

2017053

ENDORSED  
FILED  
SAN FRANCISCO County Clerk

OCT 27, 2017

# SAN FRANCISCO PLANNING DEPARTMENT

by: **MARIEDYNE L. ARGENTE**

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## Notice of Determination

*Approval Date:* October 24, 2017  
*Case No.:* 2014-001272ENV  
*State Clearinghouse No:* 2015052024  
*Project Title:* Pier 70 Mixed-Use District Project  
*Zoning:* M-2 (Heavy Industrial) and P (Public) Use Districts  
 40-X and 65-X Height and Bulk Districts  
*Block/Lot:* 4052/001, 4052/002, 4110/001, 4100/008A, 4111/003, 4111/004, 4120/002  
*Lot Size:* 35 acres  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Kelly Pretzer, Forest City Enterprises, (415) 593-4227  
kellypretzer@forestcity.net  
 David Beaupre, Port of San Francisco, (415) 274-0539  
david.beaupre@sfport.com  
*Staff Contact:* Melinda Hue – (415) 575-9041  
Melinda.hue@sfgov.org

To: County Clerk, City and County of San Francisco State of California  
 City Hall Room 168 Office of Planning and Research  
 1 Dr. Carlton B. Goodlett Place PO Box 3044  
 San Francisco, CA 94102 Sacramento, CA 95812-3044

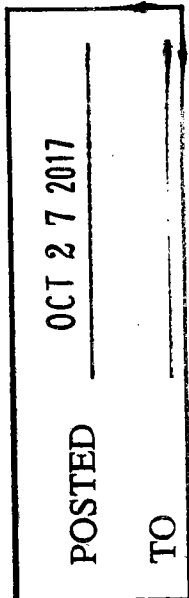
Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of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

Attached fee:

X \$64 filing fee AND X \$3,078.25 EIR Fee

### PROJECT DESCRIPTION:

The Pier 70 Mixed-Use Project would rezone the entire 35-acre project site (including the 28-acre site and the Illinois Parcels) and establish land use controls for the project site through adoption of the proposed Pier 70 Special Use District (SUD), and incorporation of design standards and guidelines in a proposed Pier 70 Design for Development document. The proposed project would involve the demolition of seven buildings/structures and the rehabilitation of three buildings. The proposed project would accommodate, depending on the uses proposed, between a maximum of 1,645 to 3,025 residential units, a maximum of 1,102,250 to 2,262,350 gross square feet (gsf) of commercial-office use, and a maximum of 479,980 to 486,950 gsf of retail-restaurant-arts/light industrial use. New buildings would range in height from 50 to 90 feet, consistent with Proposition F. The proposed project would also include transportation and



circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements, and nine acres of public open space.

**DETERMINATION:**

The City and County of San Francisco decided to carry out or approve the project on October 24, 2017 following the withdrawal of an appeal of the CEQA determination for this project, thereby upholding the CEQA determination. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File No. 2014-001272ENV.

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.
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.
3. Mitigation measures were made a condition of project approval.

John Rahaim  
Planning Director



By Lisa Gibson  
Environmental Review Officer

cc: Kelly Pretzer, Forest City Enterprises  
David Beaupre, Port of San Francisco