

## **LEGISLATIVE DIGEST**

[Zoning Map - Rezoning Potrero HOPE SF Parcels at 25th and Connecticut Streets]

**Ordinance amending the Planning Code to facilitate development of the Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) Project by revising Zoning Map Sheet ZN08 to rezone Assessor's Parcel Block No. 4287, Lot No. 007 at 25th and Connecticut Streets from Public (P) to Residential, Mixed Districts, Moderate Density (RM-2); revising Zoning Map Sheet HT08 to rezone Assessor's Parcel Block No. 4287, Lot Nos. 001A and 007 from a 40-X height and bulk limit to a 50-X height and bulk limit; and making environmental findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor's Block 4287, Lot 001A and Lot 007 border one another and are located at 25th and Connecticut Streets, at the southern boundary of the Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project"). The current Zoning Map designates Assessor's Block 4287, Lot 007 as Public (P) use, Lot 001A as Residential, Mixed Districts, Moderate Density (RM-2) use, and both parcels as 40-X height and bulk limit.

### Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the Potrero HOPE SF Project by rezoning Lot 007 and altering the height and bulk limit for both lots. Specifically, Lot 007 will be rezoned from Public (P) use to Residential, Mixed Districts, Moderate Density (RM-2) use, and both Lot 001A and Lot 007 will change from 40-X height and bulk limit to 50-X.

### Background Information

The Potrero HOPE SF project is generally bounded by Wisconsin, 23rd, Missouri, Texas, 25th, Connecticut, and 26th Streets. The Project involves replacing all 606 existing public housing units and integrating additional affordable and market-rate homes into the community for a total of approximately 1,700 units. Amenities will include open space, local services, and retail opportunities. The Project as a whole was evaluated in a Final Environmental Impact Statement, which was certified by HUD, and a Final Environmental Impact Report, which was certified and approved by the Planning Commission. The Planning Commission has also approved a General Plan referral for the Project as a whole.

FILE NO. 160360

This ordinance facilitates the orderly development of this site by rezoning two lots at the southern portion of the site to accommodate Project development. Additional rezoning and other Project approvals for the remainder of the site may come before the Board of Supervisors in a subsequent Special Use District or Development Agreement.

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