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 Beaufre, Port of San Francisco, (415) 274-0539
david.beaufre@sfport.com
Staff Contact: Melinda Hue – (415) 575-9041
Melinda.hue@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:
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
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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