



PUBLIC NOTICE

AVAILABILITY OF A PARTIALLY RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION	PUBLIC HEARING INFORMATION
Project Title: 469 Stevenson Street Project	Hearing Date: December 8, 2022
Project Address: 469 Stevenson Street	Time: 1:00 p.m.
Case No.: 2017-014833ENV	Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 and Remote - https://sfplanning.org/remotehearings
Block/Lot No.: 3704/045	Case Type: Partially Recirculated Draft Environmental Impact Report
Zoning District(s): Downtown General Commercial (C-3-G) District Use District; 160-F Height and Bulk District	Hearing Body: Planning Commission
Neighborhood: South of Market	
Project Sponsor: 469 Stevenson Property Owner, LLC	
EIR Coordinator: Jenny Delumo – 628.652.7568 CPC.469stevenson@sfgov.org	

The San Francisco Planning Department (San Francisco Planning) has studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the Partially Recirculated Draft Environmental Impact Report (recirculated draft EIR). Refer to the Background, Project Description, and Purpose of Notice sections below for more information.

Background

A recirculated draft EIR has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project’s potential physical environmental effects. The previously circulated draft EIR (State Clearinghouse No. 2019100093), which includes the initial study, was circulated from March 12, 2020 to May 11, 2020, the previous Response to Comments document was published on May 26, 2021, and the previous Final EIR was certified by the San Francisco Planning Commission on July 29, 2021.

On October 26, 2021, the San Francisco Board of Supervisors (board of supervisors) granted an appeal of the planning commission’s certification of the previous final EIR. On December 14, 2021, the board of supervisors adopted findings in support of its decision to grant the appeal. The board of supervisors’ findings reversed the final EIR certification by the planning commission and remanded the previous final EIR to San Francisco Planning to undertake further environmental review of the project’s potential impacts to historic resources, potential geotechnical impacts resulting from construction of the project, potential physical impacts resulting from

gentrification and displacement of local residents, and potentially feasible mitigation measures and alternatives to address significant impacts in those impact areas. The board of supervisors' findings state that "as to all other topics studied in the previous final EIR, that document complies with CEQA; is adequate, accurate and objective; is sufficient as an informational document; its conclusions are correct; and it reflects the independent judgment of the [City and County of San Francisco] City." Thus, the recirculated draft EIR does not include any resource sections of the previously circulated initial study or draft EIR not specifically identified for further analysis in the board of supervisor's findings.

At the board of supervisors' direction, the recirculated draft EIR provides additional analysis and evidence related to the proposed project's potential for physical impacts resulting from gentrification and displacement, historic resource impacts, and potential geotechnical impacts.

Project Description

The 469 Stevenson Street project site (Assessor's Block 3704, Lot 045) is an approximately 28,790-square-foot surface parking lot with 176 parking spaces. The proposed project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall and with three below grade parking levels, providing 178 parking spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 30,000 square feet of private and common open space. The proposed project would also provide approximately 200 class 1 bicycle spaces and 27 class 2 bicycle parking spaces. The proposed project would use the Individually Requested State Density Bonus Program and provide 73 affordable housing units onsite.

Recirculated Draft EIR: The recirculated draft EIR finds that implementation of the proposed project could result in significant impacts on adjacent historic resources. These impacts would be reduced to less than significant with implementation of a mitigation measure. The recirculated draft EIR provides a detailed project description, an analysis of physical environmental effects of the proposed project on historic resources, geology and soils and population and housing, and identifies a feasible mitigation measure and alternatives that would avoid or lessen the severity of project impacts.

The recirculated draft EIR is available for public review and comment on the San Francisco Planning Department's website at sfplanning.org/sfceqadocs and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Paper copies and electronic copies (on a flash drive) of the recirculated draft EIR are available upon request to the project planner. Referenced materials are available through the following planning department's web pages: sfplanning.org/sfceqadocs and sfplanning.org/resource/permits-my-neighborhood.

