

LEGISLATIVE DIGEST

[General Plan - Potrero Power Station Mixed-Use Project]

Ordinance amending the General Plan to revise the Central Waterfront Plan, the Commerce and Industry Element, the Recreation and Open Space Element, the Transportation Element, the Urban Design Element, and the Land Use Index, to reflect the Potrero Power Station Mixed-Use 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

Currently, the Potrero Power Station site in the Central Waterfront area of San Francisco, is zoned M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution and Repair – General) and located in a 40-X and 65-X height and bulk district.

Amendments to Current Law

This ordinance would amend the General Plan as follows:

- (1) Amend Objective 1.1, Policy 1.1.8, Map 2, and Objective 5.1 of the Central Waterfront Area Plan to reflect the mixed-use vision for the Potrero Power Station site;
- (2) Amend the Commerce and Industry Element Maps 1 and 2, and Objective 4 by reclassifying generalized land uses and densities consistent with the proposal;
- (3) Amend the Recreation and Open Space Element Map 3 by adding new publicly accessible open spaces of significant size (6.9 acres) proposed for the site;
- (4) Amend the Transportation Element Map 11 by adding the Bay Trail Recreational Loop proposed for the site;
- (5) Amend the Urban Design Element Maps 4 and 5 by establishing maximum height and bulk limits consistent with the proposal; and;
- (6) Amend the Land Use Index to reflect amendments to the maps described above in the Commerce and Industry, Recreation and Open Space, Transportation, and Urban Design Elements.

Background Information

On January 30, 2019, the Planning Commission considered the proposed amendments to the General Plan and recommended approval in Resolution 20511.

This ordinance would enable the development of the Potrero Power Station Mixed-Use Project (“Project”), proposed by California Barrel Company (“Project Sponsor”). The Project is immediately south of Pier 70 and encompasses property currently owned by the Project Sponsor, PG&E, the Port, and the City. The Project proposal includes developing approximately 2.5 million square feet (“sq. ft.”) of residential space (2,601 dwelling units), 1.8 million sq. ft. of commercial uses, including 100,000 sq. ft. of retail, 800,000 sq. ft. of office, 650,000 sq. ft. of life science/laboratory, 240,000 sq. ft. of hotel (250 rooms), and 35,000 sq. ft. of Production, Distribution, and Repair (“PDR”) uses. Additionally, it includes 25,000 square feet of entertainment/assembly uses, 50,000 square feet of community facilities, up to 2,686 off-street automobile parking spaces, and 6.9 acres of publicly accessible open space, including a new waterfront park. The proposal would also feature newly created public streets, pedestrian paths, cycle tracks, and the continuation of the Bay Trail. New buildings on the site are proposed to range from 65 feet to 240 feet in height and would generally step down from the middle of the site toward both the east and west. Three existing structures on the site, the Unit 3 power block and Boiler Stack along the waterfront and the Station A building, are proposed for adaptive reuse.

The project would also require the Planning Code amendments to create a Special Use District, the adoption of a Design for Development (“D4D”) document to facilitate implementation, and a Development Agreement (“DA”) between the Project Sponsor and the City and County of San Francisco.

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