



# PLANNING COMMISSION MOTION NO. XXXXX

**HEARING DATE: June 10, 2021**

**Record No.:** 2017-014833ENV  
**Project Title:** 469 Stevenson Street Project  
**Zoning:** Downtown General Commercial (C-3-G) District  
**Block/Lot:** 3704/045  
**Project Sponsor:** Tyler Kepler, BUILD – (415) 551-7616  
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**Property Owner:** Alice Troung, Nordstrom Inc. – (206)-303-4025  
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ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT AT 469 STEVENSON STREET. THE PROJECT WOULD DEMOLISH THE EXISTING SURFACE PARKING LOT AT THE PROJECT SITE AND CONSTRUCT A NEW 27-STORY MIXED-USE RESIDENTIAL BUILDING THAT IS 274 FEET TALL (WITH AN ADDITIONAL 10 FEET FOR ROOFTOP MECHANICAL EQUIPMENT). THE PROJECT WOULD TOTAL 535,000 SQUARE FEET AND INCLUDE 495 DWELLING UNITS, 4,000 SQUARE FEET OF COMMERCIAL RETAIL USE ON THE GROUND FLOOR, AND 25,000 SQUARE FEET OF PRIVATE AND COMMON OPEN SPACE. THE PROJECT WOULD INCLUDE THREE BELOW GRADE PARKING LEVELS WITH 178 VEHICULAR PARKING SPACES, TWO SERVICE DELIVERY LOADING SPACES, AND ONE ON-SITE FREIGHT LOADING SPACE ON THE GROUND FLOOR. THE PROJECT WOULD ALSO INCLUDE BICYCLE, ON-STREET PASSENGER AND COMMERCIAL LOADING, AND STREETScape IMPROVEMENTS. THE PROPOSED PROJECT WOULD USE THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM AND PROVIDE AFFORDABLE HOUSING UNITS ONSITE.

**MOVED**, that the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2017-014833ENV, for the 469 Stevenson Street Project (hereinafter “Project”), based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).
  - A. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on

October 2, 2019. This notice was mailed to the Department's list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site on October 2, 2019.

- B. On March 11, 2020, the Department published the Draft Environmental Impact Report (hereinafter "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, and to property owners and occupants within a 300-foot radius of the site on March 11, 2020.
  - C. The notice of availability of the DEIR and of the date and time of the public hearing were posted near the site on March 11, 2020.
  - D. On March 11, 2020, copies of the DEIR were mailed or otherwise delivered to government agencies through the State Clearinghouse.
  - E. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on March 11, 2020.
2. The Commission held a duly advertised public hearing on said DEIR on April 16, 2020, 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 May 11, 2020.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 61-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 errors in the DEIR. This material was presented in a Responses to Comments document, published on May 26, 2021, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
  4. A Final Environmental Impact Report (hereinafter "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, and the Responses to Comments document, all as required by law.
  5. 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 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission. The Project EIR files have also been made available for public review online at <https://sfplanninggis.org/PIM/>.
  6. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the Final EIR under CEQA Guidelines Section 15088.5 are present. The Final EIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was so

fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the Final EIR and the Final EIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the Final EIR.

7. On June 10, 2021, 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.
8. The Commission hereby does find that the FEIR concerning File No. 2017-014833ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:

A. Would have significant unavoidable project-specific and cumulative shadow impacts on Mint Plaza.

10. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 10, 2021.

Jonas P. Ionin  
Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: June 10, 2021