Senate Bill 7: The project sponsor intends to submit an application with the Governor's Office of Planning and Research for certification of the proposed project as an environmental leadership development project under the Jobs and Economic Improvement through Environmental Leadership Act of 2021 (Senate Bill [SB] 7). In accordance with the requirements of SB 7, the planning department has provided a record of proceedings for the proposed project that can be accessed and downloaded from the following website: <https://www.469stevensonstreetproject.com>. More information about SB 7 can be found here: <https://opr.ca.gov/ceqa/judicial-streamlining/>.

Projects on State Hazardous Materials Lists

As required by CEQA Guidelines section 15087(c)(6), the following information is provided because the project site is included on the following list compiled pursuant to California Government Code section 65962.5.

List: Cleanup Sites, Hazardous Waste and Substances Sites, Department of Toxic Substances Control (DTSC)

Regulatory Identification Number: 38490008

Address of Listed Site: 469 Stevenson, San Francisco, CA 94106

Assessor's Block/Lot: 3704/045

Date of List: June 1993; DTSC issued determination of "No further action" in June 1993 for the site.

Purpose of Notice

Pursuant to CEQA Guidelines section 15088.5(f)(2), the planning department requests that reviewers limit their comments to the revised chapters or portions that are included in the recirculated draft EIR; these are the comments to which the planning department will provide responses. The planning department also requests that reviewers not submit comments on portions of the previously circulated draft EIR that are not revised in the recirculated draft EIR or re-submit comments already included in the previous responses to comments document, as those comments have already been addressed and the planning department will not recirculate those responses.

You are not required to take any action. If you wish to comment on the adequacy of the recirculated draft EIR, you may do so in either or both of the following ways:

WRITTEN COMMENTS		COMMENTS AT THE PUBLIC HEARING
<i>Planner:</i>	Jenny Delumo, Senior Environmental Planner	City Hall, 1 Dr. Carlton B. Goodlett Place
<i>Via Mail:</i>	49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103	Room 400 and Remote - https://sfplanning.org/remotehearings
<i>Via Email:</i>	CPC.469stevenson@sfgov.org	
From November 2, 2022, to 5 p.m. on December 19, 2022		December 8, 2022, at 1 p.m. or later

The purpose of the public hearing is for the San Francisco Planning Commission and San Francisco Planning staff to receive comments on the adequacy and accuracy of the recirculated draft EIR. The commission will not respond to any of the comments or take action on the project at this hearing. Certification of the final EIR will be considered at a later hearing. Additional information may be found on San Francisco Planning's website or by contacting the senior environmental planner listed above.

At the close of the public review period, San Francisco Planning will prepare a responses to comments document to respond to all comments on the recirculated draft EIR presented at the public hearing and received in writing during the public review period. This responses to comments document and all other associated documents will be made available at sfplanning.org/sfceqadocs.

General Information about Procedures

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

CEQA

pronounced "SEE-Kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.

THE BASIC GOALS OF CEQA ARE TO:

INFORM

decision makers and the public about the potential significant environmental impacts

PREVENT

significant, avoidable damage to the environment by requiring changes to a project

IDENTIFY

the ways that the environmental damage can be avoided or reduced

DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

WHO IS INVOLVED?

