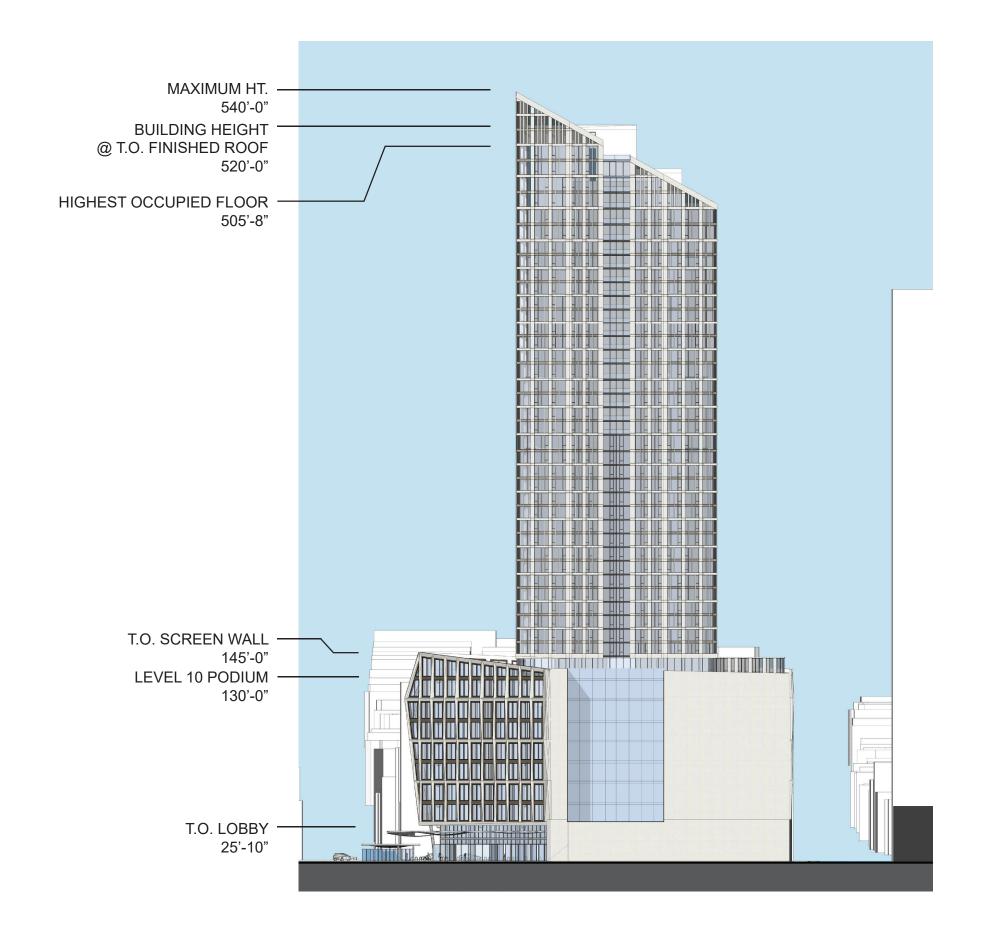


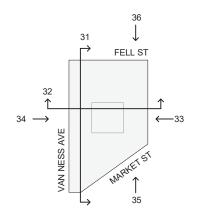
NOTE: DRAWING ILLUSTRATIVE OF SCOPE AND SUBJECT TO CHANGE

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**BUILDING SECTION E-W 30 VAN NESS** 

2018024



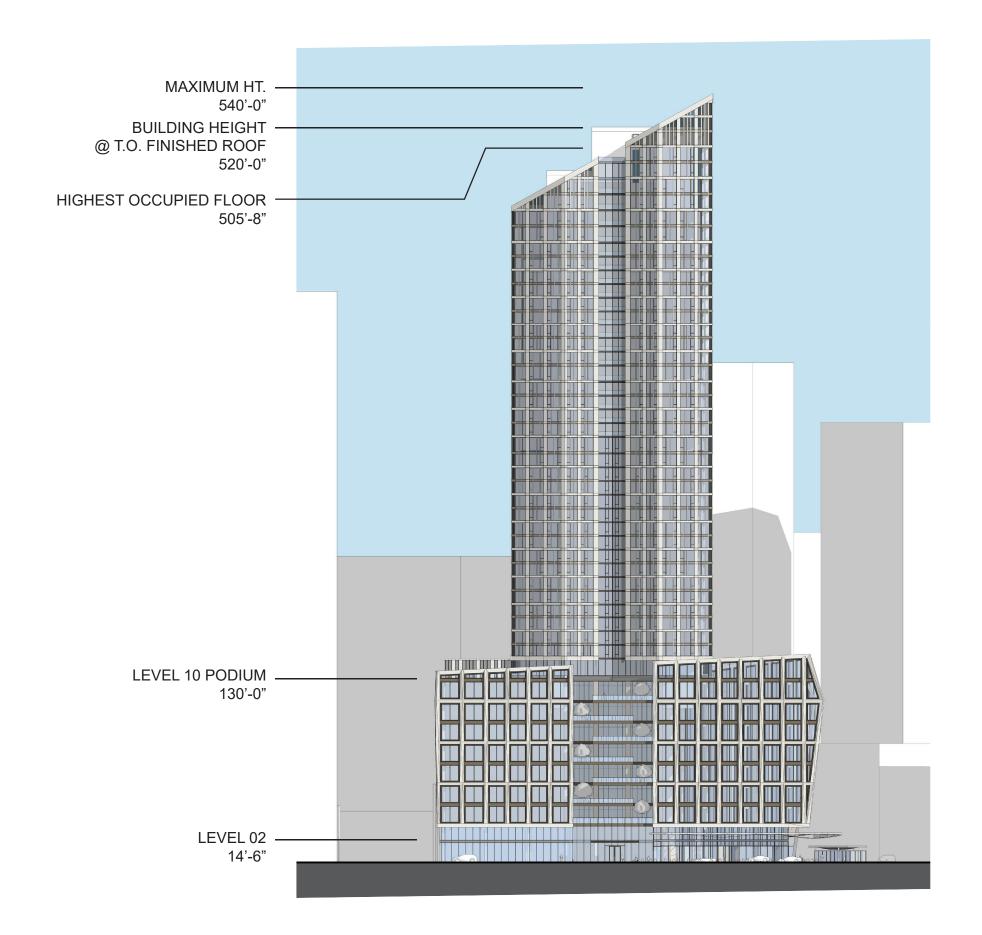


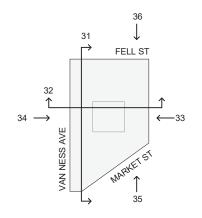
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SCB

