



2023-0000031

FILED

SAN FRANCISCO County Clerk

MAY 25, 2023

by: Lily Duong
Deputy County Clerk

NOTICE OF DETERMINATION

POSTED
MAY 25 2023

FEIR Certification Date: April 20, 2023
Final Approval Date: May 23, 2023
Case No.: 2017-014833ENV
State Clearinghouse No: 2019100093
Project Title: 469 Stevenson Street
Zoning: Downtown General Commercial (C-3-G) District
160-F Height and Bulk District
Block/Lot: 3704/045
Lot Size: 28,790 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Tyler Kepler, 469 Stevenson Property Owner LLC
(415) 551-7616, tyler@bldsf.com
Staff Contact: Jenny Delumo
(628) 652-7568, jenny.delumo@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

\$75 filing fee AND \$3,839.25 EIR Fee

Project Description

The 469 Stevenson Street project site is an approximately 28,790-square-foot surface parking lot with 176 parking spaces. The project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall and with three below grade parking levels, providing 178 parking spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 30,000 square feet of private and common open space. The project would include three below-grade parking levels with 178 vehicular parking spaces and two service delivery loading spaces, and one on-site freight loading space on the ground floor. The project would

also provide approximately 200 class 1 bicycle spaces and 27 class 2 bicycle parking spaces. The proposed project would use the Individually Requested State Density Bonus Program and provide 73 affordable housing units onsite. The Governor's Office of Planning and Research certified the project as an Environmental Leadership Development Project under the Jobs and Economic Improvement through Environmental Leadership Act of 2021 on March 18, 2023.

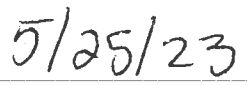
Determination

The City and County of San Francisco decided to carry out or approve the project on April 20, 2023. The San Francisco Planning Commission certified the final environmental impact report (EIR) and approved the project on April 20, 2023. On May 23, 2023, the appeal period for the final EIR and project entitlement expired, and no appeals were filed. A copy of the document(s) in the administrative record may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 under Case File No. 2017-014833ENV. In addition, the administrative record is available to view at <https://www.469stevensonstreetproject.com>.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address or at the 469 Stevenson Street SB7 Website listed above.
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.

Rich Hillis
Planning Director


By Lisa Gibson
Environmental Review Officer


Date

cc: Tyler Kepler, 469 Stevenson Property Owner LLC



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print  **Finalize&Email**

RECEIPT NUMBER:
 38-05/25/2023-050
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL jenny.delumo@sfgov.org	DATE 05/25/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000031	

PROJECT TITLE

 469 STEVENSON STREET

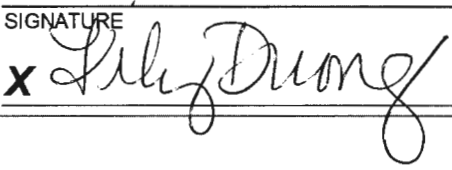
PROJECT APPLICANT NAME JENNY DELUMO	PROJECT APPLICANT EMAIL jenny.delumo@sfgov.org	PHONE NUMBER (628) 652-7568
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 3,839.25	\$ 3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 75.00	\$ 75.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:
 Cash Credit Check Other
TOTAL RECEIVED \$ 3,914.25

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Lily Duong Deputy Clerk
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