

File No. 160360

Committee Item No. 1

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date June 20, 2016

Board of Supervisors Meeting

Date June 28, 2016

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
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Completed by: Andrea Ausberry Date June 17, 2016

Completed by: Alisa Somera Date June 20, 2016

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

2
3 Ordinance amending the Planning Code to facilitate development of the Potrero HOPE
4 SF (Housing Opportunities for People Everywhere San Francisco) Project by revising
5 Zoning Map Sheet ZN08 to rezone Assessor's Parcel Block No. 4287, Lot No. 007, at
6 25th and Connecticut Streets from Public (P) to Residential, Mixed Districts, Moderate
7 Density (RM-2); revising Zoning Map Sheet HT08 to rezone Assessor's Parcel Block
8 No. 4287, Lot Nos. 001A and 007, from a 40-X height and bulk limit to a 50-X height and
9 bulk limit; and making environmental findings under the California Environmental
10 Quality Act, and findings of consistency with the General Plan, and the eight priority
11 policies of Planning Code, Section 101.1.

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

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

20 Section 1. Environmental and General Plan Findings.

21 (a) The Potrero HOPE SF (Housing Opportunities for People Everywhere San
22 Francisco) project ("Project") is generally bounded by Wisconsin, 23rd, Missouri, Texas, 25th,
23 Connecticut, and 26th Streets. The Project involves replacing all 606 existing public housing
24 units and integrating additional affordable and market-rate homes into the community for a
25 total of approximately 1,700 units. Amenities will include open space, local services, and retail
opportunities. This ordinance facilitates the orderly development of this site by rezoning two
lots at the southern portion of the site to accommodate Project development.

1 (b) On December 10, 2015, after a duly noticed public hearing, the Planning
2 Commission in Motion No. 19529 certified that the Final Environmental Impact Report ("Final
3 EIR") for the Project was in compliance with the California Environmental Quality Act
4 (California Public Resources Code Sections 21000 et seq.) ("CEQA"), the CEQA Guidelines
5 (Title 14 CCR Sections 15000 et seq.), and Administrative Code Chapter 31. A copy of the
6 Final EIR and Planning Commission Motion No. 19529 are on file with the Clerk of the Board
7 of Supervisors in File No. 160360, and are incorporated herein by reference.

8 (c) At the December 10, 2015, hearing, the Planning Commission in Motion No.
9 19530 adopted environmental findings in accordance with CEQA ("CEQA Findings"), including
10 a statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program
11 ("MMRP"). A copy of Planning Commission Motion No. 19530 is on file with the Clerk of the
12 Board of Supervisors in File No. 160360, and is incorporated herein by reference.

3 (d) Since the Planning Commission approved the Project and made CEQA findings,
14 the Board of Supervisors finds that there have been no substantial changes to the Project that
15 would require major revisions to the Final EIR or result in new or substantially more severe
16 significant environmental impacts that were not evaluated in the Final EIR; that no substantial
17 changes in circumstances have occurred that would require major revisions to the Final EIR
18 or result in new or substantially more severe significant environmental impacts that were not
19 evaluated in the Final EIR; that no new information has become available that was not known
20 and could not have been known at the time the Final EIR was certified as complete that would
21 result in new or substantially more severe significant environmental impacts that were not
22 evaluated in the Final EIR; and that no mitigation measures or alternatives previously found
23 infeasible would be feasible or mitigation measures or alternatives considerably different than
24 those analyzed in the Final EIR would substantially reduce significant environmental impacts.
25

1 (e) In accordance with the actions contemplated herein, this Board has reviewed the
2 Final EIR and adopts as its own the Planning Commission's CEQA Findings and the MMRP.

3 (f) On December 10, 2015, the Planning Commission in Motion No. 19531 adopted
4 findings that the Project and the actions contemplated in this ordinance are consistent, on
5 balance, with the City's General Plan and the eight priority policies of Planning Code Section
6 101.1. The Board adopts these findings as its own. A copy of said Motion is on file with the
7 Clerk of the Board of Supervisors in File No. 160360 and is incorporated herein by reference.

8 Section 2. The Planning Code is hereby amended by revising the Zoning Map of the
9 City and County of San Francisco as follows:

10
11 Sheet ZN08 of the Zoning Map is hereby amended, as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
Block 4287, Lot 007	P	RM-2

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15
16 Sheet HT08 of the Zoning Map is hereby amended, as follows:

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
Block 4287, Lot 001A	40-X	50-X
Lot 007	40-X	50-X

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22 Section 3. Effective Date. This ordinance shall become effective 30 days after
23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
25 of Supervisors overrides the Mayor's veto of the ordinance. Section 4. Scope of Ordinance. In

1 of Supervisors overrides the Mayor's veto of the ordinance. Section 4. Scope of Ordinance. In
2 enacting this ordinance, the Board of Supervisors intends to amend only those words,
3 phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts,
4 diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this
5 ordinance as additions, deletions, Board amendment additions, and Board amendment
6 deletions in accordance with the "Note" that appears under the official title of the ordinance.
7

8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By:



11 ROBB W. KAPLA
12 Deputy City Attorney

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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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SAN FRANCISCO PLANNING DEPARTMENT

May 11, 2016

Ms. Angela Calvillo, Clerk
Honorable Supervisor Cohen
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

**Re: Transmittal of Planning Department Case Number 2010.0515MAP-02 / Board
File No. 160360**

**Map Amendment relating to the Potrero Hope SF Project for: 1101 Connecticut
Avenue; Block 4287, Lots 001A and 007 (aka Potrero Hope SF "Block X")**

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Cohen,

On October 23, 2014, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance introduced by Supervisor Cohen that would amend 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); and revise 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. . At the hearing the Planning Commission recommended approval and passed resolution R-19633 to that effect.

On December 15, 2015, the Planning Commission adopted Resolutions 19529 and 19530 (1) certifying the Final Environmental Impact Report (FEIR) for the Entire Hope SF Potrero Project and (2) adopting CEQA finding, respectively, which included the subject property at 1101 Connecticut Street. The Mitigation Monitoring Reporting Program (MMRP) that was adopted as part of the CEQA findings have been made conditions of approval.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 MAY 12 PM 4:05



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19633

HEARING DATE: MAY 5, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 10, 2016

Project Name: Map Amendment relating to the Potrero Hope SF Project for:
1101 Connecticut Avenue; Block 4287, Lots 001A and
007) (aka Potrero Hope SF "Block X")

Case Number: 2010.0515MAP-02 [Board File No. 160360]

Initiated by: Supervisor Cohen / Introduced April 12, 2016

Staff Contact: Mat Snyder
Mathew.snyder@sfgov.org, 415-575-6891

Reviewed by: Josh Switzky, Citywide Planning
Joshua.switzky@sfgov.org, 415-575-6815

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; AND AFFIRMING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on April 12, 2016, Supervisor Cohen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 160360 which would amend 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.