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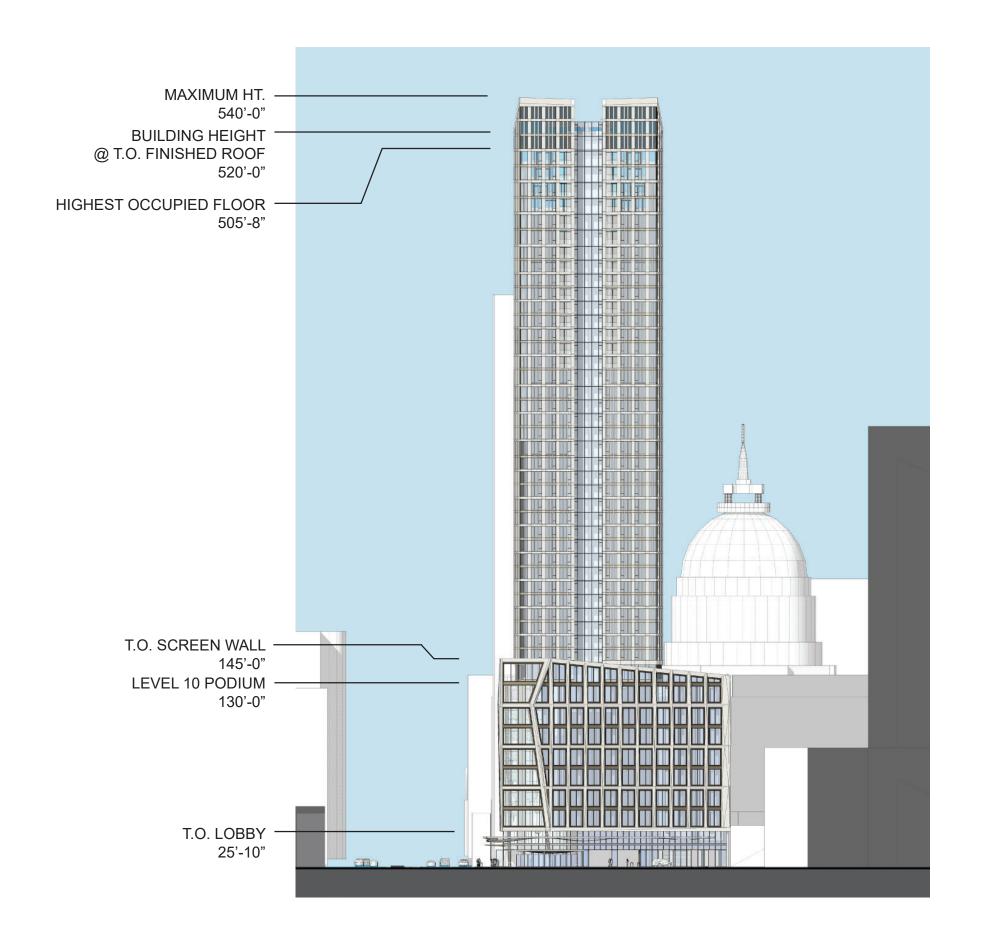
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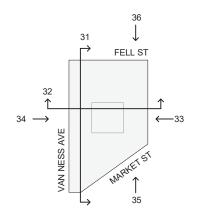




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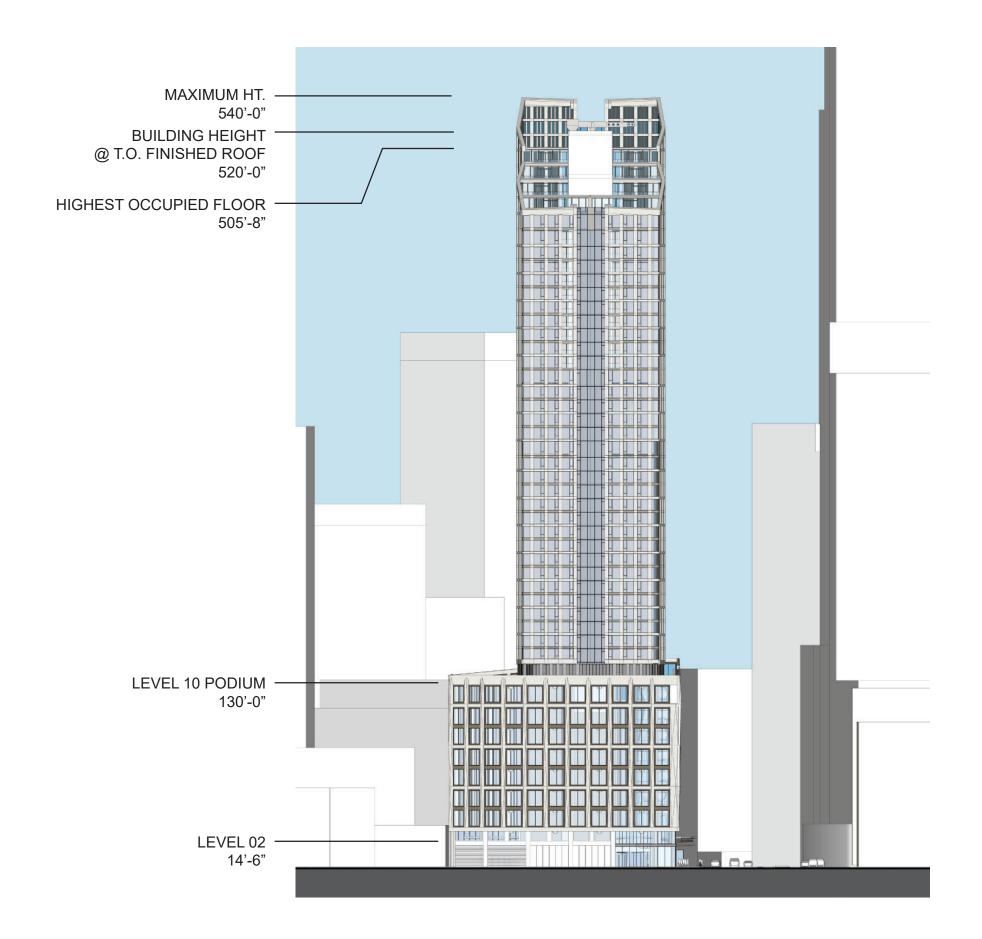
**BUILDING ELEVATION WEST** 

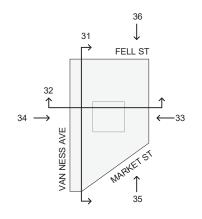




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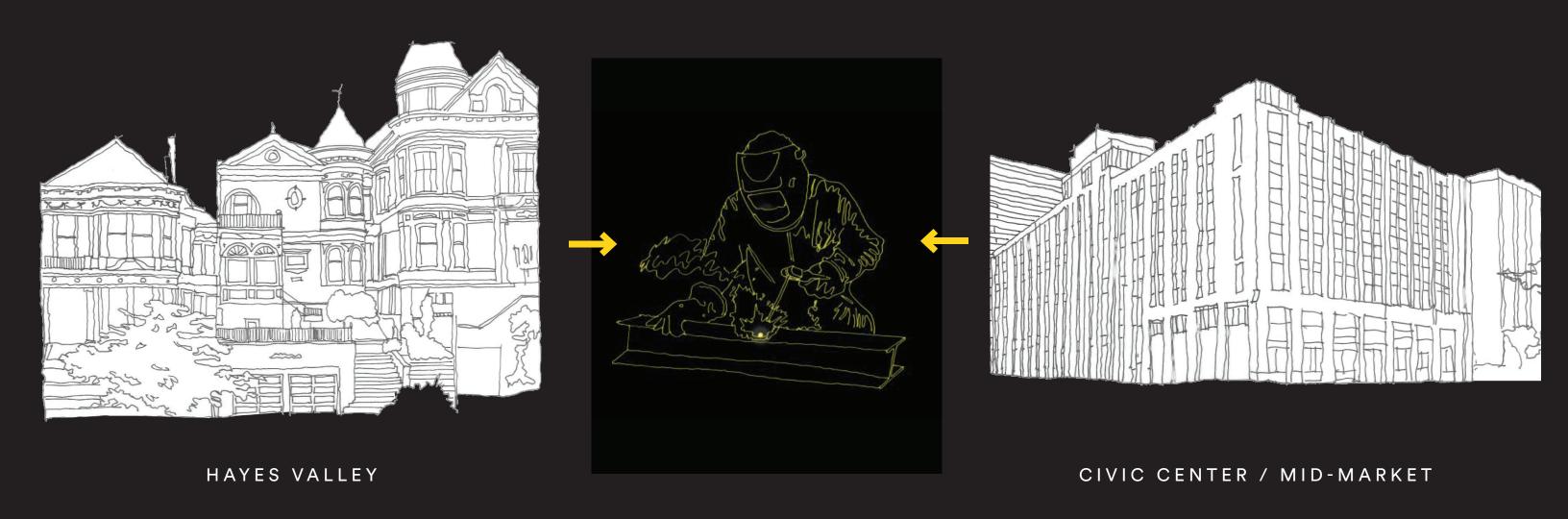
NOTE: DRAWING ILLUSTRATIVE OF SCOPE AND SUBJECT TO CHANGE