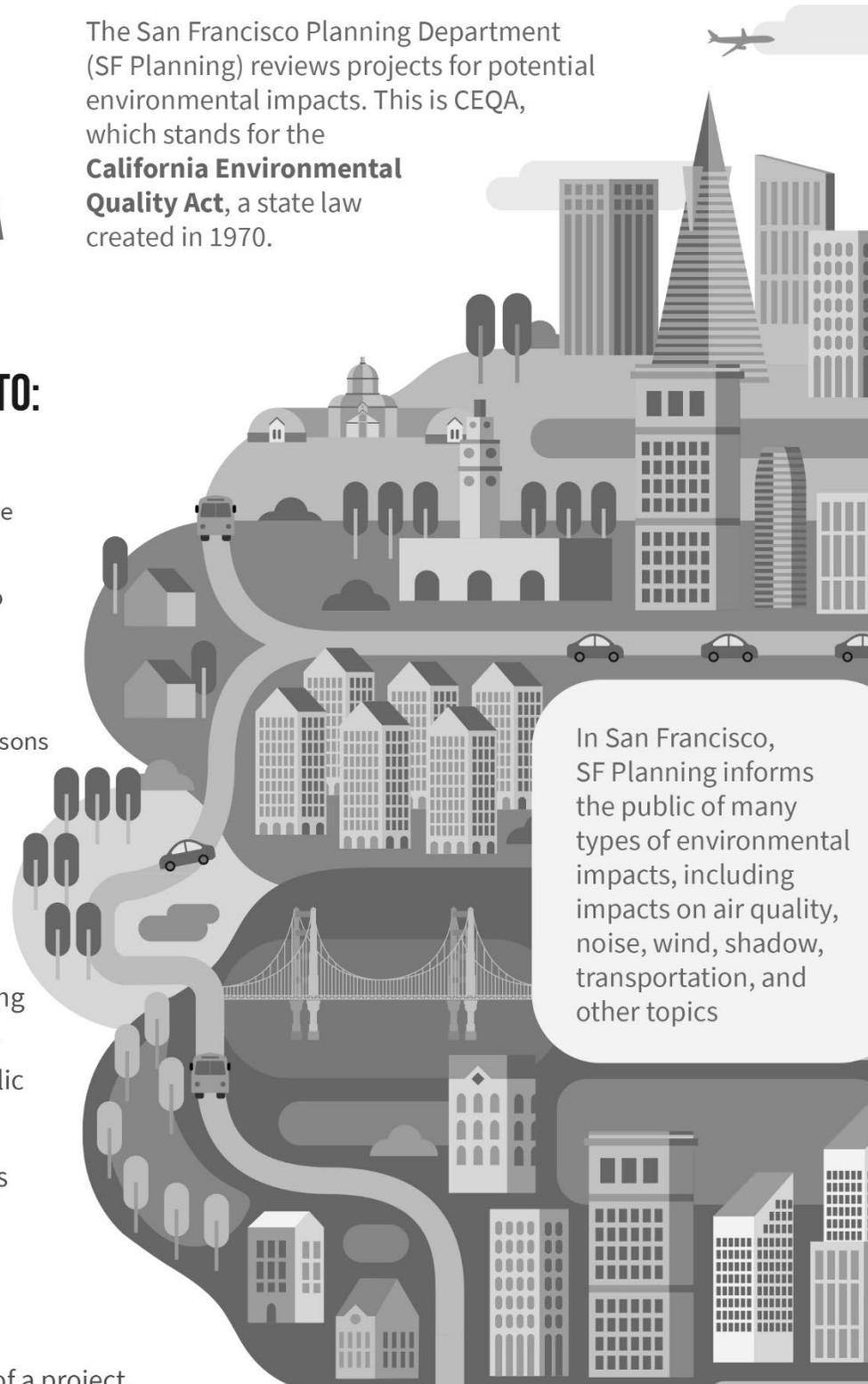
- SF Planning is responsible for conducting environmental review in San Francisco.
- Various stakeholders including the public
- City decision makers
- Government or private project sponsors (person/group proposing the change)

WHEN IS CEQA DONE?

Environmental review is not an approval of a project, but it must be complete before city decision makers determine whether or not to approve a project that could impact the environment.

Example projects include:

- Public or private projects
- Board of Supervisors legislation
- Allocation of public funding to projects



In San Francisco, SF Planning informs the public of many types of environmental impacts, including impacts on air quality, noise, wind, shadow, transportation, and other topics



San Francisco
Planning

To learn more, please visit:

sfplanning.org/whatisCEQA



Date: **11/2/2022**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **469 Stevenson Street (2017-014833ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **12/19/2022** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **469 Stevenson Street (2017-014833ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 12/19/2022 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **469 Stevenson Street (2017-014833ENV)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **12/19/2022** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **469 Stevenson Street (2017-014833ENV)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **12/19/2022** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.