The subject site is a part of the Potrero Hope SF Project, which looks to completely redevelop 33 acres of largely Housing Authority-owned property (aka Potrero Terrace and Potrero Annex). The Hope SF Program looks to transform Housing Authority owned properties to mixed use, mixed income neighborhoods that are well connected to the surrounding City fabric.

In 2008, Bridge Housing was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco

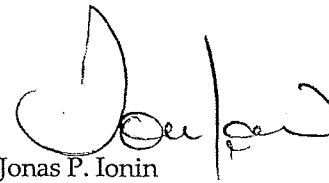
and (2) adopted CEQA findings, including the adoption of the Mitigation Monitoring Reporting Program (MMRP) for the project.

NOW THEREFORE BE IT RESOLVED that the Commission does hereby incorporate by reference the CEQA Findings adopted in Motion 19530.

NOW BE IT FURTHER RESOLVED, That the Planning Commission does hereby incorporate by reference General Plan Findings and Findings of Consistency with Planning Code Section 101.1 as provided in Planning Commission Motion No. 19531.

NOW BE IT FURTHER RESOLVED, That the Planning Commission does hereby recommend that the Board ADOPT the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 5, 2016.



Jonas P. Ionin

Commission Secretary

AYES: Commissioners Fong, Richards, Antonini, Hillis, Johnson, Moore, and Wu

NOES: None

ABSENT: None

ADOPTED: May 5, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Zoning Map Amendment

HEARING DATE: MAY 5, 2016

EXPIRATION DATE:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Project Name: Map Amendment relating to the Potrero Hope SF Project for:
1101 Connecticut Avenue; Block 4287, Lots 001A and
007) (aka Potrero Hope SF "Block X")

Case Number: 2010.0515MAP-02 [Board File No. 160360]

Initiated by: Supervisor Cohen / Introduced April 12, 2016

Staff Contact: Mat Snyder
Mathew.snyder@sfgov.org, 415-575-6891

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: **Approval**

PLANNING CODE AMENDMENT

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;

The Way It Is Now:

The subject site is located at 1101 Connecticut Street; (aka "Block X" of the Potrero Hope SF project); it is located at the southeast corner of Connecticut Street and 25th Street and consists of two lots: Assessor's Block 4287, Lots 001A and 007. Lot 001A is currently zoned RM-2 and 40-X; Lot 007 is currently zoned P and 40-X.

The Way It Would Be:

Both Lots would be zoned RM-2 and 50-X.

BACKGROUND

The subject parcel consists of two Assessor's lots (4287/ 001A and 007) for a total of 30,000 gsf. Lot 007 is currently owned by the San Francisco Unified School District and Lot 001A is owned by the San Francisco Housing Authority. The City of San Francisco (Mayor's Office of Housing and Community Development) are in contract to purchase the two properties to develop as the first phase of the Hope SF Potrero Project. The site is currently improved with a small ball court and fencing but does not include any other structures. To the immediate west of the site is an unimproved segment of Missouri Street; to the immediate south is a one-story warehouse structure (zoned PDR1-G), and across both Connecticut

- The Hope SF Project has been found to be consistent with the General Plan and Planning Code Section 101.1

ENVIRONMENTAL REVIEW

On December 15, 2015, the Planning Commission adopted Resolutions 19529 and 19530 (1) certifying the Final Environmental Impact Report (FEIR) for the Entire Hope SF Potrero Project and (2) adopting CEQA finding, respectively. The subject building at 1101 Connecticut Street included in the FIER. The Mitigation Monitoring Reporting Program (MMRP) that was adopted as part of the CEQA findings have been made conditions of approval.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

RECOMMENDATION: Recommendation of Approval

Attachments:

Draft Planning Commission Resolution
Board of Supervisors File No. 160360
Maps



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: MAY 5, 2016

1650 Mission St.
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San Francisco,
CA 94103-2479

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Date: April 28, 2016

Project Name: Map Amendment relating to the Potrero Hope SF Project for:
1101 Connecticut Avenue; Block 4287, Lots 001A and
007) (aka Potrero Hope SF "Block X")

Case Number: 2010.0515MAP-02 [Board File No. 160360]

Initiated by: Supervisor Cohen / Introduced April 12, 2016

Staff Contact: Mat Snyder
Mathew.snyder@sfgov.org, 415-575-6891

Reviewed by: Josh Switzky, Citywide Planning
Joshua.switzky@sfgov.org, 415-575-6815

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; AND AFFIRMING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on April 12, 2016, Supervisor Cohen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 160360 which would amend 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.

The subject site is a part of the Potrero Hope SF Project, which looks to completely redevelop 33 acres of largely Housing Authority-owned property (aka Potrero Terrace and Potrero Annex). The Hope SF Program looks to transform Housing Authority owned properties to mixed use, mixed income neighborhoods that are well connected to the surrounding City fabric.

In 2008, Bridge Housing was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Potrero Terrace and Annex and surrounding Potrero Hill community to create a Master Plan for the site that would not only include reconstructed Housing

Resolution No. []
Hearing Date: May 5, 2016

CASE NO. 2010.0515MAP-02
1101 Connecticut Street (aka Hope SF Potrero Block X)

NOW THEREFORE BE IT RESOLVED that the Commission does hereby incorporate by reference the CEQA Findings adopted in Motion 19530.

NOW BE IT FURTHER RESOLVED, That the Planning Commission does hereby incorporate by reference General Plan Findings and Findings of Consistency with Planning Code Section 101.1 as provided in Planning Commission Motion No. 19531.

NOW BE IT FURTHER RESOLVED, That the Planning Commission does hereby recommend that the Board ADOPT the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 5, 2016.

Jonas P. Ionin
Acting Commission Secretary

AYES:

