



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20639

HEARING DATE: JANUARY 30, 2020

Case No.: 2017-011878 PCA MAP
Project: Potrero Power Station Mixed-Use Project
Existing Zoning: M-2 (Heavy Industrial)
 PDR-1-G (Production, Distribution & Repair-1-General)
Height-Bulk: 40-X, 65-X
Proposed Zoning: P (Public)
 Potrero Power Station Mixed-Use District (PPS-MUD)
Proposed Height: 65/240-PPS
Blocks/Lots: 4175/002, 4175/017, 4175/018 (partial), 4232/001, 4232/006, 4232/010, and non-assessed Port and City and County of San Francisco properties
Project Sponsor: Enrique Landa, California Barrel Company – (415) 796-8945
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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE PLANNING CODE TO: (1) ESTABLISH THE POTRERO POWER STATION SPECIAL USE DISTRICT; (2) ESTABLISH THE POTRERO POWER STATION MIXED USE DISTRICT; (3) AMEND ZONING MAP 08 TO REZONE THE PROJECT SITE FROM M-2 (HEAVY INDUSTRIAL) AND PDR-1-G (PRODUCTION, DISTRIBUTION, AND REPAIR 1 GENERAL) TO PPS-MU (POTRERO POWER STATION-MIXED USE); (4) AMEND PLANNING CODE HEIGHT AND BULK MAP 08 TO INCREASE THE HEIGHT LIMIT AT THE PROJECT SITE FROM 40-X / 65-X TO 65-PPS / 240-PPS; (5) AMEND PLANNING CODE SPECIAL USE DISTRICT MAP 08 BY ZONING THE PROJECT SITE AS POTRERO POWER STATION SPECIAL USE DISTRICT; AND (6) ADOPT FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1 AND FINDINGS UNDER PLANNING CODE SECTION 302, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on January 14, 2020, Supervisor Shamann Walton and Mayor London Breed introduced an ordinance (Board File 200039) for Planning Code Amendments to establish the Potrero Power Station Special Use District (herein "SUD"), and for Zoning Map Amendments by amending Zoning Maps ZN08, SD08 and HT08, for the Assessor's Blocks and Lots as listed above.

WHEREAS, The Planning Code and Zoning Map Amendments would enable the development of the Potrero Power Station Mixed-Use Project ("Project"). California Barrel Company ("Project Sponsor), the owner of roughly 29 acres at 1201A Illinois Street, submitted an application to the San Francisco Planning Department ("Department") for environmental review on September 15, 2017. The Project is immediately south of Pier 70 and encompasses property currently owned by the Project Sponsor, PG&E, the Port of San Francisco, and the City and County of San Francisco. 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; and

WHEREAS, approvals required for the Project include (1) certification of an Environmental Impact Report ("EIR"), (2) Planning Code Zoning Map amendments, (3) General Plan Amendments, (4) Planning Code Text and Map Amendments, (5) the adoption of a Design for Development ("D4D") document to facilitate implementation, and (6) a Development Agreement ("DA") between the Project Sponsor and the City and County of San Francisco; and

WHEREAS, these Planning Code Text Amendments would establish the PPS-MU zoning district, establish the Potrero Power Station SUD, would outline the land use controls for the Project site through the SUD, and would rezone the land currently zoned M-2 (Heavy Industrial) to PPS-MUD (Potrero Power Station Mixed-Use District) and P (Public) designations that are more appropriate for the area and that allow the implementation of the Project. The rezoning would also include rezoning portions of land under Port of San Francisco jurisdiction that are planned for open spaces uses from PDR-1-G (Production, Distribution & Repair-1-General) to P (Public), which is the appropriate zoning designation for public park land. This rezoning also includes re-designating the height and bulk districts within the SUD from 40-X and 65-X to 65/240-PPS; and

WHEREAS, on January 30, 2020, the Planning Commission reviewed and considered the Final EIR ("FEIR") for the Project 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 certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20635; and

WHEREAS, on January 30, 2020, the Commission by Motion No. 20636 approved CEQA Findings, including adoption of a statement of overriding considerations and a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2017-011878ENV, for approval of the Project, which findings, statement of overriding considerations and MMRP are incorporated by reference as though fully set forth herein; and

WHEREAS, on January 30, 2020, the Commission by Resolution No. 20637 found that the Project, including the actions contemplated in this Resolution, is on balance consistent with the General Plan, as it is proposed to be amended, and the eight Priority Policies of Planning Code Section 101.1. That Resolution is incorporated by reference as though fully set forth herein; and

WHEREAS, on January 30, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Planning Code Text and Map Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public

testimony and written comments, as well as the information provided about the Project from other City departments; and

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would establish the Potrero Power Station SUD, and make other related Planning Code Map amendments.

