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27 August 2021

Ms. Angela Calvino
Clerk of the Board of Supervisors
City and County of San Francisco
via email: BO.S.Legislation@sfgov.org
BoardofSupervisors@sfgov.org

Subject: *CEQA Appeal of Environmental Impact Report Certification*
469 Stevenson Street Project
2017-014833ENV
Certification Date 29 July 2021

Dear Ms. Calvino:

On behalf of the Yerba Buena Neighborhood Consortium (YBNC), I appeal the Planning Commission's certification of the EIR for the 469 Stevenson Project. YBNC raised objections in its Draft EIR comments and concurred in the letter from TODCO to Lou Vasquez of BUILD on June 1, 2021 that was copied to the Commission.

Attached is a copy of the Planning Commission's action on July 29, 2021 and a YBNC letter of 24 June 2021 raising objections to the project and its EIR.

The EIR is significantly inadequate in its analysis of significant impacts, mitigation, and project alternatives. Under the California Supreme Court's recent ruling in *Sierra Club v. County of Fresno*, the adequacy of an EIR presents a question of law — "Does the EIR comply with the mandates of CEQA?" — without deference to City officials or planning staff's and expert's opinions.

Areas of EIR inadequacy include, *inter alia*, analysis of the project's environmental setting within multiple adjacent historic districts, shadow impacts, seismic/geotechnical/dewatering impacts, density bonus, cumulative impacts, and substantial adverse changes in the significance of adjacent historic resources.

Sincerely yours,



Susan Brandt-Hawley
Attorney for YBNC

cc: Lisa Gibson, Environmental Review Officer, lisa.gibson@sfgov.org



PLANNING COMMISSION MOTION NO. 20963

HEARING DATE: JULY 29, 2021

Record No.: 2017-014833CUA
Project Address: 469 STEVENSON STREET
Zoning: C-3-G (Downtown-General) Zoning District
160-F Height and Bulk District
Downtown Plan Area
Block/Lot: 3704/045
Project Sponsor: 469 Stevenson Investment, LLC
c/o: Tyler Kepler, Build, Inc.
315 Linden Street
San Francisco, CA 94102
Property Owner: Nordstrom, Inc.
1700 7th Avenue, Suite 1000
Seattle, WA 98101
Staff Contact: Nicholas Foster, AICP, LEED GA – (628) 652-7330
nicholas.foster@sfgov.org

ADOPTING FINDINGS TO APPROVE CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 124(f) AND 303 TO PERMIT ADDITIONAL SQUARE FOOTAGE ABOVE THE BASE FLOOR AREA RATIO LIMITS FOR CONSTRUCTION OF DWELLINGS ON THE SITE OF THE BUILDING THAT WILL BE AFFORDABLE FOR THE LIFE OF THE PROJECT, AS PART OF A PROJECT THAT WOULD DEMOLISH AN EXISTING SURFACE PARKING LOT AND CONSTRUCT A 27-STORY, APPROXIMATELY 274-FOOT TALL RESIDENTIAL BUILDING FEATURING 495 DWELLING UNITS, WITH A GROSS FLOOR AREA OF APPROXIMATELY 426,000 SQUARE FEET AND APPROXIMATELY 4,000 SQUARE FEET OF GROUND-FLOOR RETAIL, 166 OFF-STREET VEHICLE PARKING SPACES, 12 CAR SHARE SPACES, LOCATED AT 469 STEVENSON STREET, LOT 045 OF ASSESSOR'S BLOCK 3704, WITHIN THE C-3-G (DOWNTOWN-GENERAL) ZONING DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 17, 2017, Katie O'Brien, on behalf of Build, Inc. ("Project Sponsor"), submitted an application with the Planning Department ("Department") for a Preliminary Project Assessment ("PPA") related to the proposed project ("Project") located at 469 Stevenson Street, Lot 045 of Assessor's Block 3704. The PPA Letter, assigned to Case No. 2017-014833PPA, was issued on May 17, 2018.

On November 17, 2017, the Project Sponsor filed an Environmental Evaluation Application and thereafter submitted a revised Application on May 31, 2018, with the Department. The application packet was deemed accepted on May 31, 2018 and assigned Case Number 2017-014833ENV.

On or after October 3, 2018, the Project Sponsor submitted the following applications with the Department: Downtown Project Authorization; Conditional Use Authorization; Shadow Analysis; and Transportation Demand Management. The application packets were accepted on or after October 3, 2018 and assigned to Case Numbers: 2017-014833DNX; 2017-014833CUA; 2017-014833SHD; and 2017-014833TDM, respectively.

The Project involves the construction of a new 27-story, 274-foot-tall residential building containing 495 dwelling units. The Project Sponsor seeks to utilize the State Density Bonus Law, Government Code Section 65915 et seq (“the State Law”), as amended under Assembly Bill No. 2345 (AB-2345). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department’s policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with “Base Project” including approximately 259,110 square feet of Residential gross floor area that would include housing affordable to very-low income households. Because the Project Sponsor is providing 13% of base project units of housing affordable to very-low income households, the Project seeks a density bonus of 42.5% and invokes an incentive/concession from Height (Section 250), and waivers of the following development standards: 1) Maximum Floor Area Ratio (Section 123); 2) Rear Yard (Section 134); 3) Common Useable Open Space (Section 135); 4) Dwelling Unit Exposure (Section 140); 5) Ground-Level Wind Current (Section 148); and 6) Bulk (Section 270).

The Department determined that an environmental impact report (“EIR”) was required for the Project. On October 2, 2019, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on November 1, 2019.

On March 11, 2020, the Department published the Draft Environmental Impact Report (“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 (“Commission”) public hearing on the DEIR. On March 11, 2020, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on March 11, 2020. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on March 11, 2020.

The Commission held a duly advertised public hearing on the DEIR on April 16, 2020 at which opportunity for public comment was given, and public comment was received on the DEIR. After a 61-day public review and comment period, starting on March 12, 2020, the period for acceptance of written comments ended on May 11, 2020.

The Department then prepared the Comments and Responses to Comments (“RTC”) on environmental issues received during the 61-day public review period for the DEIR document. The Final Environmental Impact Report

(FEIR) document was published on May 26, 2021 and includes copies of all of the comments received on the DEIR and written responses to each comment.

The Commission reviewed and considered the FEIR for the Project and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On June 10, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application Nos. 2017-014833DNX, 2017-014833CUA, and 2017-014833ENV to consider the various approvals for the Project, including Downtown Project Authorization, Conditional Use Authorization, and CEQA Findings. Before hearing the item, the Commission voted 6-0 (Chan absent) to continue the item to June 24, 2021.

On June 24, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application Nos. 2017-014833DNX, 2017-014833CUA, and 2017-014833ENV to consider the various approvals for the Project, including Downtown Project Authorization, Conditional Use Authorization, and CEQA Findings. Before hearing the item, the Commission voted 5-0 (Fung, Chan absent) to continue the item to July 29, 2021.

On July 29, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Application Nos. 2017-014833DNX, 2017-014833CUA, and 2017-014833ENV to consider the various approvals for the Project, including Downtown Project Authorization, Conditional Use Authorization, and CEQA Findings

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-014833CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Conditional Use Authorization as requested in Application No. 2017-014833CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposed project ("Project") includes demolition of the existing surface parking lot and construction of a new 27-story residential building reaching a height of 274-feet tall (284-feet including rooftop mechanical equipment), with a total Gross Floor Area of approximately 426,000 square

feet of residential uses (535,000 gross square feet), including approximately 4,000 square feet of ground-floor retail. The Project includes a mix of 192 studio units, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units totaling 495 dwelling units, with 73 dwelling units provided as on-site affordable dwelling units. The Project includes 166 off-street vehicle parking spaces, 12 car-share spaces, 200 Class 1 and 27 Class 2 bicycle parking spaces, and 3 freight loading spaces within a below-grade garage. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a density bonus of 42.5%, thereby maximizing residential density on the Site.

- 3. Site Description and Present Use.** The project site (“Site”) is a 28,790 square foot (0.66-acre) regular-shaped through lot located at 469 Stevenson Street, between 5th and 6th streets. The subject property (Lot 045 of Assessor’s Block 3704) contains 197 feet of frontage along Stevenson Street to north and 200 feet of frontage along Jessie Street to the south and is developed as a surface public parking lot accommodating 176 parking spaces.
- 4. Surrounding Properties and Neighborhood.** The Site is located the South of Market (SoMa) neighborhood of San Francisco. Land uses in the surrounding area consist of a mix of retail, commercial office, industrial, hotel, and residential uses. The eastern boundary of the Site is adjacent to Clearway Energy’s thermal power station, Station T, which produces space heating, domestic hot water, air conditioning, and industrial process uses. The thermal power station is fully operational and includes six boilers and two gas stacks approximately 160 feet tall. Four buildings are adjacent to the west boundary of the Site, consisting of two 3-story hotels, a 3-story mixed-use building with commercial and hotel uses, and a 7-story mixed-use building with commercial and residential uses. Three buildings are located directly across from the Site on Stevenson Street. These buildings front Market Street and include two 7-story mixed-use buildings with commercial and office uses, and a 2-story commercial building. Four buildings are located directly across from the Site on Jessie Street consisting of automotive and office uses ranging from one to five-stories. The average height of buildings in the immediate area ranges from one to seven stories, approximately 40 to 100 feet in height. The height of buildings in the area generally increases east of the project site along Market Street with the maximum building height allowed up to 400 feet. The Site is located within the boundaries of the C-3-G (Downtown General Commercial) Zoning District, and the Downtown Plan Area. Other zoning districts in the vicinity of the Site include: C-3-R (Downtown Retail); C-3-S (Downtown Support); MUG (Mixed Use-General); P (Public); and the SoMa NCT (SoMa Neighborhood Commercial Transit District).
- 5. Public Outreach and Comments.** The Project Sponsor has conducted community outreach to stakeholders that includes local community groups, nearby residents, and owners of nearby businesses. The Project Sponsor has held dozens of meetings and discussions, collectively representing outreach to more than 100 individuals or groups. Key neighborhood stakeholder groups include Filipino Community Development Corporation, SOMA Neighborhood Resident Council, Tenderloin People’s Congress, SOMA Pilipinas, and South of Market Community Action Network. To date, the Department has received five (5) letters in support and one (1) letter in opposition to the proposed Project. Letters of support laud the Project’s goal of delivering 495 dwelling units to an underutilized site. The letter of opposition raises concerns over traffic impacts associated with the Project.
- 6. Planning Code Compliance.** The Planning Code Compliance as set forth in Downtown Project Authorization Motion No. 20962 apply to this Conditional Use Authorization Motion, and are incorporated

herein as though fully set forth. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Floor Area Ratio (Sections 123, 124, and 128).** The Planning Code establishes a basic floor area ratio (FAR) for all zoning districts. For C-3 zoning districts, the numerical basic FAR limit is set in Section 210.2. The basic FAR limit for the C-3-G District is 6.0 to 1. Under Section 123, FAR can be increased to a maximum of 9.0 to 1 with the purchase of transferable development rights (TDR). Section 124(f) provides that in C-3-G and C-3-S Districts, additional square footage above that permitted by the base floor area ratio limits may be approved for construction of dwellings on the site of the building affordable for the Life of the Project to households whose incomes are within 150 percent of AMI for ownership units and up to 120% of AMI for rental units, subject to conditional use authorization.

The Project Site is 28,790 square feet in size. Therefore, a Gross Floor Area of 172,740 square feet is permitted under the basic FAR limit of 6 to 1, and up to a maximum of 259,110 square feet is permitted with the purchase of TDR (up to 9 to 1 FAR). Conditions of Approval are included to require the Project Sponsor to purchase TDR for the increment of development between 6.0 to 1 FAR and 9.0 to 1 FAR (86,370 square feet). The Project proposes a total Gross Floor Area of 425,644 square feet, exceeding the maximum FAR limit of 9 to 1. As such, the Project requires Code relief from the maximum FAR limits established under Section 123.

The Project requests Conditional Use Authorization to permit 56,702 square feet of additional residential Gross Floor Area to accommodate dwelling units that are affordable for the Life of the Project, pursuant to Code Sections 124(f) and 303. Pursuant to the strict regulations of Section 124(f)(B), 56,702 square feet of residential Gross Floor Area devoted to affordable units is eligible for exemption under Section 124(f). Without the exemption of the residential Gross Floor Area devoted to affordable housing from the FAR limit, the building would need to be reduced by 56,702 square feet, resulting in a loss of approximately 66 dwelling units. With benefit of Condition Use Authorization pursuant to Section 124(f), 56,702 square feet of Gross Floor Area devoted to affordable housing would be exempt from the FAR limits.

The Project is also seeking a 42.5% Density Bonus for an additional FAR of 110,122 square feet. Strict enforcement of the Code would physically preclude the construction of the Project with the additional dwelling units as permitted under the Density Bonus Law. Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and proposes a waiver from the maximum FAR limits of Planning Code 123. See required State Density Bonus findings under Section 7 of the Downtown Project Authorization, under Motion No. 20962 for Case No. 2017-014833DNX.

- 7. Planning Code Section 303(c).** The Planning Code establishes criteria for the Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A.** The Proposed use or feature, at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

Allowing the Project to exempt 56,702 square feet of Gross Floor Area devoted to affordable housing from the Floor Area Ratio (FAR) limits of the Planning Code is necessary and desirable for the neighborhood because it will allow the Project to provide significantly more dwelling units while revitalizing an underutilized parcel currently operating as a surface parking lot. The additional floor area allowed—and corresponding additional inclusionary units—will assist in alleviating the City’s housing shortage for numerous families and smaller households, including low-income families.

The additional affordable units that are allowed, as a result of exempting the Gross Floor Area devoted to affordable housing from the FAR limits, will result in a greater influx of residents to the neighborhood, bolstering pedestrian activity, and strengthening the customer base for retail uses in the neighborhood. The Project, with the additional Gross Floor Area devoted to affordable housing, is compatible with the neighborhood and community as the surrounding neighborhood includes a mix of ground-floor commercial uses with residential uses located above the ground-floor.

- B.** The proposed project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety, or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;

The size and shape of the Site, including the proposed size, shape, and arrangement of the proposed structure, is appropriate for accommodating a high-density residential development with the additional Gross Floor Area devoted to affordable housing. Further, the height and overall massing of the Project that results from the additional floor area is appropriate for the Site and the neighborhood. The building has been carefully designed in a single-tower scheme to hold the street wall along Jessie Street and Stevenson Street and provide adequate light and air to each of the proposed dwelling units.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project would not adversely affect transit in the neighborhood, even with the additional floor area for the inclusionary units. The Site is located within a dense, urban context, where convenience goods and services are available within walking distance. Given the proximity of multiple public transit alternatives (BART, MUNI, and Ca/Train) and the on-site bicycle parking, the Project is not expected to generate a significant amount of vehicular traffic.

The Project includes 166 off-street accessory vehicle parking spaces, 12 car-share spaces, and 3 freight loading spaces within a below-grade garage. The 166 off-street accessory parking spaces for the 495 dwelling units, equates to a parking ratio of approximately 0.34 spaces/dwelling unit. The Project does not include any accessory parking for the retail sales and service uses. The parking ratio for residential uses (0.34 spaces/dwelling unit) is less than the maximum permitted amount (0.5 spaces/dwelling unit) as principally permitted by Planning Code Section 151.1.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor;

The Project, which is predominantly residential in nature, will not emit any noxious odors or other offensive emissions, even with the additional Gross Floor Area devoted to affordable housing. While some temporary increases in noise can be expected during construction, this noise will not be greater as a result of the additional floor area. Regardless of the Project's floor area, the construction noise will be limited in duration and will be regulated by the San Francisco Noise Ordinance, which prohibits excessive noise levels from construction activity and limits the permitted hours of work. During construction, appropriate measures will be taken to minimize dust and noise as required by the Building Code. All window glazing will comply with the Planning Code and relevant design guidelines to eliminate or reduce glare.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signs;

The Project, with additional Gross Floor Area devoted to affordable housing, provides both common and private useable open space that meets the strict dimensional and location requirements of Planning Code Section 135. The Project provides private balconies for 22 of the 495 dwelling units that meet the strict dimensional and locational requirements for private useable open space (Code Section 135(f)). The Project includes two solariums at the ground floor that meet the strict dimensional and requirements for common useable open space (Code Section 135(g)(3)).

The Project would provide sidewalk improvements along Stevenson Street and Jessie Street in accordance with the city's Better Streets Plan. These sidewalk improvements would include enhanced sidewalk paving, tree planting areas along Jessie Street, landscaped strips along Stevenson Street, bicycle racks, and relocation of one existing streetlight along Jessie Street to Stevenson Street near the driveway entrance. The Project would widen the existing sidewalk width along Stevenson Street, with the sidewalk width along Jessie Street unchanged.

The Project includes a single, approximately 24-foot-wide garage entrance along the Stevenson Street frontage provides a shared opening for both off-street accessory parking and freight loading, which, is encouraged per Code Section 155(s)(4)(a)). The garage is located below grade and is screened from public view. All proposed lighting and signage will comply with the requirements of the Planning Code and be typical to residential projects. The detailed lighting and signage plans would be subject to approval by the Planning Department.

- C. Such use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project conforms to multiple goals and policies of the Downtown Area Plan and the General Plan, as described in further detail below under General Plan Policies Findings.

- D. Such use or feature as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The residential uses, with additional floor area for affordable units, and the ground-floor retail uses are principally permitted uses within the C-3-G Zoning District.

8. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the Downtown Area Plan and the General Plan for the reasons set forth in the findings in the Downtown Project Authorization, Motion No. 20962, which are incorporated by reference as though fully set forth herein.
9. **Planning Code Compliance 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies for the reasons set forth in the findings in the Downtown Project Authorization, Motion No. 20962, which are incorporated by reference as though fully set forth herein.
10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-014833CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 25, 2021, and stamped “EXHIBIT B” (for Case No. 2017-014833DNX), which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as “EXHIBIT C” (for Case No. 2017-014833DNX) and incorporated herein as part of this Motion by this reference thereto. All required improvement and mitigation measures identified in the FEIR and contained in the MMRP are included as Conditions of Approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action, or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on July 29, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

ADOPTED: July 29, 2021

EXHIBIT A

Authorization

This authorization is for a **Conditional Use Authorization** to permit additional square footage above the base floor area ratio limits for construction of dwellings on the site of the building that will be affordable for the life of the project, as part of a project that would allow for the construction of a new 27-story residential building containing 495 dwelling units with a total Gross Floor Area of approximately 426,000 square feet of residential use (approximately 535,000 gross square feet), including approximately 4,000 square feet of ground-floor retail located at 469 Stevenson Street, within Assessor's Block 3704, Lot 045 pursuant to Planning Code Sections 210.2 and 309 within the C-3-G (Downtown General Commercial) Zoning District and 160-F Height and Bulk District; in general conformance with plans, dated **May 25, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-014833DNX** and subject to conditions of approval reviewed and approved by the Commission on **June 10, 2021** under Motion No. **20962**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Compliance with Other Requirements

The Planning Code Compliance Findings set forth in Motion No. **20962** for Case No. 2017-014833DNX (Downtown Project Authorization) and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C under Motion No. **20962** for Case No. 2017-014833DNX (Downtown Project Authorization) apply to this Motion and are incorporated herein as though fully set forth.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 29, 2021** under Motion No. **20963**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20963** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section, or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 6. Additional Project Authorization.** The Project Sponsor must also obtain Downtown Project Authorization, pursuant to Section 309 to permit a project greater than 50,000 square feet of floor area within the C-3 Zoning District and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 7. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C under Motion No. 20962 for Case No. 2017-014833DNX (Downtown Project Authorization) are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 8. Transferable Development Rights.** Pursuant to Section 128, the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which exceeds the base FAR of 6.0 to 1, up to an FAR of 9.0 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7330, www.sfplanning.org

Motion No. 20962
July 29, 2021

RECORD NO. 2017-014833DNX
469 Stevenson Street

EXHIBIT B:
PLANS

469 STEVENSON STREET
SAN FRANCISCO, CALIFORNIA
DOWNTOWN PROJECT AUTHORIZATION



PROJECT SUMMARY	
GENERAL INFO	
BLOCK/LOT #	3704/045
ZONING DISTRICT	C-3-G
HEIGHT AND BULK DISTRICT	160-F
PROPOSED HEIGHT TO TOP OF SCREEN	284'-0"
GENERAL LAND USE	
SITE AREA	28,790 SF
RESIDENTIAL GFA	425,644 SF
RETAIL GSF	3,985 SF
USEABLE COMMON OPEN SPACE GSF	11,184 SF
USEABLE PRIVATE OPEN SPACE GSF	13,384 SF
DWELLING UNITS - TOTAL	
NUMBER OF STORIES	27 + 3 BASEMENT
PARKING SPACES (INCLUDING ADA)	166
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	12
LAND USE RESI	
STUDIO UNITS	192
1 BEDROOM UNITS	149
2 BEDROOM UNITS	96
3 BEDROOM UNITS	50
5 BEDROOM UNITS	8
TOTAL BMR UNITS	73
AFFORDABLE HOUSING ON-SITE	45 UNITS AT 50% AMI
	14 UNITS AT 80% AMI
	14 UNITS AT 110% AMI

NARRATIVE

The project sponsor proposes a mixed-use project on mid-block parcel located between Stevenson Street and Jessie Street, in-between Fifth Street and Sixth Street (the "Property"). The property does not have existing structures. The baseline improvement would be a 259,110 residential GFA development over two basements.

The project sponsor proposes to utilize the State Density Bonus and will provide affordable housing units on site. The proposed improvement would be a 425,644 residential GFA development over three basements, featuring 495 residential units and approximately 3,985 square feet of retail (the 'Project').

As a transit oriented development, additional residential density at this location would encourage walkable communities, provide additional affordable housing, and improve access to jobs for working families.

SHT # SHEET NAME

0.000	COVER SHEET
0.001	NARRATIVE & TABLE OF CONTENTS
1.001	STATE DENSITY BONUS - AXON
1.002	BASE PROJECT AREA SUMMARY
1.102	BONUS PROJECT AREA SUMMARY
1.201	PROJECT SUMMARY
2.000	LOCATION PLAN
2.001	EXISTING PLOT PLAN
2.002	PLOT PLAN AND PHOTOS
2.003	PHOTOGRAPHS OF PROPERTY
2.004	PHOTOGRAPHS OF PROPERTY
2.005	PROPOSED SITE PLAN
3.198	BASEMENT 03 PLAN
3.199	BASEMENT 02 PLAN
3.200	BASEMENT 01 PLAN
3.201	GROUND FLOOR PLAN
3.202	LEVEL 2 PLAN
3.204	LEVELS 3-5 PLAN
3.206	LEVEL 6 PLAN
3.212	LEVELS 7-26 PLAN
3.227	LEVEL 27 PLAN
3.230	ROOF PLAN
3.301	SOUTH & WEST ELEVATION
3.302	NORTH & EAST ELEVATION
3.321	EXTERIOR MATERIAL PALETTE
3.401	BUILDING SECTION

SHT # SHEET NAME

3.701	LANDSCAPE GROUND FLOOR PLAN
3.702	LANDSCAPE LEVEL 2 PLAN
3.703	LANDSCAPE LEVEL 6 PLAN
3.704	LANDSCAPE LEVEL 27 PLAN
3.705	LANDSCAPE MATERIAL & PLANTING
4.101	VIEW FROM I-80, 8TH AND BRANNAN
4.102	VIEW LOOKING EAST OVER MARKET ST
4.201	VIEW LOOKING EAST FROM JESSIE AND SIXTH ST
4.202	VIEW LOOKING WEST FROM STEVENSON ST
5.132	STREETWALL ELEVATIONS
5.133	OPEN SPACE PLAN
5.141	ROOFTOP FEATURES SCREENING
5.142	ROOFTOP FEATURES SCREENING 2
5.151	OFF-STREET PARKING PLAN
5.153	OFF-STREET LOADING / CURB CUT PLAN
5.154	OFF-STREET LOADING SECTION
5.155	BICYCLE PARKING PLAN
5.156	CLASS 1 - BICYCLE PARKING
5.157	CLASS 2 - BICYCLE PARKING
6.140	DWELLING UNIT EXPOSURE
6.260	HEIGHT/BULK/FAR

Base Planning Allowed

			GFA	formula
A1	Site Area		28,790 sf	
A2	Max "Base" GFA	9:1 with TDRs	259,110 sf	A1 x 9

With State Density Bonus Applied

B1	Max "Bonus" GFA		349,799 sf	A2 x 1.35
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Parcel: 3704/045

BASE PROJECT

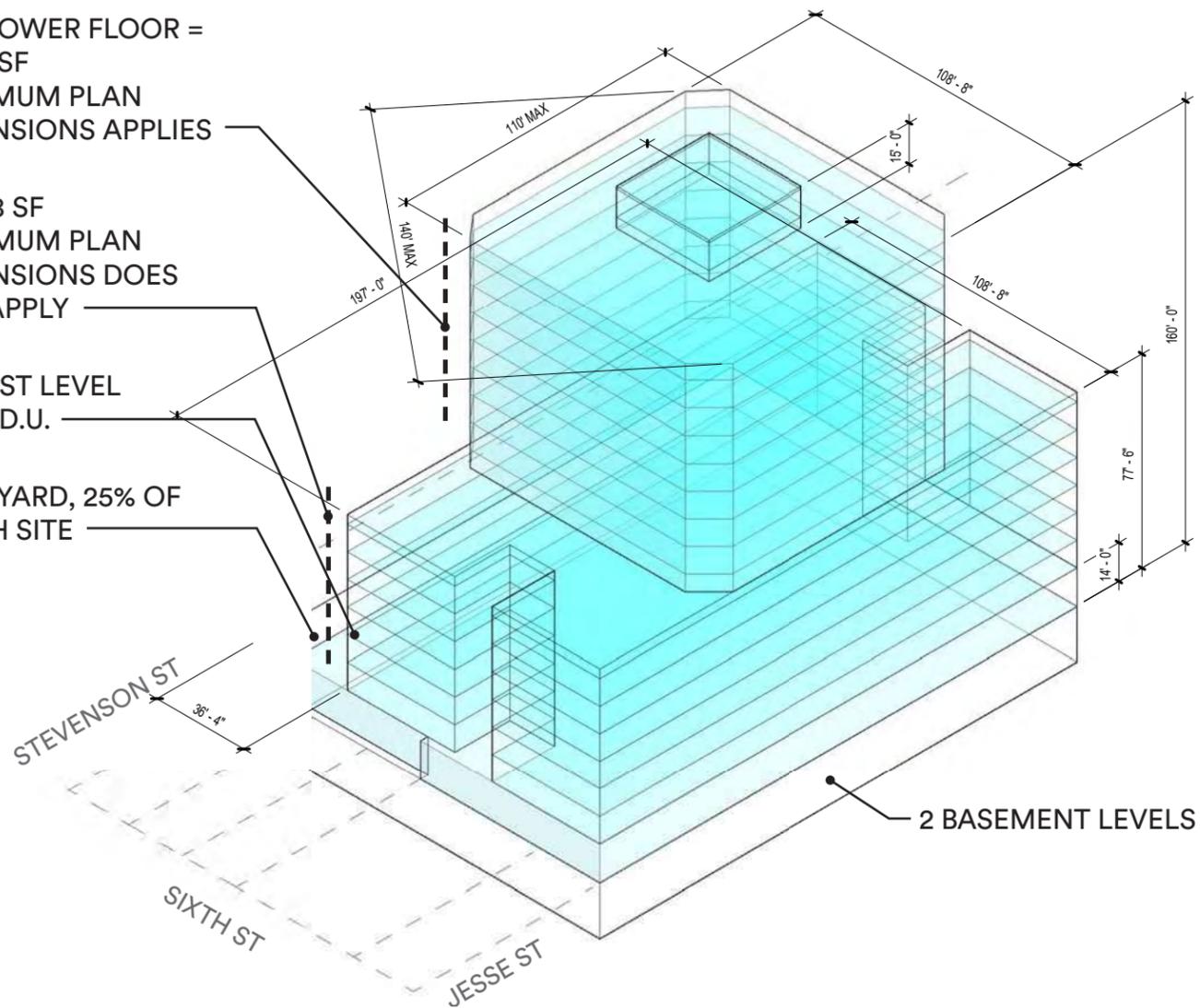
TOTAL 17 FLOORS
+ 2 BASEMENTS

TYP. TOWER FLOOR =
11,746 SF
MAXIMUM PLAN
DIMENSIONS APPLIES

20,938 SF
MAXIMUM PLAN
DIMENSIONS DOES
NOT APPLY

LOWEST LEVEL
WITH D.U.

REAR YARD, 25% OF
DEPTH SITE



2 BASEMENT LEVELS

WAIVER REQUIRED:

Height, Bulk, Open Space requirements, dwelling unit exposure for 15%

BONUS PROJECT

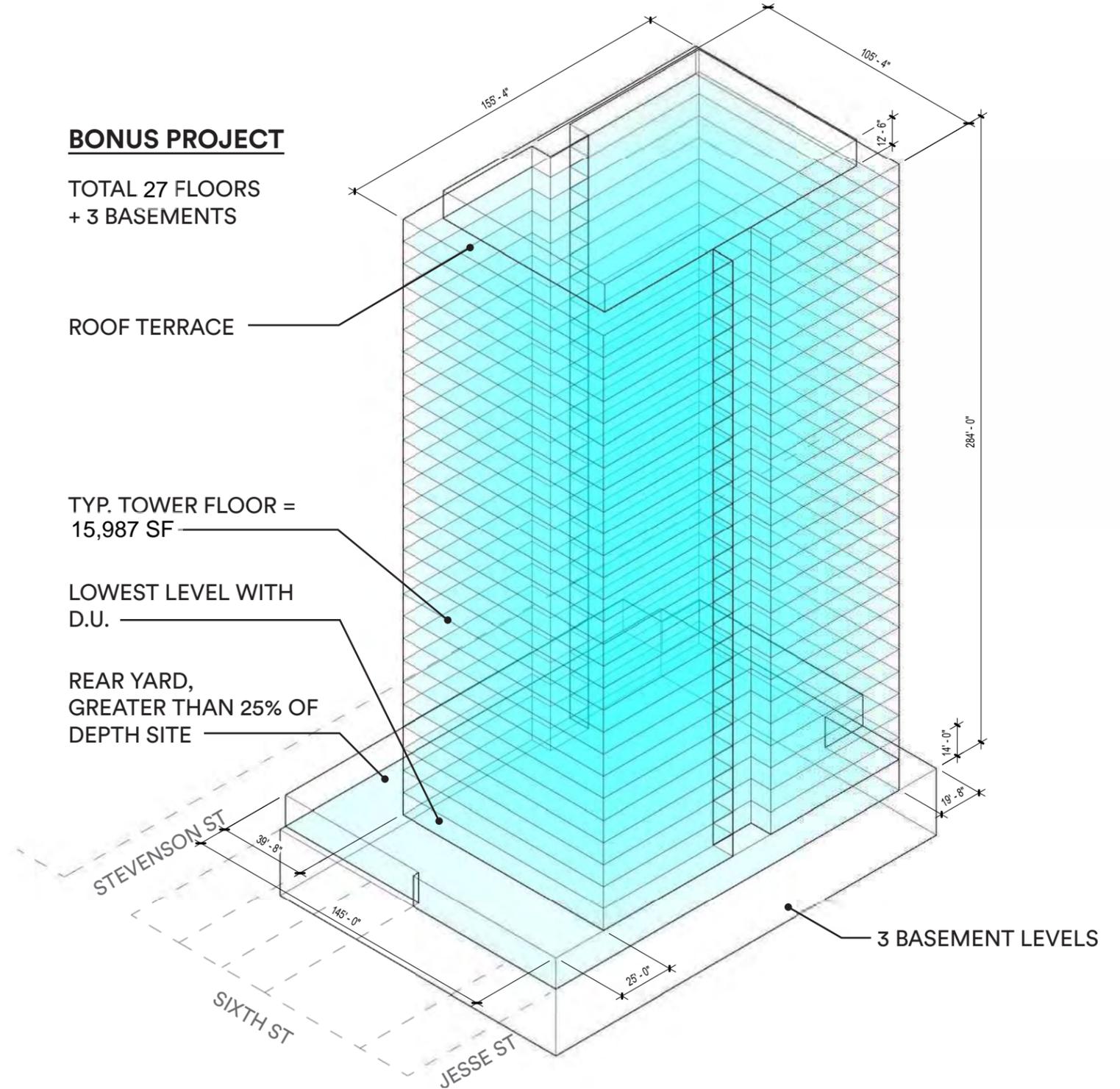
TOTAL 27 FLOORS
+ 3 BASEMENTS

ROOF TERRACE

TYP. TOWER FLOOR =
15,987 SF

LOWEST LEVEL WITH
D.U.