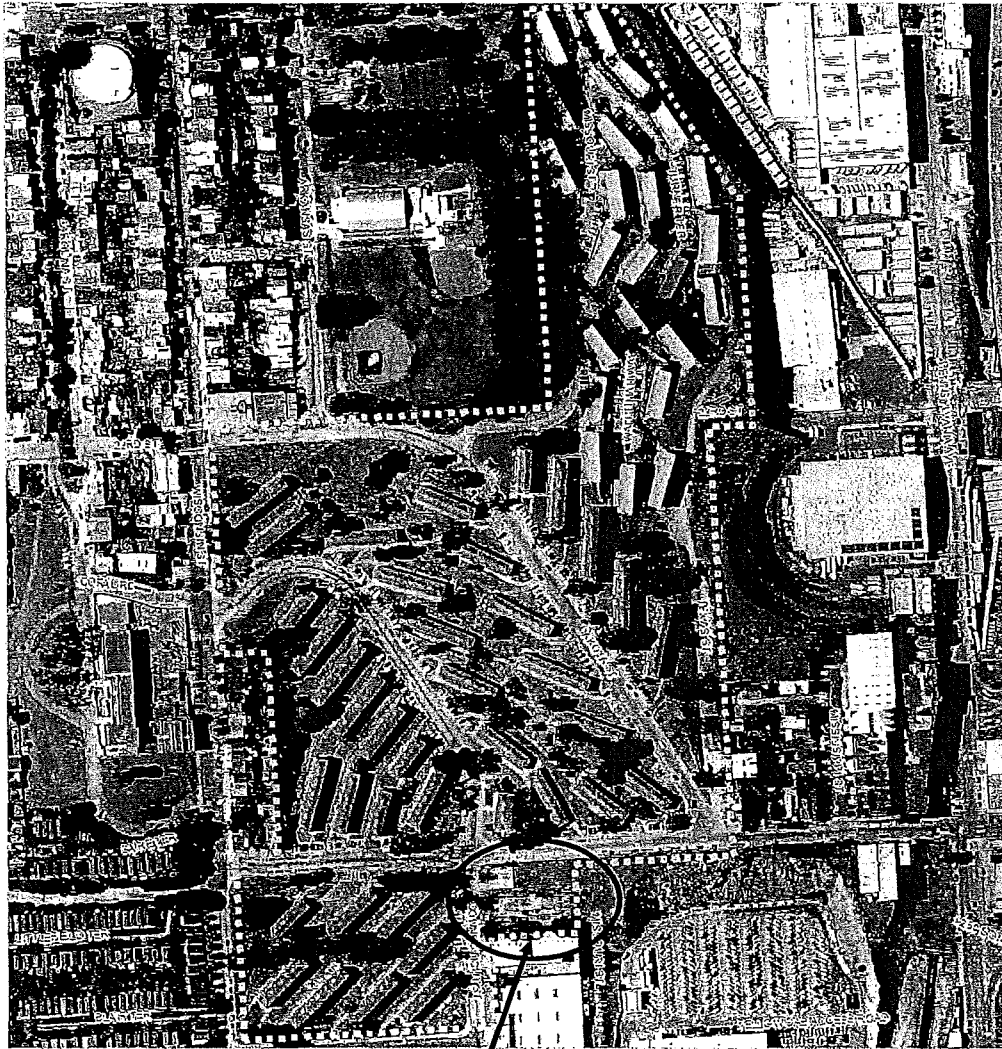
NOES:

ABSENT:

ADOPTED:

Aerial Map

Potrero Hope SF Site



BLOCK X

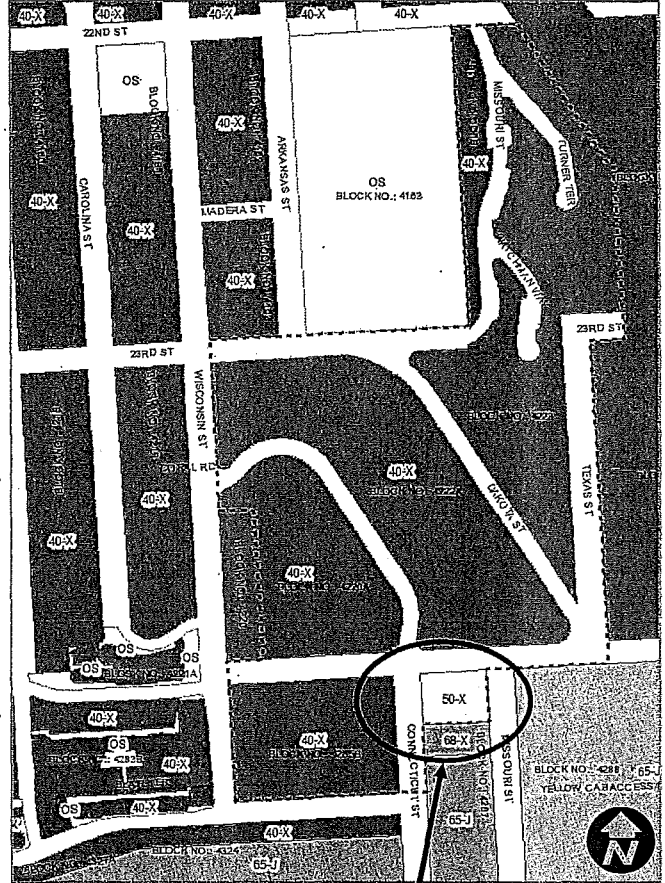
Potrero Hope SF – Block X Map Amendment
Record Number: 2010.0515MAP-02
BOS File 160360
1101 Connecticut Street

Potrero HOPE SF

Proposed Height Rezoning for Block X



Existing



Proposed

BLOCK X

BLOCK X

Potrero Hope SF – Block X Map Amendment
Record Number: 2010.0515MAP-02
BOS File 160360
1101 Connecticut Street

Planning Department

**Planning Commission - December 10, 2015 -
Minutes**

Meeting Date:

Location:
United States

**SAN FRANCISCO
PLANNING COMMISSION**

Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, December 10, 2015

12:00 p.m.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion NO. M-19529

HEARING DATE: December 10, 2015

Hearing Date: December 10, 2015
Case No.: 2010.0515E
Project Address: 1095 Connecticut Street and various parcels
Zoning: RM-2 (Residential – Mixed, Moderate Density), P - Public
40-X Height and Bulk Districts
Showplace Square/Potrero Area Plan
Block/Lot: Assessor's Block/Lots: 4167/004, 004A, 4220A/001, 4223/001, 4285B/001,
and 4287/001A
Project Sponsor: BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, CA 94108
Staff Contact: Rachel A. Schuett – (415) 575-9030
Rachel.Schuett@sfgov.org

1650 Mission St.
Suite 400
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT/ ENVIRONMENTAL IMPACT STATEMENT FOR A PROPOSED PROJECT WHICH INCLUDES DEMOLITION OF THE EXISTING 620 PUBLIC HOUSING UNITS ON SITE AND DEVELOPMENT OF UP TO 1,700 RESIDENTIAL UNITS FOR A RANGE OF INCOME LEVELS, INCLUDING REPLACEMENT PUBLIC HOUSING, NEW VEHICLE AND PEDESTRIAN CONNECTIONS, A NEW STREET AND BLOCK LAYOUT, NEW TRANSIT STOPS, AND NEW WATER, WASTEWATER, AND STORM WATER INFRASTRUCTURE, AS WELL AS RETAIL USES, COMMUNITY FACILITIES, AND OPEN SPACE.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final Environmental Impact Report/Environmental Impact Statement (hereinafter "FEIR/EIS"), identified as Case No. 2010.0515E, the "Potrero HOPE SF Master Plan Project" at 1095 Connecticut Street and various other parcels, above (hereinafter 'Project'), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on November 10, 2010.

