

**GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR
THE 469 STEVENSON PROJECT
IN THE CITY OF SAN FRANCISCO**

I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Through Environmental Leadership Act of 2021, Public Resources Code Section 21178 et seq., make the following determinations:

The 469 Stevenson Street Project, a 495-unit mixed-use residential development in San Francisco, will invest more than \$200 million dollars in the California economy, create skilled and trained jobs, reduce energy usage, exclusively use clean energy, advance sustainable travel patterns, and promote infill development. A copy of the project's application, which contains information supporting this certification, is attached as Exhibit 1. All materials associated with this application are available online at: <http://www.opr.ca.gov/ceqa/california-jobs.html>.

As set forth below, the project has demonstrated that it meets all requirements to be eligible for certification for streamlining.

1. Project Applicant: 469 Stevenson Property Owner LLC
2. Project Description: The applicant proposes to build a mixed-use residential/commercial project, which includes 495 residential units, 13 percent of which are affordable, approximately 4,000 gross square feet (GSF) of commercial retail space, 30,000 GSF of private and common open space, 227 bicycle parking spaces, and 178 on-site parking spaces, of which 12 will be equipped with EV charging stations.
3. CEQA Lead Agency: City of San Francisco
4. The project meets the criteria set forth in Public Resources Code Section 21180, Subdivision (b)(1). It is:
 - a. A mixed use residential/commercial project (Exhibit 1, Section 1, pgs. 1-2);
 - b. Designed to be eligible for Leadership in Energy and Environmental Design New Construction Gold rating (Ex. 1, Attachment C, pgs. 30-31);
 - c. Designed to achieve a 15-percent greater standard for transportation efficiency than for comparable projects (Ex. 1, Section 2.3, pgs. 8-9, Attachment D, pgs. 32-54);
 - d. Located on an in-fill site (Ex. 1, Section 2.4, pg. 10);

- e. Consistent with the Sustainable Communities Strategy for the San Francisco Bay Area region (Ex. 1, Section 2.5, pgs. 10-12).
5. Both the application and the size and scope of the project establish that the project will result in a minimum investment of \$100 million dollars in California upon completion of construction in compliance with Public Resources Code Section 21183, Subdivision (a)(1) (Ex. 1, Section 2.7, page 13).
6. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code Section 21183, Subdivision (b) will be satisfied in accordance with Public Resources Code Section 21183.5 (Ex. 1, Section 2.8, pgs. 11-12, Attachment E, pgs. 55-58).
7. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions in compliance with Public Resources Code Section 21183, Subdivision (c)(1), and will mitigate the greenhouse gas emission impacts in accordance with Public Resources Code Section 21183.6 (Ex. 1, Section 2.9, pgs. 14-16, Attachment F, pgs. 59-203).
8. The project applicant has provided information establishing that the project will comply with the requirements for the commercial and organic waste recycling of Public Resources Code Chapter 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable in compliance with Public Resources Code Section 21183, Subdivision(d) (Ex. 1, Section 2.10, pgs. 14-15).
9. The project applicant has provided documentation that pursuant to the requirements in Public Resources Code Section 21183, Subdivision (e), it has entered into a binding and enforceable agreement that all mitigation measures will be conditions of approval of the project, that those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency and that environmental mitigation measures will be monitored and enforced by the lead agency for the life of the obligation (Ex. 1, Attachment G, pgs. 205-207).
10. The project applicant has agreed to pay the costs of the trial court and the Court of Appeal in hearing and deciding any case challenging a lead agency's action on the certified project, pursuant to the requirements in Public Resources Code Section 21183, Subdivision (f) (Ex. 1, Attachment G, pgs. 205-207).
11. The project applicant has agreed to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the

project pursuant to the requirements in Public Resources Code Section 21183, Subdivision (g) (Ex. 1, Attachment G, pgs. 205-207).

12. The project applicant has provided documentation demonstrating that a project's record of proceedings is being prepared in accordance with Public Resources Code Section 21186, as required by Public Resources Code section 21183, Subdivision (h). (Ex. 1, Attachment H, pgs. 208-210).
13. As a multifamily residential project, the project will provide unbundled parking for all residential units except for any dwelling units subject to affordability restrictions that prescribe rent or sale prices and for which the cost of parking spaces cannot be unbundled from the cost of the affordable dwelling units pursuant to Public Resources Code Section 21184.5 (Ex. 1, Section 2.6, pg. 13).
14. This certification covers the project variants that have been analyzed in the application.
15. The application materials submitted by the applicant were made available to the public on the Office of Planning and Research's website on January 24, 2023, and no public comment on the project application was received.

Therefore, I hereby certify that the 469 Stevenson Street Project is an eligible project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2021, Public Resources Code Section 21178 et seq. Pursuant to Statute, this certification must be submitted for to the Joint Legislative Budget Committee (JLBC) for concurrence or nonconcurrence; I therefore instruct the Director of the Office of Planning and Research to transmit this certification to the JLBC for such action.



GAVIN NEWSOM
Governor of California

March 18, 2023