



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, April 16, 2020**
 Time: **Not before 1:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

APPLICATION INFORMATION

Project Address: 469 Stevenson Street
Cross Street(s): Stevenson Street and Jessie Street between Fifth Street and Sixth Street
Block /Lot No.: 3704/045
Zoning District(s): Downtown General Commercial (C-3-G) District; 160-F Height and Bulk District
Plan Area: Downtown Area Plan

Case No.: 2017-014833ENV
Building Permit: N/A
Applicant/Agent: BUILD, Tyler Kepler
Telephone: (415) 551-7616
E-Mail: tyler@bldsf.com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

The project site is a through lot located at 469 Stevenson Street in the South of Market (SoMa) neighborhood of San Francisco. The project site is approximately 28,790 square feet (0.66-acre) and currently developed as a public surface parking lot with 176 parking spaces. The project sponsor, BUILD, is proposing to demolish the existing surface parking lot and construct a new 27-story mixed-use residential building that is approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment). The proposed project would total approximately 535,000 gross square feet (gsf) and include 495 dwelling units, approximately 4,000 square feet of commercial retail use on the ground floor, and approximately 25,000 square feet of private and common open space. The proposed 495 dwelling units would consist of approximately 192 studios, 33 junior one-bedroom units, 116 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite. The proposed project would provide three below grade parking levels with approximately 178 parking spaces, 200 class 1 bicycle spaces, and two service delivery loading spaces. One on-site commercial loading space would be located on the street level. The proposed project would also provide 27 class 2 bicycle parking spaces, and passenger loading zones on Stevenson Street and Jessie Street. The proposed project would excavate approximately 55,850 cubic yards of soil at the project site. The proposed project is anticipated to be constructed on a mat foundation and no pile driving or piers are proposed or required. Project construction would span approximately 36 months.

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The project site is included on the following list compiled pursuant to Section 65962.5 of the California Government Code.

List: Cleanup 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" required in June 1993 for the site.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative impacts related to shadow on Mint Plaza. The Draft EIR, including a detailed project description, is available for public review and comment on the Planning Department's website at <https://sfplanning.org/environmental-review-documents> or at the Planning Department offices at 1650 Mission Street, Suite 400.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from March 12, 2020 to 5:00 p.m. on April 27, 2020.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Jenny Delumo Telephone: (415) 575-9146 E-Mail: CPC.496Stevenson@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. 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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

Paper copies of the Draft EIR are available at the Planning Department's office at 1650 Mission Street, Suite 400. Referenced materials are available for review on the San Francisco Property Information Map, which can be accessed at <https://sfplanninggis.org/PIM/>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number 2017-014833ENV and then clicking on the "Related Documents" link. (call 415-575-9146 for questions related to review of materials.) Referenced materials are also available for review at the planning department's office (email CPC.469Stevenson@sfgov.org or call 415-575-9146 to review the materials). Written comments should be addressed to Jenny Delumo, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to CPC.469Stevenson@sfgov.org. Comments received at the April 16, 2020 public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.