



San Francisco Planning

2023-0000052

FILED

SAN FRANCISCO County Clerk

AUG 03 2023

M. Nadon

by: Mariedyne Nadonza
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF DETERMINATION

FEIR Certification Date: May 21, 2020
 Final Approval Date: July 28, 2023
 Case No.: 2016-014802DNX-02/DVA/PCA/MAP/SHD-02
 State Clearinghouse No: 2018052060
 Project Title: 98 Franklin Street Mixed-Use Project
 Zoning: C-3-G (Downtown General Commercial) Zoning District
 85-X // 120/365-R-2 Height and Bulk District
 Block/Lot: 0836 / 008, 009 & 013
 Lot Size: 23,753.2 square feet
 Lead Agency: San Francisco Planning Department
 Project Sponsor: Jim Abrams
 J. Abrams Law, P.C.
 538 Hayes Street
 San Francisco, CA 94102
 (415) 999-4402
 jabrams@jabramslaw.com
 Staff Contact: Christy Alexander, AICP
 (628) 652-7334
 Christy.alexander@sfgov.org

POSTED
 AUG 03 2023
 TO

To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

State of California
 Office of Planning and Research
 PO Box 3044
 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

- \$79 filing fee AND \$2,764 Negative Declaration Fee OR
 No Effect Determination (From CDFW)

Project Description

The project is the approval of certain modifications to the previously approved 98 Franklin Street Mixed-Use Project (the "Initial Project"). The approved modifications include increasing the height of the Initial Project by 35 feet and increasing the number of dwelling units from 345 units to 385 units. As modified, the proposed project includes the construction of a new 38-story mixed-use building reaching a roof height up to 400 feet tall (431'6" inclusive of rooftop screening/mechanical equipment). The project includes a total of approximately 560,543 gross square feet of uses, with approximately 416,286 gross square feet of residential use situated atop a 5-story podium containing approximately 84,991 square feet of school use, approximately 2,978 square feet of retail, and three below-grade levels that accommodate up to 110 vehicle parking and 3 car share spaces provided for the residential and school uses.

The project also includes approval of a Development Agreement (DA) pursuant to which the project would dedicate land to the City for the construction of an 100% affordable housing project, as well as an amendment to the San Francisco Planning Code to increase the permitted height of the project site, and to allow the dedication of land to the City for construction of an 100% affordable housing project. The Development Agreement in vests the project's approvals for five years and waives application of certain development impact fees.

Determination

The City and County of San Francisco decided to carry out or approve the project on March 30, 2023.

The project was officially approved on July 28, 2023 when the Mayor of San Francisco approved (1) the ordinance authorizing the Development Agreement between the City and County of San Francisco and 98 Franklin Street, LLC (Board Ordinance No. 152-23 under file number 221163) and (2) the ordinance amending the San Francisco Planning Code to revise the Van Ness & Market Residential Special Use District to update the Option for Dedication of Land for development projects to fulfill their inclusionary housing obligations; to revise the Zoning Map to increase the maximum height applicable to the project (Board Ordinance No. 153-23 under file number 221164)

The project has undergone environmental review pursuant to the California Environmental Quality Act ("CEQA") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Hub Plan, 30 Van Ness Ave project 98 Franklin St Initial Project and Hub Housing Sustainability District were collectively analyzed in an Environmental Impact Report (EIR). On May 21, 2020, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through 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. On March 9, 2023, Department staff issued an EIR Addendum ("Addendum") analyzing the project and concluding that the conclusions reached in the EIR remain valid and that no supplemental environmental review of the project is required. The EIR and Addendum are available online: <https://sfplanning.org/environmental-review-documents>. A copy of the document(s) may also be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103.

1. An Environmental Impact Report and Addendum have been prepared pursuant to the provisions of CEQA. They are available to the public and may be examined at the Planning Department at the above address.

2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.

T Sheyner

For Lisa Gibson
Environmental Review Officer

August 3, 2023

Date

cc: Jim Abrams
J. Abrams Law, P.C.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print  **Finalize&Email**

RECEIPT NUMBER:
 38-08/03/2023-085
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

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|---|------------------------------------|--------------------|
| LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT | LEAD AGENCY EMAIL pic@sfgov.org | DATE 08/03/2023 |
| COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY | DOCUMENT NUMBER 2023-0000052 | |

PROJECT TITLE
 98 FRANKLIN STREET MIXED-USE PROJECT

| | | |
|---|--|--------------------------------|
| PROJECT APPLICANT NAME CHRISTY ALEXANDER | PROJECT APPLICANT EMAIL christy.alexander@sfgov.org | PHONE NUMBER (628) 652-7334 |
| PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400 | CITY SAN FRANCISCO | STATE CA |
| | | ZIP CODE 94103 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

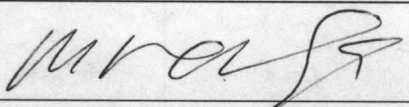
- Environmental Impact Report (EIR) \$ 3,839.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 79.00 \$ _____ **79.00**
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED \$ _____ **79.00****

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|---|---|
| SIGNATURE X  | AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk |
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