- B. The Department held a public scoping meeting on November 22, 2010 in order to solicit public comment on the scope of the Potrero HOPE SF Master Plan Project's environmental review.
 - C. The Department, in consultation with the Mayor's Office of Housing, determined that an Environmental Impact Statement (hereinafter "EIS") was also required under the National Environmental Policy Act (hereinafter "NEPA"), thus a combined Environmental Impact Report/Environmental Impact Statement (hereinafter "EIR/EIS") would be prepared, and provided public notice of that determination by publication in the Federal Register, the United States government's official daily newspaper on May 2, 2012.
 - D. The Department and the Mayor's Office of Housing held a public scoping meeting on May 17, 2012 in order to solicit public comment on the scope of the Potrero HOPE SF Master Plan Project's environmental review, consistent with the requirements of NEPA.
 - E. On November 5, 2014, the Department published the Draft Environmental Impact Report/Environmental Impact Statement (hereinafter "DEIR/EIS") and provided public notice in a newspaper of general circulation of the availability of the DEIR/EIS for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR/EIS; this notice was mailed to the Department's list of persons requesting such notice.
 - F. Notices of availability of the DEIR/EIS and of the date and time of the public hearing were posted near the project site by Department staff on November 5, 2014.
 - G. On November 5, 2014 copies of the DEIR/EIS were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR/EIS, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
 - H. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on November 5, 2014.
2. The Commission held a duly advertised public hearing on said DEIR/EIS on December 11, 2014 at which opportunity for public comment was given, and public comment was received on the DEIR/EIS. The period for acceptance of written comments ended on January 7, 2015.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 62-day public review period for the DEIR/EIS, prepared revisions to the text of the DEIR/EIS in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR/EIS. This material was presented in a Comments and Responses document, published on October 8, 2015, distributed to the Commission and all parties who commented on the DEIR/EIS, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report/Environmental Impact Statement (hereinafter "FEIR/EIS") has been prepared by the Department, consisting of the DEIR/EIS, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.

5. Project EIR/EIS files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. A public hearing was held before the Planning Commission on October 22, 2015. At that hearing the certification of the FEIR/FEIS was continued to December 10, 2015.
7. On December 10, 2015, the Commission reviewed and considered the information contained in the FEIR/EIS and hereby does find that the contents of said report and the procedures through which the FEIR/EIS was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
8. The Planning Commission hereby does find that the FEIR/EIS concerning File No. 2010.0515E reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR/EIS, and hereby does CERTIFY THE COMPLETION of said FEIR/EIS in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said FEIR/EIS, hereby does find that the project described in the EIR/EIS:
 - A. Will have significant cumulative effects on the environment by contributing to substantial delays at four study intersections (i.e., Pennsylvania Avenue/SB-280 Off-Ramp; 25th Street/Indiana Street/NB I-280 On-Ramp; Cesar Chavez Street/Vermont Street; and Cesar Chavez Street/US 101 Off-Ramp);
 - B. Will have significant, project-specific impacts to transit capacity on the Muni 10 Townsend line;
 - C. Will have significant, cumulative impacts to transit capacity on the Muni 10 Townsend and 48th-Quintara-24th Street lines;
 - D. Will have significant, cumulative impacts to transit capacity on the Muni Southeast screenline;
 - E. Will have significant, project-specific impacts to exterior noise levels by causing a substantial permanent increase in ambient noise levels;
 - F. Will have significant, project-specific construction-period air quality impacts; and
 - G. Will have significant cumulative construction-period air quality impacts.
10. The Planning Commission reviewed and considered the information contained in the FEIR/EIS prior to approving the Project.

Motion No. M-15929
Hearing Date: December 10, 2015

CASE NO. 2010.0515E
Potrero HOPE SF

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of December 10, 2015.

Jonas Ionin
Commission Secretary

AYES: Commissioners Moore, Richards, Antonini, Johnson, Fong, Wu

NOES: None

ABSENT: Hillis

ADOPTED: December 10, 2015



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 19530

CEQA FINDINGS

HEARING DATE: DECEMBER 10, 2015

Date: December 3, 2015
Case No.: 2010.0515ETZ/GPR
Project: Potrero HOPE SF Master Plan Project
CEQA Findings
Location: 1095 Connecticut Street (the area generally bounded by Connecticut Street, 26th Street, Wisconsin Street, 23rd Street, Texas Street, and 25th Street)
Parcel(s): 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A
Project Sponsor: Dan Adams
Bridge Housing
600 California Street, Suite 900
San Francisco, CA 94108

Staff Contact: Mat Snyder -- (415) 575-6891
mathew.snyder@sfgov.org
Recommendation: Adopt the Findings

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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Planning
Information:
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ADOPTING ENVIRONMENTAL FINDINGS (AND A STATEMENT OF OVERRIDING CONSIDERATIONS) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE POTRERO HOPE SF MASTER PLAN PROJECT AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLANS.

Preamble

On March 6, 2014, Bridge Housing (hereinafter "Project Sponsor") filed Application No. 2010.0515TZ (hereinafter "Application") with the Planning Department (hereinafter "Department") for Planning Code Text and Map amendments to rezone the Assessor's Block and Lots 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A to establish a Special Use District (hereinafter "SUD"), and change height limits specifically for Potrero HOPE SF Master Plan Project (hereinafter "Project").

On November 10, 2010, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project. On November 5, 2014, the Department published the Draft Environmental Impact Report / Draft Environmental Impact Statement ("DEIR/DEIS") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR/DEIS for public review and comment. The DEIR/DEIS was available for public comment from November 7, 2014 through January 7, 2015. The Planning Commission held a public hearing on December 11, 2014 on the DEIR/DEIS at a regularly scheduled meeting to solicit public comment regarding the DEIR/DEIS.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR/DEIS, prepared revisions to the text

of the DEIR/DEIS in response to comments received or based on additional information that became available during the public review period. This material was presented in a Response to Comments document, published on October 8, 2015, distributed to the Planning Commission and all parties who commented on the DEIR/DEIS, and made available to others upon request at the Department.

A Final Environmental Impact Report / Final Environmental Impact Statement ("FEIR/FEIS" or "Final EIR/EIS") was prepared by the Department, consisting of the Draft EIR/EIS and the Response to Comments document.

Project Environmental Impact Report files have been made available for review by this Commission and the public. These files are available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On December 10, 2015, the Planning Commission reviewed and considered the Final EIR/EIS and found that the contents of the report and the procedures through which the Final EIR/EIS was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR/EIS was adequate, accurate and objective, reflected 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/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.0091E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

Project Description

By this action, the Planning Commission adopts Environmental Findings (and a Statement of Overriding Considerations) under the California Environmental Quality Act and State Guidelines in connection with the adoption of the Potrero Hope SF Master Plan Project and related actions necessary to implement such plans. The Project is generally described below here.

The Potrero HOPE SF Master Plan Project is part of the City's Hope SF Program, which looks to transform several of the City's Housing Authority sites to revitalized mixed-use mixed-income well integrated neighborhoods.