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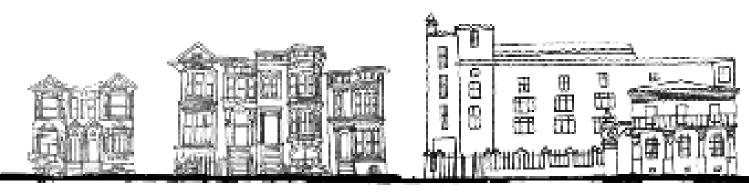
BUILDING ELEVATION NORTH 30 VAN NESS

## BUILDING DESIGN CONCEPTS + EVOLUTION

## SMALL-SCALED RESIDENTIAL NEIGHBORHOOD MEETS BIG-SCALED OFFICE & INSTITUTIONS







VICTORIAN HOUSES

MONTESSORI SCHOOL

SMALL SCALE RESIDENTIAL & DETAILED ARCHITECTURE OF HAYES VALLEY

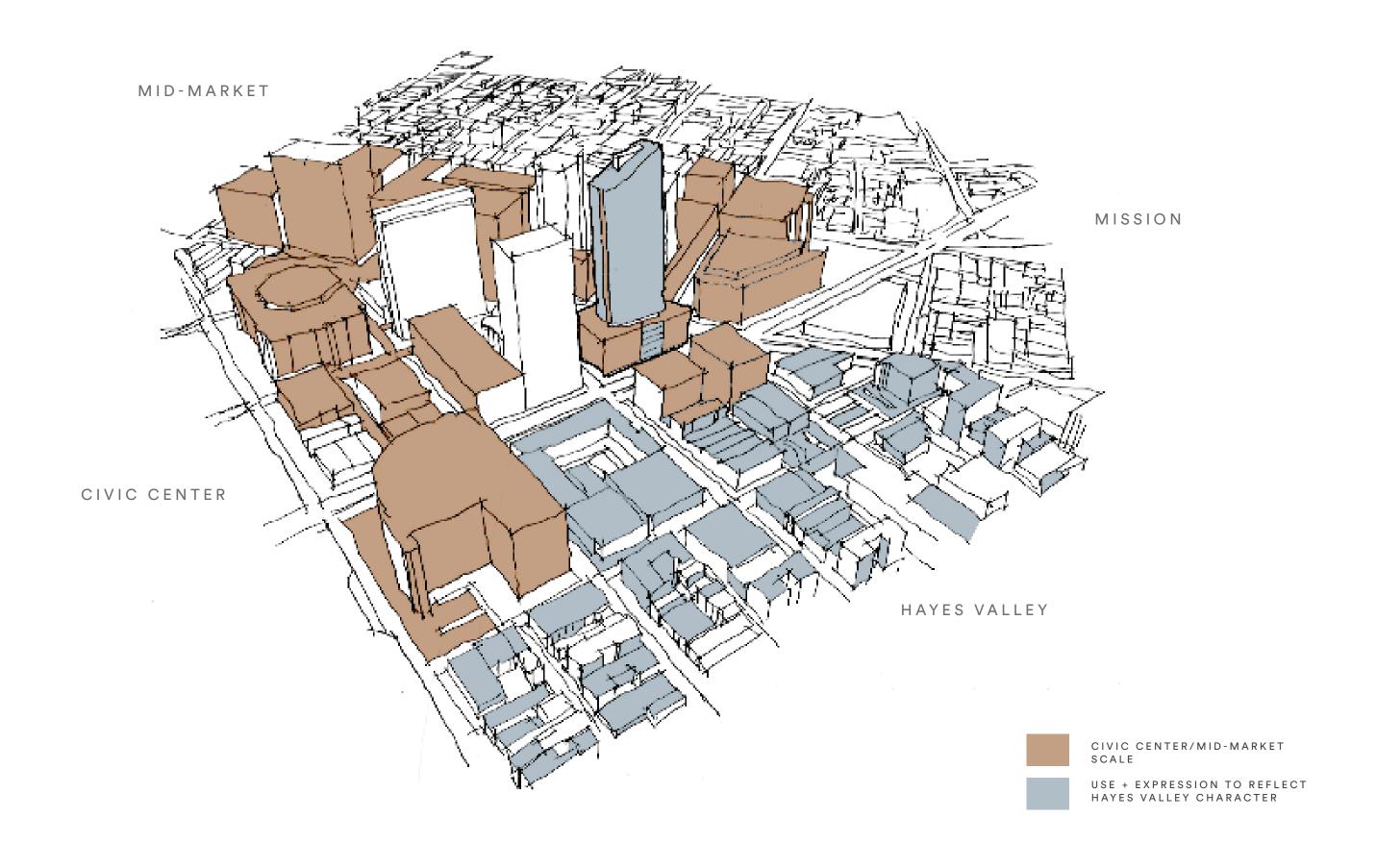


CITY HALL

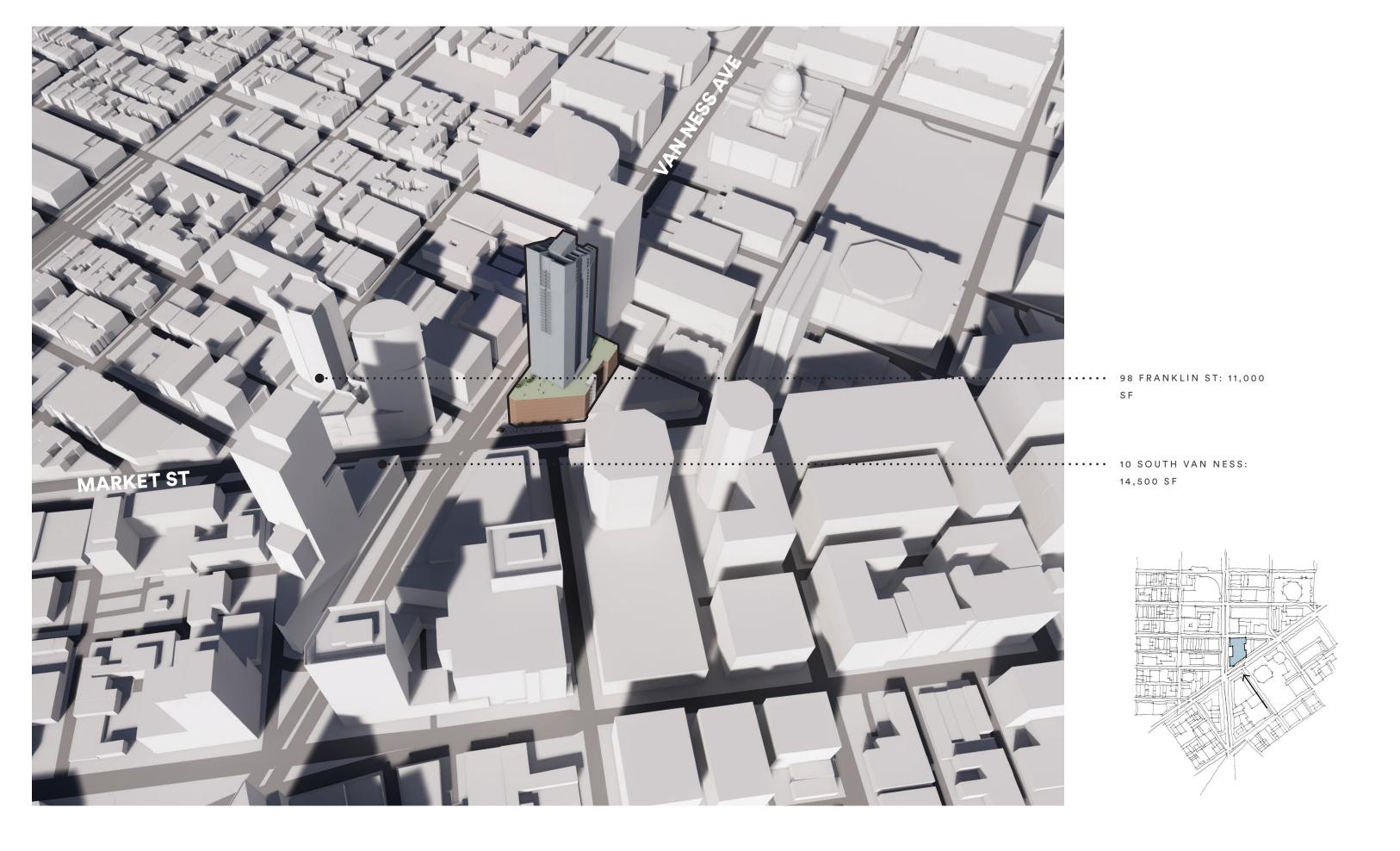
UBER BUILDING

