



# SAN FRANCISCO PLANNING DEPARTMENT

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August 28, 2017

Ms. Angela Calvillo, Clerk  
Honorable Mayor Edwin Lee  
Honorable Supervisor Cohen  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
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**Re: Transmittal of Planning Department Case No. 2014-001272PRJ  
Legislative Approvals for the Pier 70 Mixed-Use Project  
Planning Commission Recommendation: *Approval with Modification***

Dear Ms. Calvillo, Mayor Lee and Supervisor Cohen,

On August 24, 2017, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the Pier 70 Mixed-Use Project, which included the following actions:

1. Certification of the Pier 70 Mixed-Use Project Final Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act (CEQA);
2. Adoption of findings under the California Environmental Quality Act (CEQA), including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP);
3. Recommendation that the Board of Supervisors approve the General Plan Amendments pursuant to Planning Code Section 340 and adopt the findings of consistency with the General Plan and Priority Policies of Planning Code Section 101.1;
4. Recommendation that the Board of Supervisors approve the Planning Code Text Amendments to establish the Pier 70 Special Use District, and the associated Zoning Map Amendments;
5. Adoption of the proposed the Pier 70 SUD Design for Development (D4D); and,
6. Recommendation that the Board of Supervisors approve the Development Agreement (DA) for the Project.

At the hearing the Planning Commission recommended approval of all of the aforementioned actions.

Two of these actions (Development Agreement and Planning Code Text Amendments/Zoning Map Amendments) relate to the Ordinances introduced by Mayor Edwin Lee and Supervisor Malia Cohen as introduced on July 25, 2017. These Ordinances include: Development Agreement-FC Pier 70, LLC Pier 70 Development Project (File No. 170863) and Planning Code, Zoning Map – Pier 70 Special Use District (File No. 170864).

At the public hearing on August 24, 2017, the Commission reviewed and recommended revisions to the Ordinances for the DA and Planning Code Text Amendments, as noted in the adopted resolutions.

On August 24, 2017, the Planning Commission reviewed and considered the Final EIR for the Pier 70 Mixed Project (FEIR) and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. On August 24, 2017, by Motion No. 19976, the Commission certified the Final Environmental Impact Report for the Pier 70 Mixed-Use Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"). On August 24, 2017, the Commission by Motion No. 19977 approved California Environmental Quality Act (CEQA) Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-001272ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

The redline copy of the General Plan Amendment along with two copies will be deliver to the Clerk following this email.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
Manager of Legislative Affairs

cc:

Marlena Byrne, Deputy City Attorney  
Andrea Ruiz-Esquide, Deputy City Attorney  
Erica Major, Office of the Clerk of the Board  
Mawuli Tugbenyoh, Legislative Director, Mayor's Office  
Yoyo Chan, Aide to Supervisor Cohen  
Sarah Dennis-Phillips, Mayor's Office of Economic and Workforce Development

Attachments :

Planning Commission Motion No. 19976 – Certification of Pier 70 Mixed-Use Project FEIR  
Planning Commission Motion No. 19977 – Adoption of CEQA Findings  
Planning Commission Resolution No. 19978 – General Plan Amendments and General Plan & 101.1 Findings  
Planning Commission Resolution No. 19979 – Planning Code Text Amendments & Zoning Map Amendments  
Planning Commission Motion No. 19980 – Design for Development

Planning Commission Motion No. 19981 – Development Agreement  
Planning Department Executive Summary-2014-001272PRJ  
Ordinance – General Plan Amendments