



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, June 1, 2017**
Time: **Not before 10:00 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Environmental (Draft Environmental Impact Report)**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION

APPLICATION INFORMATION

Project Address: Seawall Lot 337 and Pier 48
Cross Street(s): Terry A. Francois Boulevard to the north, Terry A. Francois Boulevard and Piers 48 and 50 to the east, Mission Rock Street to the south, and Third Street to the west.
Block/Lot No.: Block 8719/Lot 002, Block 8719/Lot 006, and Block 9900/Lot 048
Zoning District(s): Mission Bay Open Space (MB-OS) Use District; Heavy Industrial (M-2) Use District; Height and Bulk District: Mission Rock Height and Bulk District
Plan Area: N/A

Case No.: 2013.0208E
Applicant/Agent: Seawall Lot 337 Associates, LLC
Telephone: Jon Knorpp, (415) 972-1762
E-Mail: jknorpp@sfgiant.com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

The Seawall Lot 337 and Pier 48 Mixed-Use Project site is an approximately 28-acre area (Assessor's Block 8719/Lot 002 and Lot 006 and Assessor's Block 9900/Lot 048) in the Mission Bay neighborhood. This area includes: the 14.2-acre Seawall Lot 337; the 0.3-acre strip of land on the south side of Seawall Lot 337, referred to as Parcel P20; the 6.0-acre Pier 48; the existing 2.2-acre China Basin Park; and 5.4 acres of streets and access areas within or adjacent to the boundaries of Seawall Lot 337 and Pier 48. Seawall Lot 337 and Parcel P20 are in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is located in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District.

The project would amend the San Francisco Planning Code, adding a new Special Use District (SUD), which would establish land use zoning controls for the project site and incorporate design controls into the proposed SUD. As envisioned, the proposed project would entail development of a mixed-use, multi-phase project at 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 approximately 8 acres of open space on the project site. The project would include 2.7 to 2.8 million gross square feet (gsf) of mixed uses on 11 proposed development blocks. The mixed-use development would comprise approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 units, consisting of both market-rate and affordable housing), approximately 972,000 to 1.4 million gsf of commercial uses, and 241,000 to 244,800 gsf of active/retail uses on the lower floors of each block. Additionally, the project would include approximately 1.1 million gsf of aboveground and underground parking (approximately 3,100 parking spaces) and rehabilitation of 242,500 gsf of Pier 48 for industrial, restaurant, active/retail, tour, exhibition, and meeting space use, specifically analyzed as a

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proposed brewery. The 11 blocks on Seawall Lot 337 could be developed with building heights ranging from 90 feet (approximately 7 stories) to a maximum of 240 feet (approximately 23 stories) for the tallest building, excluding the mechanical and other accessory penthouse roof enclosures. Construction is projected to begin in 2017 and would be phased over an approximately six-year period, concluding in 2023. The project also includes four variants that consider a district-wide heating and cooling system, an approximately 4,000-seat entertainment venue, reconfiguration of the proposed parking (by eliminating the underground garage), and an on-site hotel.

The project site is included on the following list compiled pursuant to Section 65962.5 of the California Government Code.

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board
Regulatory Identification Number: T0607500273
Address of Listed Site: 145 China Basin Street, San Francisco, CA 94107
Assessor's Block/Lots: 8719/002; 8719/006; 8719/007; 9900/062
Date of List: Case closed as of 4/15/2008

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level and cumulative impacts related to transportation and circulation, noise, air quality, and wind. The Draft EIR including a detailed project description 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 Planning Commission and 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. Certification of the Final EIR will take place 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 April 27, 2017 to 5:00 p.m. on June 12, 2017.

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

Planner: Tania Sheyner Telephone: 415-575-9127 E-Mail: tania.sheyner@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). Written comments should be addressed to Tania Sheyner, Environmental Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to tania.sheyner@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.