REAR YARD,
GREATER THAN 25% OF
DEPTH SITE

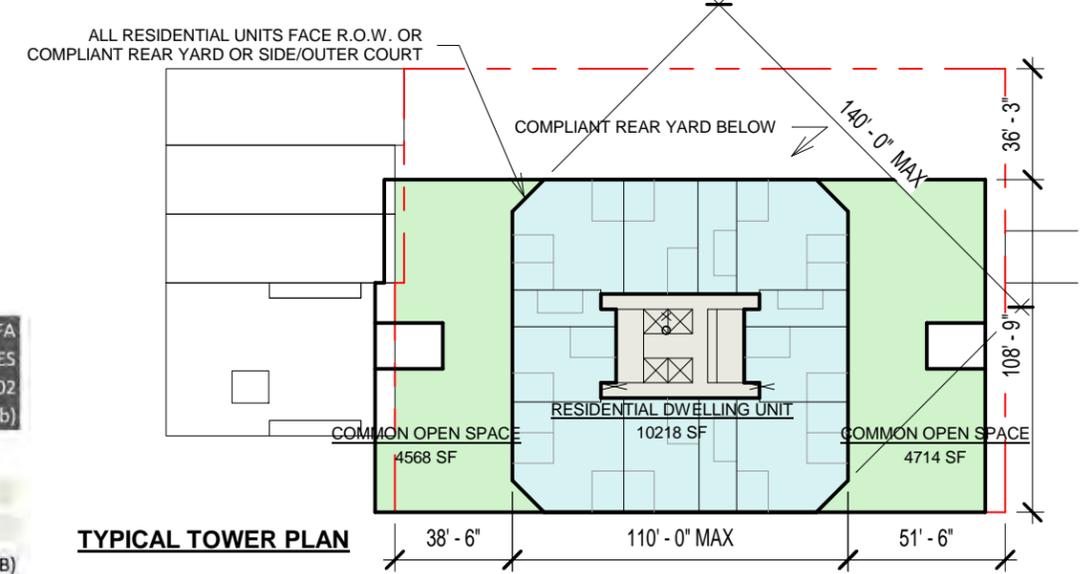


3 BASEMENT LEVELS

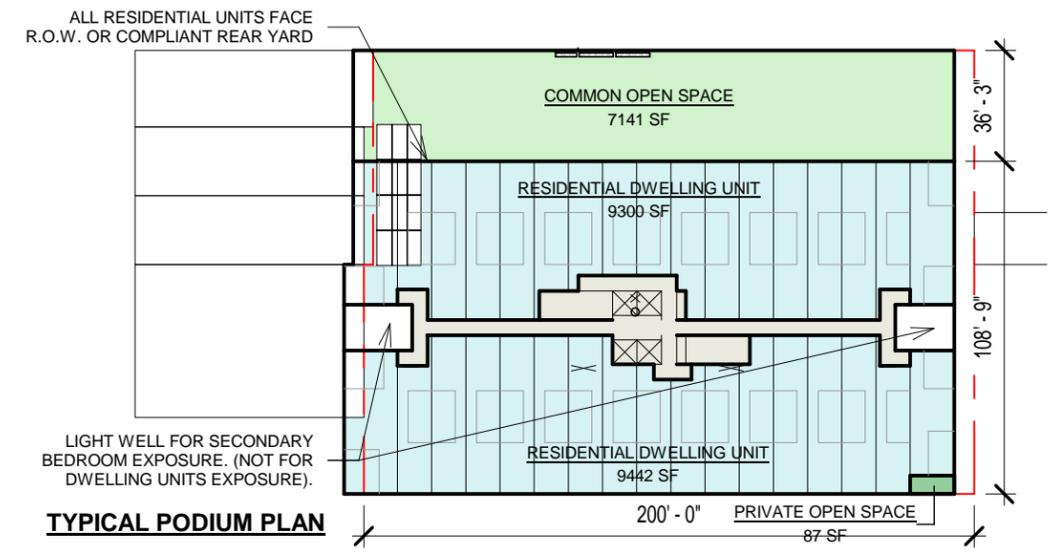
FLR. ELEV.	FTF	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING GFA	PARKING SPACES	TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
+175.00		M.PH								
+160.00	15.00	RF								
+148.75	11.25	17	11,746	361	11,385				11,385	(4)(B)
+139.84	8.92	16	11,746	361	11,385				11,385	(4)(B)
+130.92	8.92	15	11,746	361	11,385				11,385	(4)(B)
+122.00	8.92	14	11,746	361	11,385				11,385	(4)(B)
+113.09	8.92	13	11,746	361	11,385				11,385	(4)(B)
+104.17	8.92	12	11,746	361	11,385				11,385	(4)(B)
+95.25	8.92	11	11,746	361	11,385				11,385	(4)(B)
+86.34	8.92	10	11,746	361	11,385				11,385	(4)(B)
+77.42	8.92	9	11,746	361	11,385				11,385	(4)(B)
+67.50	9.92	8	20,938	361	20,577				20,577	(4)(B)
+58.59	8.92	7	20,938	361	20,577				20,577	(4)(B)
+49.67	8.92	6	20,938	361	20,577				20,577	(4)(B)
+40.75	8.92	5	20,938	361	20,577				20,577	(4)(B)
+31.83	8.92	4	20,938	361	20,577				20,577	(4)(B)
+22.92	8.92	3	20,938	361	20,577				20,577	(4)(B)
+14.00	8.92	2	20,938	361	20,577				20,577.4	(4)(B)
+0.00	14.00	1	28,783	17,383	11,400	0	0	0	11,400	(4)(B), (8), (13), (14), (17), (21)
-10.00	10.00	B1	28,783	28,383	400	0	0	75	400	(1), (3), (6), (7)
-20.00	10.00	B2	28,783	28,383	400	0	0	75	400	(1), (3), (6), (7)
			338,629	79,919	259,110	0	0	150	259,110	
			SF	SF	SF	SF*	SF	SPACES	SF	

	Provided	Required	Provided	Required/Provided
Studio + 1BR	71.2%			
2BR	18.5%			
3BR	10.4%			
		Private	L02 Rear Yard	2 Loading Spaces
		Common	L09 West	
			L09 East	
			16,423	

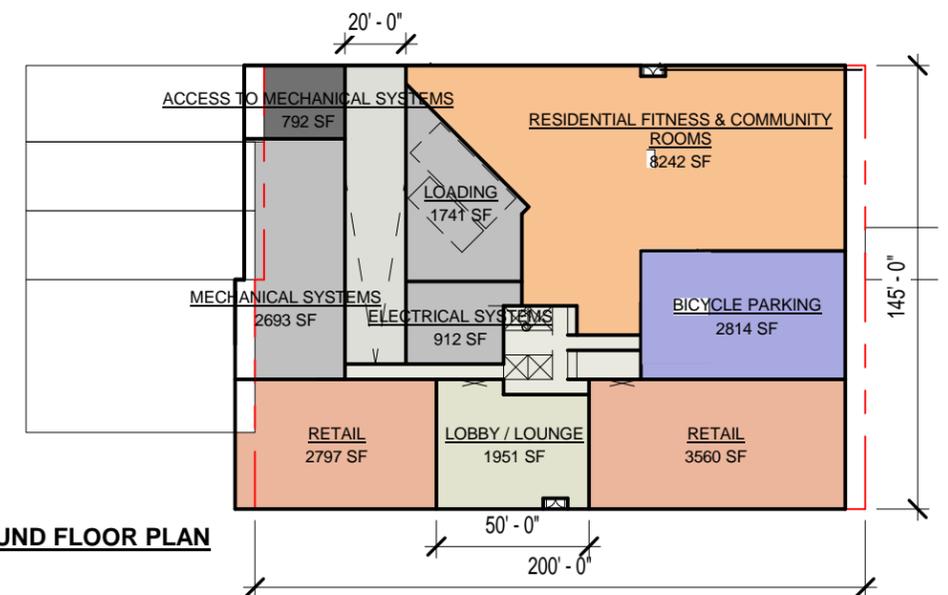
NOTES ON GROUND FLOOR PLAN:
 (1) GROUND FLOOR HEIGHT IS 14' FLOOR TO FLOOR
 (2) ACTIVE USES FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS FOR >60% OF FRONTAGE.
 (3) LOBBY WIDTH IS <25% OF BUILDING FRONTAGE.
 (4) ACCESS TO MECHANICAL SYSTEMS EXEMPT FROM ACTIVE USE REQUIREMENTS PER 145.1(C)(3)



TYPICAL TOWER PLAN



TYPICAL PODIUM PLAN



GROUND FLOOR PLAN

BASE PROJECT AREA SUMMARY
 469 Stevenson
 BUILD

05/25/2021
 2016056



FLR. ELEV.	F/F	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	124(f) EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING GFA	SPACES	TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
+276.50		M.PH									
+274.00	2.50	RF									
+262.00	12.00	27	11,178	622		10,556				10,556	(4)(B)
+250.67	11.33	26	15,987	622		15,365				15,365	(4)(B)
+241.00	9.67	25	15,987	622		15,365				15,365	(4)(B)
+231.33	9.67	24	15,987	622		15,365				15,365	(4)(B)
+221.67	9.67	23	15,987	622		15,365				15,365	(4)(B)
+212.00	9.67	22	15,987	622		15,365				15,365	(4)(B)
+202.33	9.67	21	15,987	622		15,365				15,365	(4)(B)
+192.67	9.67	20	15,987	622		15,365				15,365	(4)(B)
+183.00	9.67	19	15,987	622		15,365				15,365	(4)(B)
+173.33	9.67	18	15,987	622	686	15,365				15,365	(4)(B), sec 124(f)
+163.67	9.67	17	15,987	622	864	15,365				15,365	(4)(B), sec 124(f)
+154.00	9.67	16	15,987	622	2,797	15,365				15,365	(4)(B), sec 124(f)
+144.33	9.67	15	15,987	622	2,161	15,365				15,365	(4)(B), sec 124(f)
+134.67	9.67	14	15,987	622	3,421	15,365				15,365	(4)(B), sec 124(f)
+125.00	9.67	13	15,987	622	3,017	15,365				15,365	(4)(B), sec 124(f)
+115.33	9.67	12	15,987	622	3,421	15,365				15,365	(4)(B), sec 124(f)
+105.67	9.67	11	15,987	622	2,839	15,365				15,365	(4)(B), sec 124(f)
+96.00	9.67	10	15,987	622	3,259	15,365				15,365	(4)(B), sec 124(f)
+86.33	9.67	9	15,987	622	3,836	15,365				15,365	(4)(B), sec 124(f)
+76.67	9.67	8	15,987	622	2,966	15,365				15,365	(4)(B), sec 124(f)
+67.00	9.67	7	15,987	622	3,761	15,365				15,365	(4)(B), sec 124(f)
+55.00	12.00	6	15,987	622	3,933	15,365				15,365	(4)(B), sec 124(f)
+43.00	12.00	5	19,897	622	4,594	19,275				19,275	(4)(B), sec 124(f)
+33.33	9.67	4	19,897	622	4,940	19,275				19,275	(4)(B), sec 124(f)
+23.67	9.67	3	19,897	622	5,147	19,275				19,275	(4)(B), sec 124(f)
+14.00	9.67	2	19,897	622	4,961	19,275				19,275	(4)(B), sec 124(f)
+0.00	14.00	1	27,126	15,363		11,763	0	0	0	11,763	(4)(B), (13), (14), (17)
-14.00	14.00	B1	28,275	27,085		1,190		0	42	1,190	(1), (3), (6), (7), (8), (21)
-28.00	14.00	B2	28,275	27,085		1,190		0	78	1,190	(1), (3), (6), (7)
-42.00	14.00	B3	24,448	23,258		1,190		0	58	1,190	(1), (3), (6), (7)
			534,617 SF	108,973 SF	56,599	425,644 SF	0 SF*	0 SF	178 SPACES	425,644 SF	

this should be *3,985 sf GSF 0.36 per unit

SITE SUMMARY		
Zoning District	C-3-G	
Height District	160-F	
Site Area	28,790	sf

PROJECT SUMMARY		
Height of Buildings	274'-0"	
Number of Stories	27 + 3 Basements	
Dwelling Units	495	
Parking Spaces	178	
Loading Spaces	1 + 2 SV	

TOTAL SQUARE FOOTAGE		
Residential	474,606	sf
Retail	3,985	sf
Parking	56,026	sf
TOTAL	534,617	sf

PLANNING GFA (per sec. 102)		
Residential	425,644	GFA
Retail (General)	0	GFA
Parking	0	GFA
TOTAL	425,644	GFA

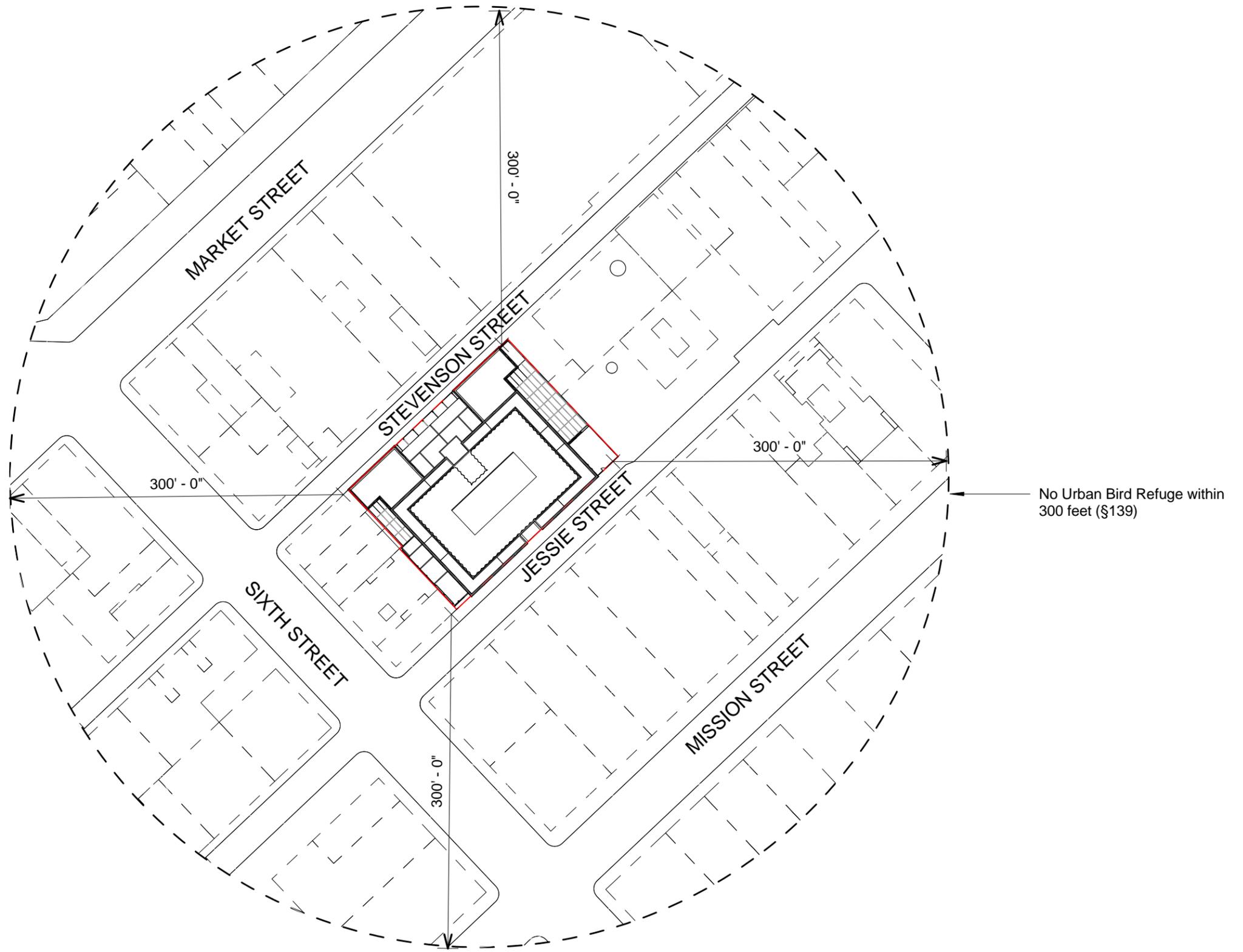
RESIDENTIAL SUMMARY		
STUDIOS	192	
1 BDRM	149	
2 BDRM	96	
3 BDRM	50	
5 BDRM	8	
Dwelling Units	495	

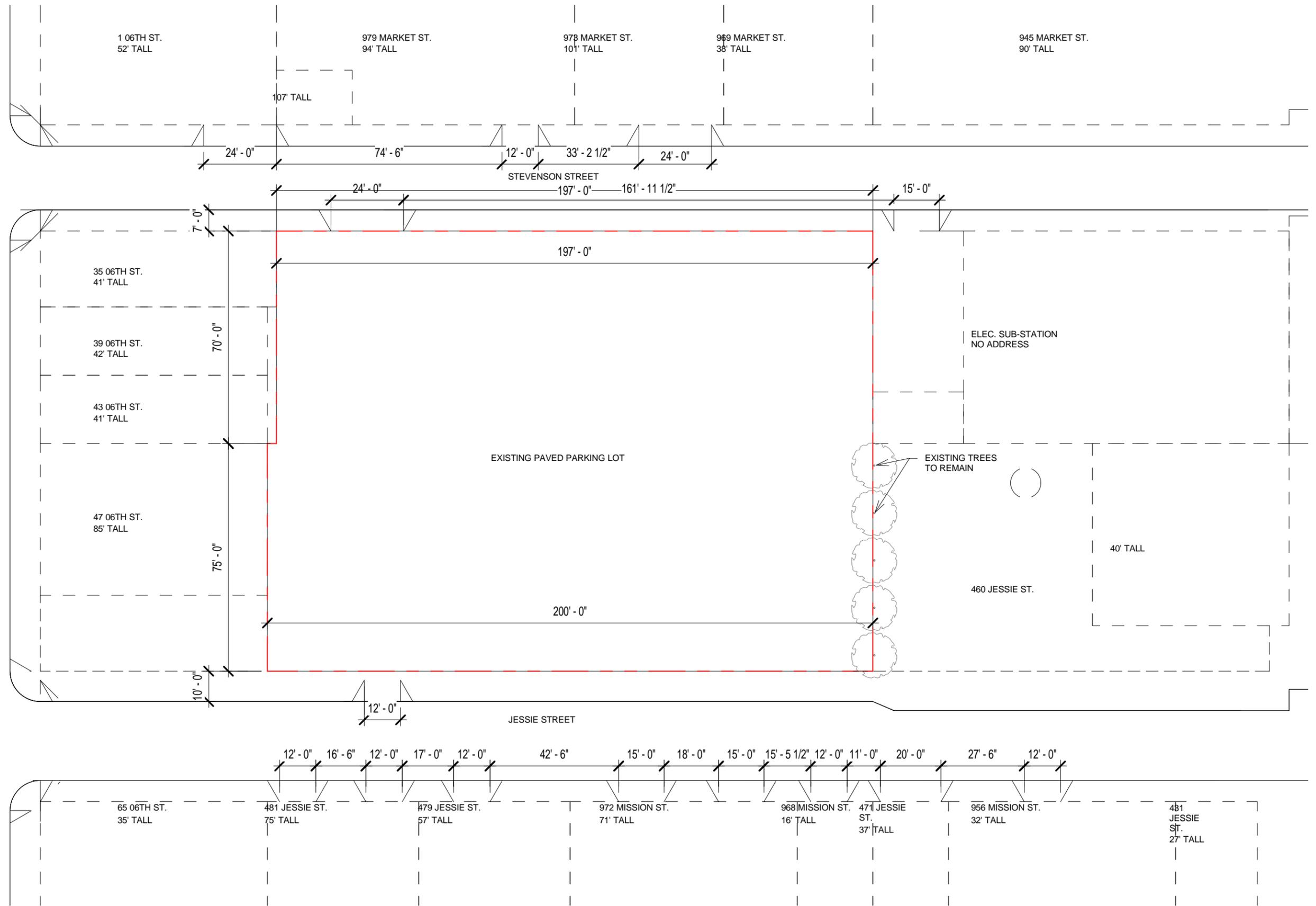
Sec 135 - RESIDENTIAL OPEN SPACE		
Dwelling units with Balconies	22	
Common Open Space Required (x Units x 36 sf/Unit X 1.33)	22,647	sf
Common Open Space Provided	11,184	sf

PARKING SUMMARY	Existing		Permitted as Accessory	Provided
Sec 150.b Residential Off-Street Vehicle Parking	0	(# of Dwelling Units) x .5 =	248 spaces	178 spaces
			Required	Provided
Non-Accessible Off-Street Vehicle Parking	176 spaces			159 spaces
Sec 155.i Accessible Off-Street Vehicle Parking	0 spaces	1 accessible space per 25 spaces	7 spaces	7 spaces
Sec 166 Car-Share Parking Spaces, Residential	0 spaces	2, plus 1 for ever 200 dwelling units over 200 =	5 spaces	12 spaces

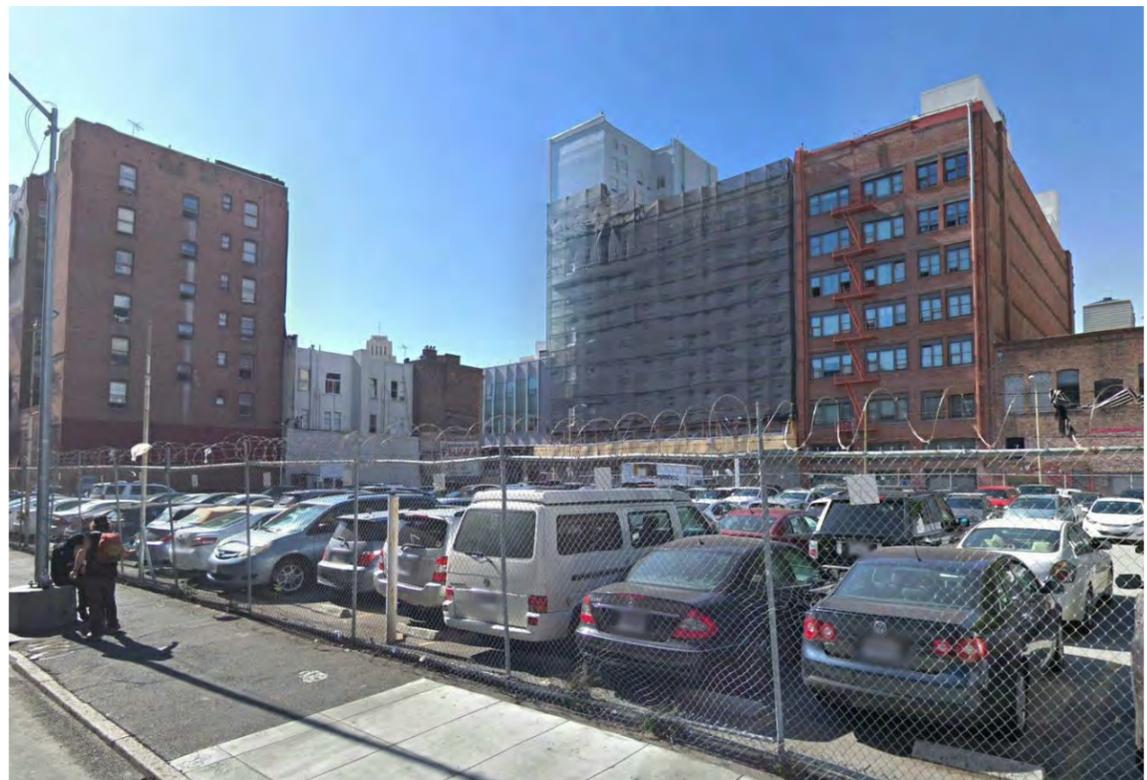
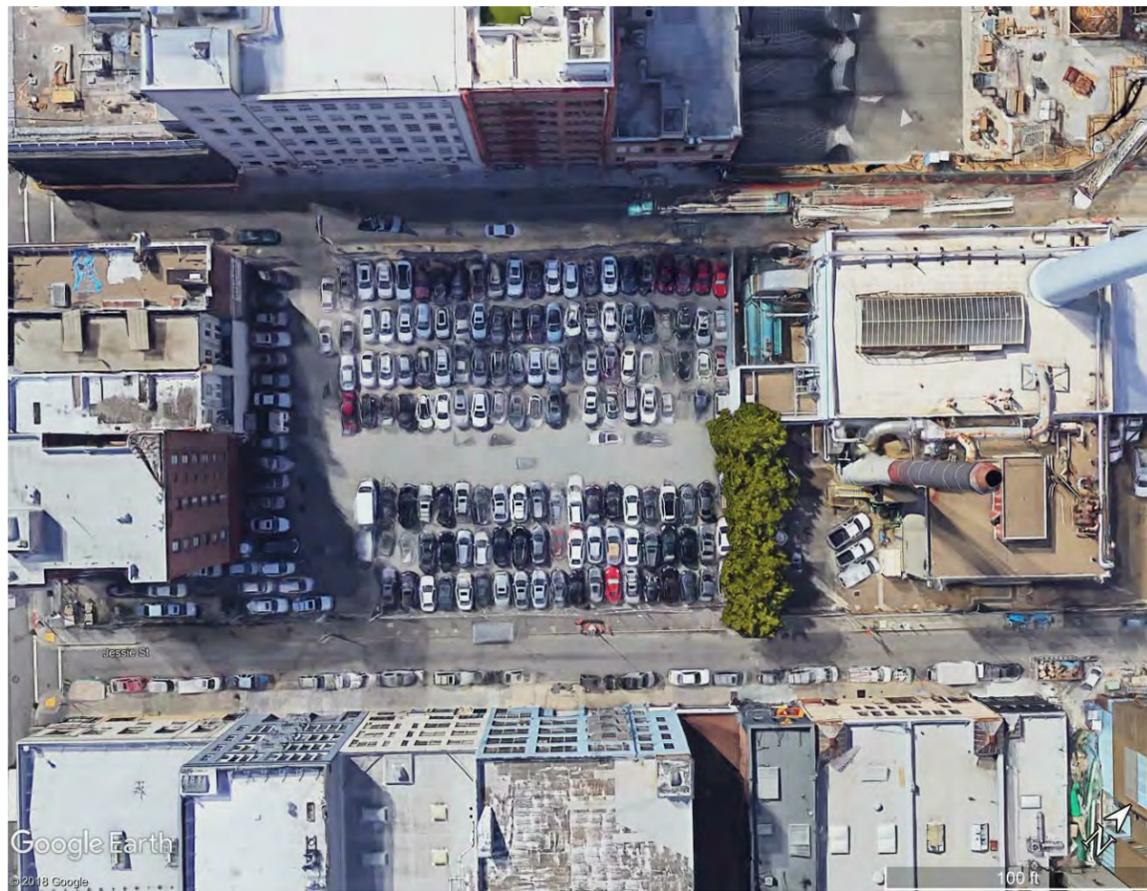
Sec 152.1 OFF-STREET LOADING	0	200,001 - 500,000 GFA =	2	1 + 2 SV
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Sec 155.2 BICYCLE PARKING		Class 1	Class II
(A) = Residential Dwelling Units	495 units		
Sec 155.2.11 - Dwelling Units		100 Class I spaces plus onc Class I space for every four dwelling units over 100	One per 20 units.
Formula		=100+(((A)-100)/4)	=(A)/20'
Bicycle Parking Required - Dwelling Units		199 spaces	25 spaces
(B) = Retail Sales and Services	3,985 sf		
Table 155.2 - Retail Sales and Services		One Class I space for every 7,500 sf of occupied floor area.	Minimum 2 spaces. One Class II space for every 2500 sf of occupied floor area
Formula		=(B) / 7500	=(B) / 2500, 2 minimum
Bicycle Parking Required - Retail		1 spaces	2 spaces
Bicycle Parking Required - Total		200 spaces	27 spaces