The Potrero HOPE SF Master Plan Project includes demolishing all existing 620 units, and vacating portions of the right of way that currently cross the site diagonally and building new streets that would better continue the existing street grid. The Project would transform the four existing super blocks into about 19 new fine-grained blocks, add one major new park along with several smaller parks, plazas and pedestrian ways throughout. The site would feature a new "Main Street" along a newly established segment of 24th Street; this new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

At completion the Potrero HOPE SF would include up to 1,700 units, including Housing Authority replacement units, and a mix of additional affordable units (approximately 335 units at varying levels of affordability) and market rate units (approximately 661 units). New buildings would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,150 parking spaces would be provided for the units largely below grade. Approximately 15,000 gsf of retail, and 30,000 gsf of community-serving uses is also proposed.

In 2008, Bridge Housing was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Potrero Terrance and Annex and surrounding Potrero Hill community to create a Master Plan for the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure. Bridge Housing is also the Master Developer for the site.

In addition to applying for zoning amendments, the Project Sponsor intends to enter into a Development Agreement (hereinafter "DA") with the City and the Housing Authority to memorialize rights, responsibilities, and commitments to rebuilding the Potrero HOPE SF site. The Project Sponsor has begun working with MOHCD, the Office of Workforce and Economic Development (hereinafter "OEWD"), and the San Francisco Housing Authority, in negotiating terms of the DA. Associated with work on the DA, the Project Sponsor has been working with several City Agencies in devising a Master Infrastructure Plan. It is anticipated that the DA will not be ready for finalization until spring 2016. Because the rezoning and the DA are expected to work together, these entitlements will not be ready for Planning Commission approval until 2016.

A part of the Project includes an adjacent property at 1101 Connecticut Avenue owned by the San Francisco Unified School District along with a small Housing Authority parcel (commonly referred to as "Block X") that will be the first construction phase. It is the intention of City to purchase the site. Because Block X has no current residential or commercial uses that would require relocation, beginning construction on Block X is critical for the overall phasing. This new construction project will enable residents of the subsequent phases to move into the new units before beginning demolition of the existing units. Therefore, MOHCD and the Project Sponsor would like to move forward with the purchase of the property in advance of approval of the DA and rezoning.

Other than those actions described above, several actions will be required for the project over its multi-year buildout. These actions include but are not limited to approval of subdivisions, right-of-way dedications and vacations.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of Project site, using the legal tools available through the Planning and Administrative Codes, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods. The Commission wishes to enable implementing actions, such as the purchase of Block X, prior to approving the rezoning and DA, and therefore is adopting these findings now.

Motion No. 19530
Hearing Date: December 10, 2015

Case No: 2010.0515ETZ / GPR
Potrero HOPE SF Master Plan Project

MOVED that the Planning Commission has reviewed and considered the Final EIR and the record associated herewith, including but not limited to the comments and submissions made to this Planning Commission and the Planning Department's responses to those comments and submissions, and based thereon, hereby adopts the Project Findings required by CEQA attached hereto as Attachment A including a statement of overriding considerations, and adopts the MMRP, that shall be included as a condition of approval for each and all of the approval actions set forth in the Motions described above.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on December 10, 2015.

Jonas Ionin
Commission Secretary

AYES: Fong, Wu, Antonini, Johnson, Moore, Richards

NOES:

ABSENT: Hillis



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 19531

GENERAL PLAN REFERRAL

HEARING DATE: DECEMBER 10, 2015

Date: December 3, 2015
Case No.: 2010.0515ETZ / GPR
Project: Potrero HOPE SF Master Plan Project
General Plan Findings and Planning Code Section 101.1 Findings
Location: 1095 Connecticut Street (the area generally bounded by Connecticut Street, 26th Street, Wisconsin Street, 23rd Street, Texas Street, and 25th Street)
Parcel(s): 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A
Project Sponsor: Dan Adams
Bridge Housing
600 California Street, Suite 900
San Francisco, CA 94108
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org
Recommendation: Adopt the Findings

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ADOPTING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 101.1 OF THE CITY PLANNING CODE FOR THE POTRERO HOPE SF MASTER PLAN PROJECT, INCLUDING VARIOUS ACTIONS NECESSARY FOR THE IMPLEMENTATION OF THE PROJECT, INCLUDING THE PURCHASING OF THE PROPERTY AT 1101 CONNECTICUT STREET.

Preamble

San Francisco Charter Section 4.105 and Administrative Code Section 2A.53 of the Administrative Code requires General Plan referrals to the Planning Commission for certain matters so that the Commission may determine if such actions are in conformity with the General Plan and Section 101.1 of the Planning Code. Actions, including but not limited to legislative actions, subdivisions, right-of-way dedications and vacations, and the purchasing of property are required to be in conformity with the General Plan and Planning Code Section 101.1.

On March 6, 2014, Bridge Housing (hereinafter "Project Sponsor") filed Application No. 2010.0515TZ (hereinafter "Application") with the Planning Department (hereinafter "Department") for Planning Code Text and Map amendments to rezone the Assessor's Block and Lots 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A to establish a Special Use District (hereinafter "SUD"), and change height limits specifically for Potrero HOPE SF Master Plan Project (hereinafter "Project").

On November 10, 2010, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project. On November 5, 2014, the Department published the Draft Environmental Impact Report / Draft Environmental Impact Statement ("DEIR/DEIS") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR/DEIS for public review and comment. The DEIR/DEIS was available for public comment from November 7, 2014

through January 7, 2015. The Planning Commission held a public hearing on December 11, 2014 on the DEIR/DEIS at a regularly scheduled meeting to solicit public comment regarding the DEIR/DEIS.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR/DEIS, prepared revisions to the text of the DEIR/DEIS in response to comments received or based on additional information that became available during the public review period. This material was presented in a Response to Comments document, published on October 8, 2015, distributed to the Planning Commission and all parties who commented on the DEIR/DEIS, and made available to others upon request at the Department.

A Final Environmental Impact Report / Final Environmental Impact Statement ("FEIR/FEIS" or "Final EIR/EIS") was prepared by the Department, consisting of the Draft EIR/EIS and the Response to Comments document.

Project Environmental Impact Report files have been made available for review by this Commission and the public. These files are available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On December 10, 2015, the Planning Commission reviewed and considered the Final EIR/EIS and found that the contents of the report and the procedures through which the Final EIR/EIS was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR/EIS was adequate, accurate and objective, reflected 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/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.0091E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

Project Description

By this action, the Planning Commission adopts General Plan Consistency findings, including a finding that the Project, as identified in the Final EIR, is consistent with Planning Code Section 101.1. The Project is generally described below here.

The Potrero HOPE SF Master Plan Project is part of the City's Hope SF Program, which looks to transform several of the City's Housing Authority sites to revitalized mixed-use mixed-income well integrated neighborhoods.