STRUCTURED GRID OF CIVIC CENTER
+ MID-MARKET ARCHITECTURE

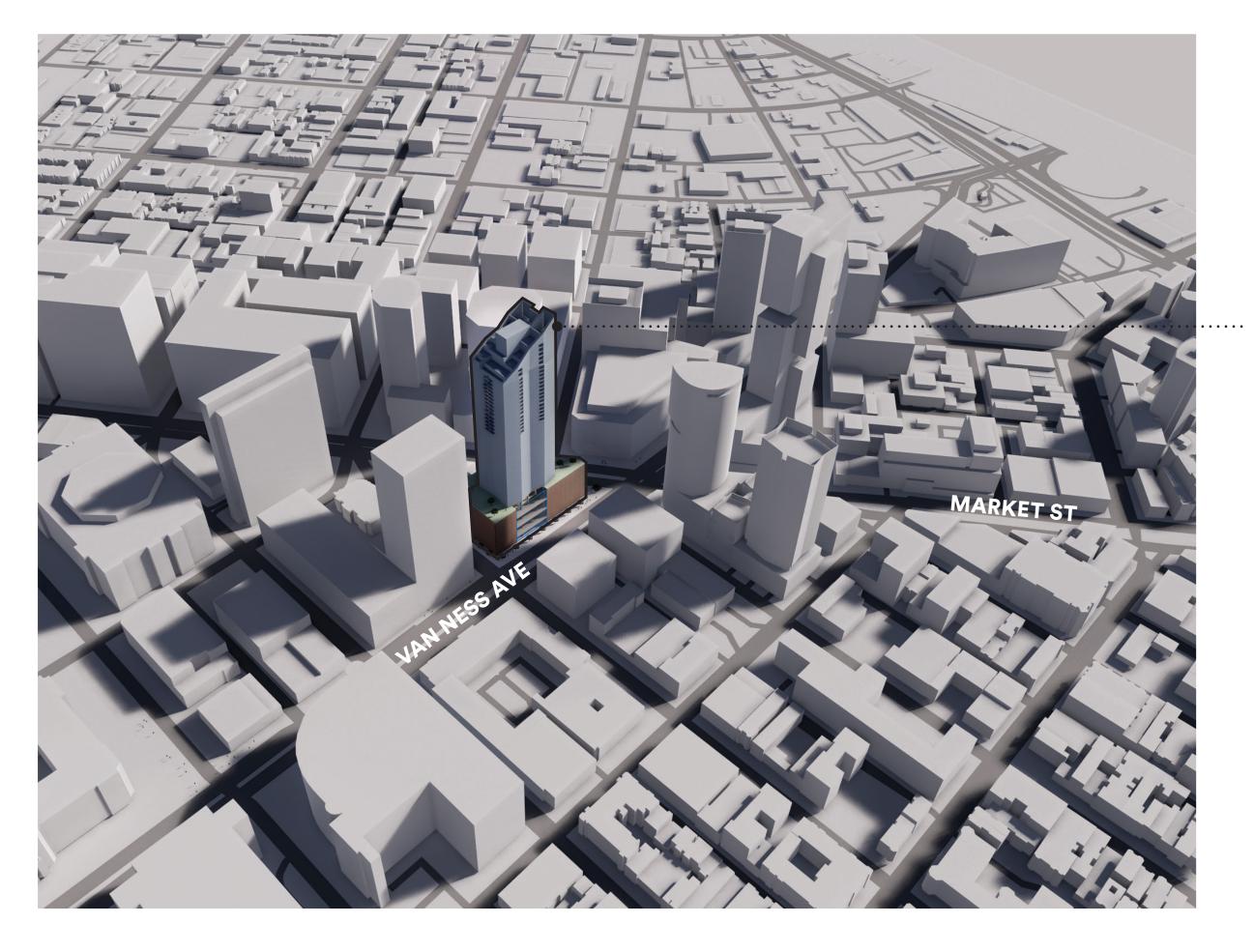




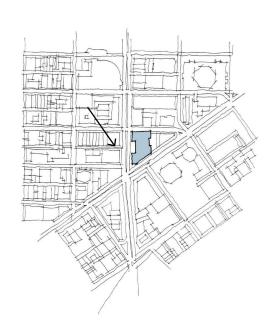




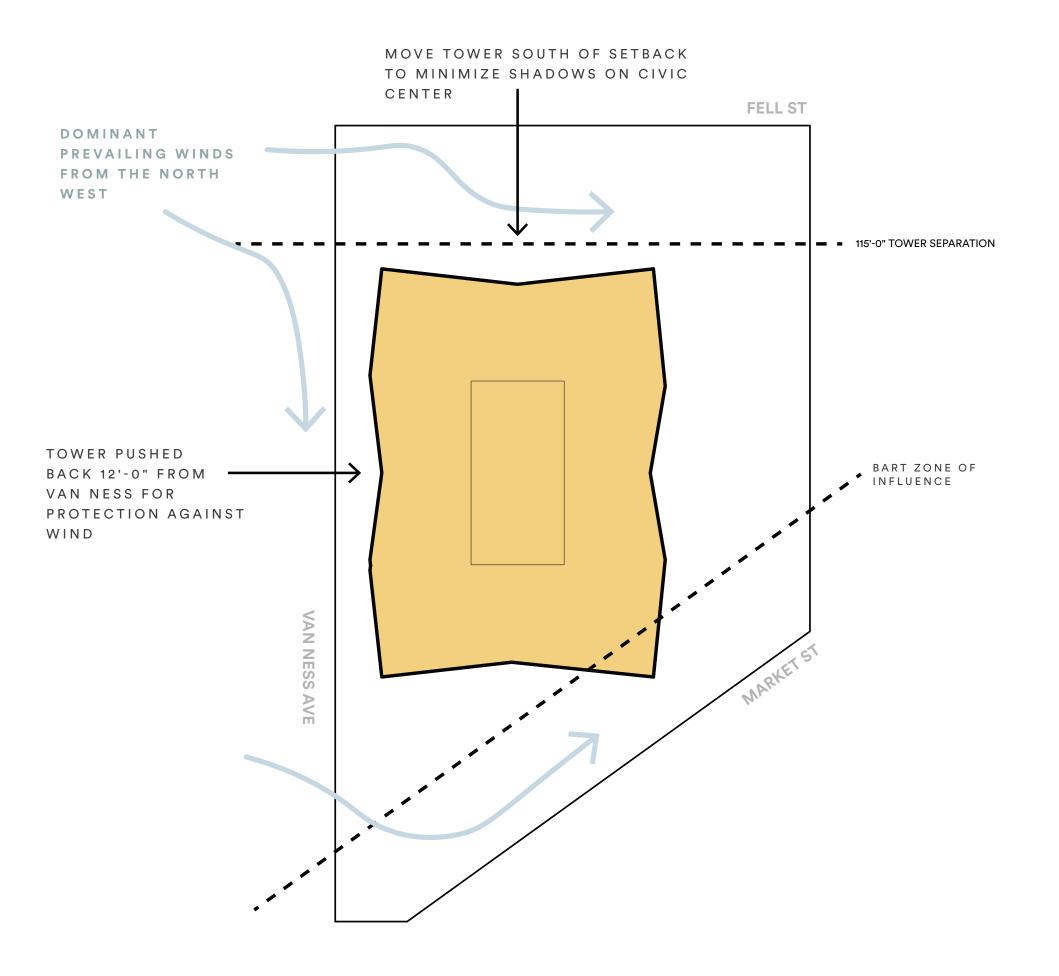




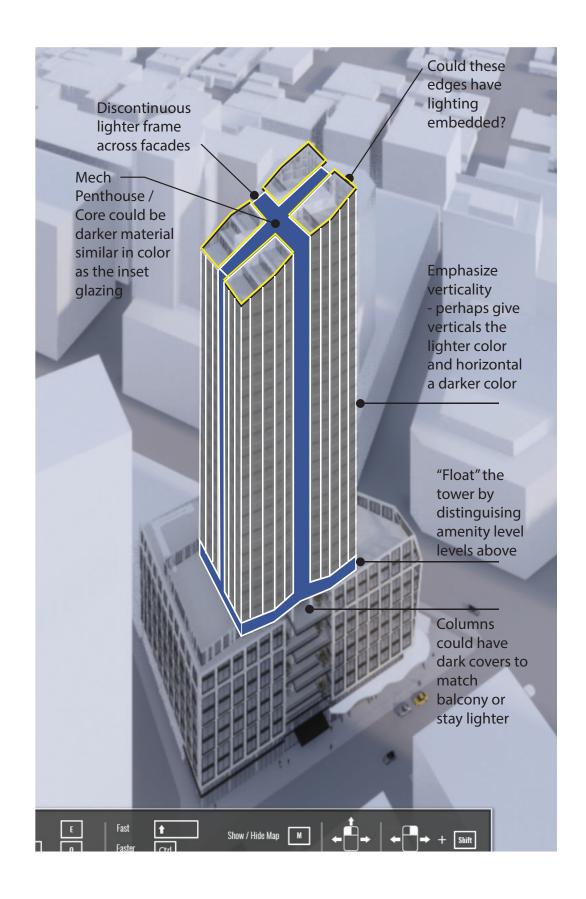
**520'-0"**PROPOSED
TOWER HEIGHT

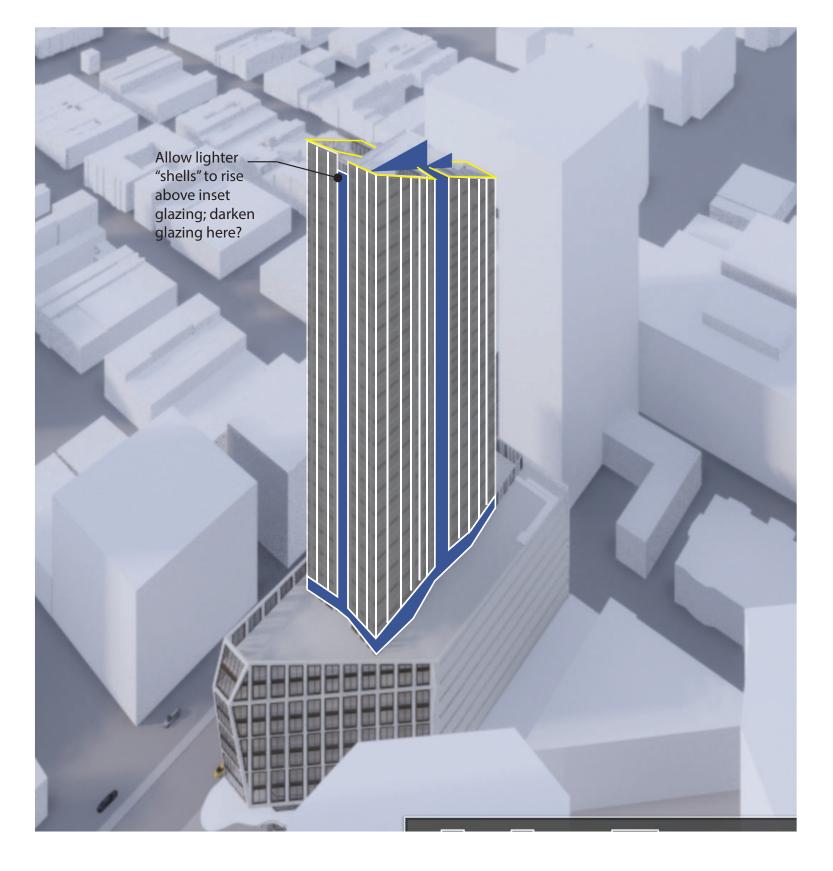




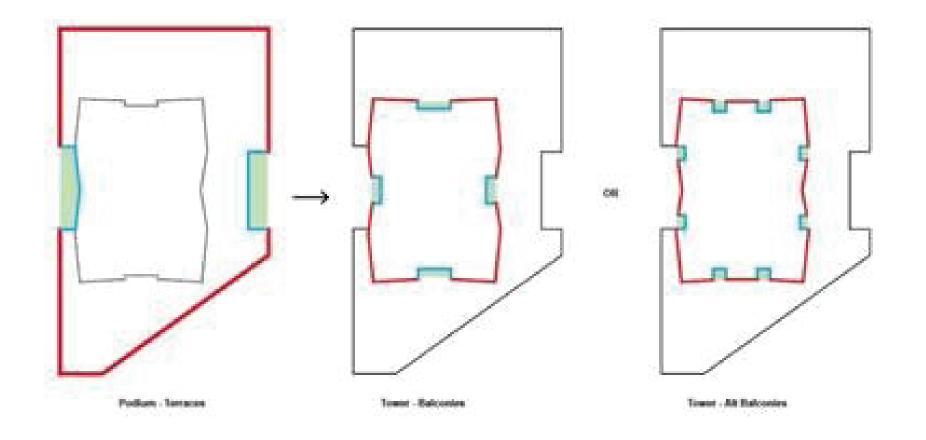
















LIGHT COLORED GFRC PANELS

SIMILAR PROPORTIONS AT TOWER / PODIUM WITH VARYING DEPTHS TO CREATE TEXTURE



