



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting

Date: December 11, 2013
Case No.: 2013.0208E
Project Title: Seawall Lot 337 and Pier 48 Mixed-Use Project
Zoning: Seawall Lot 337 and Block P20: MB-OS (Mission Bay, Open Space) Use District; OS Height and Bulk District
Pier 48: M-2 (Heavy Industrial) Use District; 40-X Height and Bulk District
Block/Lot: Seawall Lot 337: 8719/002; Pier 48: 9900/048; Block P20: 8719/002
Lot Size: Seawall Lot 337: 13.63 acres
Pier 48: 5.84 acres
Block P20: 0.32 acre
China Basin Park: 2.57 acres
Existing Streets and Access Areas: 4.62 acres
Total Project Site Size: Approximately 27 acres
Project Sponsor: Jon Knorpp/Seawall Lot 337 Associates, LLC
(415) 972-1762
Lead Agency: San Francisco Planning Department
Staff Contact: Tania Sheyner (415) 575-9127
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The San Francisco Planning Department has issued a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and will be conducting a public scoping meeting in connection with this Project, pursuant to the requirements of the California Environmental Quality Act (CEQA). The NOP is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://tinyurl.com/sfceqadocs>). Compact Discs and paper copies of the NOP are also available at the Planning Information Center counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street [call (415) 558-6378].

Project Description: The Project Sponsor (Seawall Lot 337 Associates, LLC) of the Seawall Lot 337 and Pier 48 Mixed-Use Project (Project) proposes a mixed-use, multi-phase waterfront development of Seawall Lot 337, rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open space, for a total of 8 acres of open space on the site. Overall, the Project would involve construction of up to approximately 3.7 million gross square feet (gsf) of residential, commercial, and retail uses, and a public parking garage on the Project Site. Both Seawall Lot 337 and Pier 48 are owned by the Port of San Francisco.

At completion, the Project would include: 11 parcels with approximately 750,000 gsf to 1.3 million gsf of residential uses, consisting of both market-rate and affordable housing; approximately 1.25 million to 1.6 million gsf of commercial/office/R&D uses; approximately 150,000 to 250,000 gsf of

retail/entertainment/ancillary uses on the lower floors of each parcel; and enclosed parking. The Project Sponsor proposes flexible zoning on three of the 11 parcels in order to respond to future market demands. The flexible zoning controls would allow for the development of either commercial or residential as the predominant uses on those three parcels; however, the total development would not exceed approximately 3.7 million gsf. Approximately 3,100 parking spaces would be located on the Project Site including 2,300 spaces within the parking structure; 700 parking spaces in enclosed areas within the commercial and residential buildings; and 100 on-street spaces along internal streets. Pier 48 is proposed to be developed by Anchor Brewing and Distilling Company in order to expand its existing brewery and distillery operations on Mariposa Street. The rehabilitation and reuse of Pier 48 would result in approximately 212,500 gsf of light industrial, restaurant, retail, maritime and exhibition uses. The Project Sponsor would request rezoning of the Project Site through a Special Use District or other similar rezoning mechanism, through amendments to the Planning Code, Zoning Map and Mission Bay South Redevelopment Plan, and, as needed, corresponding amendments to the City's General Plan and Port's Waterfront Land Use Plan, among other project approvals.

The Planning Department has determined that an EIR must be prepared for the proposed Project prior to any final decision regarding whether to approve the Project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed Project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed Project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the Project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on **Monday, January 13th, 2014, from 6:00 p.m. to 8:00 p.m. in the Bayside Room at the Port of San Francisco, Pier 1, The Embarcadero**. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the Project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until **5:00 p.m. on January 31st, 2014**. Written comments should be sent to Sarah B. Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or sent by email to Tania Sheyner, the EIR Coordinator for this Project, at Tania.Sheyner@sfgov.org. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street [call (415) 558-6378].

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed Project. Your agency may need to use the EIR when considering a permit or other approval for this Project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed Project, please contact **Tania Sheyner** at **(415) 575-9127**.

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.