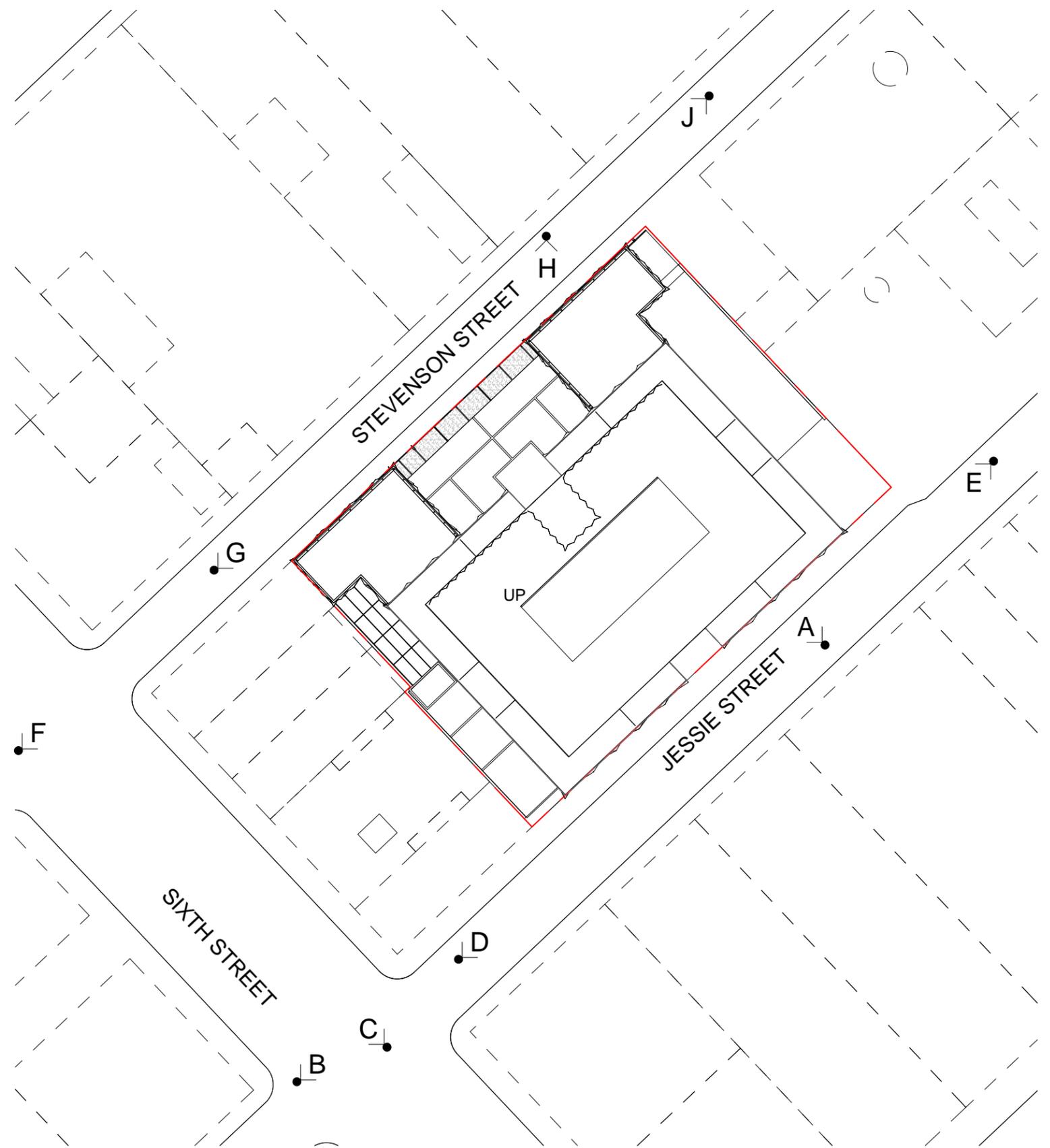


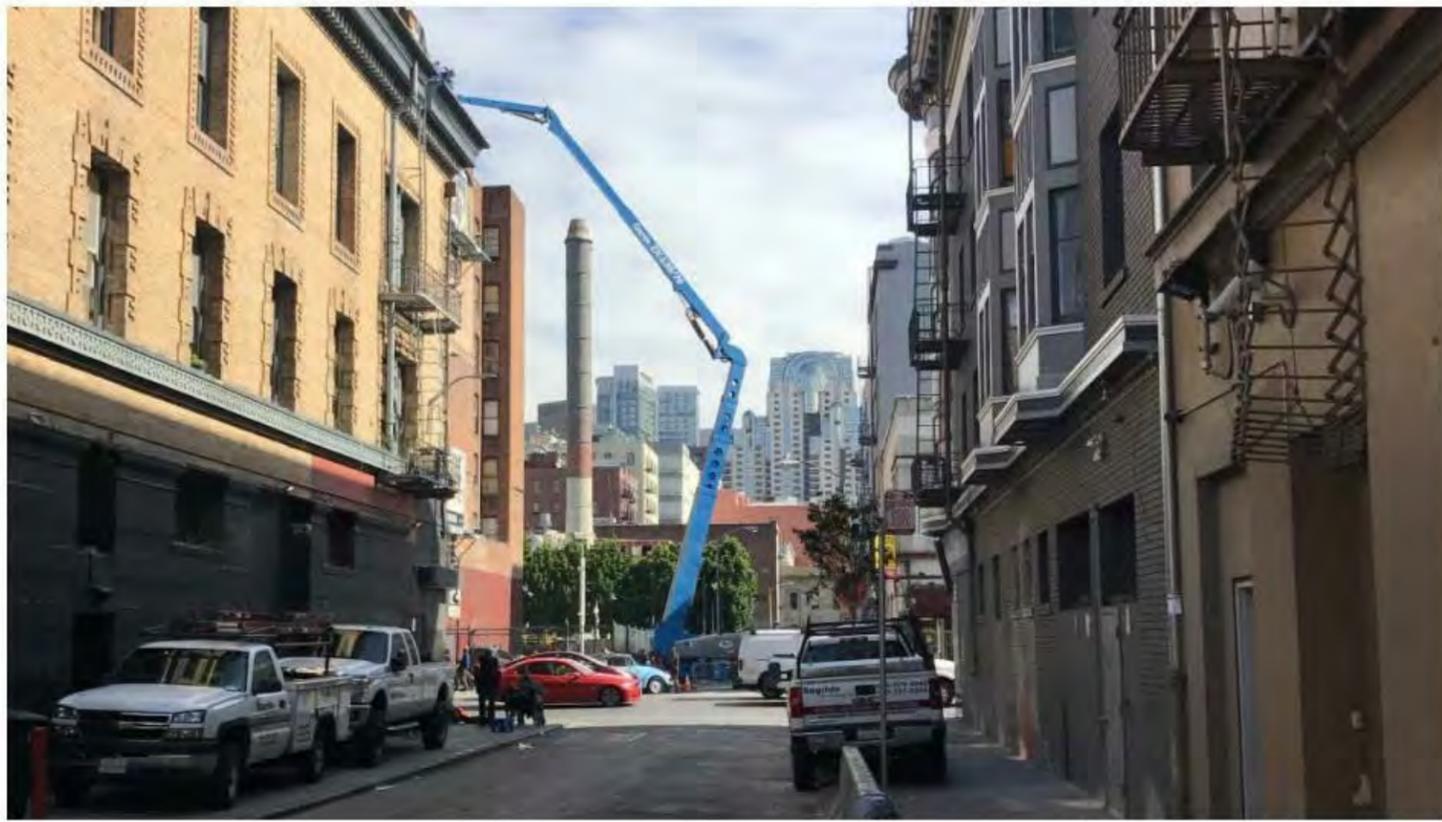


* HEIGHTS ARE ESTIMATED AND NOT TAKEN FROM A CIVIL SURVEY

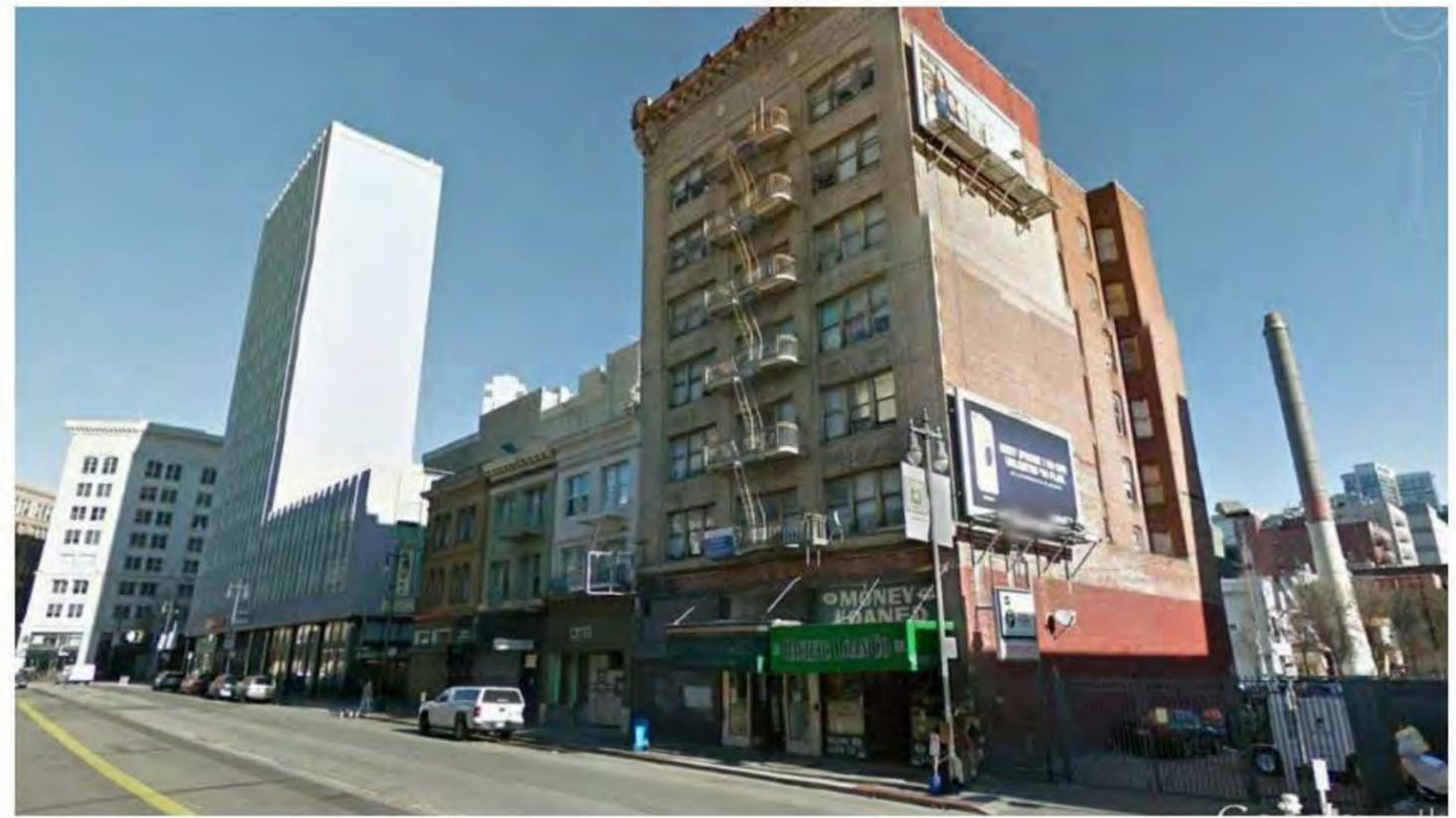


VIEW A





VIEW B: JESSIE ST



VIEW C: JESSIE AND 6TH ST



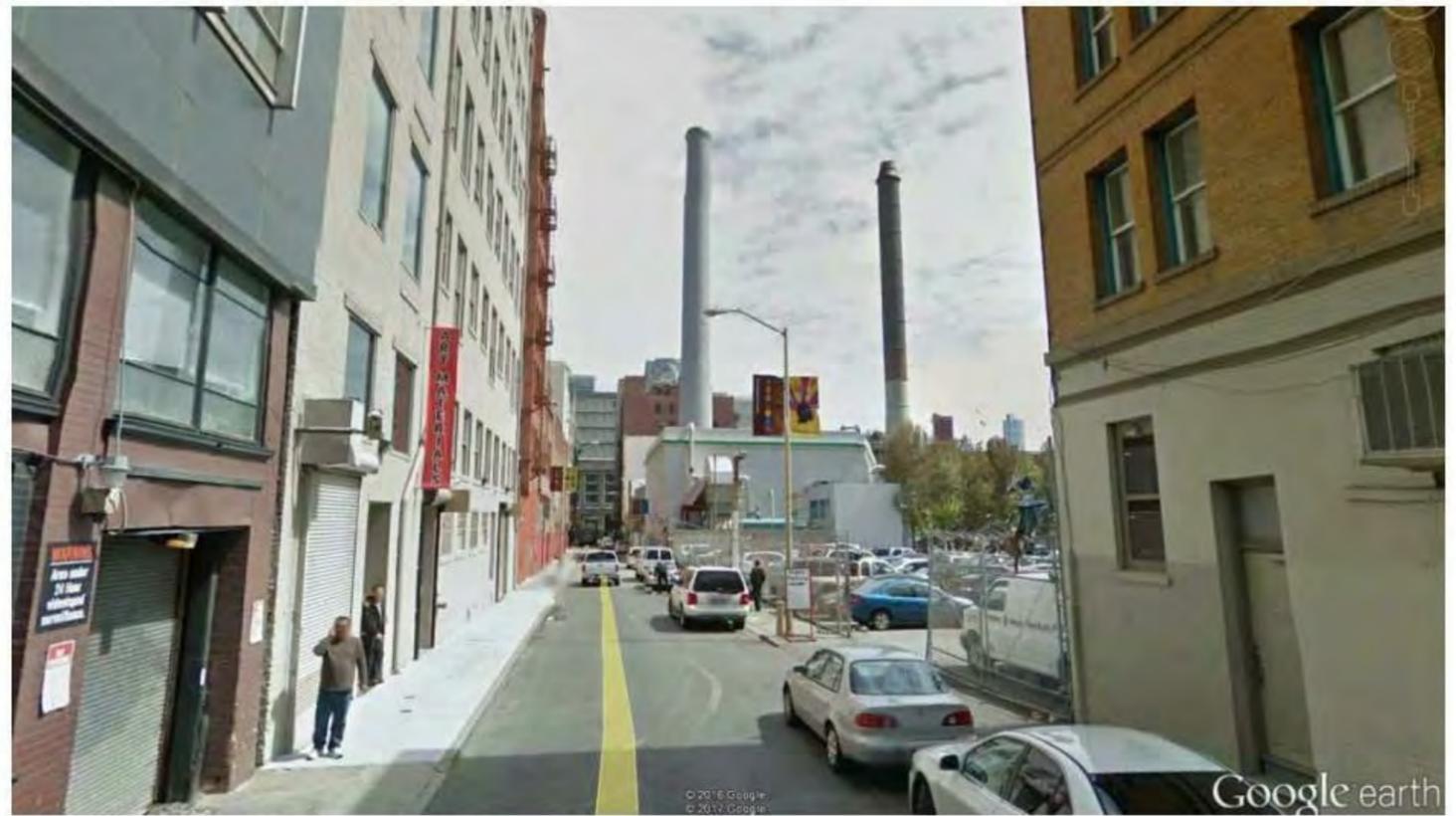
VIEW D: JESSIE ST



VIEW E: JESSIE AND 6TH ST



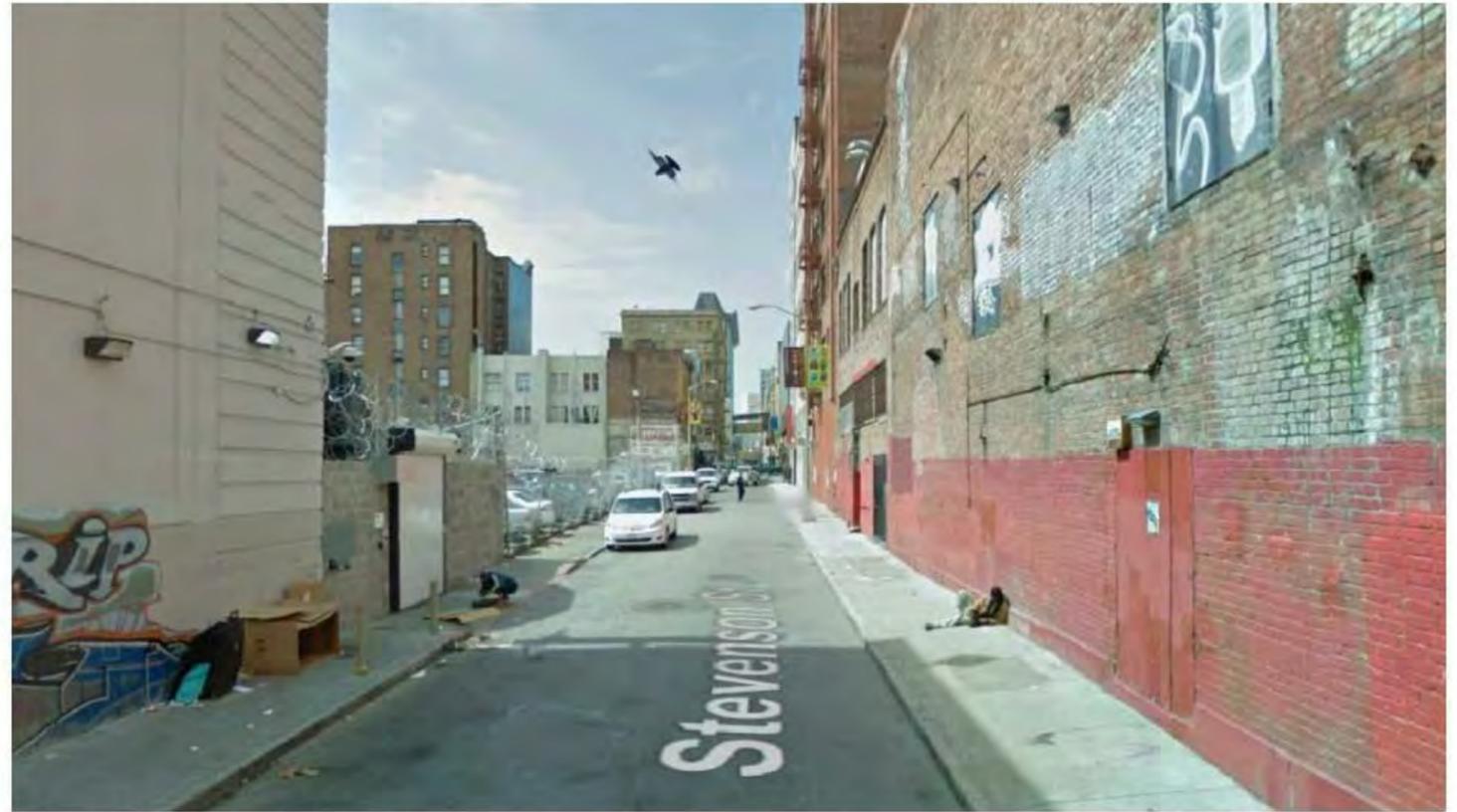
VIEW F: STEVENSON ST



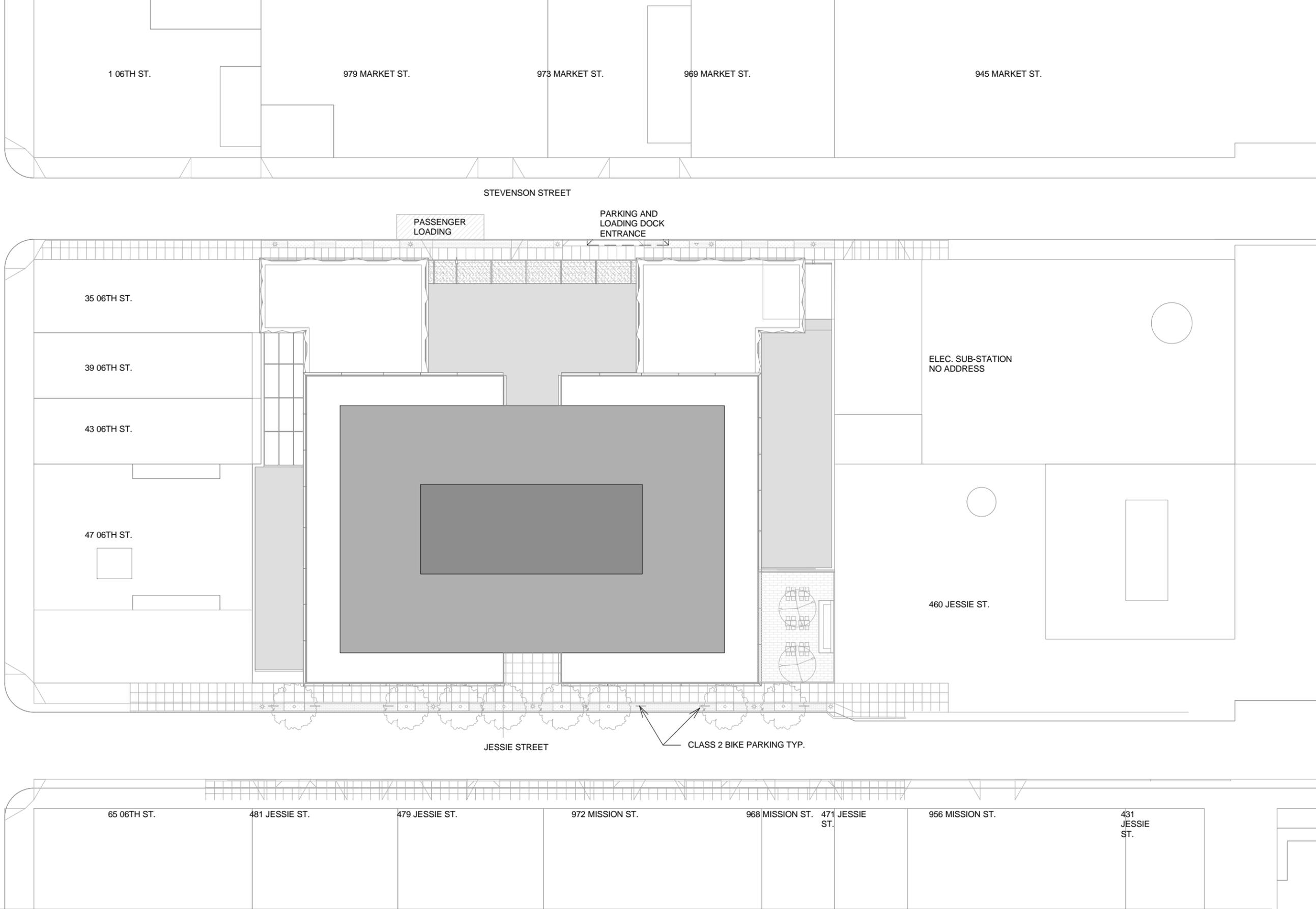
VIEW G: STEVENSON ST

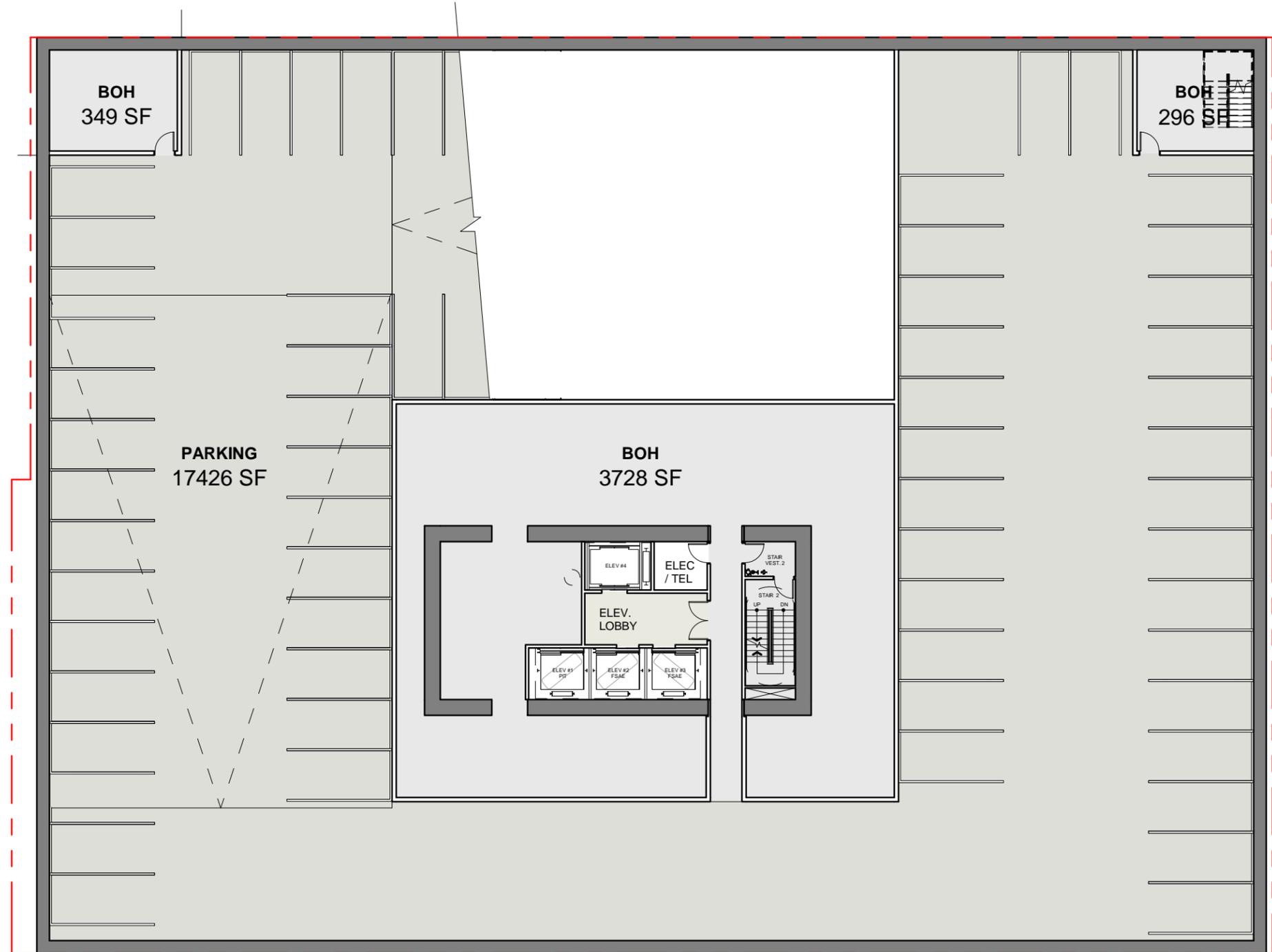


VIEW H: STEVENSON ST



VIEW J: STEVENSON ST

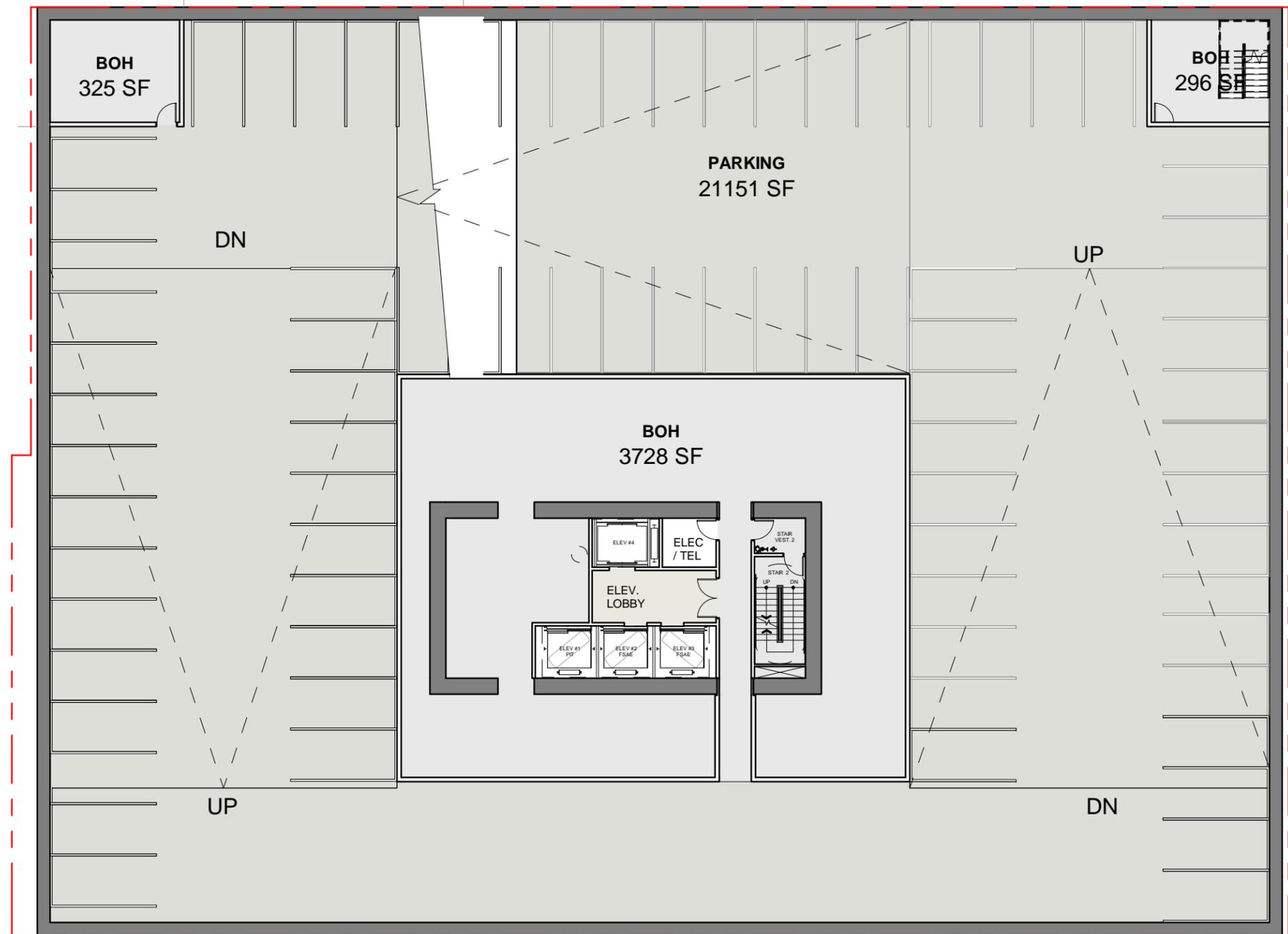




BASEMENT 03 PLAN
469 Stevenson
BUILD

05/25/2021
 2016056

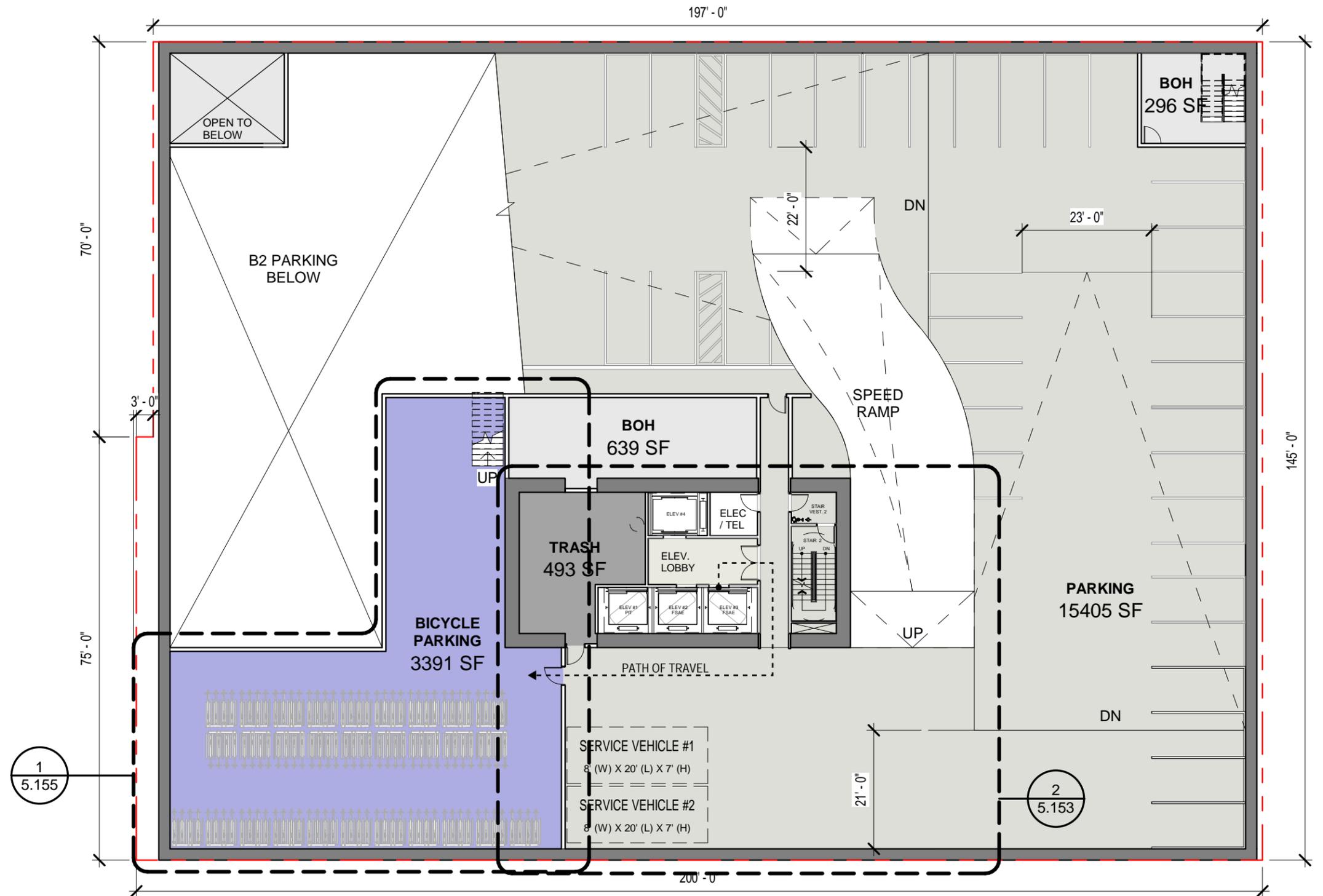




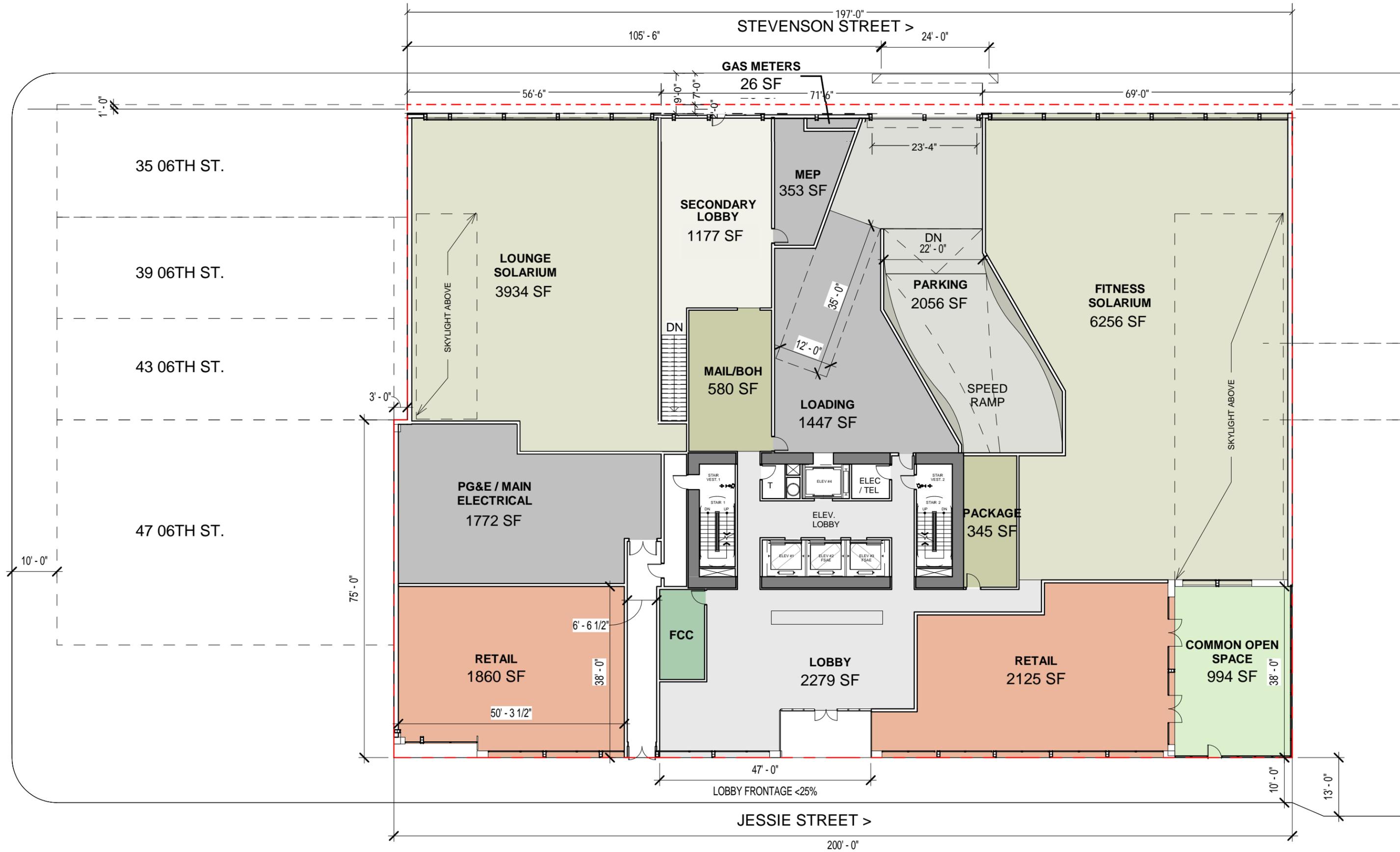
BASEMENT 02 PLAN
469 Stevenson
BUILD

05/25/2021
 2016056



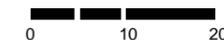


SIXTH STREET



GROUND FLOOR PLAN
469 Stevenson
BUILD

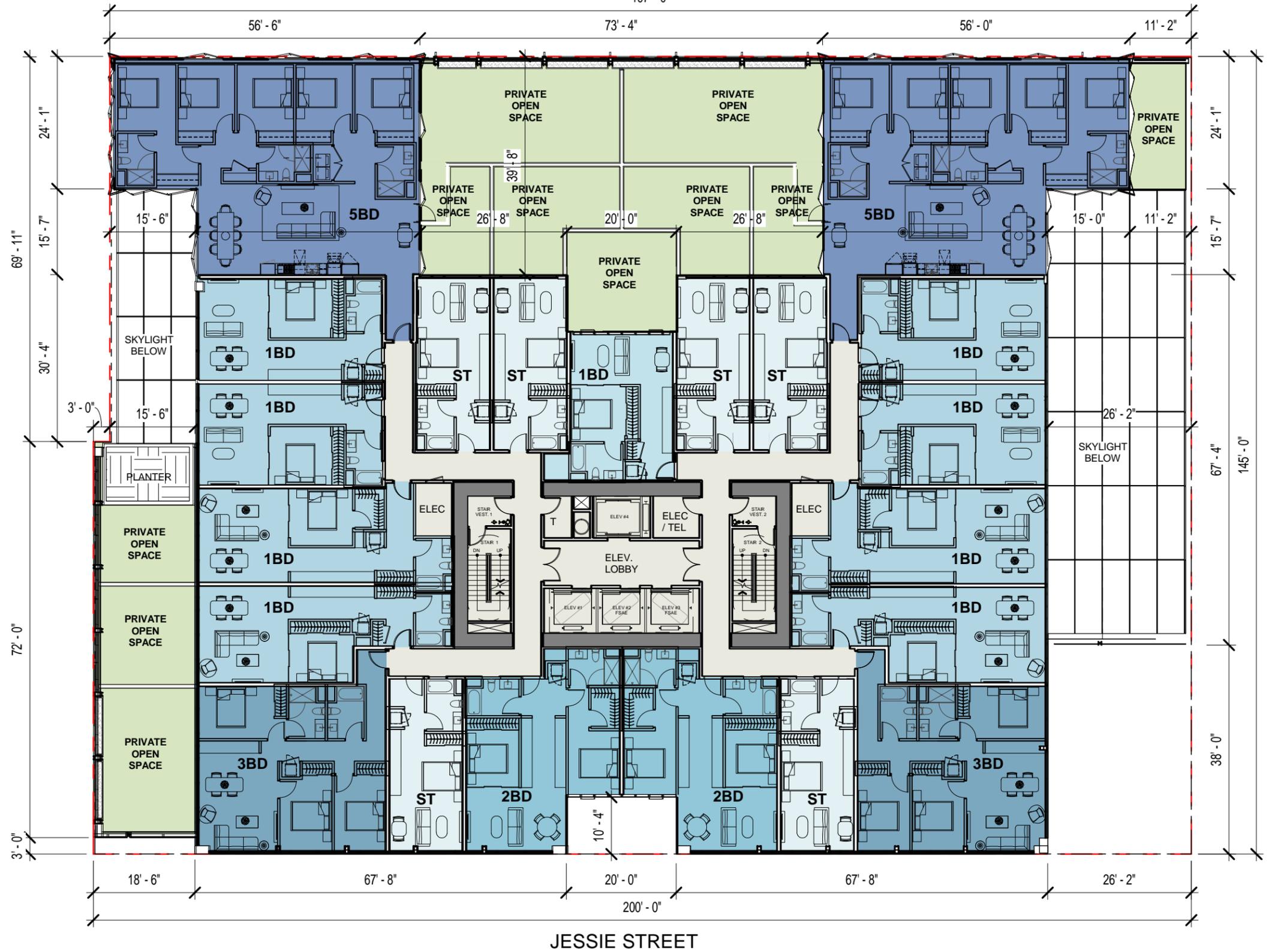
05/25/2021
 2016056



3.201

STEVENSON STREET
197'-0"

SIXTH STREET



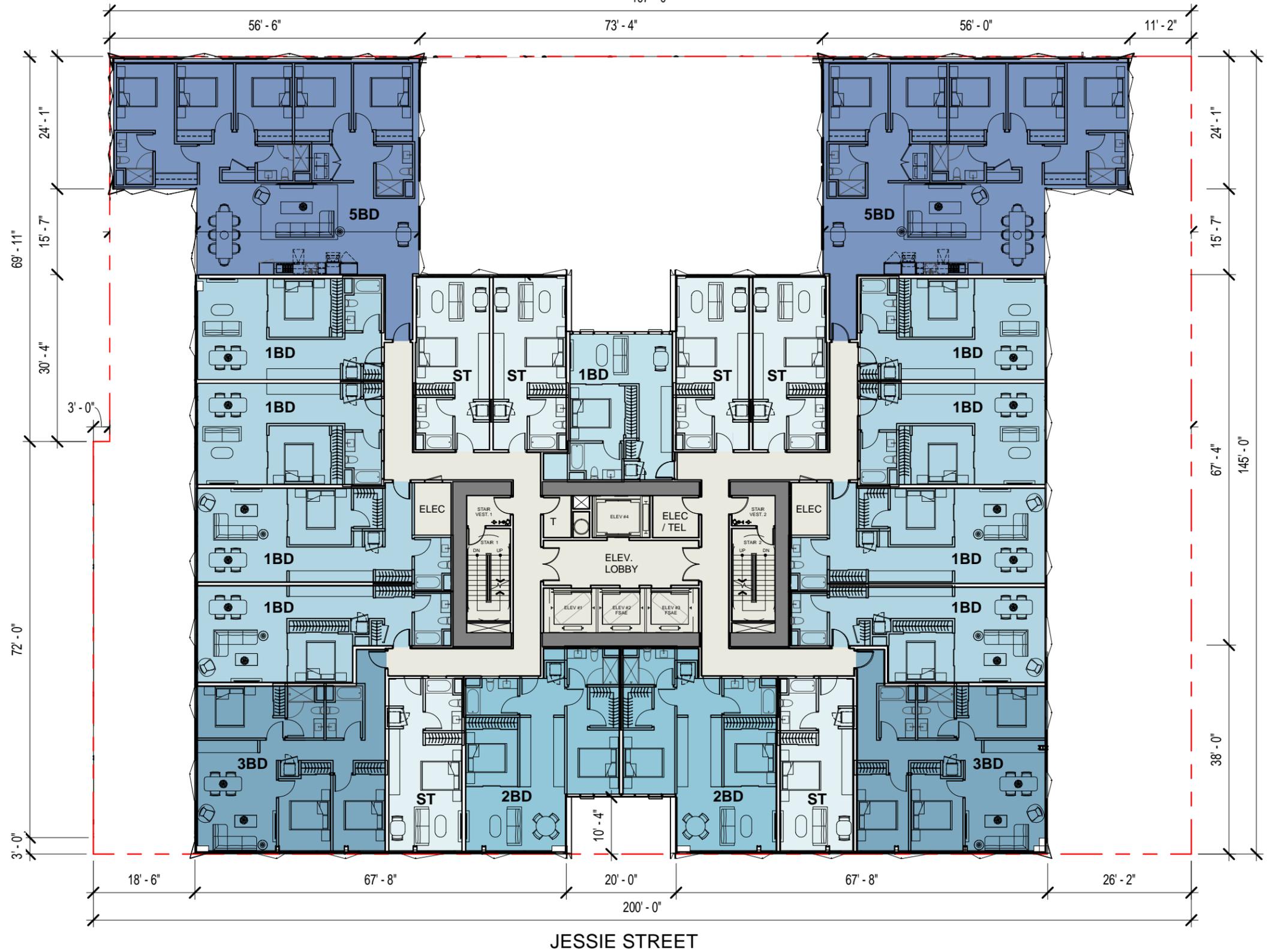
LEVEL 2 PLAN
469 Stevenson
BUILD

05/25/2021
2016056



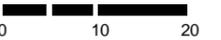
SIXTH STREET

STEVENSON STREET
197'-0"



