

1 [Conditionally Reversing the Final Environmental Impact Report Certification - 469 Stevenson  
2 Street Project]

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3 **Motion conditionally reversing the Planning Commission’s certification of the Final**  
4 **Environmental Impact Report prepared for the proposed 469 Stevenson Street project,**  
5 **subject to the adoption of written findings of the Board of Supervisors in support of**  
6 **this determination.**

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8 WHEREAS, The proposed project would demolish the existing surface parking lot and  
9 construct a new 27-story mixed-use building that is approximately 274 feet tall (with an  
10 additional 10 feet for rooftop mechanical equipment), totaling approximately 535,000 gross  
11 square feet and including 495 rental dwelling units with a dwelling mix of approximately 192  
12 studios, 149 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and eight  
13 five-bedroom units; approximately 4,000 square feet of commercial retail use on the ground  
14 floor; and approximately 25,000 square feet of private and common open space; and

15 WHEREAS, The proposed project would use the Individually Requested State Density  
16 Bonus Program and provide affordable housing units onsite; and

17 WHEREAS, The Project would provide three below-grade parking levels with 166  
18 vehicular parking spaces; 200 class 1 bicycle spaces; two service delivery loading spaces;  
19 one on-site freight loading space located on the ground floor; and twenty-seven class 2  
20 bicycle parking spaces placed along Jessie Street; and

21 WHEREAS, The Project would require 55,850 cubic yards of excavation and is  
22 anticipated to be constructed on a mat foundation; no pile driving or piers are proposed or  
23 required, and Project construction would span approximately 36 months; and

24 WHEREAS, The Project site is a through lot located at 469 Stevenson Street in the  
25 South of Market neighborhood (Assessor’s Parcel Block No. 3704, Lot No. 45), approximately

1 28,790 square feet (0.66-acre) in size and currently developed as a public surface parking lot  
2 with 176 parking spaces with no existing onsite structures; and

3 WHEREAS, The Planning Department determined that an Environmental Impact  
4 Report (hereinafter "EIR") was required for the proposed Project and provided public notice of  
5 that determination by publication in a newspaper of general circulation on October 2, 2019;  
6 and

7 WHEREAS, The Draft EIR was published on March 11, 2020, and circulated to  
8 governmental agencies and to interested organizations and individuals for a 60-day public  
9 review period that began March 12, 2020, and concluded on May 11, 2020; and

10 WHEREAS, The Planning Commission held a public hearing on the Draft EIR on April  
11 16, 2020; and

12 WHEREAS, The Planning Department prepared a Responses to Comments document  
13 ("RTC") responding to all environmental issues raised in written comments received during the  
14 public comment period and in writing or presented orally at the public hearing for the DEIR,  
15 providing additional analysis and reports that verified and expanded upon the DEIR contents,  
16 and published the RTC on May 26, 2021; and

17 WHEREAS, The comments and revisions addressed in the RTC did not identify new  
18 significant impacts or a substantial increase in the severity of previously identified impacts, nor  
19 did they identify feasible project alternatives or mitigation measures that are considerably  
20 different from those analyzed in the Draft EIR and that the Project sponsor has not agreed to  
21 implement, and no significant new information that would require recirculation of the Draft EIR  
22 under section 21092.1 of the California Environmental Quality Act, California Public  
23 Resources Code, Sections 21000 et seq. ("CEQA") and CEQA Guidelines, Section 15088.5,  
24 was identified; and

1           WHEREAS, On July 29, 2021, the Planning Commission, by Motion No. 20963,  
2 certified a Final Environmental Impact Report (“Final EIR”) for the proposed Project under the  
3 California Environmental Quality Act (“CEQA”), Public Resources Code, Section 21000 et  
4 seq., the CEQA Guidelines, 14 California Code of Regulations, Section 15000 et seq., and  
5 San Francisco Administrative Code, Chapter 31, finding that the Final EIR reflects the  
6 independent judgment and analysis of the City and County of San Francisco, that it is  
7 adequate, accurate and objective, and contains no significant revisions to the Draft EIR; and

8           WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on  
9 August 30, 2021, the Brant-Hawley Law Group, on behalf of the Yerba Buena Neighborhood  
10 Consortium (“Appellant”), appealed the Final EIR certification; and

11           WHEREAS, The Planning Department’s Environmental Review Officer, by  
12 memorandum to the Clerk of the Board dated September 2, 2021, determined that the appeal  
13 had been timely filed; and

14           WHEREAS, On October 26, 2021, this Board held a duly noticed public hearing to  
15 consider the appeal of the Final EIR certification filed by Appellant and, following the public  
16 hearing, conditionally reversed the Final EIR certification, subject to the adoption of written  
17 findings in support of such determination based on the written record before the Board of  
18 Supervisors as well as all of the testimony at the public hearing in support of and opposed to  
19 the appeal; and

20           WHEREAS, In reviewing the appeal of the Final EIR certification, this Board reviewed  
21 and considered the Final EIR, including the Draft EIR and the RTC, the appeal letter, the  
22 responses to the appeal documents that the Planning Department prepared, the other written  
23 records before the Board of Supervisors and all of the public testimony made in support of  
24 and opposed to the appeal; and

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1           WHEREAS, The written record and oral testimony in support of and opposed to the  
2 appeal and deliberation of the oral and written testimony at the public hearing before the  
3 Board of Supervisors by all parties and the public in support of and opposed to the appeal is  
4 in the Clerk of the Board of Supervisors File No. 210919 and is incorporated in this motion as  
5 though set forth in its entirety; now, therefore be it

6           MOVED, That this Board of Supervisors conditionally reverses the certification of the  
7 Final EIR by the Planning Commission, subject to the adoption of written findings of the Board  
8 in support of this determination.

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