The Potrero HOPE SF Master Plan Project includes demolishing all existing 620 units, and vacating portions of the right of way that currently cross the site diagonally and building new streets that would better continue the existing street grid. The Project would transform the four existing super

blocks into about 19 new fine-grained blocks, add one major new park along with several smaller parks, plazas and pedestrian ways throughout. The site would feature a new "Main Street" along a newly established segment of 24th Street; this new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

At completion the Potrero HOPE SF would include up to 1,700 units, including Housing Authority replacement units, and a mix of additional affordable units (approximately 335 units at varying levels of affordability) and market rate units (approximately 661 units). New buildings would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,150 parking spaces would be provided for the units largely below grade. Approximately 15,000 gsf of retail, and 30,000 gsf of community-serving uses is also proposed

In 2008, Bridge Housing was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Potrero Terrace and Annex and surrounding Potrero Hill community to create a Master Plan for the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure. Bridge Housing is also the Master Developer for the site.

In addition to applying for zoning amendments, the Project Sponsor intends to enter into a Development Agreement (hereinafter "DA") with the City and the Housing Authority to memorialize rights, responsibilities, and commitments to rebuilding the Potrero HOPE SF site. The Project Sponsor has begun working with MOHCD, the Office of Workforce and Economic Development (hereinafter "OEWD"), and the San Francisco Housing Authority, in negotiating terms of the DA. Associated with work on the DA, the Project Sponsor has been working with several City Agencies in devising a Master Infrastructure Plan. It is anticipated that the DA will not be ready for finalization until spring 2016. Because the rezoning and the DA are expected to work together, these entitlements will not be ready for Planning Commission approval until 2016.

A part of the Project includes an adjacent property at 1101 Connecticut Avenue owned by the San Francisco Unified School District along with a small Housing Authority parcel (commonly referred to as "Block X") that will be the first construction phase. It is the intention of City to purchase the site. Because Block X has no current residential or commercial uses that would require relocation, beginning construction on Block X is critical for the overall phasing. This new construction project will enable residents of the subsequent phases to move into the new units before beginning demolition of the existing units. Therefore, MOHCD and the Project Sponsor would like to move forward with the purchase of the property in advance of approval of the DA and rezoning.

Other than those actions described above, several actions will be required for the project over its multi-year buildout. These actions include but are not limited to approval of subdivisions, right-of-way dedications and vacations.

Motion No. 19531
Hearing Date: December 10, 2015

Case No: 2010.0515ETZ / GPR
Potrero HOPE SF Master Plan Project

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of Project site, using the legal tools available through the Planning and Administrative Codes, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods. The Commission wishes to enable implementing actions, such as the purchase of Block X, prior to approving the rezoning and DA, and therefore is adopting these findings now.

The Potrero HOPE SF Master Plan Project provides for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General Plan as well as the Eight Priority Policies of Section 101.1, as expressed in the findings contained in Attachment A to this resolution.

Motion No. 19531
Hearing Date: December 10, 2015

Case No: 2010.0515ETZ / GPR
Potrero HOPE SF Master Plan Project

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby adopts the CEQA Findings set forth in Motion No. 19530 and finds that the Project and approval actions thereto are consistent with the General Plan, and with Section 101.1 of the Planning Code as described in Attachment A to this Resolution.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on December 10, 2015.

Jonas Ionin
Commission Secretary

AYES: Fong, Wu, Antonini, Johnson, Moore, Richards

NOES:

ABSENT: Hillis

Regular Meeting

COMMISSIONERS PRESENT: Fong, Wu, Antonini, Hillis, Moore, Richards, Johnson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:45 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Aaron Starr, Rich Sucre, Carly Grob, Rachel Schuett, Steve Wertheim, Diego Sanchez, Kamia Haddadan, Tina Chang, David Lindsay, and Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

+ indicates a speaker in support of an item;

- indicates a speaker in opposition to an item; and

= indicates a neutral speaker or a speaker who did not indicate support or opposition

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

None

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2014-003270CUA
(R. SUCRE: (415) 575-9108)

1126 HOWARD STREET - located on the east side of Howard Street between 7th and 8th Streets, Lot 014 in Assessor's Block 3727 - Request for **Conditional Use Authorization**, under Planning Code Sections 303, 803.9(b), and 813.48 to permit office use in a qualified historic property and allow a change in use from retail to office for 18,819 square feet within an existing three-story former warehouse. The subject property was determined to be individually-eligible for listing in the California Register of Historical Resources. Previously, the project was reviewed by the Historic Preservation Commission on October 7, 2015. The subject property is located in the RED (Residential Enclave) Zoning District, Western SoMa Special Use District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rich Sucre – Staff presentation
+ John Kevlin – Project presentation
+ Matt Ostrander – Sponsor presentation

ACTION: Approved with Conditions as amended to retain the existing windows on the lower level and forwarded to the HPC-ARC for review of the storefront.

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong

ABSENT: Johnson

MOTION: 19527

2. 2014.1508CUA
(C. GROB: (415) 575-9138)

546-548 VALLEJO STREET - northeast corner of Vallejo Street and Pollard Place; Lot 012 in Assessor's Block 0132 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.49 and 303, to allow one parking space per dwelling unit. The project includes the removal of a vacant garment shop at the ground floor and the installation of a garage. The subject property is within a RM-1 (Residential, Mixed – Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Carly Grob – Staff presentation
+ Karen Mar 1504 Project presentation

+ Warren Mar – Project presentation

+ Joe Butler – Replacing previously existing garage

ACTION: Approve with Conditions

AYES: Wu, Antonini, Hillis, Fong

NAYES: Moore, Richards

ABSENT: Johnson

MOTION: 19528

3. 2015-009025CUA (W.
FARRENS: (415) 575-9172)

1415 VAN NESS AVENUE - southwest corner of Austin Street and Van Ness Avenue; Lot 004 in Assessor's Block 0666 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1, to allow a change of operator for an existing Formula Retail use (currently dba "Mattress Discounters," proposed as "Sleep Train Mattress Center"). Both Mattress Discounters and Sleep Train are owned by the same parent company. Mattress Discounters had approximately 90 locations prior to being forced to change names. Sleep Train had approximately 180 locations prior to the conversion of the Mattress Discounters stores. The combined store count now totals 270, as all Mattress Discounters have been converted with the exception of the two in San Francisco. The subject property is within a RC-4 (Residential-Commercial Combined, High Density) Zoning District, the Van Ness and Van Ness Automotive Special Use Districts, and 130-V Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Wu, Antonini, Hillis, Moore, Richards

ABSENT: Fong, Johnson

MOTION: 19525

4. 2015-009021CUA (W.
FARRENS: (415) 575-9172)

4550 GEARY BOULEVARD - northeast corner of 10th Avenue and Geary Boulevard; Lot 018 in Assessor's Block 1441 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1, to allow a

change of operator for an existing Formula Retail use (currently dba “Mattress Discounters,” proposed as “Sleep Train Mattress Center”). Both Mattress Discounters and Sleep Train are owned by the same parent company. Mattress Discounters had approximately 90 locations prior to being forced to change names. Sleep Train had approximately 180 locations prior to the conversion of the Mattress Discounters stores. The combined store count now totals 270, as all Mattress Discounters have been converted with the exception of the two in San Francisco. The subject property is within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approve with Conditions
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson
MOTION: 19526

C. COMMISSION MATTERS

5. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Moore:

I was very happy to read in yesterday's paper that UC San Francisco and UC Hastings teamed up to develop new campus housing for students and faculty. This was an article in the San Francisco Chronicle at 10:20 A.M. and without going into the details of the premise of what they're doing, they're joining forces to address the issue of student housing which we obviously have at the basis of many of our deliberations why what is happening to our housing stock. I'll be happy to pass this on and hope that the Department in its many planning functions looks physically, very actively at the subject matter and starts to be in dialogue with both institutions and perhaps this will become the shining example of where we all will be going.

