

469 Stevenson Street Project



Final EIR Certification Hearing

San Francisco Planning Commission
July 29, 2021
Case No. 2017-014833ENV



San Francisco
Planning

469 Stevenson Street Project Location and Characteristics


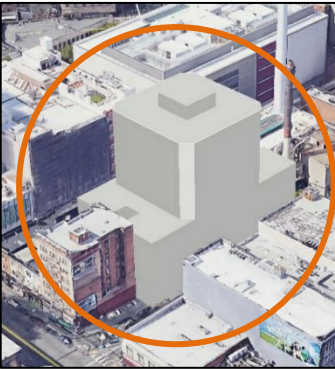

- 27 stories
- 274 feet tall (plus 10 additional feet for rooftop equipment)
- 495 dwelling units
- 4,000 square feet of retail
- 25,000 square feet of common and private open space
- 166 vehicle parking spaces
- One freight and two service vehicle loading spaces
- 200 class 1 and 27 class 2 bicycle parking spaces
- Individually Requested State Density Bonus Program



469 Stevenson Street Project **Significant Impacts**

Significant and Unavoidable Impacts			
Impact	Existing plus Project	Cumulative	Mitigation Measures
Shadow (Mint Plaza)	Yes	Yes	No feasible mitigation
Less than Significant Impact with Mitigation			
Impact	Existing plus Project	Cumulative	Mitigation Measures
Cultural Resources (Archeological Resources, Human Remains)	Yes	Yes	Archeological testing
Tribal Cultural Resources	Yes	Yes	Tribal cultural resources interpretive program
Air Quality (Toxic Air Contaminants)	Yes	Yes	Construction and operations emissions reduction
Noise (Construction and Operations)	Yes	Yes (Construction only)	Construction and operations noise attenuation

469 Stevenson Street Project Alternatives

Alternatives		Significant and unavoidable shadow impact?
	A No Project Alternative Project site continues to operate as a 176-vehicle parking lot	No
	B Planning Code Compliant Alternative <ul style="list-style-type: none"> • 17-story, 160-foot-tall building • 346 dwelling units • 6,357 sf of retail • 150 vehicle parking spaces • 2 freight and 2 service vehicle loading spaces 	No
	C No Residential Parking, Tower Only Alternative <ul style="list-style-type: none"> • 28-story, 284-foot-tall building • 467 dwelling units • 3,651 sf of retail • 2 accessible vehicle parking spaces • 1 freight and 2 service vehicle loading spaces 	Yes

Environmental Review Milestones

Milestone	Date
Notice of preparation of an EIR and availability of an initial study	October 2, 2019
Public Scoping Period	October 3, 2019, through November 1, 2019
Draft EIR publication	March 11, 2020
Public hearing on the draft EIR at the Planning Commission	April 16, 2020
Close of public comment period on the draft EIR	May 11, 2020
Responses to comments on the draft EIR document published	May 26, 2021
EIR certification hearing	July 29, 2021

Staff Recommendation

Planning Staff requests that the Planning Commission adopt the Environmental Impact Report certification motion for the 469 Stevenson Street Project.