

[General Plan - Potrero Bus Yard Project]

Ordinance amending the Urban Design Element of the General Plan to facilitate the Potrero Bus Yard Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 340.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Planning Code Findings.

(a) At its hearing on January 11, 2024, and prior to recommending the proposed General Plan Amendments for approval, by Motion No. 21482 the Planning Commission certified a Final Environmental Impact Report ("FEIR") for the Potrero Bus Yard Project ("Project") pursuant to the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Cal. Code Reg. Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No. 240047, and is incorporated herein by reference. In accordance with the actions contemplated herein, this Board has reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's certification of the

1 FEIR, and finds that the actions contemplated herein are within the scope of the Project
2 described and analyzed in the FEIR.

3 (b) In approving the Project at its hearing on January 11, 2024, by Motion No. 21483,
4 the Planning Commission also adopted findings under CEQA, including a statement of
5 overriding considerations, and a Mitigation Monitoring and Reporting Program ("MMRP").
6 Copies of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File
7 No. 240047, and are incorporated herein by reference. The Board hereby adopts and
8 incorporates by reference as though fully set forth herein the Planning Commission's CEQA
9 findings, including the statement of overriding considerations. The Board also adopts and
10 incorporates by reference as though fully set forth herein the Project's MMRP, on file with the
11 Clerk of the Board in File No. 240047.

12 (c) Section 4.105 of the Charter provides that the Planning Commission shall
13 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
14 amendments to the San Francisco General Plan ("General Plan").

15 (d) Planning Code Section 340 provides that an amendment to the General Plan may
16 be initiated by a resolution of intention by the Planning Commission, which refers to, and
17 incorporates by reference, the proposed General Plan amendment. Section 340 further
18 provides that the Planning Commission shall adopt the proposed General Plan amendment
19 after a public hearing if it finds from the facts presented that the public necessity,
20 convenience, and general welfare require the proposed amendment or any part thereof. If
21 adopted by the Commission in whole or in part, the proposed amendment shall be presented
22 to the Board of Supervisors, which may approve or reject the amendment by a majority vote.

23 (e) Section 4.105 of the Charter further provides that if the Board of Supervisors fails
24 to act within 90 days of receipt of the proposed General Plan amendments, then the proposed
25 amendments shall be deemed approved.

1 (f) On January 11, 2024, the Planning Commission, in Resolution No. 21484, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan and eight priority policies of Planning Code Section 101.1 and serve the
4 public necessity, convenience, and welfare. The Board adopts these findings as its own. A
5 copy of said Resolution is on file with the Clerk of the Board of Supervisors in File
6 No. 240047, and is incorporated herein by reference.

7 (g) On January 16, 2024, the Board of Supervisors received from the Planning
8 Department the proposed General Plan amendments contained in this ordinance. These
9 amendments are on file with the Clerk of the Board of Supervisors in File No. 240047 and are
10 incorporated herein by reference.
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12 Section 2. The General Plan is hereby amended by revising the Urban Design
13 Element as follows:
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15 Map 4 ("Urban Design Guidelines for Height of Buildings"), add to the map notes:
16 "Change Lot 001 in Assessor's Block 3971 so that it has a height designation of 89-160 ft."
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18 Map 5 ("Urban Design Guidelines for Bulk of Buildings"), add to the map notes:
19 "Change the bulk limits for the site identified as the San Francisco Municipal Transportation
20 Agency Potrero Bus Yard (Assessor's Block 3971, Lot 001), to indicate that there shall be no
21 bulk limit below 75 feet, but that bulk shall be limited between 75 feet and 150 feet as
22 determined by the following controls: (1) building area above 75 feet shall be limited to no
23 more than 50% lot coverage; (2) there shall be 10 foot setbacks above 75 feet along the west,
24 south, and east sides of the site, and a 60 foot setback above 75 feet along the north side of
25 the site; and (3) portions of the building above 75 feet may encroach into the setbacks

described in (2) above, but said encroachment shall be limited to no more than a total of 180 linear feet for the west, south, and east sides of the site.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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