WHEREAS, on January 30, 2020, the Commission recommended the following amendments to the SUD (additions underlined, deletions in ~~striketrough~~ text):

- Section 249.87(n)(5)(A) **Buildings and Privately-Owned Community Improvements Seeking No Modifications.** Within 10 days after the delivery and posting of the staff report on the Design Review Application, the Planning Director shall approve or disapprove the design based on its compliance with the Planning Code, including this Section 249.87, the Design for Development, and the General Plan. If the Design Review Application is consistent with the numeric standards set forth in this Section 249.87 and the Design for Development, the Planning Director's discretion to approve or disapprove the Design Review Application shall be limited to the Application's consistency with the non- numeric elements of the Design for Development and the General Plan. Prior to approval of a Design Review Application for any building and/or Privately-Owned Community Improvement that is 200 feet or more in height, or for the rehabilitation and development of Station A on Block 15 or of Unit 3 on Block 9, the Planning Director shall refer the Design Review Application to the Planning Commission for an informational hearing. Such informational hearing shall consider any pedestrian bridge proposed for attachment to Station A, regardless of whether such bridge is initially proposed as part of the Station A building or an adjacent building that proposes a bridge that would ultimately connect to Station A. In accordance with San Francisco Administrative Code Section 71.5, any Mills Act contract application would also require approval by the Historic Preservation Commission.
- Table 249.87-1. Add new footnote (16) to each row in the column labelled "Retail Sales and Service:" (16) Self Storage uses are conditionally permitted.
- Section 249.87(h)(2)(C): The dwelling unit mix requirement in this subsection (h)(2) shall not apply to buildings for which 100% of the Residential Uses are: Group Housing, Dwelling Units that are restricted to a maximum sales or rental price that is affordable to households earning 150% of Area Median Income or less for Owned Units and 130% of Area Median Income for Rental Units, Single Room Occupancy (SRO) Units, Student Housing, or housing specifically and permanently designated for seniors or persons with physical disabilities, including units to be occupied by staff serving any of the foregoing Residential Uses.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the Planning Code Text Amendments and Zoning Map Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Planning Code Amendments would help implement the Potrero Power Station Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, parks and open space, community facilities and amenities, and other related uses.
2. The Planning Code Amendments would help implement the Potrero Power Station Project, which in turn will provide employment opportunities for local residents during construction and occupancy, as well as community facilities and parks for new and existing residents.
3. The Planning Code Amendments would help implement the Potrero Power Station Project by enabling the creation of a mixed-use and sustainable neighborhood, with new infrastructure. The new neighborhood would improve the site's connectivity, and connect existing neighborhoods to the Central Waterfront.
4. The Planning Code Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The Planning Code Amendments would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.
5. The Planning Code Amendments would enable construction of new housing, including new on-site affordable housing, a wide mix of Bayfront waterfront recreational opportunities and other related uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.

AND BE IT FURTHER RESOLVED, that the Commission finds the Potrero Power Station Planning Code Amendments are in conformity with the General Plan, as it is proposed to be amended, and Planning Code Section 101.1 as set forth in Resolution No. 20637.

AND BE IT FURTHER RESOLVED, that the Commission hereby recommends that the Board of Supervisors adopt the Potrero Power Station Planning Code and Zoning Map Amendments, in substantially the form attached hereto as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 30, 2020.


Jonas P. Ionin
Commission Secretary

AYES: Diamond, Fung, Koppel, Melgar, Moore

NOES: None

ABSENT: Johnson, Richards

ADOPTED: January 30, 2020