Commissioner Antonini:

Happy to see in today's Chronicle San Francisco's unemployment rate at 3.4 was one of the lowest among the counties in the United States and only exceeded in lowness by two other cities and counties of smaller cities which were Denver and Salt Lake City, so having a city of our population with that low of an unemployment rate is good, zero is our goal but it certainly is a very good sign. I also would like to acknowledge perhaps adjourn in memory of Angelo Sangiacomo.

Commissioner Richards:

A couple of things, Monday's Chronicle there was a great article about middle classes fade in the Mission District. I think it is a great read if you would like to understand it, know more about it. It talks about how the influx of new residents is changing the neighborhood and things that are actually happening as a result on 24th Street was a great read. In this morning's Chronicle, to Commissioner Antonini's point, I think the unemployment rate while low may belie the fact that in a certain strata of wage earnings, it could be a lot higher. What we're seeing now is people, in the article in the Chronicle and I pull it up here online, I forgot to bring in a hard copy. People that are making \$13 to \$25 an hour can't afford to live in the city so they're trying to find housing outside the city but now what they are finding is just the cost of commute, the gas and the tolls and everything to come back to the city to work for \$13 or \$15 an hour job isn't worth it. So we're seeing a higher unemployment in the lower income levels so 3.5% is an admiral goal, I hope that would be across all income levels; it is actually starting to hurt our economy.

Commissioners honored the retirement of Planning Staff Irene Chang-Tam with a certificate from the Mayor's office and a Proclamation plaque from the Planning Commission.

6. ACTION ITEMS LIST – Annual Update

SPEAKERS: Paul Webber – Update to community outreach

ACTION: Reviewed and Commented

7. 2016 COMMISSION SCHEDULE – Review and Adoption

SPEAKERS: None

ACTION: Adopted as Amended

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson

D. DEPARTMENT MATTERS

8. Director's Announcements

Director Rahaim:

Commissioners in the interest of time I think I'll pass till next week on my report. Thank you.

9. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

LAND USE COMMITTEE:

• **150793 Planning Code - Child Care Requirements for Office and Residential Projects and Associated Fees. Sponsor: Yee. Staff: Mohan.** First on the agenda at the Land Use Committee hearing was the Child Care in Lieu Fee sponsored by Supervisor Yee. The legislation creates a new child care fee for residential projects [1] and for commercial properties of more than 25,000 square feet [2]. The legislation also created a new type of housing unit, known as the Designated Child Care Unit or DCCU which would allow a small home day care to operate in an inclusionary unit.

The Planning Commission heard on October 15, 2015 and voted unanimously to recommend approval with modifications, which included:

1. Remove the DCCU from this ordinance and consider the DCCU section as a separate piece of legislation.
2. Clarify that Child Care Fees levied in Area Plans are to remain in Area Plans.

The ordinance was amended after the planning commission hearing; however, the DCCU was kept in the ordinance, but just not as an inclusionary unit.

At the Committee hearing this Monday, there were several child care providers who spoke in favor of the ordinance as well as staff from the Low Income Investment Fund and the Office of Early Care and Education. At the completion of the hearing, the Land Use Committee unanimously recommended approval of the ordinance to the full Board with an amendment that trailing legislative would be created within six months specifically related to the implementation of the DCCU program.

FULL BOARD OF SUPERVISORS:

- **150271 Planning Code, Zoning Map - Rezoning of Properties on Ocean Avenue. Sponsor: Yee. Staff: D. Sanchez. PASSED its Second Read**

- **151062, 151063 General Plan, Planning Code, and Zoning Map Amendments - 525 Harrison Street. Sponsor: Kim. Staff: Sucre. PASSED their Second Read**

- **151121 Planning Code - Establishing a New Citywide Transportation Sustainability Fee. Sponsors: Mayor; Wiener, Breed, Christensen, Cohen and Farrell. Staff: Teague, L. Chen.** At the Board hearing this file was duplicated by Supervisor Avalos. The original file passed its Second Read. Supervisor Avalos made a motion, which was seconded by Supervisor Peskin, to amend the duplicated file in order to raise the TSF \$2.00 to \$21.04 for non-residential square footage over 100,000; and require non-residential projects that submitted an application before July 21, 2015, but have not received final approval, pay 50% of the difference between the TSF and the Transportation Impact Development Fee. This motion passed 7 to 4 with Supervisors Cohen, Farrell, Tang and Wiener voting against the motion. The item was then referred back to the Land Use Committee on another 7 to 4 vote.

- **151126 Planning Code, Zoning Map - Establishing the Japantown Neighborhood Commercial District. Sponsor: Breed. Staff: Wertheim. Passed its First Read.**

- **150990 Public Hearing - Appeal of the Final Subsequent Environmental Impact Report Certification - Proposed Golden State Warriors Event Center at Mission Bay South. Staff: Jones Items 57-60**

- **151204 Public Hearing - Appeal of Tentative Map - Proposed Golden State Warriors Event Center at Mission Bay South. Staff: Jones. Items 61-64**

Finally, the Board of Supervisors also heard two appeals related to the proposed Golden State Warriors Event Center at Mission Bay. The first, which the Board heard in their role as governing body of the Successor Agency to the San Francisco Redevelopment Agency (OCII), was the appeal of the OCII Commission's certification of the Final Subsequent Environmental Impact Report. The second, which the Board considered in their regular capacity, was the appeal of the tentative subdivision map. Both appeals were filed by the Mission Bay Alliance, a coalition of UCSF stakeholders concerned about the impact of the proposed Golden State Warriors stadium on the medical campus at Mission Bay. Although OCII was the lead agency for the SEIR, Environmental Planning staff managed the preparation of the document under an Memorandum of Understanding with OCII.

Tuesday's CEQA hearing included testimony from around three dozen Arena opponents, primarily UCSF patient families and medical personnel, and residents of nearby neighborhoods. The major issue of concern with the project was

transportation impacts and the Transportation Management Plan. This topic received a lot of attention from the Board. District 3 Supervisor Aaron Peskin who was sworn in in time to participate in the hearing, recused himself for the reason that he was not able to review the EIR and submittals associated with the appeal in time for the hearing. The Board of Supervisors overturned both appeals on a 10-0 vote, and also approved a Mission Bay Transportation Improvement Fund to provide transportation services and infrastructure for the arena by a vote of 9-1, with Supervisor Avalos opposed.

