From: San Francisco Planning Department
To: CPC.469Stevenson
Subject: Notice of Availability of a Recirculated Draft EIR for the the 469 Stevenson Street
Date: Wednesday, November 2, 2022 4:03:16 PM

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San Francisco Planning Header

To all interested parties:

The San Francisco Planning Department published a partially recirculated draft environmental impact report (recirculated draft EIR) for the 469 Stevenson Street project today. The notice of availability of a recirculated draft EIR and the recirculated draft EIR are available at https://sfplanning.org/environmental-review-documents.

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.

Public Comment Process: Public comments on the partially recirculated draft EIR will be accepted from November 2, 2022 until 5:00 p.m. on December 19, 2022. During this period you can submit comments on the adequacy of the partially recirculated draft EIR:

- orally or in writing at the planning commission public hearing on the draft EIR for the proposed project on Thursday, December 8, 2022, beginning at 1 p.m. or later. Additional information may be found on the Planning Department's website at https://sfplanning.org/hearings-cpc-grid;
- via email to CPC.469Stevenson@sfgov.org; or
- mailed or delivered to Jenny Delumo, Senior Environmental Planner, San Francisco Planning Department, 49 South Van Ness Avenue, San Francisco, CA 94103.

During the public comment period, planning department staff will not respond to comments on the content of the partially recirculated draft EIR. Rather, following the public comment period, planning department staff will review the comments and prepare written responses to the comments received in a separate document called responses to comments. The previous final EIR, partially recirculated draft EIR, and the responses to comments document will be the final EIR for the proposed project. More information about the previous final EIR and this project's environmental review background can be found in the

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. At a later date, the planning commission will hold a hearing to certify the adequacy of the final EIR. The planning department will notify the public, including commenters on the draft EIR, when the department publishes the responses to comments document and has scheduled the final EIR certification hearing. Please refer to the draft EIR (via the link above) for more details.

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 (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/.

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