WARM TONED ACCENT METAL AT PUNCHED GLAZING



PODIUM / TOWER FACADE SYSTEM STUDY

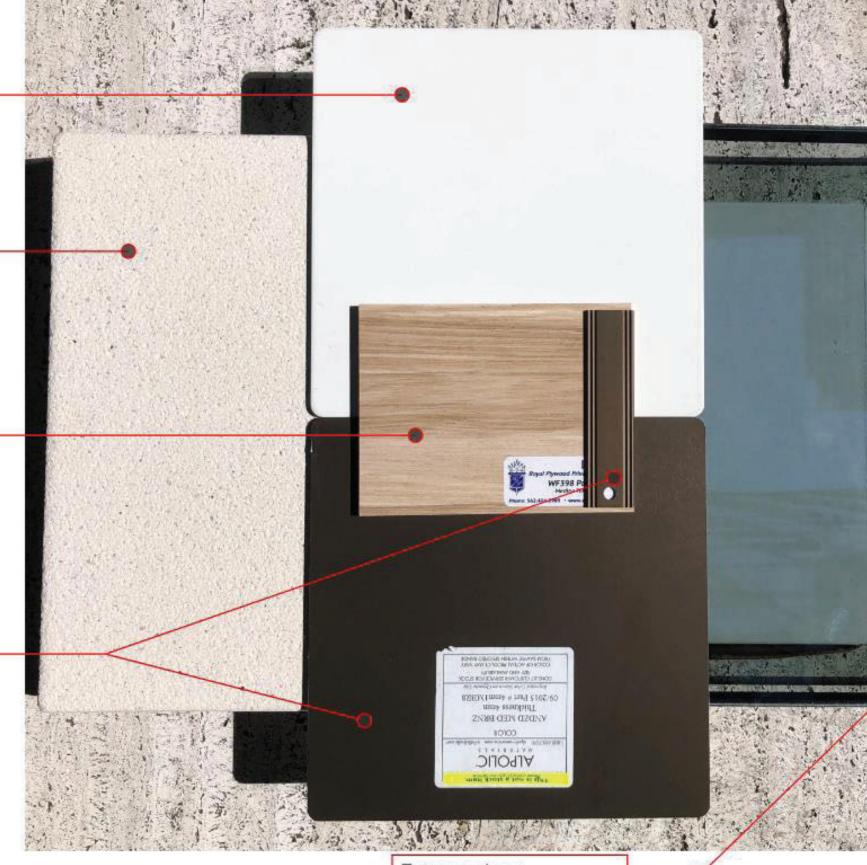


A. tower grid expression: matte, off-white metal panel to match GFRC in color

B. podium grid expression: GFRC "linen" or "bone" off-white tone w/ fine aggregate texture

C. balcony soffit: wood-patterned metal slat soffit at underside of office and penthouse terrace/ balconies

D. metal accent panel:
at podium= metal surrounds at