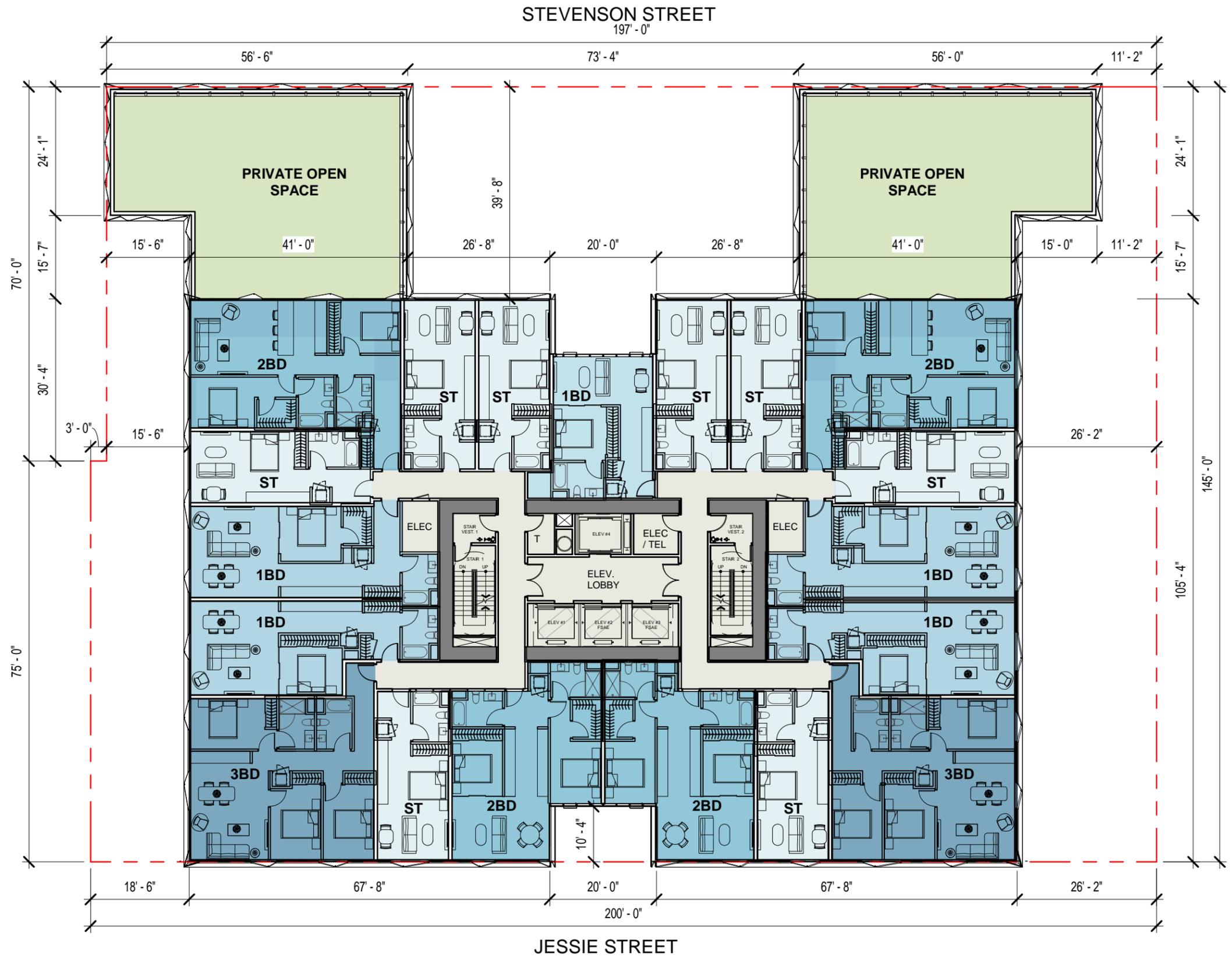
LEVELS 3-5 PLAN
469 Stevenson
BUILD

05/25/2021
2016056



3.204

SIXTH STREET



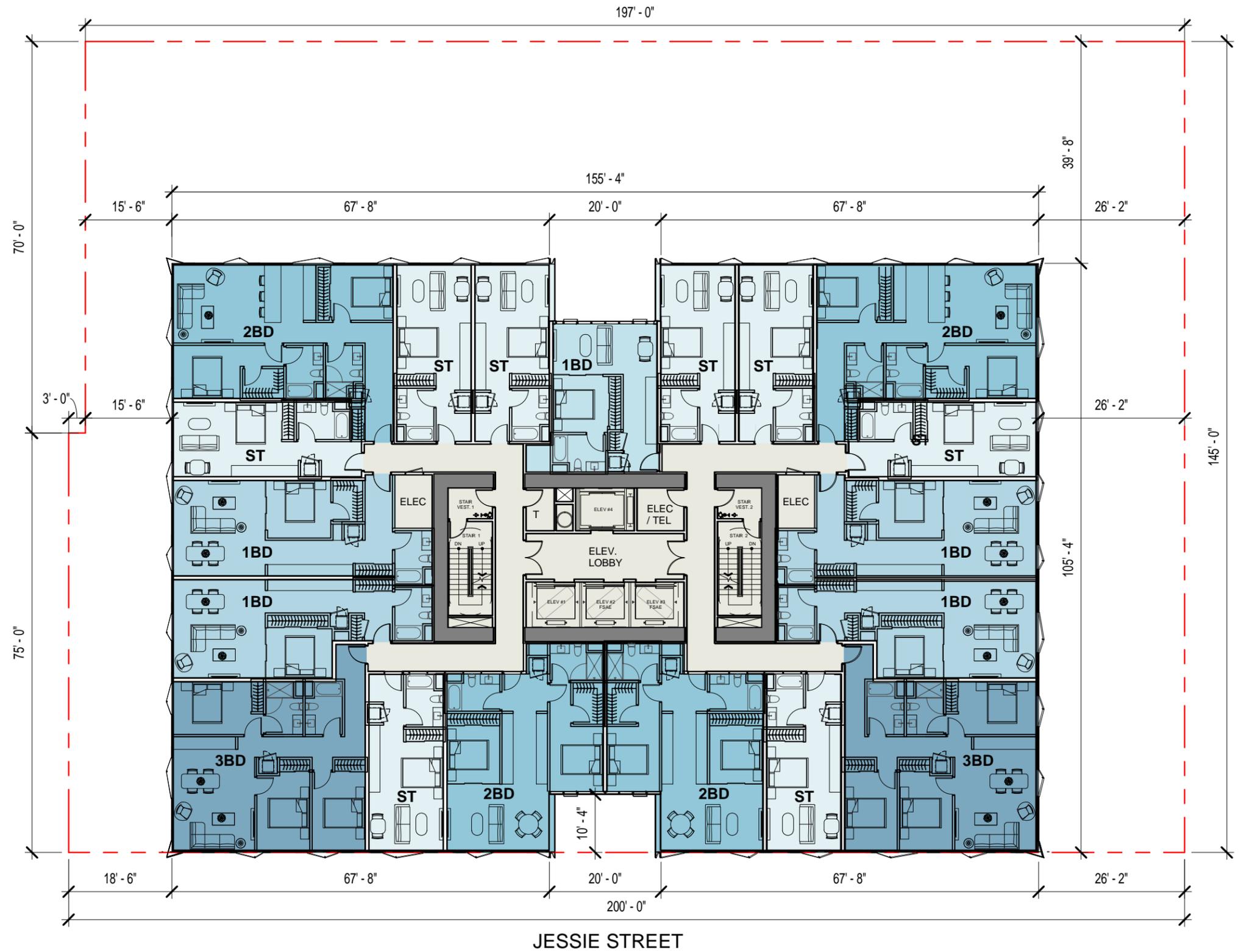
LEVEL 6 PLAN
469 Stevenson
BUILD

05/25/2021
2016056



3.206

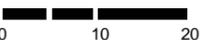
STEVENSON STREET



JESSIE STREET

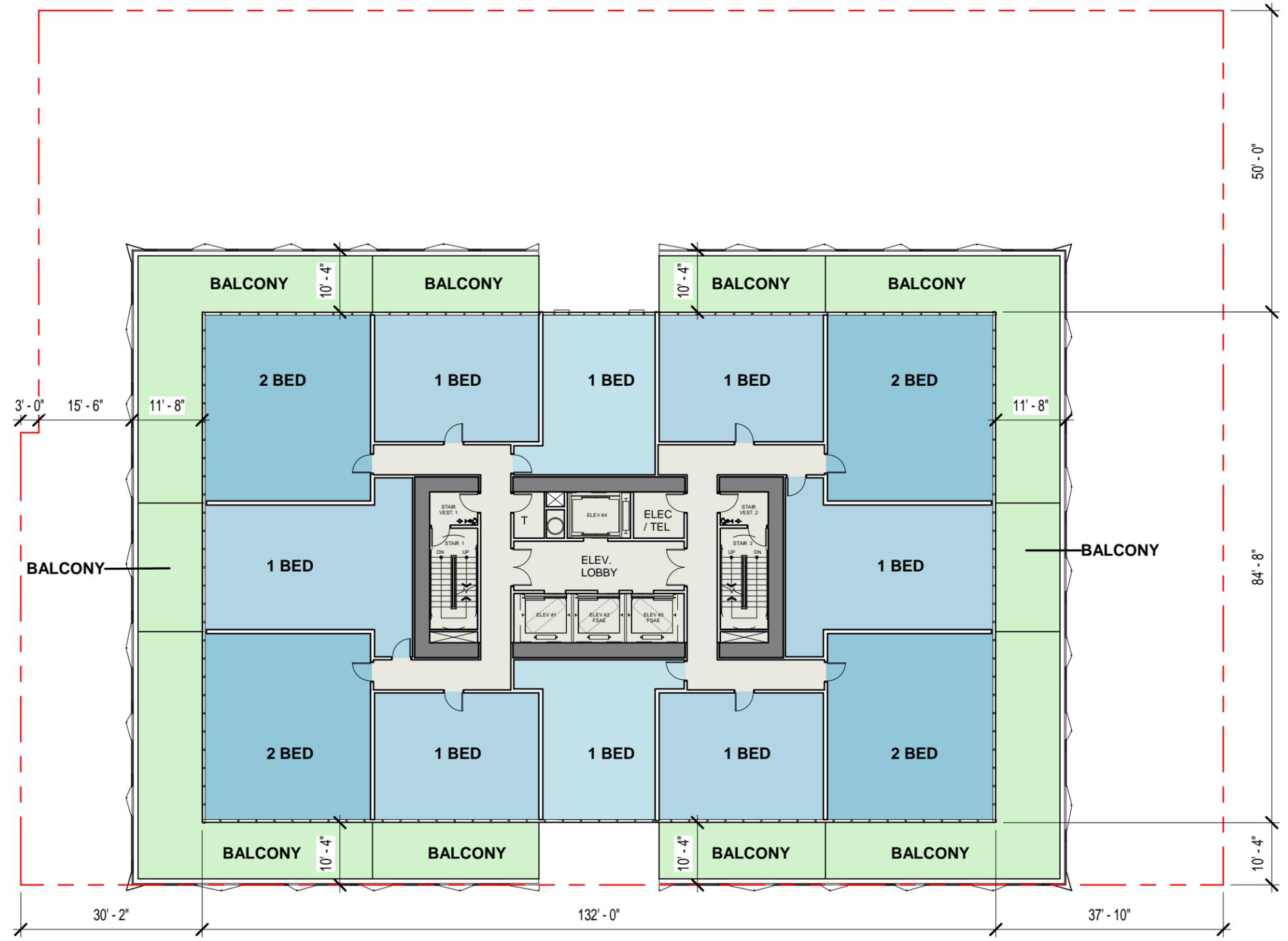
LEVELS 7-26 PLAN
469 Stevenson
BUILD

05/25/2021
2016056



3.212

STEVENSON STREET



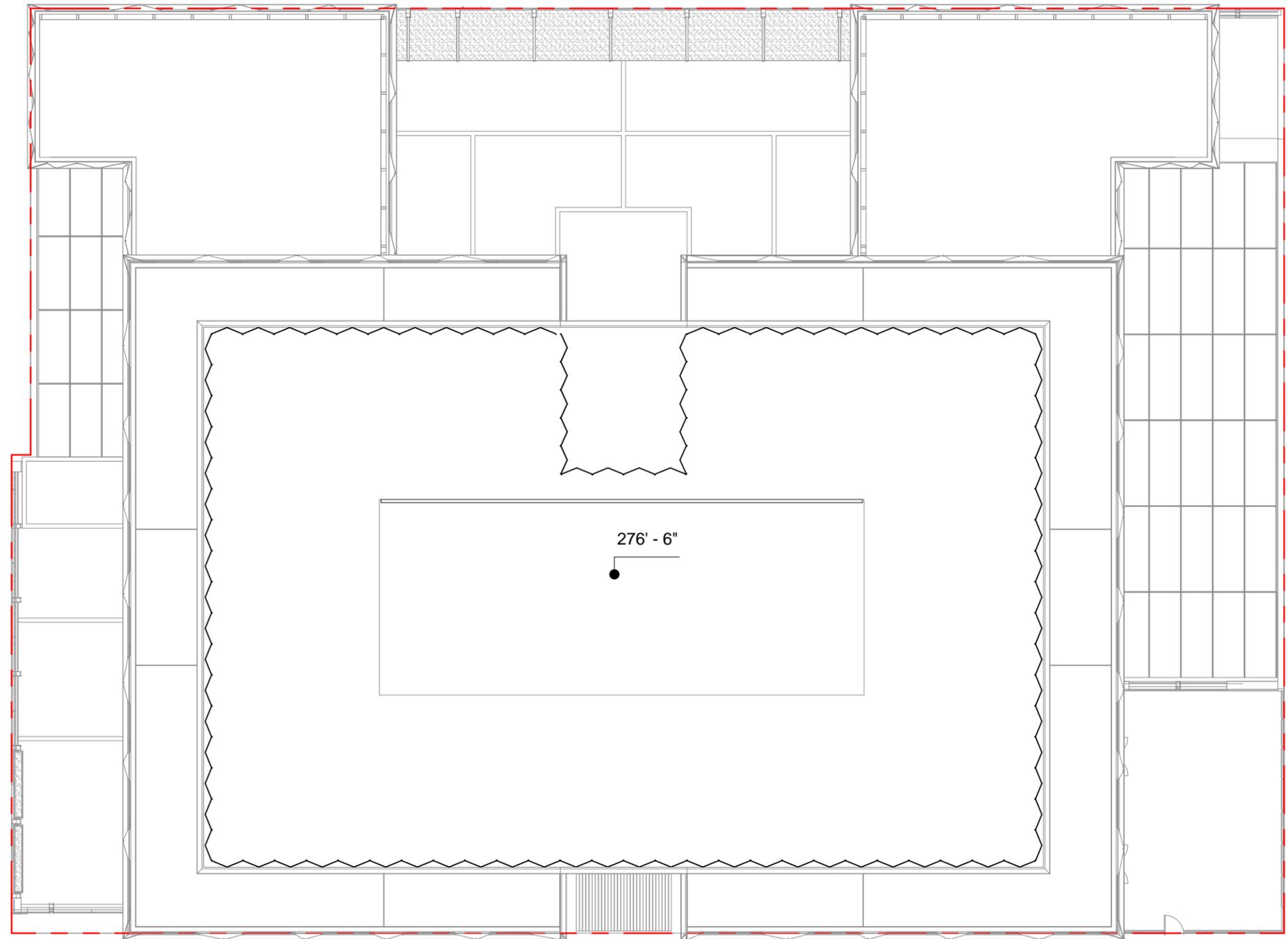
JESSIE STREET

LEVEL 27 PLAN
469 Stevenson
BUILD

05/25/2021
2016056



3.227



ROOF PLAN
469 Stevenson
BUILD

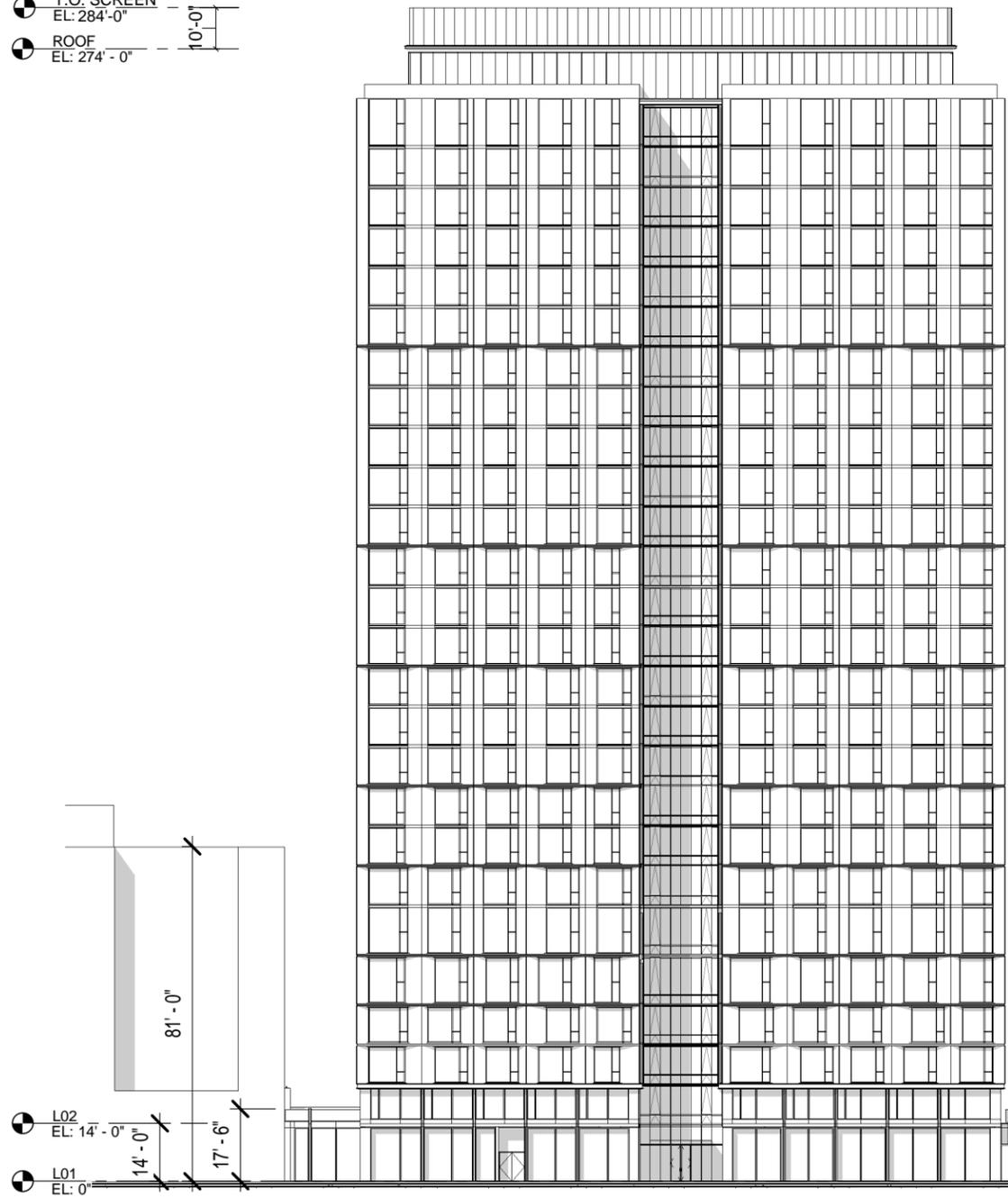
05/25/2021
2016056



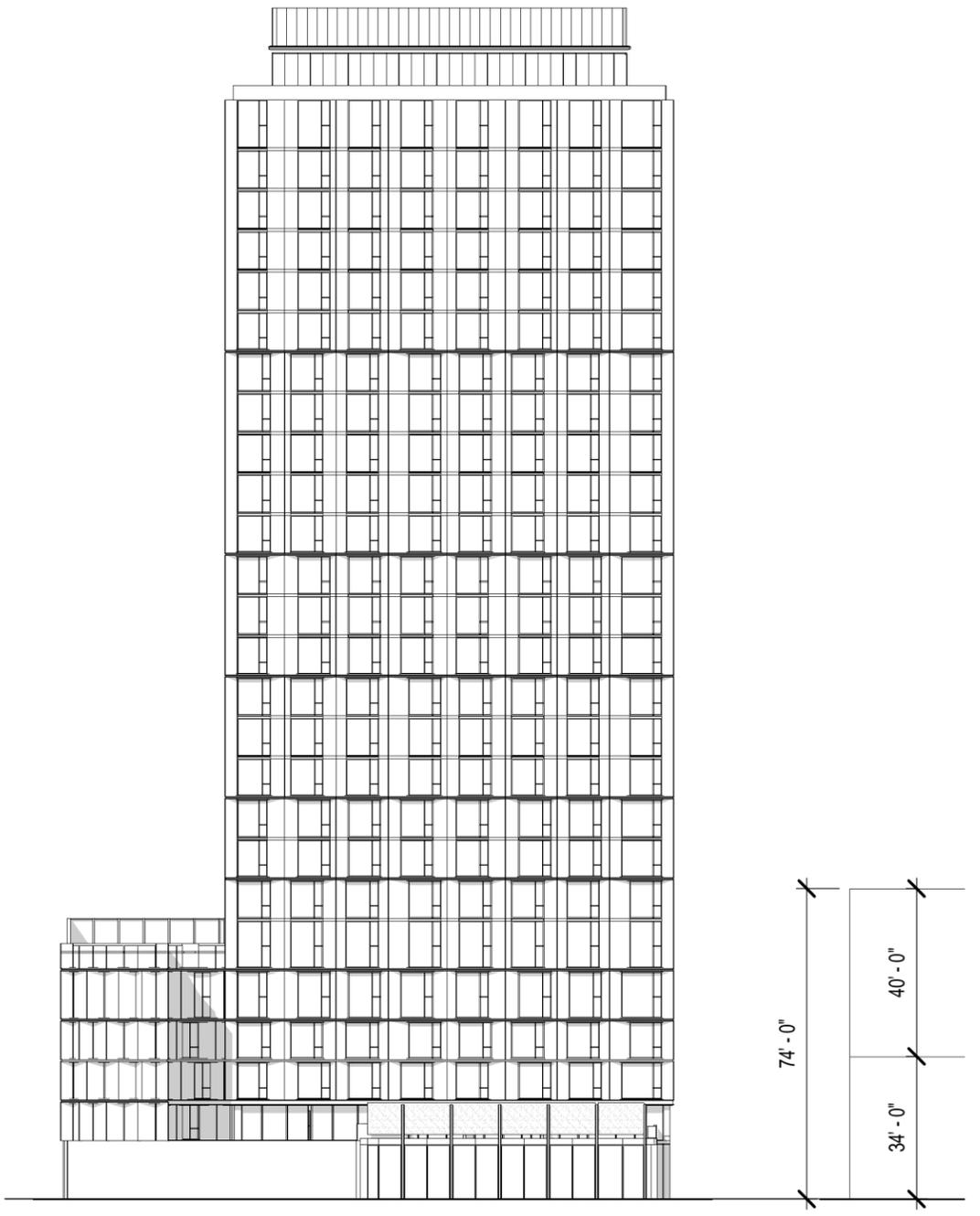
 **3.230**

● T.O. SCREEN
 EL: 284'-0"
 ● ROOF
 EL: 274'-0"

● T.O. SCREEN
 EL: 284'-0"
 ● ROOF
 EL: 274'-0"



SOUTH ELEVATION - JESSE STREET



WEST ELEVATION

● T.O. SCREEN
 EL: 284'-0"
 ● ROOF
 EL: 274'-0"

274'-0"

● L02
 EL: 14'-0"
 ● L01
 EL: 0'-0"

14'-0"
 21'-0"

NORTH ELEVATION - STEVENSON STREET

● T.O. SCREEN
 EL: 284'-0"
 ● ROOF
 EL: 274'-0"

274'-0"

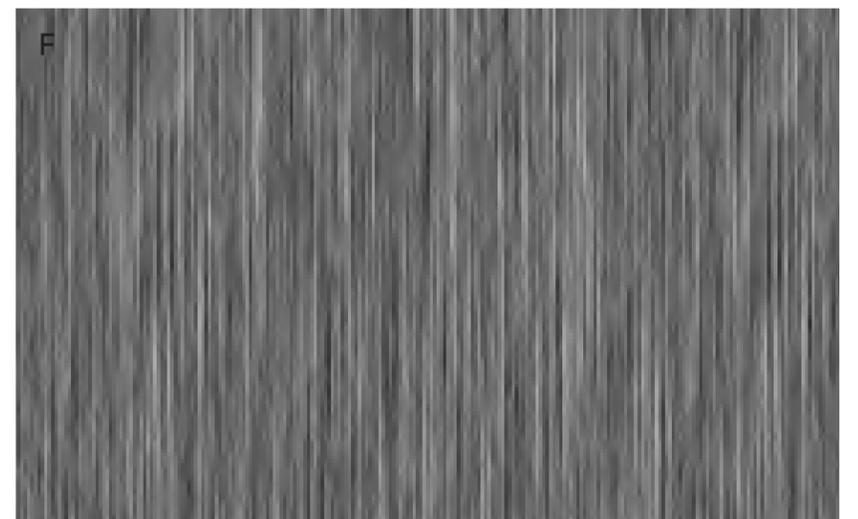
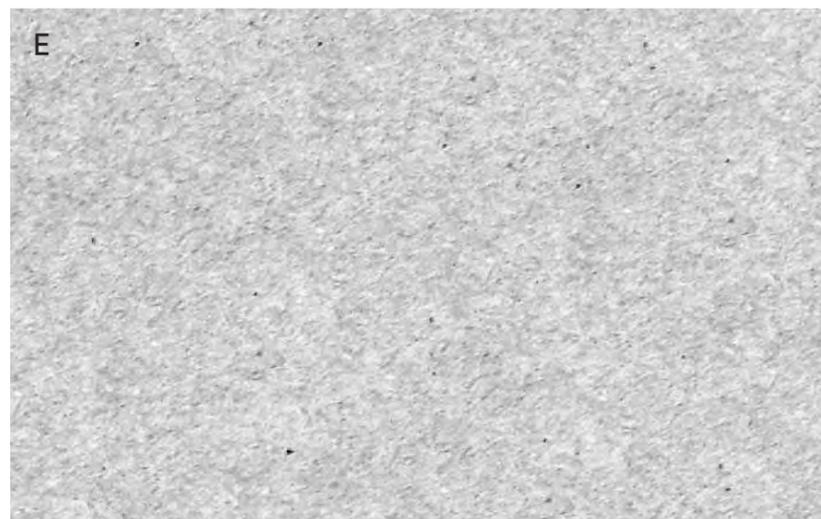
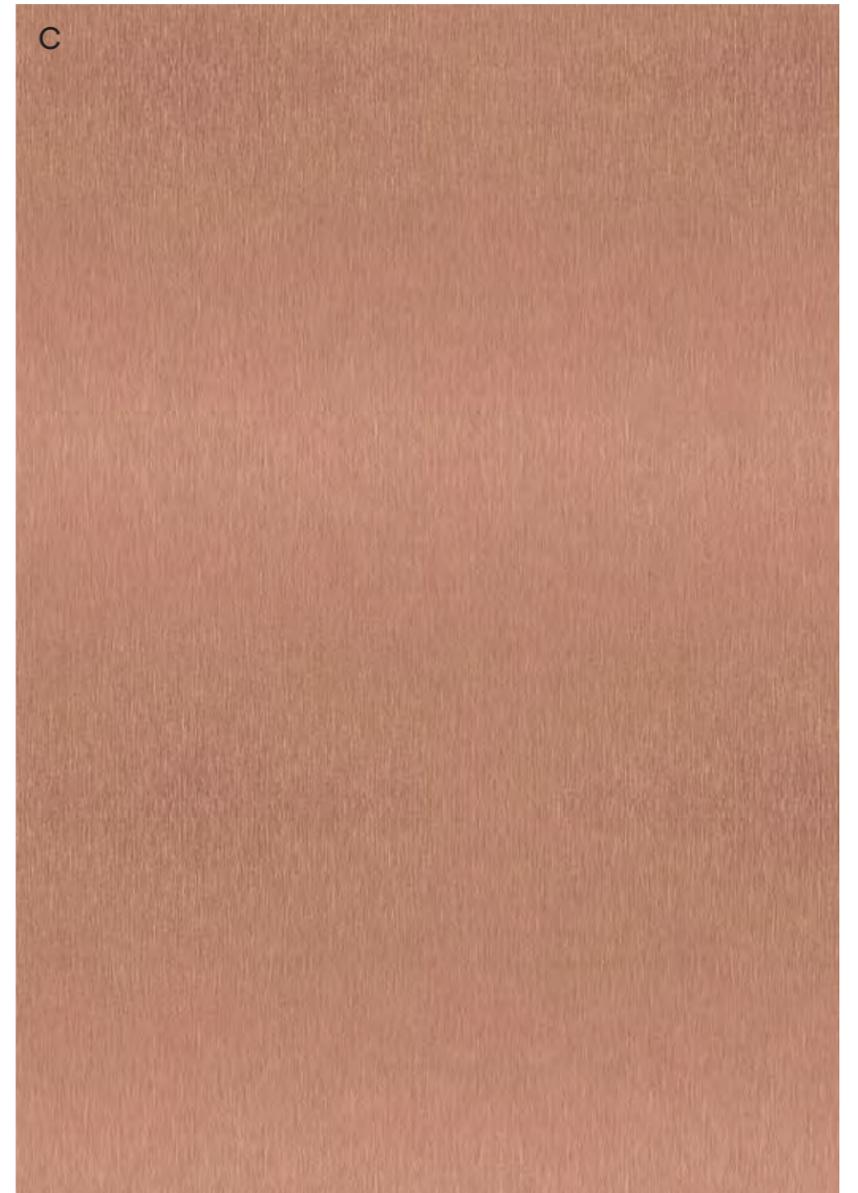
● L04
 EL: 33'-4"
 ● L03
 EL: 23'-8"
 ● L02
 EL: 14'-0"
 ● L01
 EL: 0'-0"

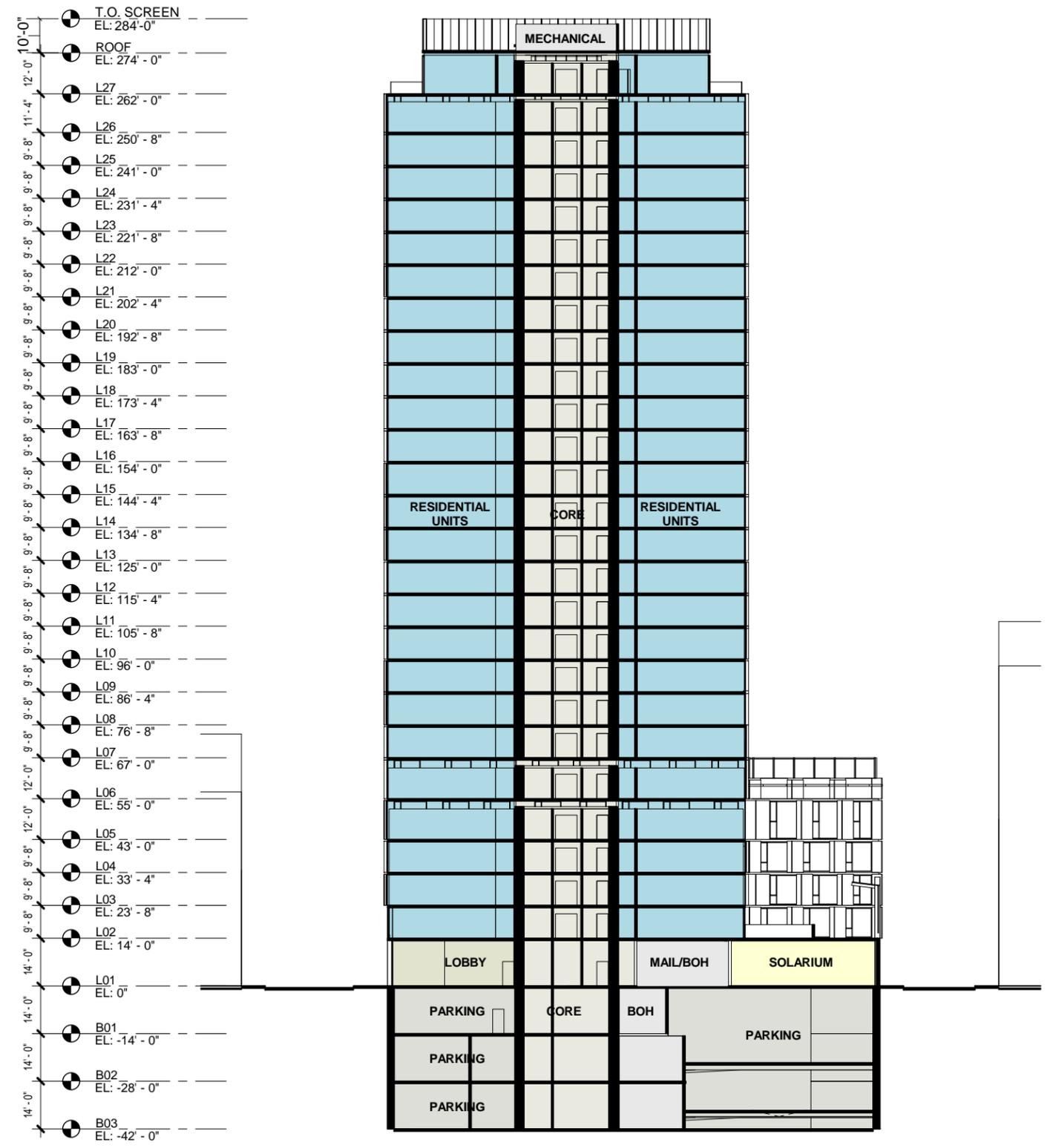
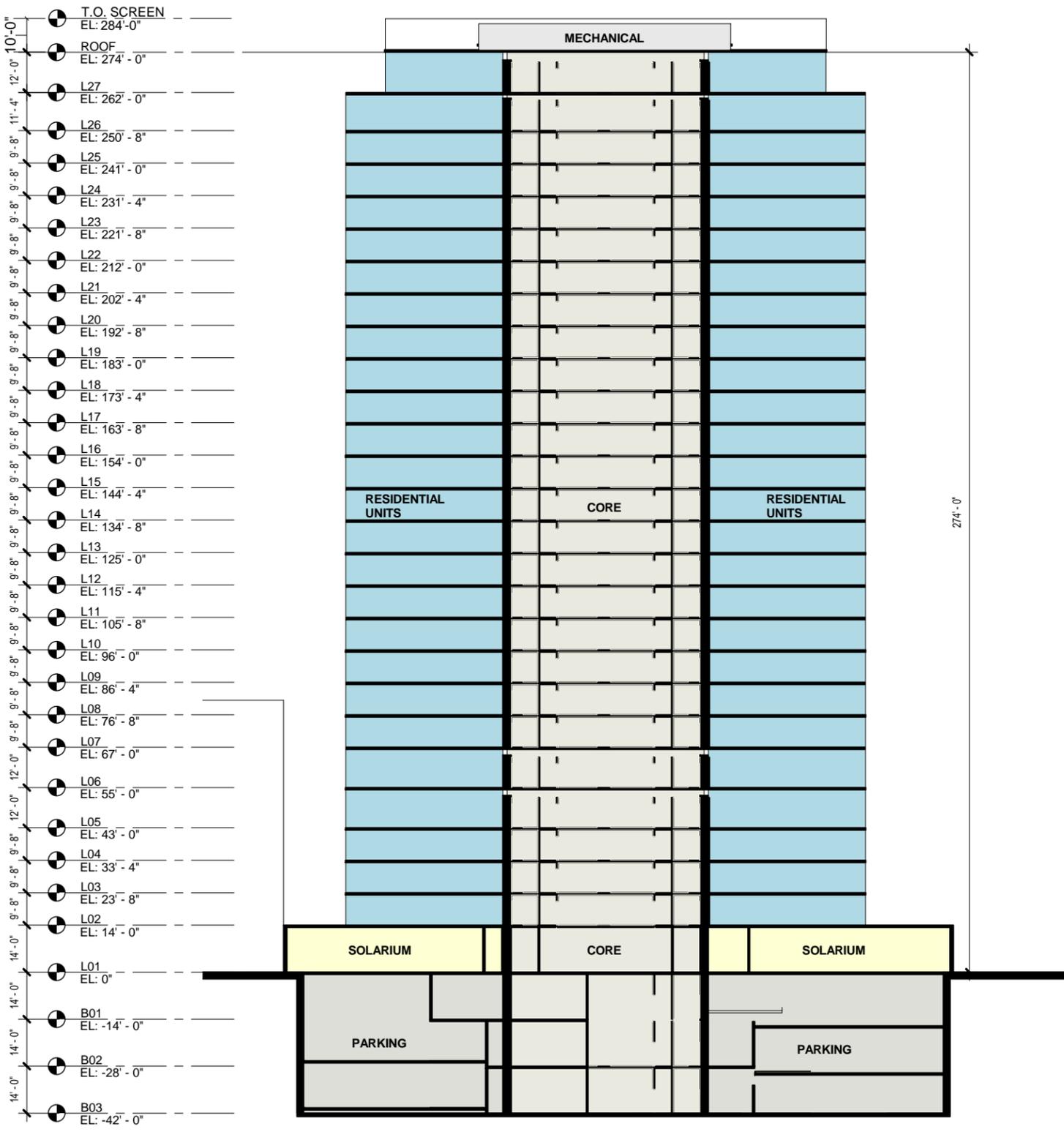
35'-0"
 36'-0"
 14'-0"

35'-0"
 64'-0"

