



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of a Notice of Preparation of an Environmental Impact Report and Initial Study

Date: October 2, 2019
Case No.: 2017-014833ENV
Project Title: 469 Stevenson Street
BPA Nos: TBD
Zoning: Downtown General Commercial (C-3-G) District
160-F Height and Bulk District
Block/Lot: 3704/045
Lot Size: 28,790 gross square feet (0.66 acre)
Project Sponsor: Victoria Lehman, BUILD – (415) 551-7624
Lead Agency: San Francisco Planning Department
Staff Contact: Jenny Delumo – (415) 575-9146
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Notice is hereby given by the City of San Francisco Planning Department, the lead agency pursuant to the California Environmental Quality Act (CEQA), that an Initial Study for the above-referenced project is available for public review and comment. A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The NOP and initial study for the proposed project are available to view or download from the San Francisco Planning Department's Environmental Review Documents web page, available at <https://sfplanning.org/environmental-review-documents>. These documents are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco.

PROJECT DESCRIPTION

The project site is a through lot located at 469 Stevenson Street in the South of Market (SoMa) neighborhood of San Francisco (Assessor's Block 3704, Lot 45). The project site is approximately 28,790 square feet (0.66-acre) and currently developed as a surface parking lot with 176 parking spaces. The proposed project would demolish the existing surface parking lot and construct a new 27-story mixed-use building approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment) and three below grade parking levels, providing parking for 171 spaces. The proposed project would total approximately 542,000¹ gross square feet (gsf) consisting of 462 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 462 dwelling units would be provided as rental units and include a mix of 358 one-bedroom, 54 two-bedroom, 42 three-bedroom units, and 8 five-bedroom units. The proposed project would use the State Density

¹ All numbers are rounded to the nearest thousand or hundred thousand.

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Bonus program and provide affordable housing units onsite. The below grade parking would also provide 192 class 1² bicycle spaces and 25 class 2³ bicycle parking spaces are proposed along the frontages of Stevenson and Jessie streets. The proposed project would require 55,850 cubic yards of excavation and is anticipated to be constructed on a mat foundation and no pile driving or piers are proposed or required. The project site is included on the list of hazardous materials sites compiled by the California Department of Toxic Substance Control pursuant to Government Code Section 65962.5. The attached initial study contains a comprehensive project description, including figures, and a preliminary list of required project approvals.

PUBLIC REVIEW OF THE INITIAL STUDY

Comments on the initial study will be received for a 30-day period, commencing on October 3, 2019 and ending at 5:00 p.m. on November 1, 2019. Members of the public are not required to provide personal identifying information when they communicate with the City of San Francisco Planning Commission or the San Francisco Planning 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 San Francisco Planning Department's website or in other public documents.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency.

Referenced materials in the initial study 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 by appointment at the planning department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9146 or email CPC.496Stevenson@sfgov.org to review the materials). If you have any questions concerning environmental review of the proposed project, contact the planning department staff listed above.

2 Class 1 Bicycle Parking Space(s) are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees.

3 Class 2 Bicycle Parking Space(s) are bicycle racks located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.