



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

October 9, 2018

Honorable Holly Mitchell, Chair
Honorable Phil Ting, Vice Chair
Joint Legislative Budget Committee
1020 N Street, Room 553
Sacramento, CA 95814

Re. 10 South Van Ness, AB 900 Certified Project

Dear Senator Mitchell and Assemblyman Ting:

Governor Brown has determined that the 10 South Van Ness Project in the City of San Francisco is eligible for streamlined judicial review under the Jobs and Economic Improvement Act (AB 900), Public Resources Code section 21184. Pursuant to that provision, I am forwarding the Governor's determination to the Joint Legislative Budget Committee.

If you have any questions or comments, please do not hesitate to contact me or my staff.

Sincerely,

A handwritten signature in cursive script that reads "Ken Alex".

Ken Alex
Director

cc. Jennifer Troia

Executive Department

State of California

GOVERNOR'S RE-CERTIFICATION GRANTING STREAMLINING FOR THE 10 SOUTH VAN NESS PROJECT IN THE CITY OF SAN FRANCISCO

I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Act of 2011, Public Resources Code Section 21178 et seq., make the following determinations:

The 10 South Van Ness Use Project, a \$300 million dollar mixed use residential/commercial redevelopment on a 1.17 acre site in the downtown/Civic Center area of San Francisco, originally sought and received certification in 2017. Following certification, the city failed to issue the public notice required by Public Resources Code section 21187, making the project ineligible for the streamlining provisions of the Act. The Project Applicant now seeks recertification of the Project, and San Francisco intends to provide the required notice. The Project will create new jobs, reduce energy usage and use clean energy, and promote infill development. Some statutory requirements, as noted below, have changed. A copy of the Project's Updated Application, which contains information supporting this recertification, is attached as Exhibit 1. All materials associated with this application are available online at <http://opr.ca.gov/ceqa/california-jobs.html>.

1. Project Applicant: 10 SVN, LLC.
2. Project Description: A mixed use residential/commercial/retail project located at the corner of S. Van Ness Avenue and Market Street near the Civic Center, in San Francisco, consisting of one or two towers with 984 residential units and 10 retail spaces on the ground floor. 210 multi-family units, 136 hotel rooms, and commercial/restaurant space, in two buildings. The project will redevelop a 1.17 acre site currently occupied by an auto dealership and service center in a heavily urban area. Parking will be on site.
3. Lead Agency: City of San Francisco
4. The project meets the criteria set forth in Public Resources Code section 21180(b)(1). It is
 - a. A mixed use residential/commercial project;
 - b. Designed to be eligible for LEED Gold certification (new requirement) (Ex. 1 at 2);
 - c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (new requirement) (see Ex. 2); and
 - d. Located on an in-fill site.
5. The project is consistent with the Sustainable Communities Strategy for the Bay Area region. (See Ex. 1 pages 4-5).

6. As a multifamily residential project, private vehicle parking spaces are priced and rented or purchased separately from dwelling units (i.e., unbundled) (new requirement).
7. The size and scope of the project clearly establish that the project entails a minimum investment of \$100 million in California through the time of completion of construction.
8. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code section 21183(b) will be satisfied.
9. The project applicant has provided information establishing that the project will comply with the requirements for commercial and organic waste recycling of Chapters 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable.
10. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions, and the Deputy Executive Officer of the Air Resources Board has made the determination that the project does not result in any net additional greenhouse gas emissions. (See Application, and CARB Determination, dated December 18, 2017.)
11. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(d), (e), and (f). For this project, the applicant must ensure that the proposed travel demand management strategy (as set forth in the Project Application) is incorporated into the project or identified as mitigation for the project, and that the management strategy will be monitored and adjusted to ensure a fifteen percent reduction in motor vehicle trips.

Therefore, I hereby re-certify that the 10 South Van Ness Project is an eligible project under the Jobs and Economic improvement Act of 2011, Public Resources Code Sections 21178 et seq.



EDMUND G. BROWN JR.

Governor of California

October 08, 2018