EAST ELEVATION

- PROPOSED MATERIALS
A - PAINTED METAL
B - GLASS
C - METAL
D - PAINTED METAL
E - REINFORCED CONCRETE PANEL
F - PAINTED METAL



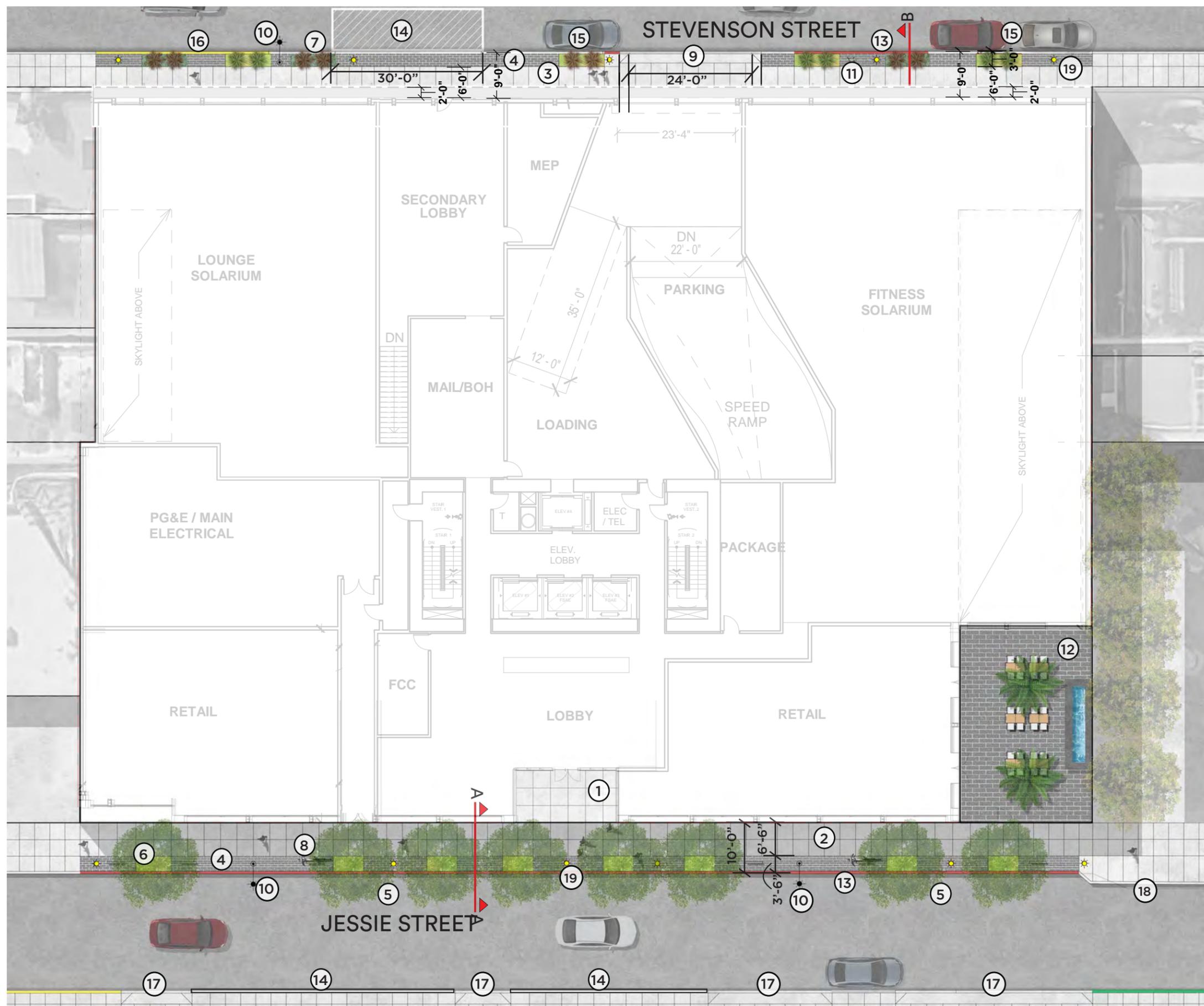


BUILDING SECTION
469 Stevenson
BUILD



05/25/2021
 2016056

3.401



LEGEND

1. Entry Door to Lobby
2. 10'-0" wide Sidewalk
3. 7'-0" wide Sidewalk
4. Enhanced Paving
5. Street Tree
6. 3'-0" x 7'-0" Street Tree Planting Area
7. 2'-6" x 9'-0" Landscape Strip
8. Class 2 Bike Rack
9. 24' Wide Driveway w/ Wings
10. Existing Street Light
11. Fire Hydrant
12. Outdoor Courtyard for Retail
13. Red Curb
14. Passenger Loading Zone
15. Street Parking
16. Commercial Loading Zone
17. Existing Driveway
18. Existing Curb
19. Pedestrian Lighting Poles

LANDSCAPE GROUND FLOOR PLAN
 469 Stevenson
 BUILD



LEGEND

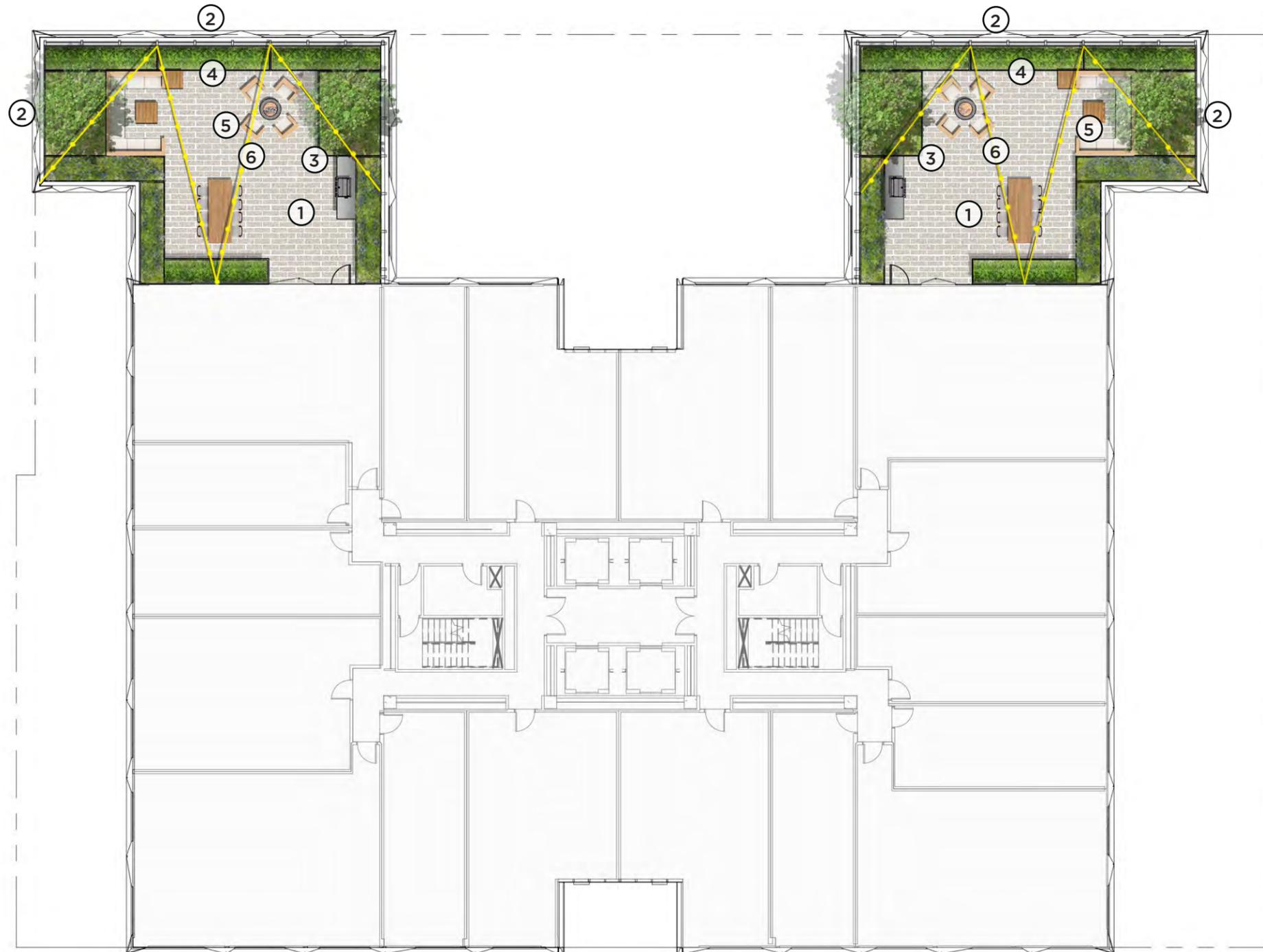
- 1. Private Patio w/ Pedestal Pavers
- 2. 18'-0" high Green Screen
- 3. Skylight
- 4. Raised Planter
- 5. Movable Furniture
- 6. Planter pots



STEVENSON STREET

LEGEND

- 1. Private Patio w/ Pedestal Pavers
- 2. 12'-0" high Glass Wind Screen
- 3. Raised Tree Planter
- 4. Raised Planter
- 5. Movable Furniture
- 6. Festival Lights



JESSIE STREET

LEGEND

1. Common Open Space w/ Pedestal Pavers
2. Private Balcony w/ Pedestal Pavers
3. Planter Pots
4. Access for window washing at perimeter
5. Movable Furniture
6. Private Screens with Gates



