



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, November 8, 2018**
 Time: **Not before 1:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

Project Address: 1201A Illinois Street
 Cross Streets: 23rd Street, Illinois Street, 22nd Street, San Francisco Bay
 Block /Lot Nos.: Assessor's Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018, Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and City/County of San Francisco properties
 Zoning Districts: M-2 (Heavy Industrial) and PDR 1-G (Production, Distribution and Repair - General), 40-X and 65-X Height District
 Plan Area: Central Waterfront

APPLICATION INFORMATION

Case No.: 2017-011878ENV
 Applicant/Agent: California Barrel Company, LLC
 c/o Jim M. Abrams
 J. Abrams Law, P.C.
 Telephone: (415) 999-4402
 E-Mail: jabrams@jabramslaw.com

PROJECT DESCRIPTION

The San Francisco Planning Department has prepared a draft environmental impact report (EIR) on the Potrero Power Station Mixed-Use Development project (proposed project), which is described below.

California Barrel Company LLC, the project sponsor, proposes to redevelop an approximately 29-acre site along San Francisco's central bayside waterfront with a variety of residential, commercial, parking, community facilities, and open space land uses. The residential uses would include both market-rate and affordable housing, and the commercial uses would include office, research and development/life science, retail, hotel, entertainment/assembly, and production, distribution, and repair (PDR) uses. The proposed project would also include public access areas and open space, playing fields and other active open space uses, shoreline improvements, an internal grid of public streets, shared public ways, and utilities infrastructure. Overall, the proposed project would consist of up to approximately 5.4 million gross square feet of development. The project site is located within the Central Waterfront neighborhood, generally bounded by 22nd Street, San Francisco Bay, 23rd Street, and Illinois Street. The project site encompasses the location of the former Potrero Power Plant and certain adjacent parcels.

The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The SUD would establish land use controls for the project site and incorporate design standards in a new Potrero Power Station Design for Development document. The Zoning Maps would be amended to change the current zoning to the proposed SUD zoning. These amendments would also modify the existing height limits on the portions of the project site not owned by the Port of San Francisco. The rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. The proposed project would also include improvements to transportation and circulation, shoreline features, and utilities infrastructure.

The project site is included on the following lists (refer to **Table 1**, below) compiled pursuant to section 65962.5 of the California Government Code.

TABLE 1
PROJECT SITE ADDRESSES LISTED WITHIN REGULATORY DATABASES

Regulatory List	Site Identification No.	Address of Site ^a	Date of List
Superfund Enterprise Management System Archive	902343/903359/ 902368	1201 Illinois Street/1201B Illinois Street, San Francisco, CA 94107	March 7, 2016/ April 6, 2017
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0903359	1201B Illinois Street, San Francisco, CA 94107	October 26, 2013
CERCLIS No Further Action Planned	902343/ 903359	23rd and Maryland streets/1201 Illinois Street/1201B Illinois Street, San Francisco, CA 94107	October 26, 2013/ May 2, 2016
Resource Conservation and Recovery Act – Corrective Action	CAT080011703	1201B Illinois Street, San Francisco, CA 94107	December 12, 2016
EnviroStor Database	80001835/38490009/ CAT080011703	1201 Illinois Street/1201B Illinois Street, San Francisco, CA 94107	May 2, 2016/ February 15, 2017
GeoTracker's Leaking Underground Storage Tank Report	38-0236/ T0607500203	1201 Illinois Street/1201B Illinois Street, San Francisco, CA 94107	March 14, 2016/ May 29, 2017
Voluntary Cleanup Program	38490009	1201 Illinois Street, San Francisco, CA 94107	May 2, 2016
GeoTracker Cleanup Sites	T10000004496/T10000004525/ T10000004520/ T10000004524/ SL18380800/ T10000004528/ T10000004527/ T10000004529	1201 Illinois Street, San Francisco, CA 94107	May 29, 2017
Spills, Leaks, Investigation, and Cleanup Sites	38S0038/ T10000004529/ SL18380800	1201 Illinois Street/1201A Illinois Street, San Francisco, CA 94107	March 4, 2016
Deed Restriction Listing	T10000004527/ T10000004496/ SL18380800/ T10000004524	1201 Illinois Street/1201B Illinois Street, San Francisco, CA 94107	March 7, 2016/ April 18, 2017
Emergency Response Notification System	571208/906588/316633/612162/251 180/ 57514/ 745850/1103173	1201 Illinois Street/1201A Illinois Street/1201B Illinois Street, San Francisco, CA 94107	1987-1989
California Hazardous Material Incident Report System	09-3910/ 01-3717/ 02-3379, 04- 6916, 09-3027, 15-4081, 3845, 3246	1201 Illinois Street, 1201A Illinois Street, San Francisco, CA 94107	May 29, 2017

^a The project site includes the following Assessor's Block/Lot Nos: Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018, Block 4232/Lot 001, and Block 4232/Lot 006.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would result in significant adverse, unavoidable project-level and cumulative impacts related to historic architectural resources, transportation and circulation, noise, air quality, and wind. The Draft EIR provides a detailed project description, an analysis of physical environmental effects of the project, and identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. It is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the San Francisco Planning Commission and Planning Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from October 4, 2018 to 5:00 p.m. on November 19, 2018.

NOTE: The project sponsor has filed an application for the proposed project to be certified by the Governor of California as an environmental leadership development project pursuant to Public Resources Code Chapter 6.5 (commencing with section 21178), which provides, among other things, that any judicial action challenging the certification of the EIR or the approval of the project described in the EIR is subject to the procedures set forth in sections 21185 to 21186, inclusive, of the Public Resources Code. In accordance with Public Resources Code section 21186(a) and (b), documents and other materials placed in the record of proceedings can be found at <http://www.PPSmixeduse.com>. If the governor certifies this project as an environmental leadership development project, additional notice will be separately provided regarding such certification, in accordance with the requirements of the Public Resources Code.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Rachel Schuett Telephone: (415) 575-9030 E-Mail: CPC.PotreroPowerStation@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below) or at the project's website: <http://www.PPSmixeduse.com>. Written comments should be addressed to Rachel Schuett, PPS EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to CPC.PotreroPowerStation@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft Responses to Comment (RTC) document, which will become part of the Final EIR.