

1 [Affirming the Final Environmental Impact Report Certification - Pier 70 Mixed-Use District
2 Project]

3 **Motion affirming the Planning Commission’s certification of the Final Environmental**
4 **Impact Report prepared for the proposed Pier 70 Mixed-Use District Project.**

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6 WHEREAS, The proposed Pier 70 Mixed-Use District Project ("Project") is located on a
7 project site of approximately 35 acres, bounded by Illinois Street to the west, 20th Street to
8 the north, San Francisco Bay to the east, and 22nd Street to the south; and

9 WHEREAS, The Project is a mixed-use development consisting of the "28-Acre Site"
10 (an approximately 28-acre area under Port of San Francisco ownership located between 20th,
11 Michigan, and 22nd streets, and San Francisco Bay) and the "Illinois Parcels" (an
12 approximately 7-acre site that consists of an approximately 3.4-acre Port-owned parcel, called
13 the "20th/Illinois Parcel," and the approximately 3.6-acre "Hoedown Yard," at Illinois and 22nd
14 streets, which is owned by PG&E); and

15 WHEREAS, The Project would rezone the entire 35-acre project site and establish land
16 use controls through adoption of a Pier 70 Special Use District (SUD), and incorporation of
17 design standards and guidelines in a proposed Pier 70 Design for Development; and

18 WHEREAS, The Project would include the rehabilitation and adaptive reuse of three of
19 the 12 on-site contributing buildings of the National Register of Historic Places-listed Union
20 Iron Works Historic District and retention of the majority of Irish Hill, a contributing feature of
21 the district; and

22 WHEREAS, The Project would demolish eight remaining on-site contributing resources
23 and partially demolish the single, non-contributing structure, Slipways 5 through 8, which are
24 currently covered by fill and asphalt; and

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1 WHEREAS, As envisioned, the Project would include market-rate and affordable
2 residential uses, commercial uses, light industrial and arts uses, parking, shoreline
3 improvements, infrastructure development and street improvements, and public open space;
4 and

5 WHEREAS, The Project involves a flexible land use program under which certain
6 parcels on the project site could be designated for either commercial-office or residential uses,
7 depending on future market demand; and

8 WHEREAS, Depending on the uses proposed, the Project would include between
9 1,645 to 3,025 residential units, a maximum of 1,102,250 to 2,262,350 gross square feet (gsf)
10 of commercial-office use, and a maximum of 494,100 to 518,700 gsf of retail-light industrial-
11 arts use; and new buildings would range in height from 50 to 90 feet, consistent with
12 Proposition F, which was passed by San Francisco voters in November 2014; and

13 WHEREAS, Under the Project, development of the 28-Acre Site would include up to
14 approximately 3,422,265 gsf of construction in new buildings and improvements to existing
15 structures (excluding square footage allocated to accessory and structured parking); and
16 development of the Illinois Parcels would include up to approximately 801,400 gsf of
17 construction in new buildings (excluding square footage allocated to accessory parking); and

18 WHEREAS, The Planning Department determined that an Environmental Impact
19 Report (hereinafter "EIR") was required for the proposed Project and provided public notice of
20 that determination by publication in a newspaper of general circulation on May 6, 2015; and

21 WHEREAS, The Planning Department published a Draft EIR for the proposed Project
22 on December 21, 2016, and circulated it to local, state, and federal agencies and to interested
23 organizations and individuals for a public review period that ended on February 21, 2017; and

24 WHEREAS, The Planning Commission held a public hearing on the Draft EIR on
25 February 9, 2017; and

1 WHEREAS, The Planning Department prepared a Responses to Comments document
2 (RTC), responding to all comments received orally at the public hearings and in writing, and
3 published the RTC on August 9, 2017; and

4 WHEREAS, On August 24, 2017, the Planning Commission, by Motion No. 19976,
5 certified a Final Environmental Impact Report (Final EIR) for the proposed Project under the
6 California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.,
7 the CEQA Guidelines, 14 California Code of Regulations, Section 15000 et seq., and San
8 Francisco Administrative Code Chapter 31, finding that the Final EIR reflects the independent
9 judgment and analysis of the City and County of San Francisco, that it is adequate, accurate
10 and objective, and contains no significant revisions to the Draft EIR; and

11 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
12 September 25, 2017, J.R. Eppler, on behalf of the Potrero Boosters Neighborhood
13 Association (“Appellant”), appealed the Final EIR certification; and

14 WHEREAS, The Planning Department’s Environmental Review Officer, by
15 memorandum to the Clerk of the Board dated September 27, 2017, determined that the
16 appeal had been timely filed; and

17 WHEREAS, On October 24, 2017, this Board held a duly noticed public hearing to
18 consider the appeal of the Final EIR certification filed by Appellant and, following the public
19 hearing, the Board of Supervisors affirmed the Planning Commission’s certification of the
20 Final EIR based on the written record before the Board of Supervisors as well as all of the
21 testimony at the public hearing in support of and opposed to the appeals; and

22 WHEREAS, The written record and oral testimony in support of and opposed to the
23 appeal and deliberation of the oral and written testimony at the public hearing before the
24 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
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1 the Final EIR certification is in the Clerk of the Board of Supervisors File No. 171047 and is
2 incorporated in this motion as though set forth in its entirety; now therefore be it

3 MOVED, That this Board of Supervisors hereby affirms the decision of the Planning
4 Commission in its Motion No. 19976 to certify the Final EIR and finds the Final EIR to be
5 complete, adequate, and objective and reflecting the independent judgment of the City and in
6 compliance with CEQA, the CEQA Guidelines, and San Francisco Administrative Code
7 Chapter 31; and be it

8 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
9 record before it there are no substantial project changes, no substantial changes in project
10 circumstances, and no new information of substantial importance that would change the
11 conclusions set forth in the Final EIR.

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