PLANTS PALETTE

STREET



GINKGO BILOBA
MAIDENHAIR TREE



AGAVE 'BLUE GLOW'
'BLUE GLOW' AGAVE



LIBERTIA PEREGRINANS
ORANGE LIBERTIA



PHORMIUM 'MAORI SUNRISE'
NEW ZEALAND FLAX



SENECIO MANDRALISCAE
BLUE CHALKSTICK

GROUND & PODIUM LEVEL COURTYARD



ACER PALMATUM 'SANGO KAKU'
CORAL BARK JAPANESE MAPLE



AZARA MICROPHYLLA
BOX - LEAF AZARA



CAREX SPP.
SEDGE



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



ERIGONUM UMBELLATUM
SULPHUR FLOWER BUCKWHEAT



FESTUCA CALIFORNICA 'SERPENTINE BLUE'
CALIFORNIA FESCUE



LAMIUM MACULATUM
DEAD NETTLE



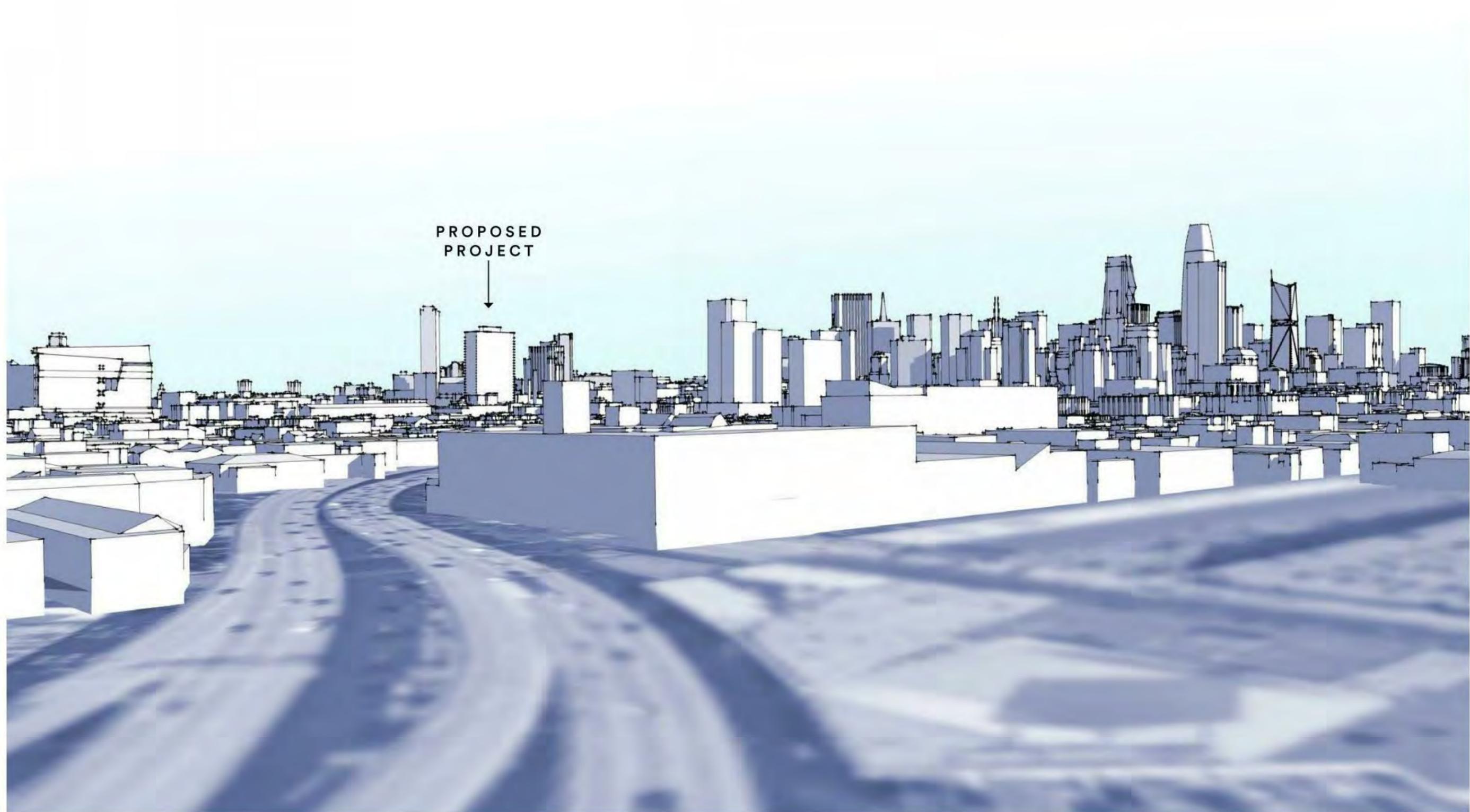
LOTUS BERTHELOTII
PARROT'S BEAK



POLYSTICHUM MUNITUM
SWORD FERN



TEUCRIUM FRUTICANS 'COMPACTUM'
BUSH GERMANDER



PROPOSED
PROJECT





VIEW LOOKING EAST OVER MARKET ST
469 Stevenson
BUILD

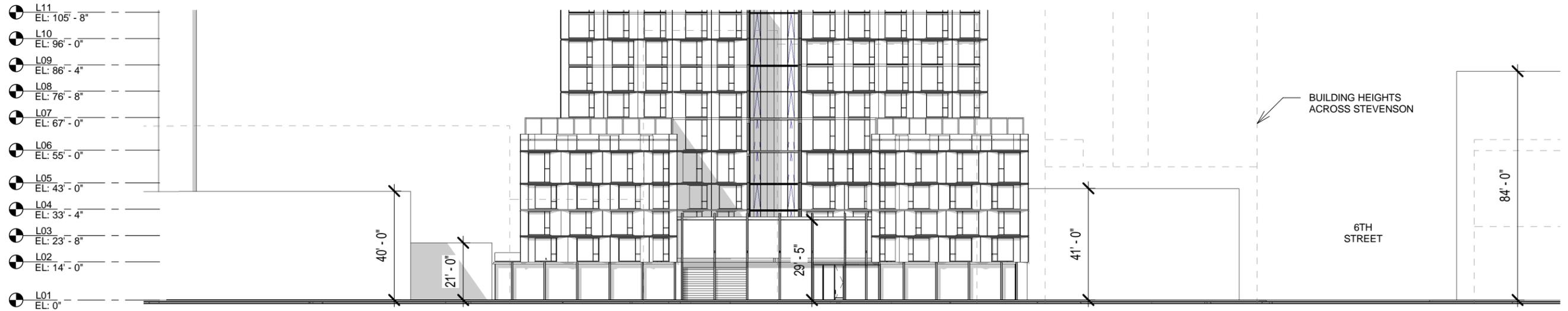


VIEW LOOKING EAST FROM JESSIE AND SIXTH ST
469 Stevenson
BUILD

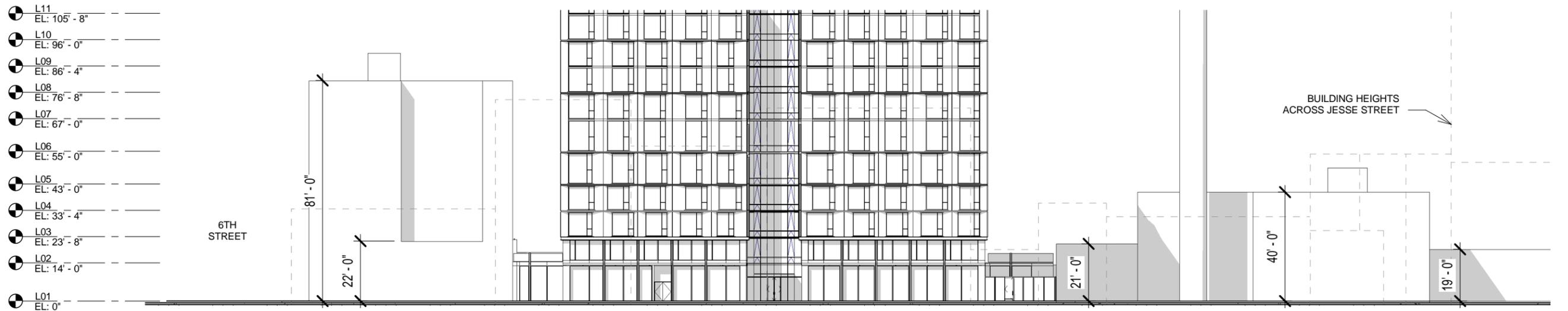
05/25/2021
2016056



VIEW LOOKING WEST FROM STEVENSON ST
469 Stevenson
BUILD



NORTH ELEVATION - STEVENSON STREETWALL



SOUTH ELEVATION - JESSE STREETWALL

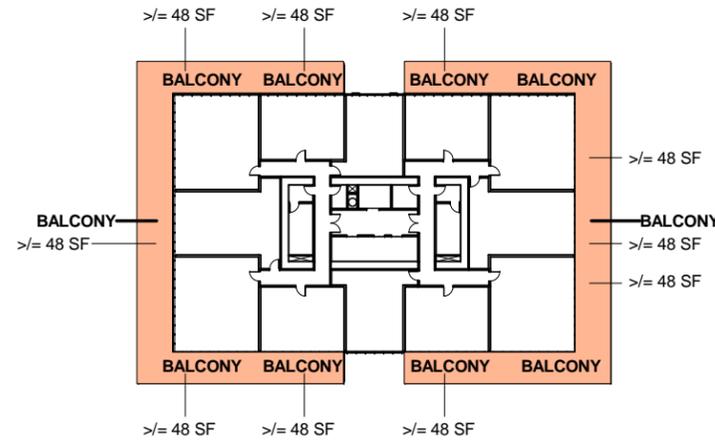
SEC. 135, Table 135A

36 SF of usable open space required for each dwelling unit if all private
 1.33 ratio of common usable open space that may be substituted for private

SEC. 135.G.3

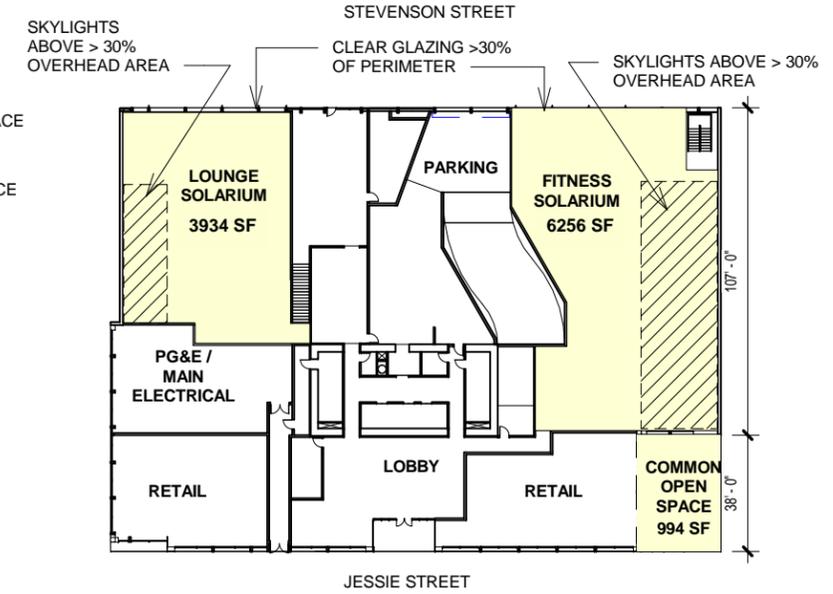
Use of Solariums. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

LEVEL 27
4,774 GSF TOTAL



LEVEL 01

COMMON OPEN SPACE
 PRIVATE OPEN SPACE



OPEN SPACE SUMMARY

495 TOTAL UNITS
 495 - 22 UNITS W/ BALCONIES = 473 UNITS

COMMON OPEN SPACE REQUIRED

473 UNITS X 36 SF/UNIT X 1.33= **22,647 SF**

COMMON OPEN SPACE PROVIDED

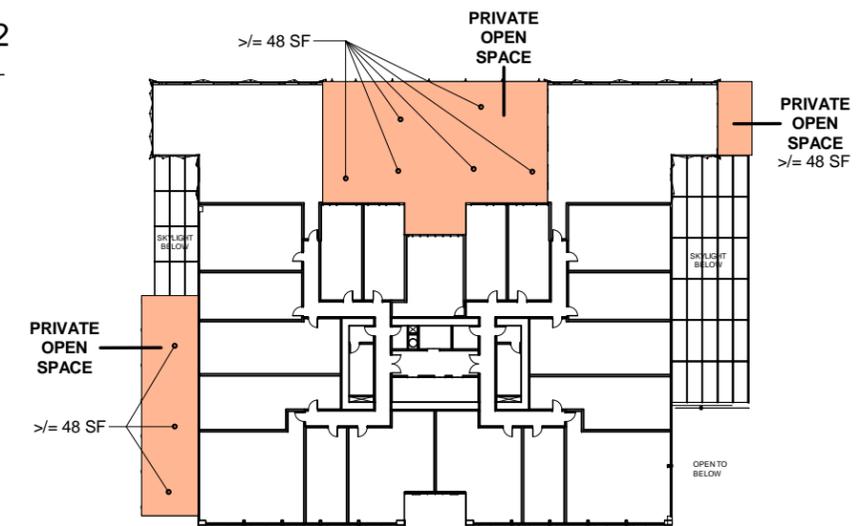
LEVEL 1 994 SF
 LEVEL 1 SOLARIUM 10,190 SF
 TOTAL COMMON OPEN SPACE PROVIDED **11,184 SF**