punched windows, residential
lobby entry canopy
throughout= window mullions
and frames
\*medium bronze tone
somewhere between these two
samples. Dark, but light enough
to reveal brownish tones



E. tower glass: Neutral/silver tone, not green or blue. Limited reflectance and tint.

MATERIAL SAMPLES
30 VAN NESS

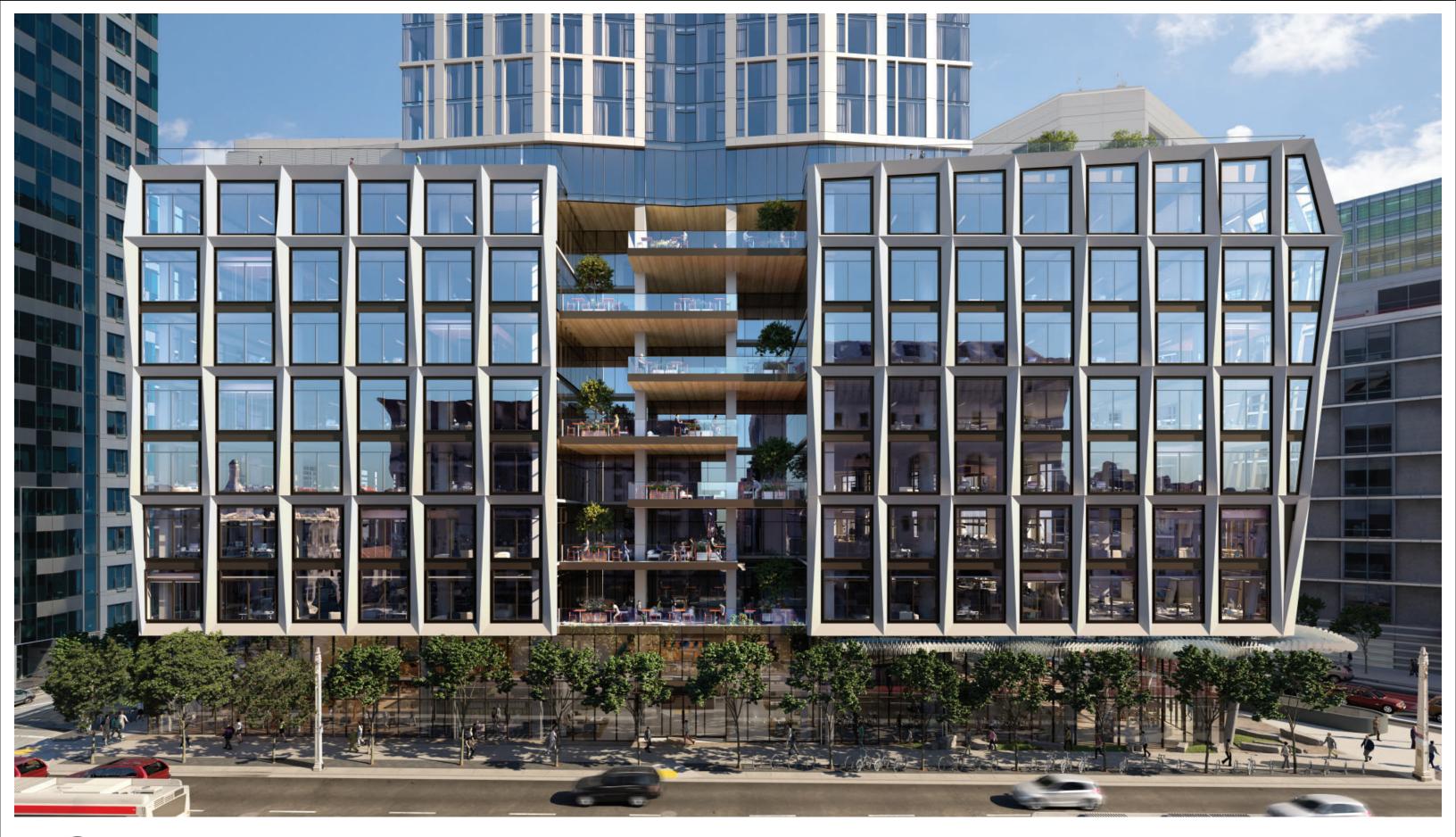
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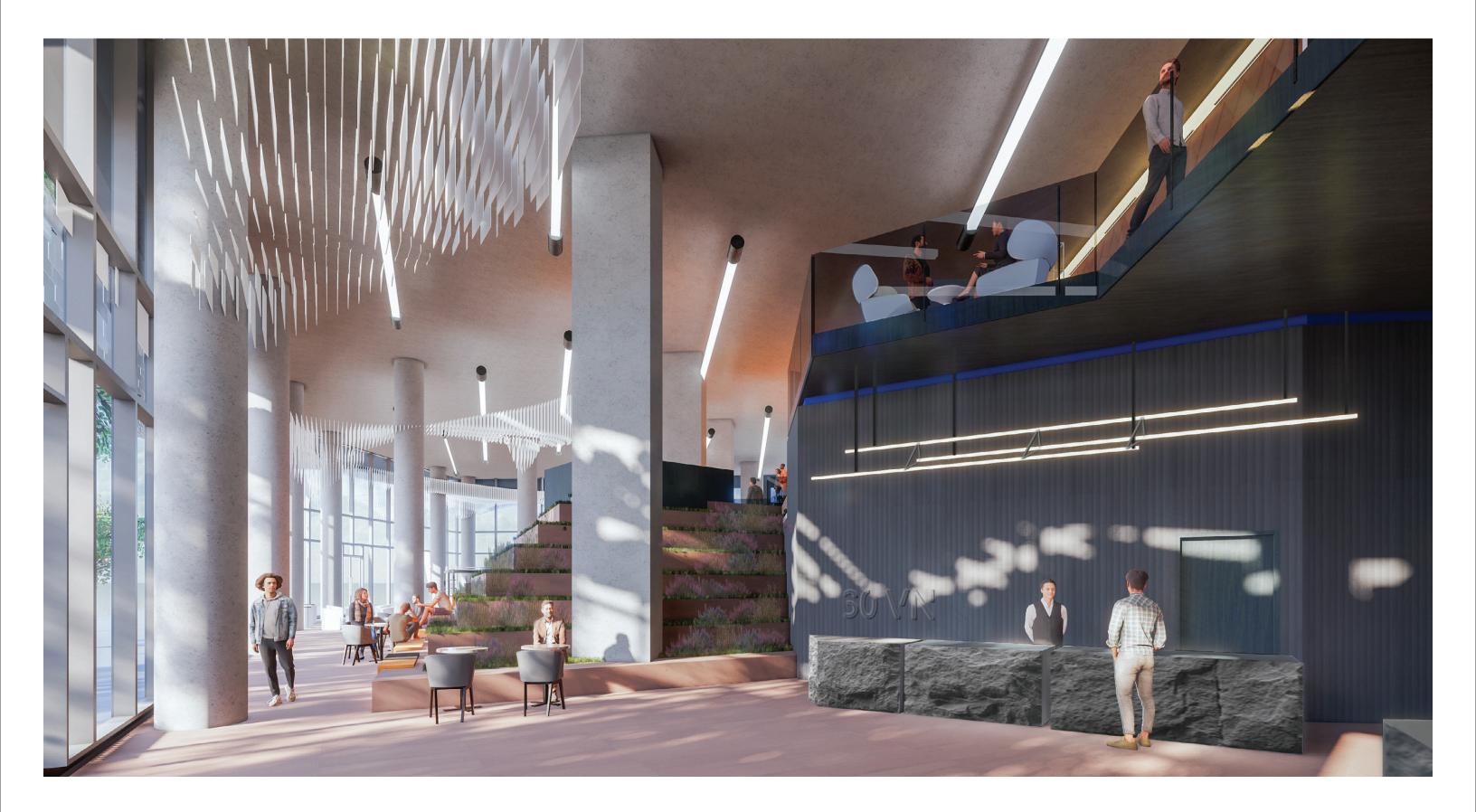