PRIVATE OPEN SPACE PROVIDED

LEVEL 2 4,727 SF
 LEVEL 6 3,883 SF
 LEVEL 27 4,774 SF
 TOTAL PRIVATE OPEN SPACE **13,384 SF**

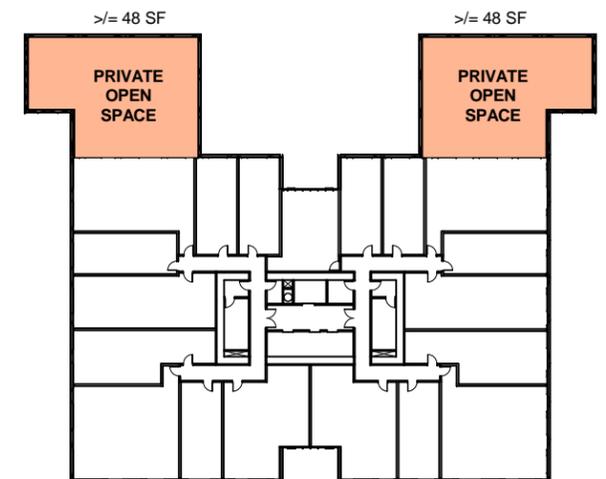
LEVEL 02

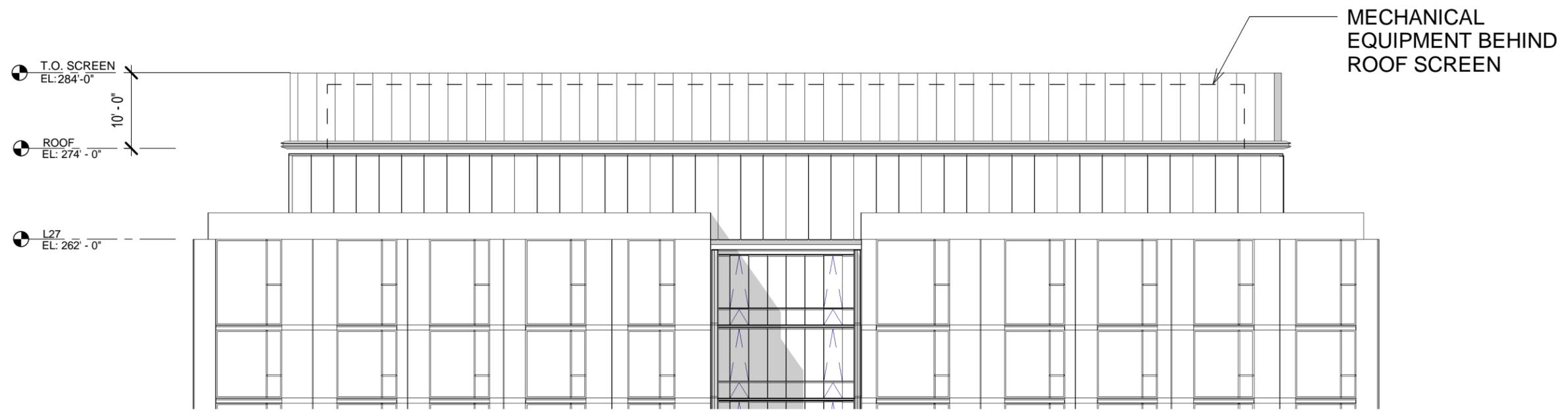
4,727 GSF TOTAL



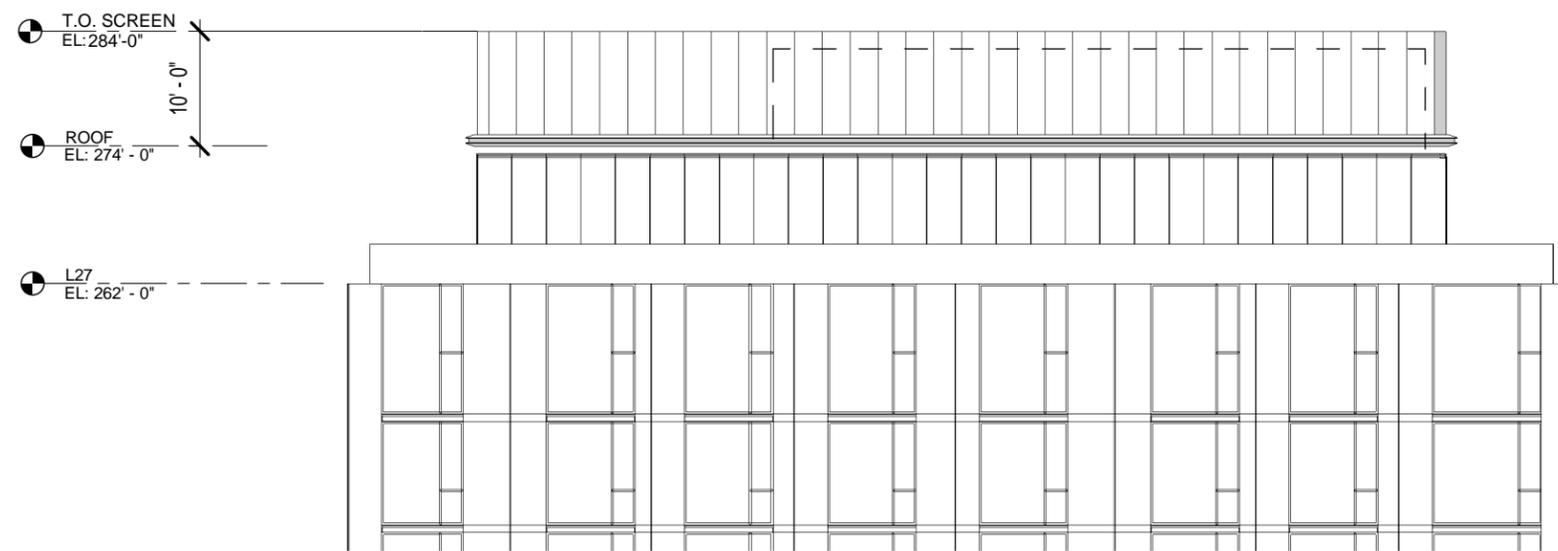
LEVEL 06

3,883 GSF TOTAL

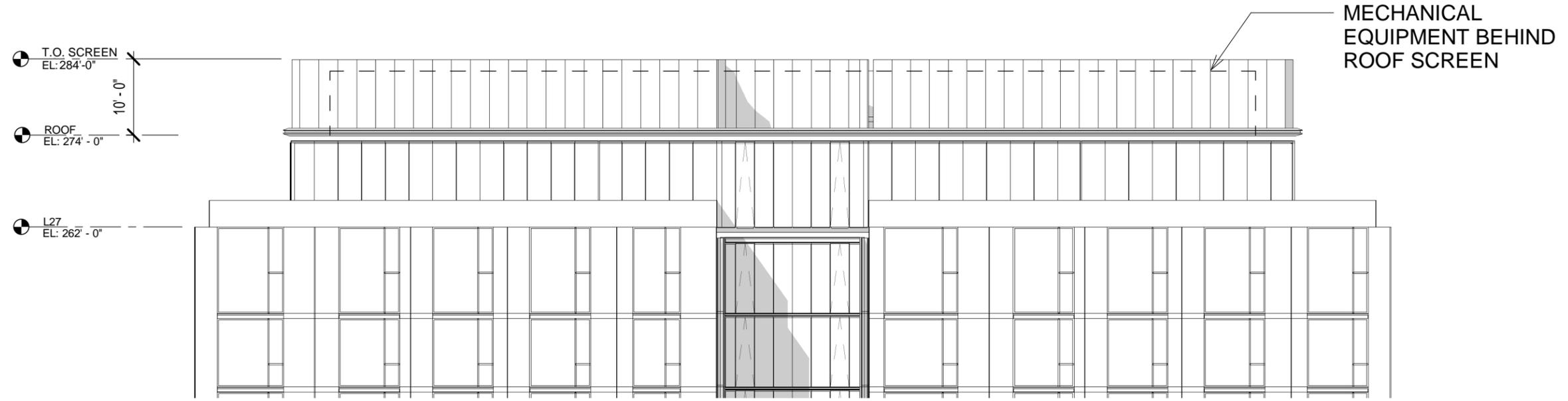




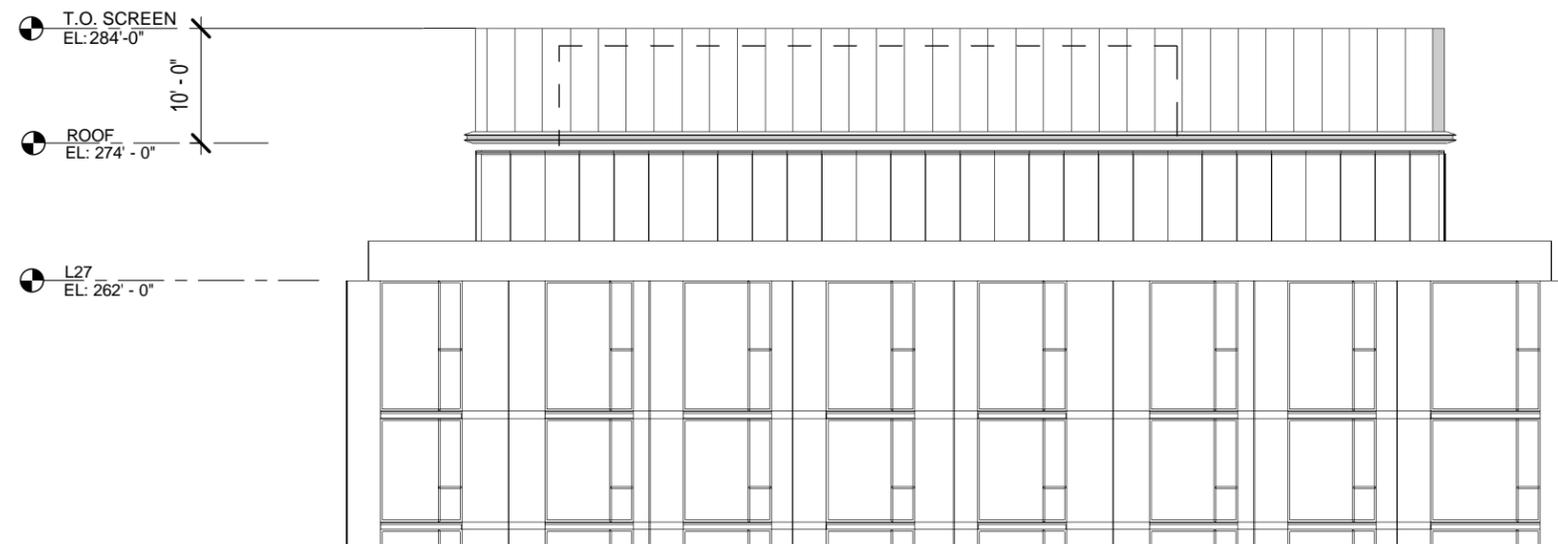
SOUTH ELEVATION



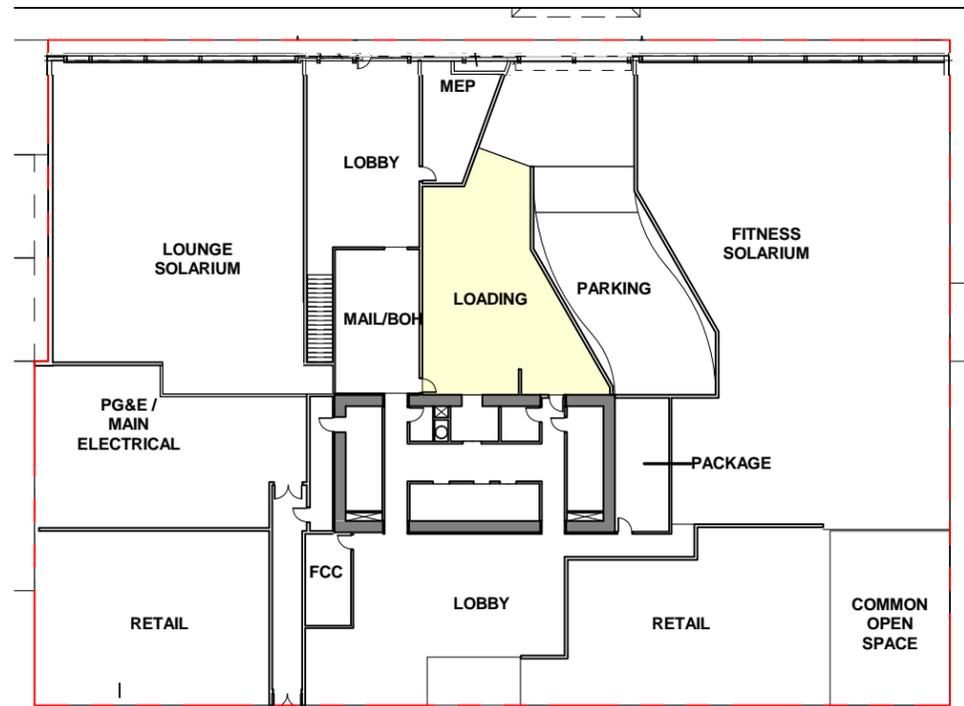
WEST ELEVATION



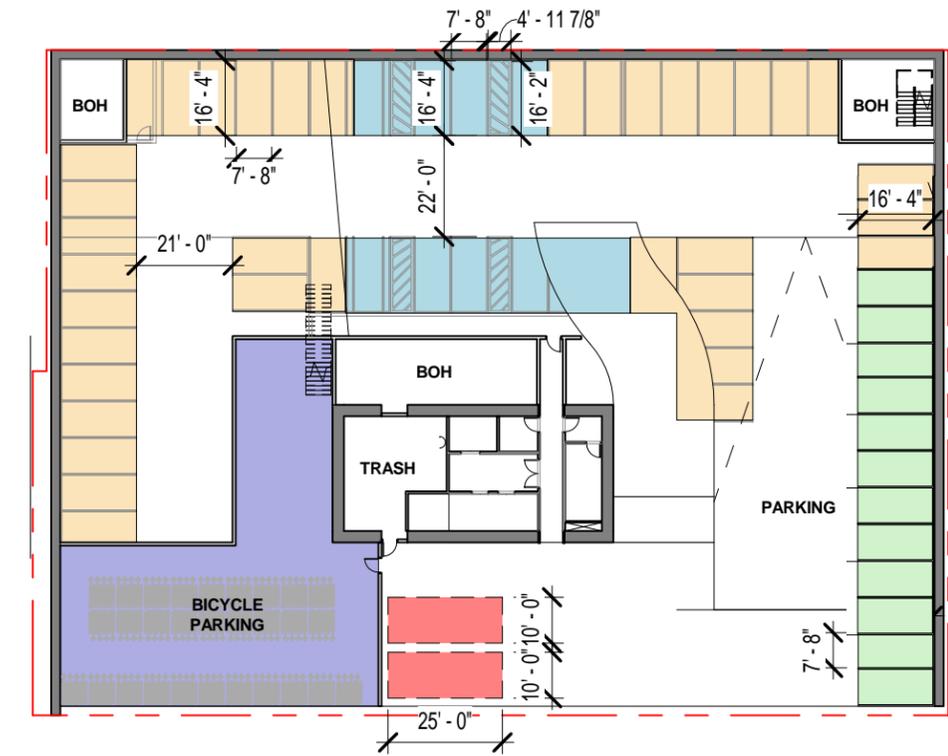
NORTH ELEVATION



EAST ELEVATION

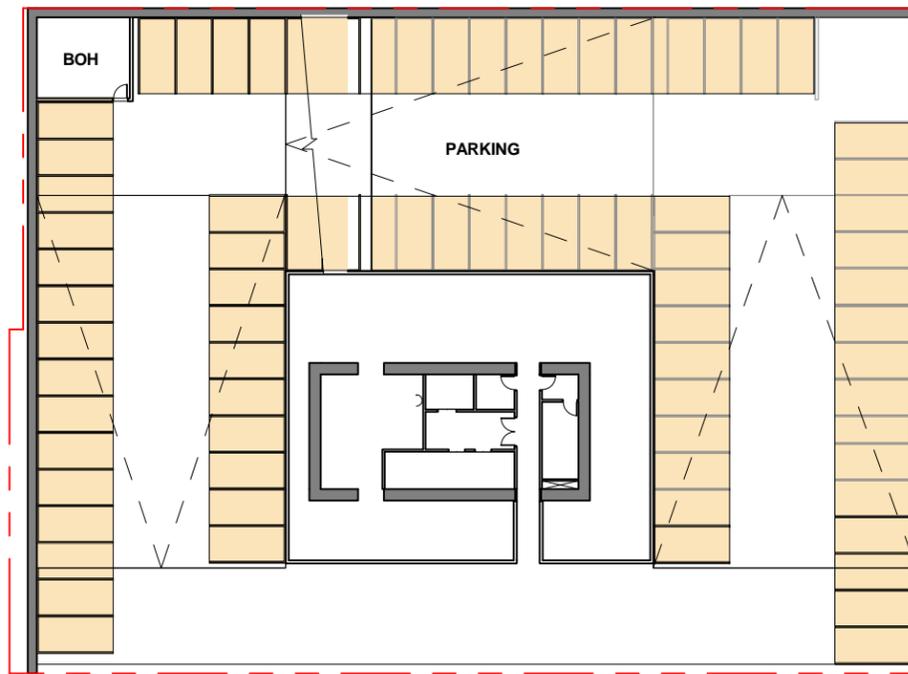


LEVEL 01

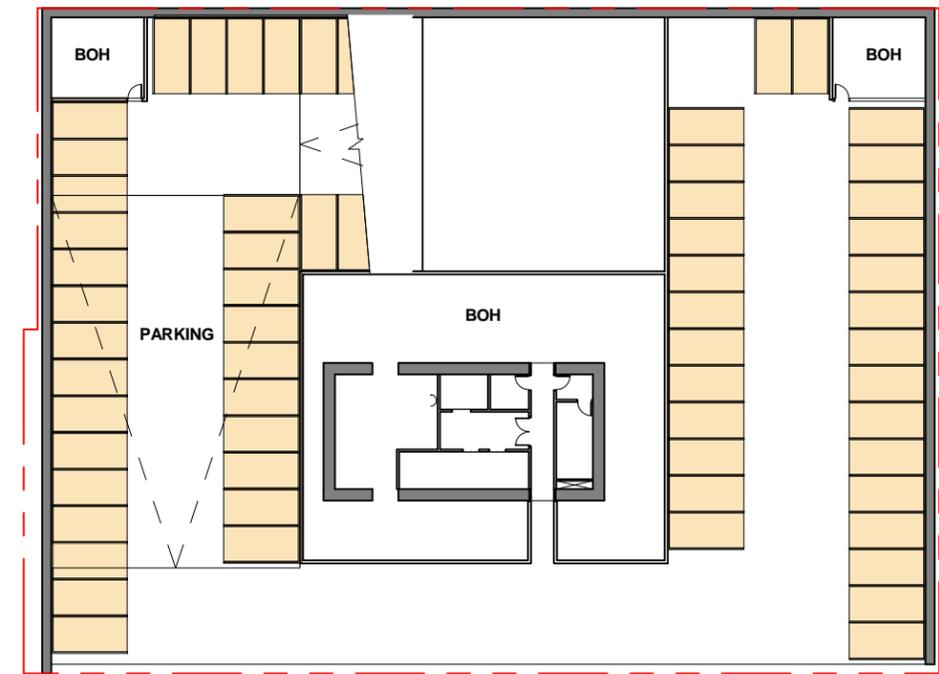


BASEMENT 01

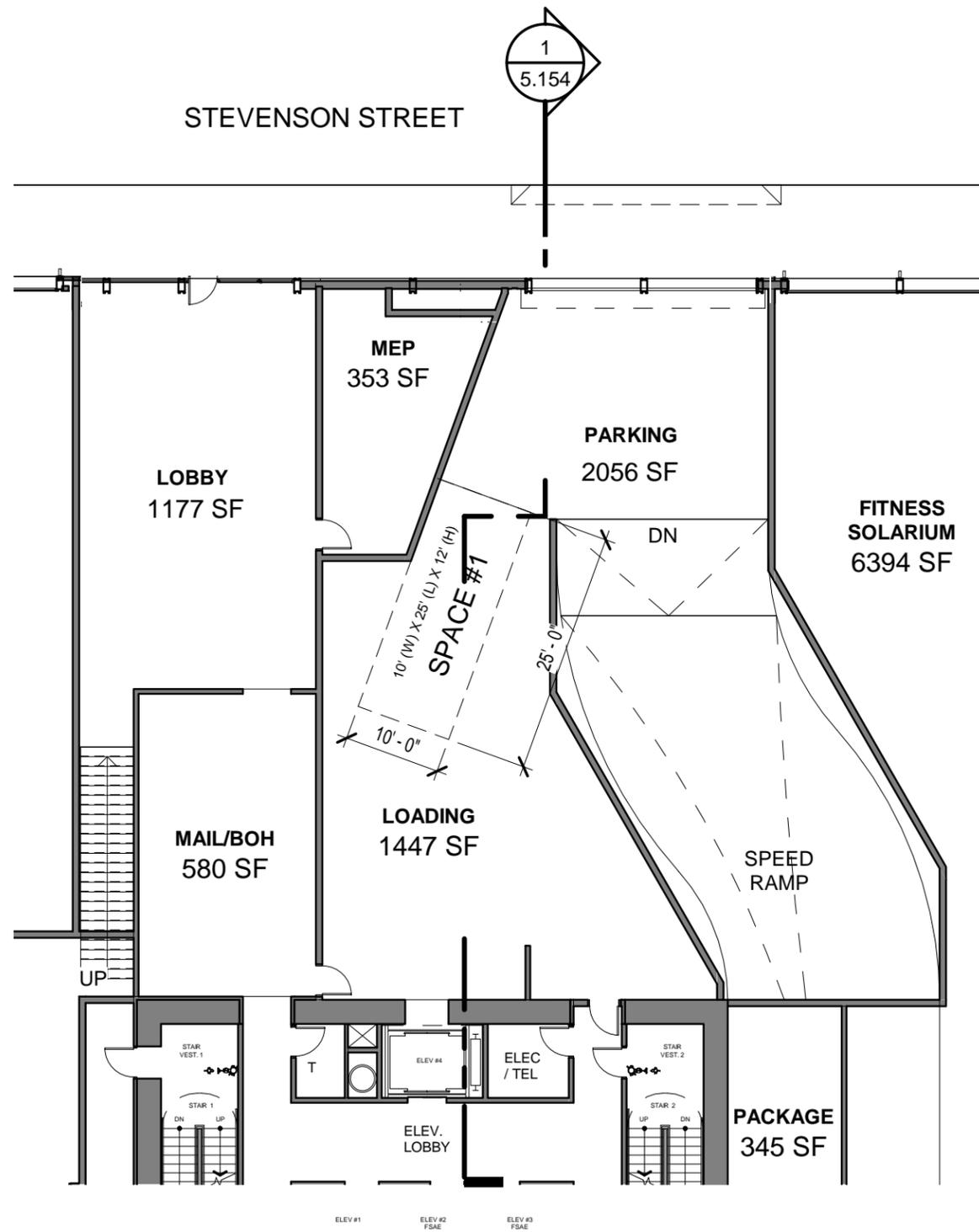
- ACCESSORY PARKING
- BICYCLE PARKING
- ACCESSIBLE SPACES
- CAR SHARE
- LOADING
- SERVICE VEHICLES



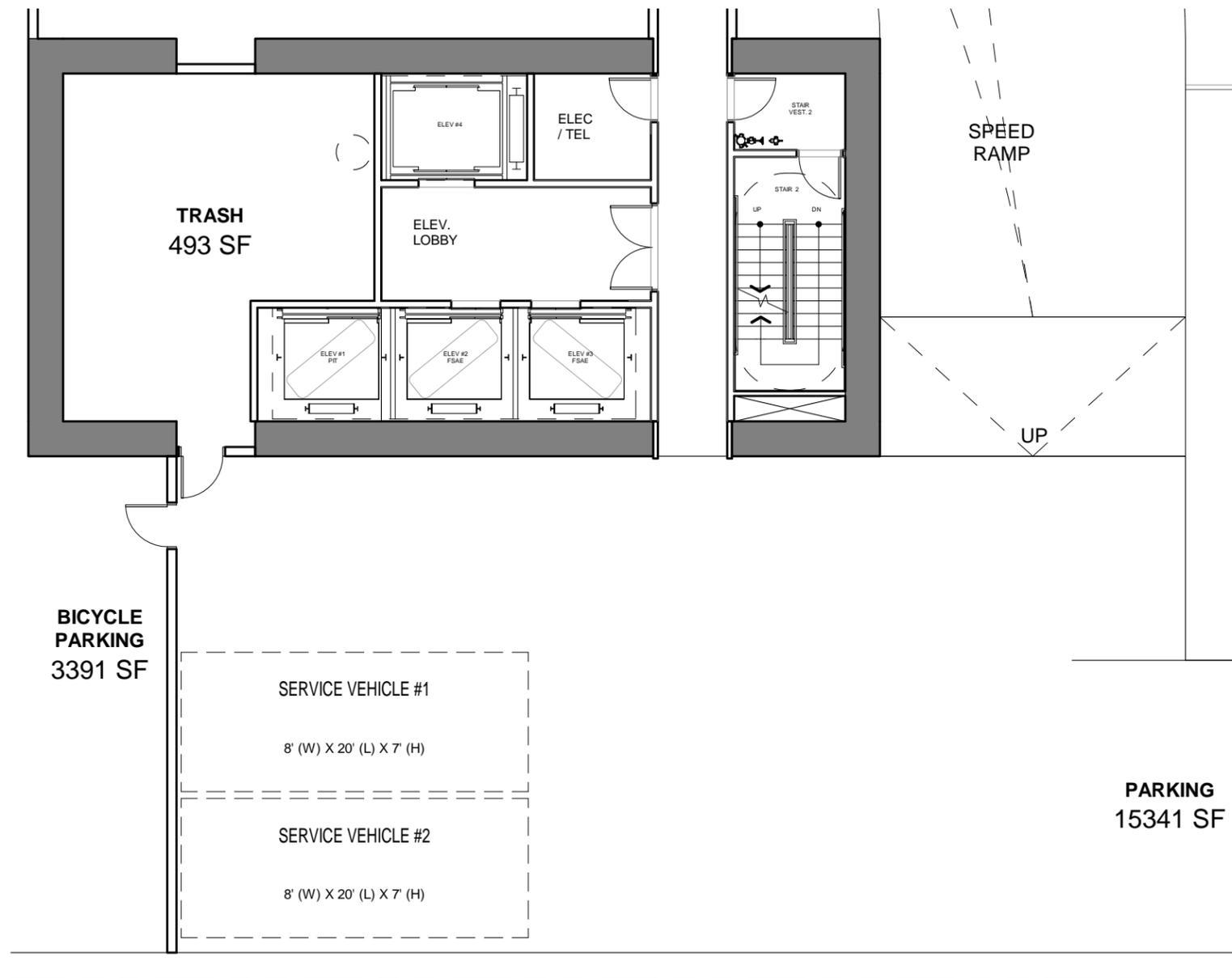
BASEMENT 02



BASEMENT 03



GROUND FLOOR



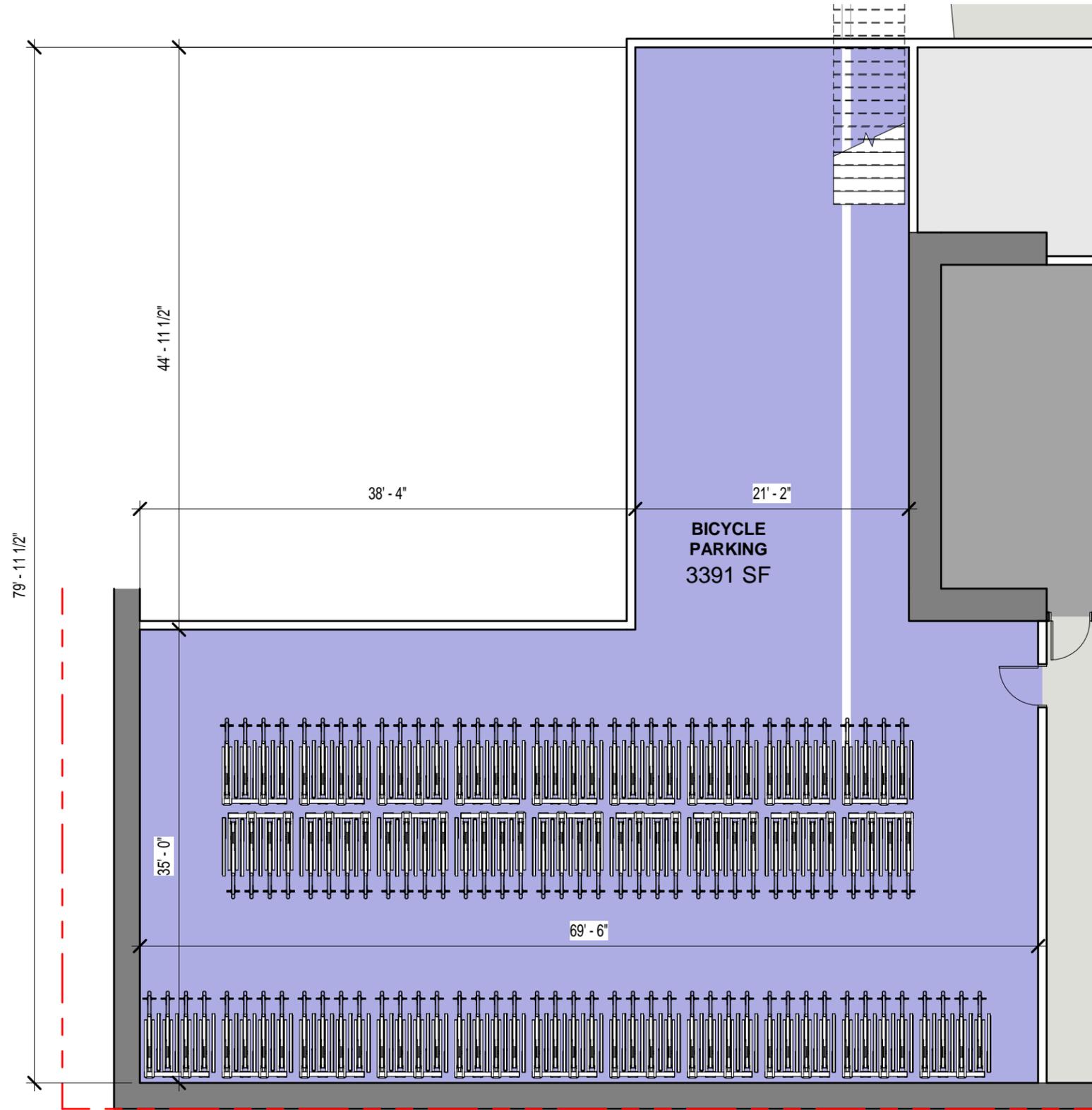
BASEMENT 01 SERVICE VEHICLES

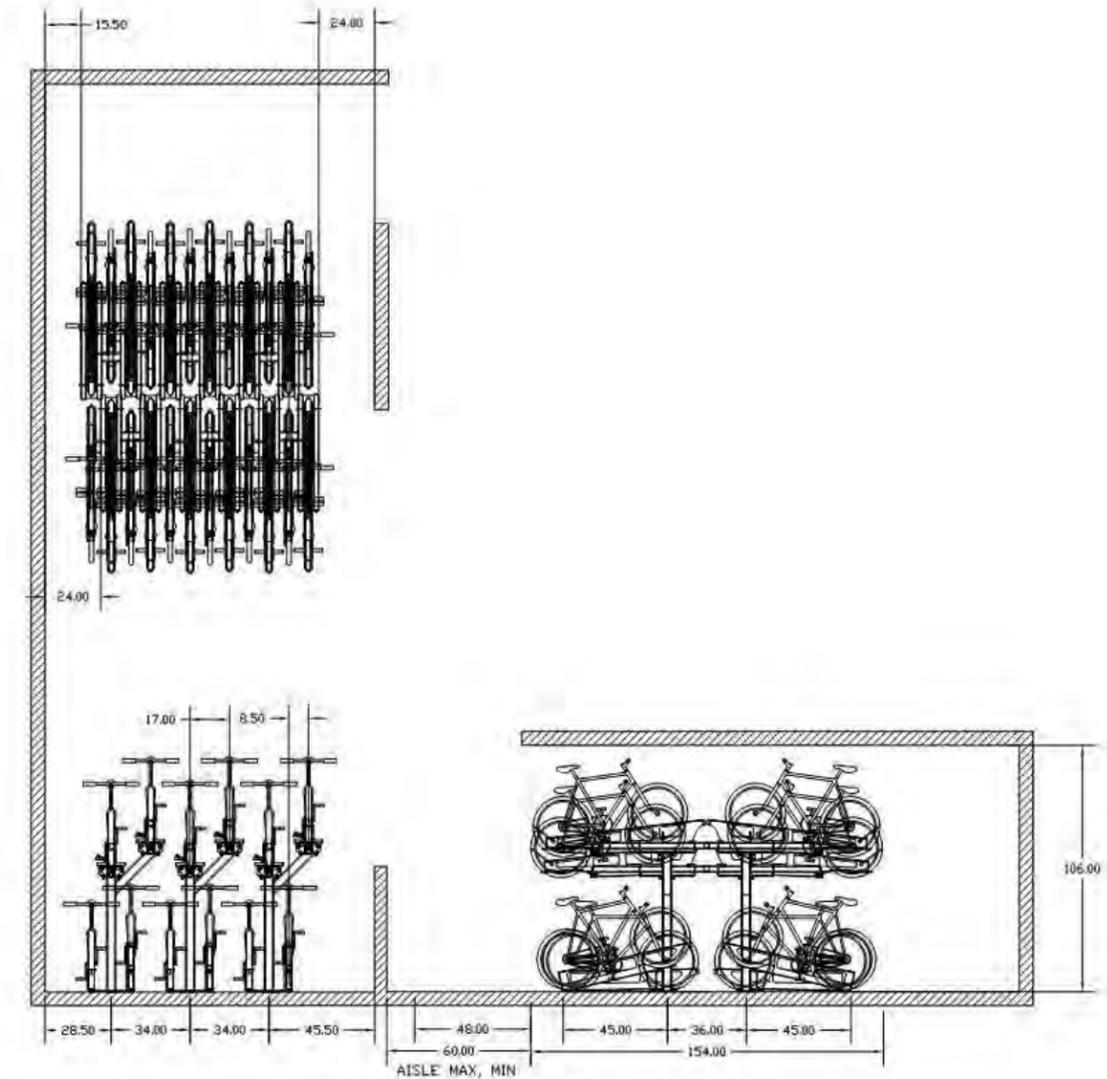
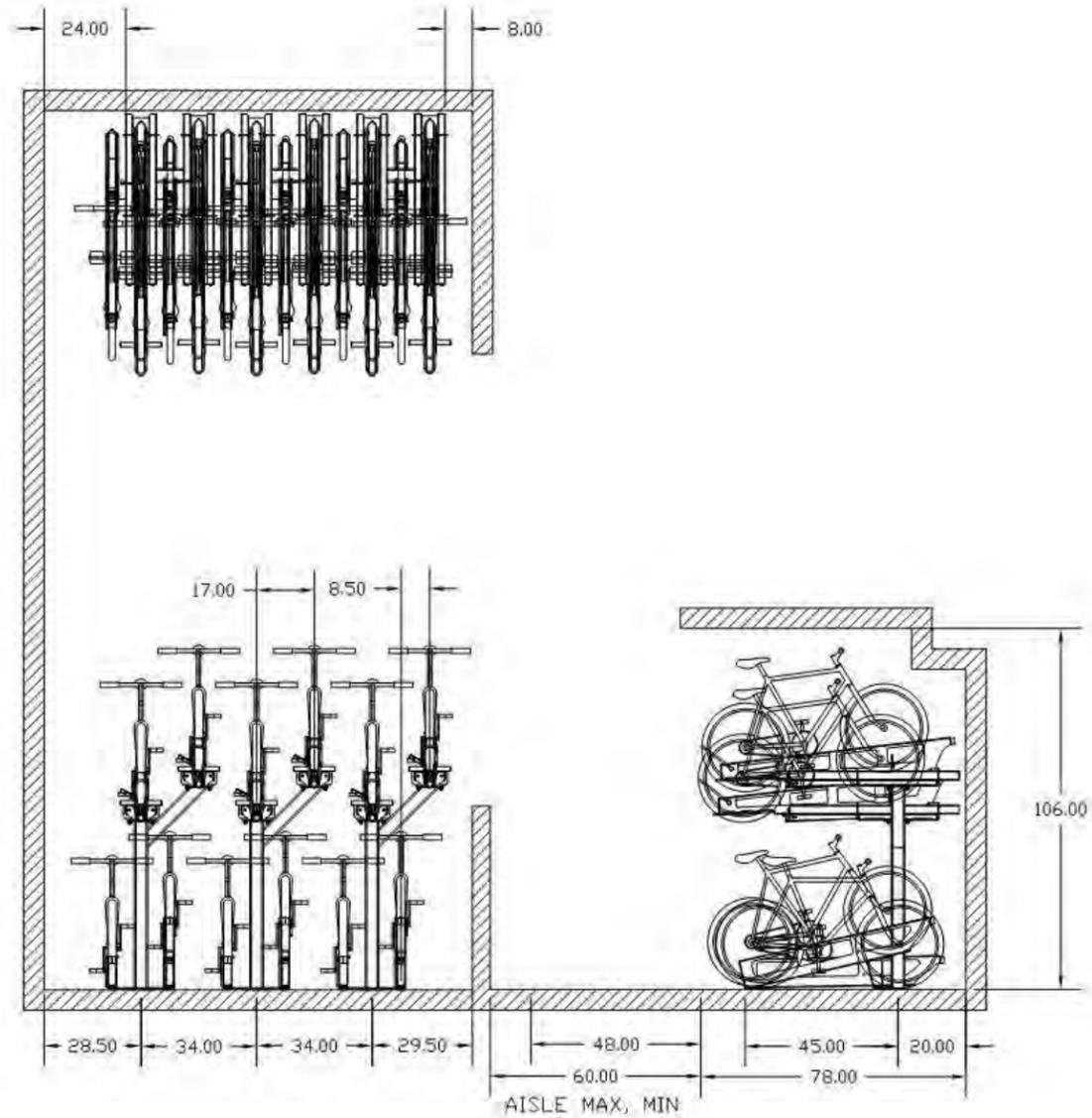


OFF-STREET LOADING SECTION
469 Stevenson
BUILD

05/25/2021
 2016056







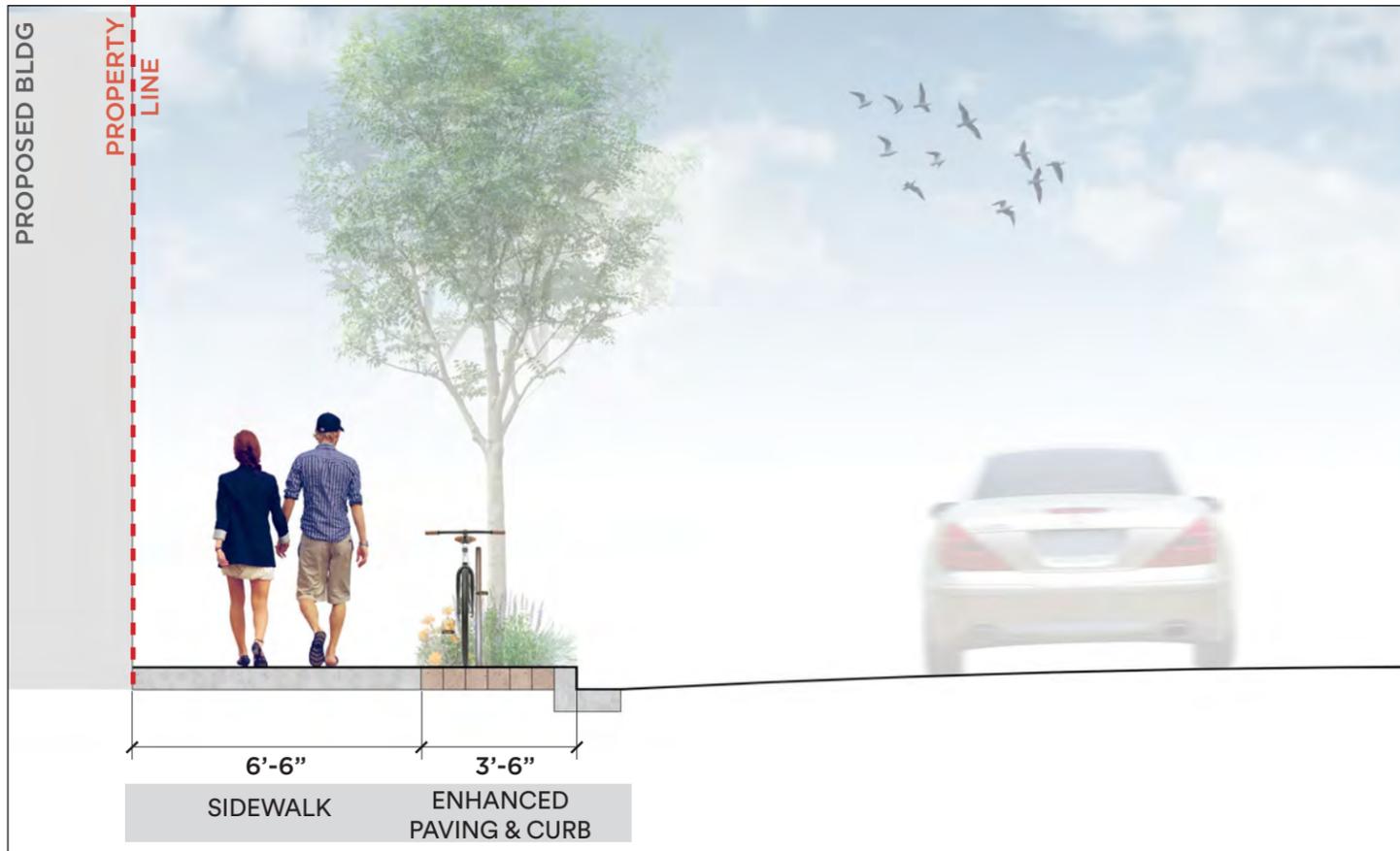
www.dero.com | 1-888-337-6729

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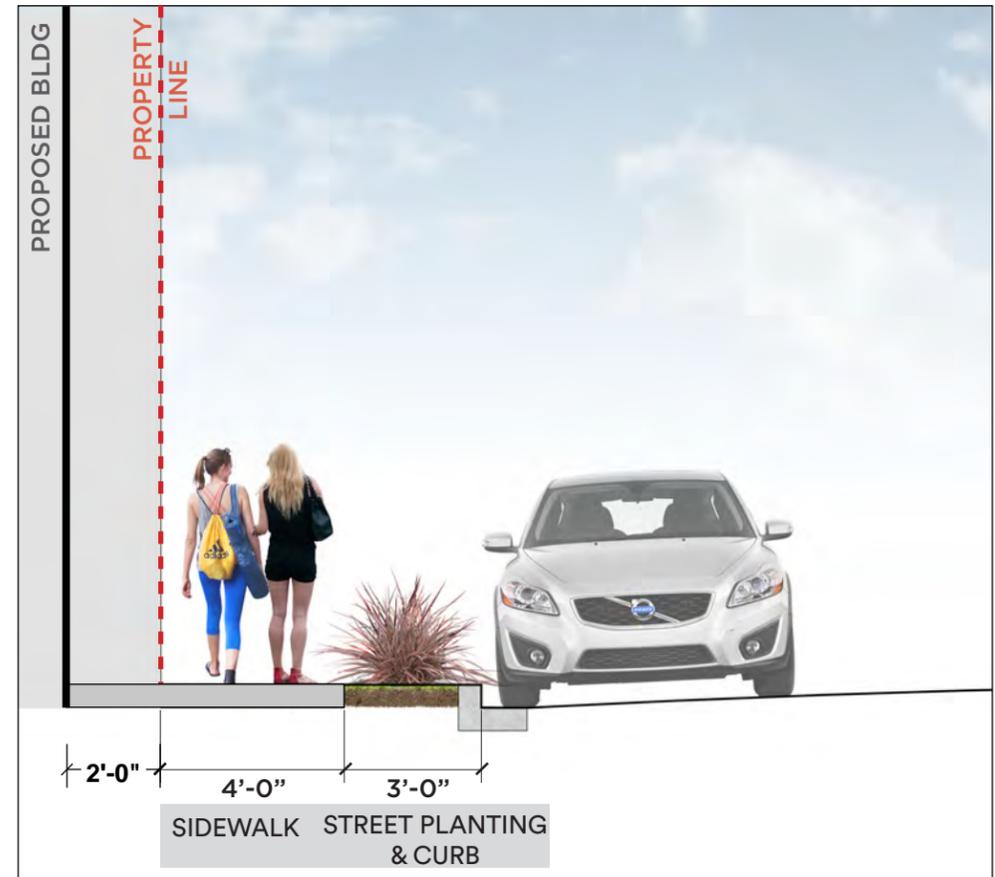


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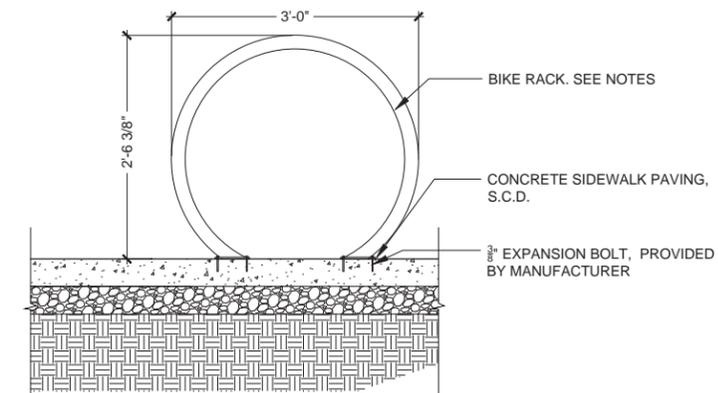
SECTION A-A: JESSIE STREET