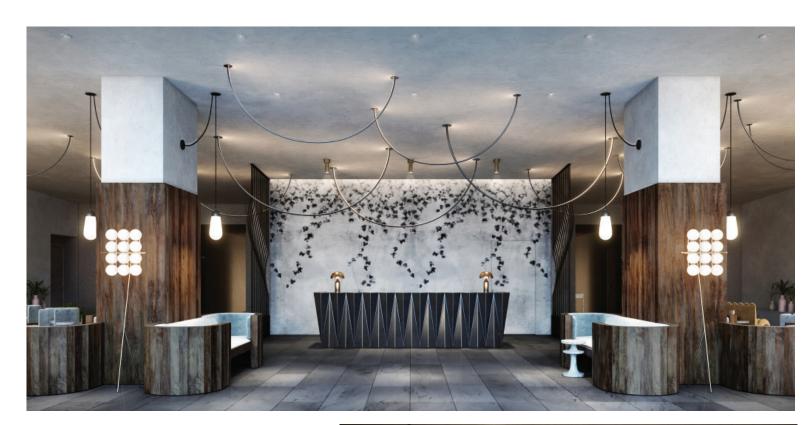




















	N NESS LEED SCORECARD		Prepared by Thornton Tomasetti 2/24/2020			
	D+C NEW CONSTRUCTION - TARGET LEED GOLD				SF GBO requires 55 point minimum due to demolition of existing building	
CREDIT	CREDIT NAME	Υ	M	N	RESPONSIBLE PARTY	COMMENTS
TOTAL POINT	S ORMATION FORM	72	19	19		
Plf	Project Information Forms	Υ			Thornton Tomasetti	Building Area = 853,000 GSF Retail Area = 5,000 SF Below-grade valet parking (2 levels) Office Area = 234,100 GSF 348 Residential Units
NTEGRATIVE	PROCESS	1	of	1	Thornton Tomasetti, Solomon Cordwell	
P 1	Integrative Process	1			Buenz, LendLease	
LOCATION & T	TRANSPORTATION LEED for Neighborhood Development	14	of -	16	-	
T 2	Sensitive Land Protection	1			Thornton Tomasetti	
_T 3	High Priority Site	1	1		Thornton Tomasetti, LendLease	Option 1 and 2: 1 point, Option 3: 2 points (brownfield
T 4	Surrounding Density and Diverse Uses	5			Thornton Tomasetti Thornton Tomasetti	
_T 5 (RP*) _T 6	Access to Quality Transit Bicycle Facilities	5	1		Thornton Tomasetti Thornton Tomasetti, Solomon Cordwell Buenz	
		-	Ë			
.T 7	Reduced Parking Footprint	1			Thornton Tomasetti, Solomon Cordwell Buenz	
.T 8	Green Vehicles	1			Thornton Tomasetti,Solomon Cordwell Buenz	
S Prorog 1		7	of	10	Salaman Cardwall Durry DVF	
	Construction Activity Pollution Prevention	Υ			Solomon Cordwell Buenz, BKF,	
SS 1	Site Assessment	1			Solomon Cordwell Buenz, BKF, Surfacedesign	
SS 2	Site Development Protect or Restore Habitat		1	1	Surfacedesign, LendLease	Option 2. Financial support
SS 3	Open Space		1		Surfacedesign	Option 4. Dath 2. Zone let line I reinweter have action
SS 4 (RP*)	Rainwater Management	3			BKF	Option 1, Path 3: Zero lot line + rainwater harvesting
S 5	Heat Island Reduction	2			Solomon Cordwell Buenz, Surfacedesign,	
S 6	Light Pollution Reduction	1			Thornton Tomasetti Meyers+ (Electrical)	
VATER EFFIC	CIENCY	10	of	11		
	Outdoor Water Use Reduction Indoor Water Use Reduction	Y		_	Surfacedesign Meyers+ (Plumbing)	
VE Prereq. 3	Building-Level Water Metering	Υ			LendLease / Meyers+ (Plumbing)	
VE 1 VE 2 (RP*)	Outdoor Water Use Reduction Indoor Water Use Reduction	6	-		Surfacedesign Meyers+ (Plumbing)	100% non-potable water used for irrigation 50% reduction the calculated baseline
VE 3	Cooling Tower Water Use	1	1		Meyers+ (Mechanical)	
VE 4 ENERGY & AT	Water Metering	16	of	33	Meyers+ (Plumbing)	
EA Prereq. 1	Fundamental Commissioning and Verification	Υ			Commissioning Agent	
	Minimum Energy Performance Building-Level Energy Metering	Y			Energy Modeler LendLease / Meyers+ (Electrical)	
A Prereq. 4	Fundamental Refrigerant Management	Y			Meyers+ (Mechanical)	
EA 1	Enhanced Commissioning	3	3		Commissioning Agent	additional point for monitoring-based commissioning     additional points for building envelope comissioning
A 2 (RP*)	Optimize Energy Performance Advanced Energy Metering	10	4	4	Energy Modeler Meyers+ (Electrical and Mechanical)	16% improvement in energy performance
A 4	Demand Response		Ė	2	LendLease	Demand response program available
A 5 A 6	Renewable Energy Production Enhanced Refrigerant Management	1	1	2	Energy Modeler Meyers+ (Mechanical)	1% is needed to achieve 1 point Can only achieve if not using a VRF system.
A 7	Green Power and Carbon Offsets	2			LendLease / Thornton Tomasetti	
	RESOURCES Storage and Collection of Recyclables	5 Y	of	13	Solomon Cordwell Buenz	
IR Prereq. 2	Construction and Demolition Waste Management Planning	Y			Contractor	
IR 1 (RP*) IR 2	Building Life-Cycle Impact Reduction - LCA Building Product Disclosure and Optimization - EPD	1	3	2	LCA Consultant Solomon Cordwell Buenz, Contractor	Option 4. Whole-building life-cycle assessment Option 1
	Building Product Disclosure and Optimization EPD  Building Product Disclosure and Optimization Sourcing of Raw Materials	1		1	Solomon Cordwell Buenz, Contractor  Solomon Cordwell Buenz, Contractor	Option 2
1R 4	Building Product Disclosure and Optimization Material Ingredients - HPD	1		1	Solomon Cordwell Buenz, Contractor	Option 1
1R 5	Construction and Demolition Waste Management	2			Contractor	Option 1, Path 2: Divert 75% and four material strear
	RONMENTAL QUALITY Minimum IAQ Performance	9 Y	of	16	Meyers+ (Mechanical)	
	Environmental Tobacco Smoke Control	Y			Solomon Cordwell Buenz, LendLease	
Q 1	Enhanced IAQ Strategies	1	1		Solomon Cordwell Buenz, Meyers+ (Mechanical)	Option 1
Q 2	Low Emitting Materials	3			Solomon Cordwell Buenz, Contractor	
Q 3 Q 4	Construction IAQ Management Plan IAQ Assessment	1	1		Contractor Contractor	Option 1. Flush-out
Q 5	Thermal Comfort	1			Meyers+ (Mechanical)	
EQ 6	Interior Lighting	1		1	Solomon Cordwell Buenz, Meyers+ (Electrical)	Option 1: Lighting Controls
Q 7	Daylight			3	Daylight Consultant	
Q 8	Quality Views Acoustic Performance	1		1	Solomon Cordwell Buenz CSDA Design Group	
Q 9						
		6	of		ODD/Y Bedigit Group	
Q 9 NNOVATION ( D 1.1		6	of		Thornton Tomasetti / LendLease	

CREDIT  0 1.4 0 1.5 0 2.0	D+C NEW CONSTRUCTION - TARGET LEED GOLD  CREDIT NAME					30 VAN NESS LEED SCORECARD Prepared by Thornton Tomasett 2/24/202										
) 1.4	CREDIT NAME		1		SF GBO req	uires 55 point minimum due to demolition of existing buildii I										
1.5		Y	М	N	RESPONSIBLE PARTY	COMMENTS										
	TBD: Exemplary Performance (Indoor Water Performance) TBD: Exemplary Performance (Access to Quality Transit)	1			Meyers+ (Plumbing) Thornton Tomasetti											
, 2.0	LEED Accredited Professional	1			Thornton Tomasetti											
	RIORITY CREDITS		of	4												
1.1	LT5 - Access to Quality Transit (Threshold: 5)	1	-	-	Thornton Tomasetti											
1.2	WE2 - Indoor Water Use Reduction (Threshold: 4) MR3 - BPDO Sourcing of Raw Materials (Threshold: 1)	1			Thornton Tomasetti Thornton Tomasetti											
1.4	SS4 - Rainwater Management (Threshold: 3)	1			Thornton Tomasetti											
1	MR1 - Building Life-Cycle Impact Reduction (Threshold: 3)		*		Thornton Tomasetti											
2	EA2 - Optimize Energy Performance (Threshold: 10)		*		Thornton Tomasetti											
TAL POINT		72	19	19												
	LEED Certified: 40-49 points LEED Silver: 50-	59 poi	nts	LEE	D Gold: 60-79 points LEED Platinum: 80+	points										
					Points to get to LEED Platinum											
ATH	WAY TO PLATINUM CERTIFICA	ГIС	N													
	LEED STRATEGY	Y	M	N	REQUIREMENTS	COST AND SCHEDULE IMPACTS										
SIGN PHAS	E DECISIONS					T										
					Provide long-term bike storage for at least 30% of all residents, but no less than 1 storage space per resident and											
5	Bicycle Facilities	1			5% of all FTEs. Provide short-term bike storage for 2.5% of all peak visitors.	Using the new LEED v4.1 bike parking requirements for multi-family residential projects should make this a fairly low cost point. Need										
					ACTION: Provide occupancy schedule with the expected he number of FTEs, part-time employees, residents and visitors to confirm enough bike storage and showers are provided for all building users.	confirmation of amount of bike storage required and that space is available.										
3	Open Space	1			SurfaceDesign to determine the amount of open space and vegetated area. Given the project's density, vegetated area on roof decks and POPOS can contribute to this calculation.  Minimum thresholds per most current LEED Boundary:  LEED Boundary area: 38,242 sf  Minimum Open Space:11,472.6 sf  Minimum Vegetated Area: 2,868.15 sf	This point hinges mostly on space availability for vegetated area.										
3	Cooling Tower Water Use	1			Confirm cooling tower can achieve a minimum of 10 cycles without exceeding maximum concentration levels of parameters.	MEP team needs to confirm feasibility and cost implications. Graywater will be available if need to help earn this point.										
1	Enhanced Commissioning	3			Monitoring-based Cx for 1 point, BECx for 2 of points	Additional cost for monitoring-based Cx needs to be provided by MEP Cx agent. Building Enclosure Cx (BECx) would add approximately \$75,000 - \$90,000. TT can provide formal proposal if requested.										
2	Optimize Energy Performance	4			Achieve 4 additional points for demonstrating 35% improvement in energy performance.	These points depend upon energy conservation measures that may be recommended through the results of the energy model. Costs of each measure to be determined by LendLease.										
3	Advanced Energy Metering	1			Dependent on energy model. Subsystems that make up at least 10% of energy use could be metered to meet requirement.	Cost to achieve this point is dependent upon assessment of how many additional meters may be required.										
5	Renewable Energy production	1			Offset 1% of the building's total energy costs with renewable energy.	Depends upon results of energy model. This is more difficult with high-rise buildings. May not b possible regardless of cost of PV system.										
	Enhanced IAQ Strategies	1			Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates as determined in EQ Prerequisite Minimum Indoor Air Quality Performance.	Need MEP designer input on this strategy. It can be more difficult to achieve in high-rise resident projects.										
NSTR <u>UCTI</u>	ON PHASE DECISIONS															
4	IAQ Assessment	1			After construction ends and before occupancy, but under ventilation conditions typical for occupancy, conduct baseline IAQ testing.	IAQ testing will likely cost in the range of \$25,00 - \$35,000. Schedule impact: Complete all wet applications in advance of the scheduled air tes (all applications at least one week in advance with all major applications completed at least 3 weeks in advance). Provide outdoor air ventilatie 24 hours per day and seven days per week by operating all ventilation systems at 100% outdoor air.										
	Total Points	86	5	19		-										

55

LEED NC v4 Scorecard 1 of 2 (C) 2019 Thornton Tomasetti Inc, Thornton Tomasett

LENDLEASE SOLOMON CORDWELL BUENZ