SECTION B-B: STEVENSON STREET



CLASS II BIKE RACK

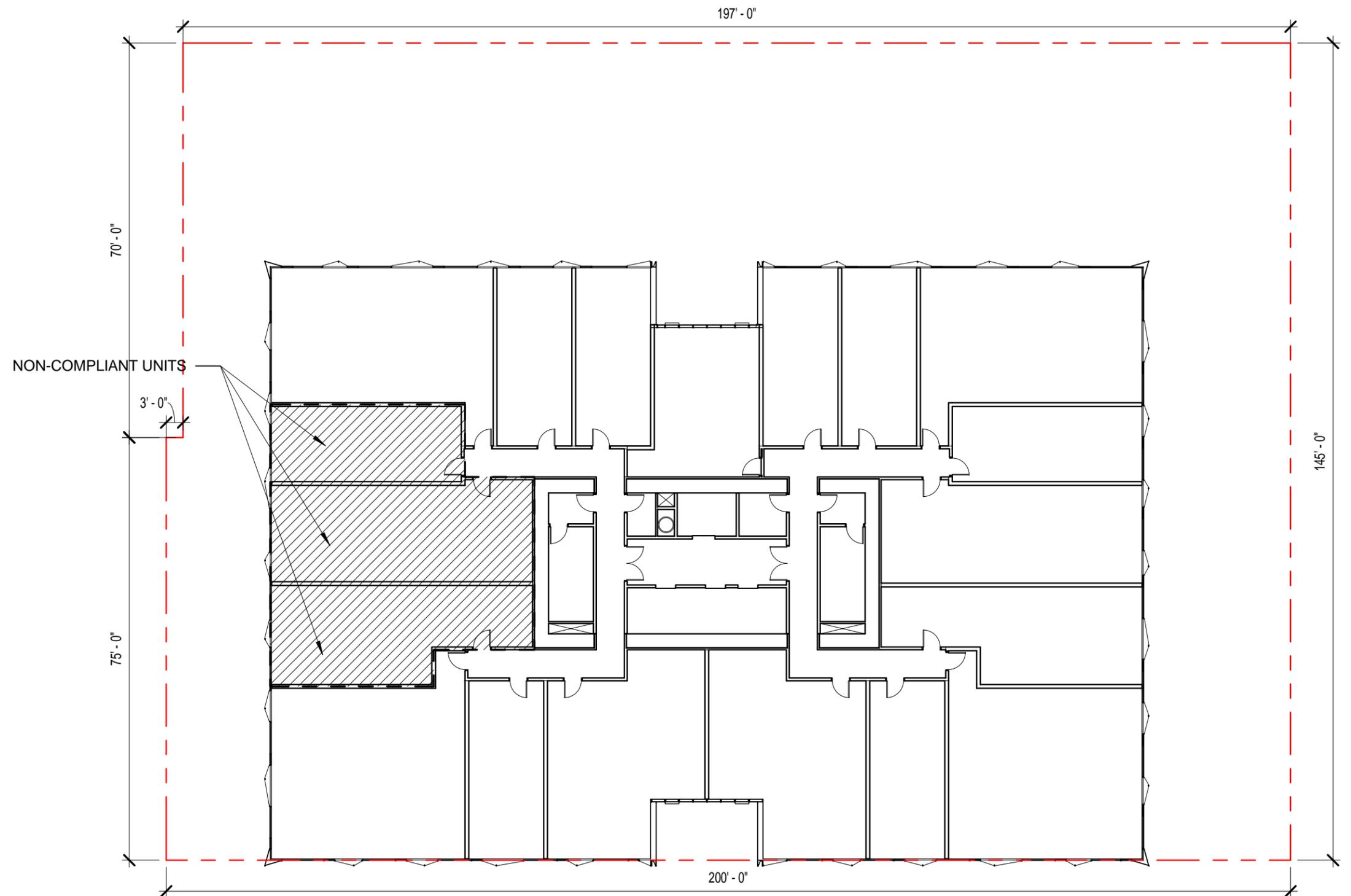


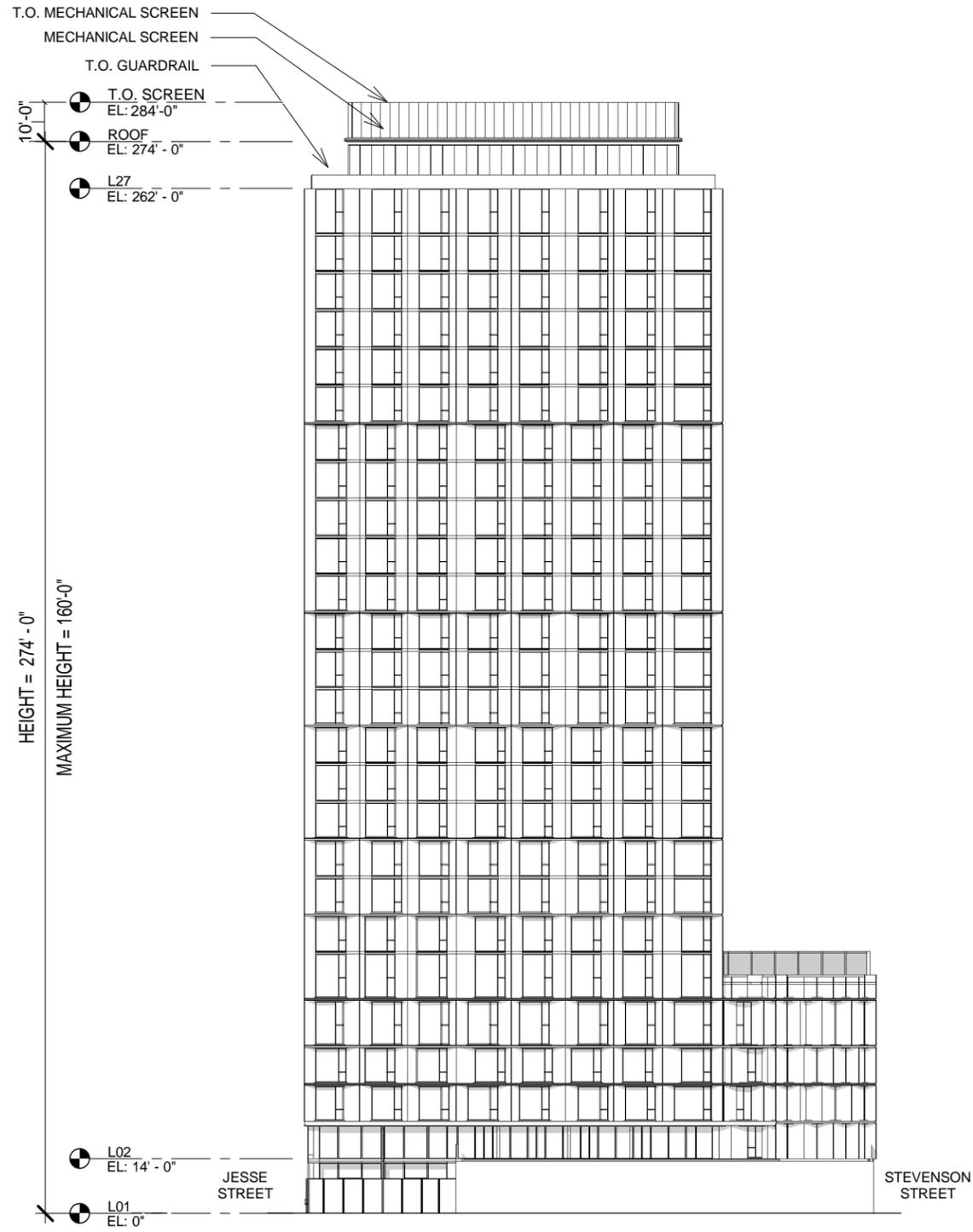
NOTES:
 1. CONTACT SFMTA AT bikeparking@sfmta.com FOR THE LOCATION AND INSTALLATION OF BIKE RACKS.
 2. BIKE RACK: 'WELLE' CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH SURFACE MOUN, MODEL: WCR02-SQ-SF-G. AVAILABLE FROM www.bikeparking.com

BIKE RACK DETAIL

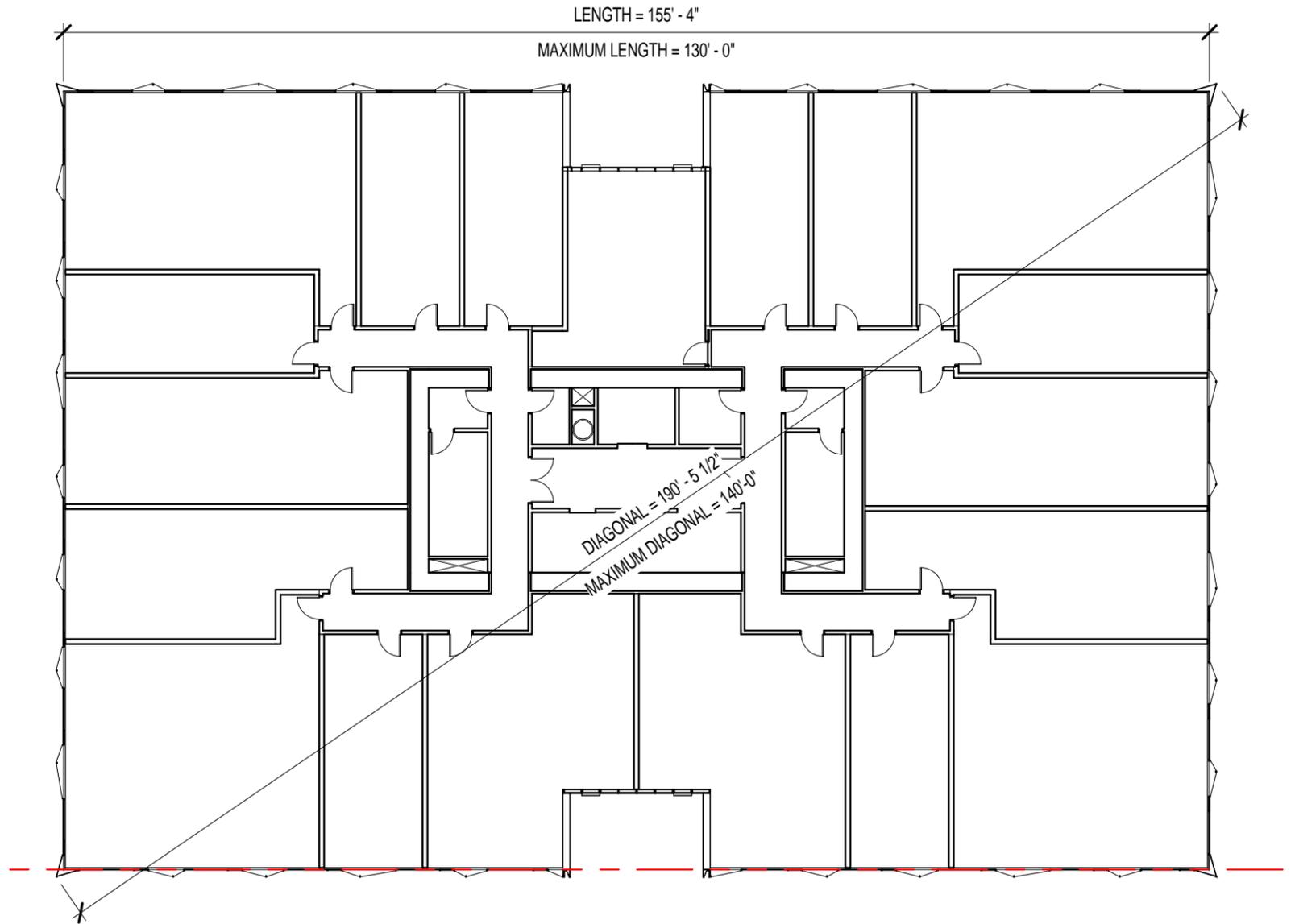


PEDESTRIAN LIGHT :
 MODEL "ALCOTT" BY LANDSCAPE FORMS
 APPROVED BY SFPUC





EAST ELEVATION



TYPICAL (3-26) FLOOR PLAN

Motion No. 20962
July 29, 2021

RECORD NO. 2017-014833DNX
469 Stevenson Street

EXHIBIT C:
MMRP

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
<p>Mitigation Measure M-CR-3: Archaeological Testing: Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the planning department archaeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section. 15064.5 (a) and (c).</p>	<p>Project sponsor's qualified archaeological consultant and construction contractor.</p>	<p>Prior to issuance of construction permits and throughout the construction period.</p>	<p>Environmental Review Officer</p>	<p>Considered complete after final Archeological Resources Report is approved</p>

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p>	<p>The Archeological consultant, Project Sponsor, and project contractor at the direction of the Environmental Review Officer.</p>	<p>During testing and if applicable monitoring of soils disturbing activities.</p>	<p>Consultation with Environmental Review Officer on identified descendant group.</p>	<p>Descendant group provides recommendations and is given a copy of the Archeological Resources Report.</p>
<p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an <i>archeological testing plan</i> (ATP). The <i>archeological testing program</i> shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the <i>archeological testing program</i> will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes a historical resource under CEQA.</p>	<p>Project sponsor's qualified archeological consultant and construction contractor.</p>	<p>Prior to issuance of construction permits and throughout the construction period.</p>	<p>Planning Department</p>	<p>Considered complete after approval of archeological testing plan.</p>
<p>At the completion of the <i>archeological testing program</i>, the archeological consultant shall submit a written report of the findings to the ERO. If based on the <i>archeological testing program</i> the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional <i>archeological testing</i>, <i>archeological monitoring</i>, and/or an <i>archeological data recovery program</i>. No archeological data recovery shall be undertaken without the prior approval of the ERO or the planning department archeologist. If the ERO determines that a significant archeological resource is present and that the</p>	<p>The archeological consultant, Project Sponsor, and project contractor at the direction of the Environmental Review Officer.</p>	<p>Monitoring of soils during disturbing activities.</p>	<p>Archeological consultant to monitor soils disturbing activities specified in AMP immediately notify the ERO of any encountered archeological resource.</p>	<p>Considered complete upon completion of AMP.</p>

¹ The term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An “appropriate representative” of the descendant group is defined here to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
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resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. The project shall not require pile driving. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, site remediation, etc., shall require *archeological monitoring* because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall undertake a worker training program for soil-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effect on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<ul style="list-style-type: none"> If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The project shall not require pile driving. The archeological monitor shall be empowered to temporarily redirect demolition/excavation installation/construction activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. 	<p>Project sponsor's qualified archeological consultant and construction contractor</p>	<p>In the event that an archeological site is uncovered during the construction period.</p>	<p>Planning Department</p>	<p>Considered complete approval of Final Archeological Results Report.</p>

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<ul style="list-style-type: none"> <i>Interpretive Program.</i> Consideration of an onsite/offsite public interpretive program during the course of the <i>archeological data recovery program</i>. <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. <i>Final Report.</i> Description of proposed report format and distribution of results. <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period.	Planning Department	Considered complete after approval of Archeological Results Report and disposition of human remains has occurred as specified in Agreement.
<p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the ERO and the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, who shall appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains (Public Resources Code section 5097.98).</p>				
<p>The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement (“Agreement”) with the MLD, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines section 15064.5[d]). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archaeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of</p>				

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>any such analyses, after which the remains and the associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of an MLD. However, if the ERO, project sponsor and MLD are unable to reach an Agreement on scientific treatment of remains and associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and/or mortuary materials are store securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project’s archaeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner and the ERO.</p>				
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials. The Draft FARR shall also include an Interpretation Plan for public interpretation of all significant archeological features. Copies of the Draft FARR shall be sent to the ERO for review and approval.</p>	Project sponsor’s qualified Archeological consultant.	At completion of archeological investigations.	Planning Department	Considered complete after Archeological Resources Report is approved.
<p>Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The environmental planning division of the planning department shall receive one bound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of public interest in or the high interpretive value of the resource, the ERO may require a different or additional final report content, format, and distribution than that presented above.</p>	Archeological consultant at the direction of the ERO.	At completion of archeological investigations	Planning Department	Considered complete after Archeological Resources Report is approved.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
Tribal Cultural Resources				
<p>Mitigation Measure M-TCR-1: Tribal Cultural Resources Interpretive Program</p> <p>During ground-disturbing activities that encounter archeological resources, if the ERO determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p>	<p>Project sponsor, archeological consultant, and Environmental Review Officer, in consultation with the affiliated Native American tribal representatives.</p>	<p>If significant archeological resources are present, during implementation of the project.</p>	<p>Planning Department</p>	<p>Considered complete upon project redesign, completion of archeological resource preservation plan, or interpretive program of the TCR, if required.</p>
<p>If the ERO determines that preservation-in-place of the TCR is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required when feasible.</p>	<p>Project sponsor in consultation with the tribal representative.</p>	<p>After determination that preservation in place is not feasible, and subsequent to Archeological data recovery.</p>	<p>Sponsor or archeological consultant shall submit the archeological resource preservation plan to the Environmental Review Officer for review and approval.</p>	<p>Complete upon sponsor verification to Environmental Review Officer that interpretive program was implemented.</p>
<p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO, would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>				
NOISE				
<p>Mitigation Measure M-NO-1: Construction Noise</p> <p>The project sponsor shall develop site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. At the end of the design phase of this project and prior to commencing construction, the project sponsor shall submit a noise attenuation plan to the San Francisco Planning</p>	<p>Project sponsor and project contractor(s).</p>	<p>Prior to issuance of building permits; implementation ongoing during construction.</p>	<p>Project sponsor to submit the Construction Noise Control Plan to the Planning Department for review and approval.</p>	<p>Considered complete after construction is completed and submittal of final noise monitoring report.</p>

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>Department and Department of Building Inspection to ensure maximum feasible noise attenuation will be achieved. The noise attenuation plan shall reduce construction noise to the degree feasible with a goal of reducing construction noise levels at adjacent noise sensitive receptors (e.g., residential, hotel, hospital, convalescent home, school, and church uses) so that noise levels do not exceed 90 A-weighted decibels (dB(A)) and 10 dBA above ambient daytime noise levels. The project sponsor shall include noise attenuation measures in specifications provided to the general contractor and any sub-contractors. Noise attenuation measures shall, at minimum, include the following:</p> <ul style="list-style-type: none"> • Require the general contractor to ensure that equipment and trucks used for project construction utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds), wherever feasible. • Require the general contractor to perform all work in a manner that minimizes noise to the extent feasible; use equipment with effective mufflers; undertake the noisiest activities during times of least disturbance to surrounding residents and occupants. • Require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dB(A). • Require the general contractor to erect temporary plywood noise barriers (at least 0.5-inch-thick) around stationary noise sources and/or the construction site, particularly where a noise source or the site adjoins noise-sensitive uses. The barriers shall be high enough to block the line of sight from the dominant construction noise source to the closest noise-sensitive receptors. Depending on factors such as barrier height, barrier extent, and distance between the barrier and the noise-producing equipment or activity, such barriers may reduce construction noise by 3–15 dB(A) at the locations of nearby noise-sensitive receptors. 				

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<ul style="list-style-type: none">• Require the general contractor to use noise control blankets on a building structure as the building is erected to reduce noise emission from the site.• Require the general contractor to line or cover hoppers, storage bins, and chutes with sound-deadening material (e.g., apply wood or rubber liners to metal bin impact surfaces).• Unless safety provisions require otherwise, require the general contractor to adjust audible backup alarms downward in sound level while still maintaining an adequate signal-to-noise ratio for alarm effectiveness. Consider signal persons, strobe lights, or alternative safety equipment and/or processes as allowed to reduce reliance on high-amplitude sonic alarms/beeps.• Require the general contractor to place stationary noise sources, such as generators and air compressors, on the power station side of the project site, as far away from nearby noise-sensitive receptors as possible. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.• Require the general contractor to place non-noise-producing mobile equipment, such as trailers, in the direct sound pathways between suspected major noise-producing sources and noise-sensitive receptors.• Under the supervision of a qualified acoustical consultant, the project sponsor shall monitor the effectiveness of noise attenuation measures by taking noise measurements as needed.• Prior to the issuance of a building permit, along with the submission of construction documents, the project sponsor shall submit to the planning department and San Francisco Department of Building Inspection (building department) a list of measures that shall be implemented and that shall respond to and track complaints pertaining to construction noise. These measures shall include:<ol style="list-style-type: none">1. Post signs onsite pertaining to permitted construction days and hours.2. A procedure and phone numbers for notifying the building department and the San Francisco Police Department (during regular construction hours and off-hours). This				

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>telephone number shall be maintained until the proposed project is ready for occupancy.</p> <ol style="list-style-type: none"> 3. A sign posted onsite describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction. 4. Designation of an onsite construction complaint and enforcement manager for the project who shall document, investigate, evaluate, and attempt to resolve all project-related noise complaints. 5. Notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities (defined as activities generating anticipated noise levels of 90 dB(A) or greater) about the estimated duration of the activity. 				
<p>Mitigation Measure M-NO-2: HVAC and Mechanical Equipment Exterior Noise</p> <p>A minimum of 20.5 dB(A) noise reduction is required from the rooftop equipment to achieve the requirements of the San Francisco Police Code. The project sponsor shall implement the following mitigation measure to reduce noise levels from the source equipment and achieve compliance with the police code:</p> <ul style="list-style-type: none"> • Enclose as much of the proposed project’s rooftop equipment as possible within a mechanical room with small louvered openings to the exterior. The mechanical room and louvered openings can be treated with acoustic absorption and sound attenuators to reduce noise at the property planes. • If the equipment remains open to the roof, select rooftop equipment with a maximum sound pressure level of 54.4 dB(A) at 50 feet from the equipment. • Attach sound attenuators to the outside air and exhaust air openings/fans of the rooftop equipment to minimize environmental noise. <p>During the design phase, once the project sponsor has selected the specific HVAC and mechanical equipment for the proposed project, a qualified</p>	<p>Project sponsor</p>	<p>Prior to approval of a building permit.</p>	<p>Planning Department.</p>	<p>Considered complete upon installation of mechanical equipment that has been demonstrated to meet the noise ordinance requirements.</p>

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>acoustical consultant shall conduct a property plane noise analysis. The property plane analysis report shall evaluate whether the proposed HVAC and mechanical equipment complies with the noise limits in the San Francisco Police Code. The report shall be submitted to the San Francisco Planning Department for review and approval prior to issuance of a building permit or building permit addendum that would permit the HVAC and mechanical equipment.</p>				
AIR QUALITY				
<p>Mitigation Measure M-AQ-3a: Off-road Construction Equipment Emissions Minimization</p>	<p>Project sponsor and construction contractor(s).</p>	<p>Prior to issuance of construction permits project sponsor to submit:</p>	<p>Planning Department</p>	<p>Considered complete upon planning department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.</p>
<p>A. <u>Engine Requirements.</u></p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed U.S. Environmental Protection Agency (U.S. EPA) Tier 4 Interim or Tier 4 Final off-road emission standards. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. 		<ol style="list-style-type: none"> 1. Construction emissions minimization plan for review and approval, and 2. Signed certification statement 		

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>B. <u>Waivers.</u></p> <ol style="list-style-type: none"> The Planning Department’s Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the project sponsor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1). The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 compliant off-road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the project sponsor must use the next cleanest piece of off-road equipment, according to Table AQ-1 below. Additionally, the project sponsor must demonstrate that use of the alternative equipment would not result in a cancer risk from project construction and operation that exceeds 7 per one million exposed and annual average PM_{2.5} concentrations that exceed 0.2 µg/m³. 				

Table AQ-1- Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Verified Diesel Emissions Control Strategy (VDECS)
1	Tier 2	ARB Level 3 VDECS
2	Tier 2	ARB Level 2 VDECS
3	Tier 2	ARB Level 1 VDECS

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the project sponsor cannot supply off-road equipment meeting Compliance Alternative 1, then the project sponsor must meet Compliance Alternative 2. If the ERO determines that the project sponsor cannot supply off-road equipment meeting Compliance Alternative 2, then the project sponsor must meet Compliance Alternative 3.

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
<p>C. <u>Construction Emissions Minimization Plan.</u> Before starting on-site construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A.</p> <ol style="list-style-type: none"> 1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, air board verification number level, and installation date and hour meter reading on installation date. 2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. 3. The project sponsor shall make the Plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way. <p>D. <u>Monitoring.</u> After start of construction activities, the project sponsor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to</p>				

MONITORING AND REPORTING PROGRAM¹

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Actions / Completion Criteria
receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end				
<p>Mitigation Measure M-AQ-3b: Diesel Backup Generator Specifications.</p> <p>The project sponsor shall ensure that the proposed diesel backup generator meets or exceeds California Air Resources Board Tier 4 off-road emission standards. Additionally, once operational, the diesel backup generator shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generator shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator is located shall maintain records of the testing schedule for the diesel backup generator for the life of that diesel backup generator and to provide this information for review to the planning department within three months of requesting such information.</p>	Project sponsor	<p>Project sponsor to submit generator specifications for approval prior to issuance of building permit.</p> <p>Maintenance, ongoing.</p>	Planning Department	<p>Equipment specifications portion considered complete when equipment specifications approved by Environmental Review Officer.</p> <p>Maintenance is ongoing and records are subject to planning department review upon request.</p>

¹ *Definitions of MMRP Column Headings:*

Adopted Mitigation Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

The Yerba Buena Neighborhood Consortium

c/o 230 Fourth St. San Francisco, CA 94103

A Council of the Yerba Buena Neighborhood's Residents and Community Organizations

24 June 2021

Joel Koppel, President
Kathrin Moore, Vice-President
and Members of the
San Francisco Planning Commission
via email

Subject: 469 Stevenson Street Project
2017-014833ENV
24 July 2021
Agenda Items 13, 14 a, b, c

Dear President Koppel, Vice-President Moore, and Commissioners:

The Yerba Buena Neighborhood Consortium objects to the Commission's proposed certification of the 469 Stevenson EIR; the adoption of related CEQA findings; the approval of the Downtown Project Authorization; and the approval of the Conditional Use Authorization for the 469 Stevenson Street Project. YBNC raised objections in our 2020 Draft EIR comments and concurs in the objections from TODCO in its letter to Lou Vasquez of BUILD on June 1 that was copied to this Commission.

In addition, *inter alia*, the EIR is inadequate in its analysis of significant impacts, mitigation, and project alternatives to avoid or reduce impacts to surrounding historic resources. Under the California Supreme Court's recent ruling in *Sierra Club v. County of Fresno*, the adequacy of an EIR presents a *question of law* — "Does the EIR comply with the mandates of CEQA?" — without deference to opinions of elected or appointed City officials or their planning staffs and experts. The Final EIR's conclusory responses to historic resource impact issues raised by San Francisco Heritage and Commission Vice-President Moore are among those materially incomplete and legally inadequate.

This project does not propose to demolish historic resources. However, its EIR analysis must still address potential “substantial adverse changes in the significance” of historic resources — including historic districts — due to proposed alterations of the “*immediate surroundings*” via a new 27-story building. (Guidelines, § 15064.5 (b)(1).) As underscored in the Draft EIR comments, the EIR does not adequately describe the project site’s historic environmental setting as a basis to assess impacts, including the import and context (as opposed to simple identification) of multiple adjacent historic districts. The issue cannot be dismissed as a dispute among experts when there is insufficient underlying analysis upon which to base conclusions as to the project’s significant impacts on its unique, largely small-scale historic neighbors.

We request that the Commission deny the actions before it and require adequate EIR analysis and identification of project alternatives for this mis-sited project, all as mandated by California law.

Thank you.

John Elberling
Manager, YNBC



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2021 AUG 30 PM 3:34

BY _____

A handwritten signature in blue ink, appearing to be "JES", is written over the signature line.

The Yerba Buena Neighborhood Consortium

c/o 230 Fourth St. San Francisco, CA 94103

A Council of the Yerba Buena Neighborhood's Residents and Community Organizations

Clerk of the Board
San Francisco Board of Supervisors
City Hall
San Francisco, CA 94102

August 30, 2021

RE: Request for Appeal Fee Waiver
Appeal of 469 Stevenson Street Project Environmental Report
2017.014833ENV

Yerba Buena Neighborhood Consortium, an affiliate of Tenants and Owners Development Corporation, has appealed Certification the above referenced EIR (by letter of our legal counsel, Susan Brandt-Hawley, of August 27, 2021). We are now requesting waiver of the appeal fee (check enclosed).

I am the President/CEO of Tenants and Owners Development Corp. and the Manager of the Yerba Buena Neighborhood Consortium, and am authorized to file such appeals, including acting through legal counsel as in this case.

Both organizations are listed as neighborhood organizations with the Planning Department ("Yerba Buena Consortium" is the name on that list for the Yerba Buena Neighborhood Consortium, a subsequent name modification).

Both organizations have been active in addressing community issues of the South of Market Neighborhood where the 469 Stevenson project is located since 1980. Both have previously filed EIR appeals for other projects in the past as well.

Please let me know if you need any further information (415) 660-8824.

Sincerely,

A handwritten signature in blue ink, appearing to be "John Elberling", is written below the word "Sincerely,".

John Elberling
President, Tenants and Owners Development Corp.
Manager, Yerba Buena Neighborhood Consortium

230 Fourth St. San Francisco, CA 94103

Brandt-Hawley Law Group

PO Box 1659 Glen Ellen, CA 95442

preservationlawyers.com

707.938.3900

27 August 2021

Ms. Angela Calvino
Clerk of the Board of Supervisors
City and County of San Francisco
via email: BOS.Legislation@sfgov.org
BoardofSupervisors@sfgov.org

Subject: *CEQA Appeal of Environmental Impact Report Certification*
469 Stevenson Street Project
2017-014833ENV
Certification Date 29 July 2021

Dear Ms. Calvino:

On behalf of the Yerba Buena Neighborhood Consortium (YBNC), I appeal the Planning Commission's certification of the EIR for the 469 Stevenson Project. YBNC raised objections in its Draft EIR comments and concurred in the letter from TODCO to Lou Vasquez of BUILD on June 1, 2021 that was copied to the Commission.

Attached is a copy of the Planning Commission's action on July 29, 2021 and a YBNC letter of 24 June 2021 raising objections to the project and its EIR.

The EIR is significantly inadequate in its analysis of significant impacts, mitigation, and project alternatives. Under the California Supreme Court's recent ruling in *Sierra Club v. County of Fresno*, the adequacy of an EIR presents a question of law — "Does the EIR comply with the mandates of CEQA?" — without deference to City officials or planning staff's and expert's opinions.

Areas of EIR inadequacy include, *inter alia*, analysis of the project's environmental setting within multiple adjacent historic districts, shadow impacts, seismic/geotechnical/dewatering impacts, density bonus, cumulative impacts, and substantial adverse changes in the significance of adjacent historic resources.

Sincerely yours,



Susan Brandt-Hawley
Attorney for YBNC

cc: Lisa Gibson, Environmental Review Officer, lisa.gibson@sfgov.org

Reply all Delete Junk Block ...

FW: EIR Appeal 469 Stevenson Street Project

JE John Elberling
Mon 8/30/2021 11:52 AM
To: Bobbi López



From: Susan Brandt-Hawley <susanbh@me.com>
Date: Monday, August 30, 2021 at 11:42 AM
To: John Elberling <johne@todco.org>
Subject: Fwd: EIR Appeal 469 Stevenson Street Project

Begin forwarded message:

From: "Gibson, Lisa (CPC)" <lisa.gibson@sfgov.org>
Subject: RE: EIR Appeal 469 Stevenson Street Project
Date: August 27, 2021 at 3:45:44 PM PDT
To: SUSAN BRANDT HAWLEY <susanbh@me.com>

Good afternoon, Susan,

I hereby acknowledge receipt of your email below with attachment and will await formal transmittal of the appeal filing from the Clerk of the Board.

Have a nice weekend.

Lisa Gibson (she/her)
Environmental Review Officer and Director of Environmental Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: (628) 652-7571 | www.sfplanning.org
[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: SUSAN BRANDT HAWLEY <susanbh@me.com>
Sent: Friday, August 27, 2021 3:19 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Boardofsupervisors@sfgov.org; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>
Subject: EIR Appeal 469 Stevenson Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: JOHN ELBERLING
 Address: 230 Fourth St. Email Address: john@todco.org
SF CA 94103 Telephone: 415-660-8824

Neighborhood Group Organization Information

Name of Organization: YERA BUENA NEIGHBORHOOD CONSORTIUM
 Address: 230 Fourth St. Email Address: john@todco.org
SF CA 94103 Telephone: 415-660-8824

Property Information

Project Address: 469 Stevenson St. SF CA 94103
 Project Application (PRJ) Record No: 2017-014833ENV Building Permit No:
 Date of Decision (if any): 7/29/21

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	X	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	X	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	X	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	X	

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE
 PROJECT IMPACT ON ORGANIZATION
 WAIVER APPROVED WAIVER DENIED

TODCO

11407

Payee San Francisco Planning Department
Vendor ID SF Planning Dept.

Account #:

11407
8/30/2021

Description	Amount
filing fee	\$681.00

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

11407

TODCO
230 Fourth Street
San Francisco, CA 94103
(415) 896-1880

WELLS FARGO BANK N.A.



11407

11-24/1210

****Six Hundred Eighty One and 00/100 Dollars

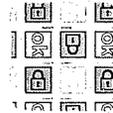
DATE

AMOUNT

8/30/2021

\$681.00

PAY TO THE ORDER OF San Francisco Planning Department



[Handwritten Signature]

AUTHORIZED SIGNATURE

Security features. Details on back.