Our Environmental Review Officer, Sarah Jones, has asked me to make special mention of the efforts of the Planning Department team on this project. Because OCII was the lead agency, you did not have the opportunities to hear discussion of the environmental review that you normally have when we prepare an EIR. Of particular note, senior environmental planner Chris Kern applied boundless time, patience, and expertise to leading this effort and successfully brought about completion of a very solid EIR and an appeal response of unprecedented scope, all within a year's time. Environmental Planning division, as well as the Department as a whole, is proud of this collective effort.

INTRODUCTIONS:

- **151258 Planning Code - Affordable Housing in Divisadero and Fillmore Neighborhood Commercial Transit Districts. Sponsor: Breed. Staff: TBD.** Ordinance amending the Planning Code to require payment of a higher affordable housing fee or provide additional affordable housing for certain sites that obtained higher residential development potential as a result of the rezoning of the Divisadero Street NCT District and the Fillmore Street NCT District.

BOARD OF APPEALS:

The Board of Appeals did meet last night; three items of interest would be first an appeal of the entertainment permit for the Warriors Arena. At this time, the Board with a 3:1 vote upheld the entertainment permit being issued. Commissioner Fung voted in opposition with some concerns regarding the extent of the brevity of the conditions related to the noise in particular. I'd also like to thank Chris Kern who did an excellent job of responding to some questions at the hearing last night as well. There's still at least one remaining appeal with regards to your decision on the design review for the office component of the project and that's scheduled to be heard at the end of the January. Two other items, 16 Iris which was heard as a DR a year ago, I think you took DR removing an interior stair connection in between the floors; otherwise the rest of the project remained unchanged, it was a modest one story rear addition. It was appealed by the adjacent property owner with various concerns including the feasibility and possibility that the units may be merged some point in the future. The stair was removed but they had concerns that the stair may be illegally installed at some point in the future and so that was one of the points of the appeal and they sought some additional interior changes that they felt would prevent that from happening, but the Board unanimously denied that appeal. Finally, the project at 75 Howard and the Section 309 authorization that you heard in

September was before the Board last night. Some of the Commissioners had some very strong reactions to the design of the project with a vote of 2:2. There was a motion to deny the appeal and approve Section 309 authorization; that motion failed but barring a subsequent motion the project would have been approved; as you know typically it's a super majority in order to overturn departmental actions. For Section 309, it is slightly different and it's actually just a majority so it would take 3 votes to overturn given that there were two Commissioners who felt very strongly in opposition to the project and there was a missing commissioner last night so the missing commissioner could have a ty breaking vote and possibly deny the project. They continued that to January 27th which also has a related variance for the project which has been appealed and so they will consolidate that hearing and be able to take the input of the missing commissioner. I'm available to answer any questions you might have.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Joel Koppel – 58 33rd Street pre-fabrication construction, non-union labor
Glenn Roger – 75 Howard Street
Rasa Moss – Protect Noe Charm, encroachment into midblock open space
Georgia Schuttish – Quality of life, design guideline

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

10. 2010.0515ETZ (R.)
SCHUETT: (415) 575-9030

POTRERO HOPE SF PROJECT – south slope of Potrero Hill bounded by Connecticut Street, 26th Street, Wisconsin Street, 23rd Street, Texas Street, and 25th Street; Assessor’s Block/Lots: 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A –**environmental finding (and a statement of overriding considerations) under the California Environmental Quality Act in connection with the adoption of the project and related actions necessary to implement the Plan.** The proposed project includes demolition of the existing 620 public housing units and development of up to 1,700 residential units for a range of income levels, including replacement public housing. The proposed project would also include new vehicle and pedestrian connections, a new street and block layout, new transit stops, and new water, wastewater, and storm water infrastructure, as well as retail, community facilities and open space. The project site is located in a RM-2 (Residential-Mixed Moderate Density) and P (Public) Zoning Districts, and 40-X Height and Bulk District.

SPEAKERS: Same as Item 10.

ACTION: Adopted CEQA Findings, with a statement of overriding considerations

AYES: Wu, Antonini, Moore, Richards, Fong, Johnson

ABSENT: Hillis

MOTION: 19530

11b. 2010.0515ETZGPR (M.
SNYDER: (415) 575-6891)

POTRERO HOPE SF PROJECT – south slope of Potrero Hill bounded by Connecticut Street, 26th Street, Wisconsin Street, 23rd Street, Texas Street, and 25th Street; Assessor’s Block/Lots: 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A – **Findings of Consistency with the General Plan and Planning Code 101.1.** The proposed project includes demolition of the existing 620 public housing units and development of up to 1,700 residential units for a range of income levels, including replacement public housing. The proposed project would also include new vehicle and pedestrian connections, a new street and block layout, new transit stops, and new water, wastewater, and storm water infrastructure, as well as retail, community facilities and open space. The project site is located in a RM-2 (Residential-Mixed Moderate Density) and P (Public) Zoning Districts, and 40-X Height and Bulk District.

SPEAKERS: Same as Item 10.

ACTION: Adopted Findings of Consistency with the GP and Section 101.1

AYES: Wu, Antonini, Moore, Richards, Fong, Johnson

ABSENT: Hillis

MOTION: 19531

- 12. 2011.1356MTZ (S.)
WERTHEIM: (415) 558-6612)

CENTRAL SOMA PLAN - ALLOCATION OF PUBLIC BENEFITS – Informational Item – Discussion of the preliminary strategies to allocate the \$2 billion in public benefits expected to be generated by the Plan, including affordable housing, transit, and open space. For more information, visit <http://www.sf-planning.org/index.aspx?page=2557>.

Preliminary Recommendation: None – Informational

SPEAKERS: + Steve Wertheim – Staff presentation

= Sue Hestor – Planning procedures, more work is needed at the Planning Department level

= Theresa Imperial – Request for Community meeting for resident

= Diana Reise – Throwing money at statement of considerations

= Joseph Smoot – Alternative community vision be implemented

= John Elberling – Community benefits

= Peter Cohen – Scrutinizing fees, local affordable housing, phasing

ACTION: None – Informational

- 13. 2015-012722PCA (D.)
SANCHEZ: (415) 575-9082)

INCLUSIONARY AFFORDABLE HOUSING PROGRAM [BOARD FILE NO. 150911] - **Informational Presentation** regarding the Ordinance introduced by Mayor Lee and Supervisors Farrell and Tang amending the Planning Code to provide revised geographic, timing, pricing and other requirements for the off-site alternative to the Inclusionary Affordable Housing Fee; create a new option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate projects to direct the

Affordable Housing fee to small sites projects; create an option for project sponsors of on- and off-site housing to provide higher amounts of affordable housing at higher levels of affordability termed “dialing up”; revise certain definitions and operating procedures related to the Inclusionary Housing Program and make conforming changes; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: None- Informational

SPEAKERS: Diego Sanchez – Staff presentation
Sophie Hayward – MOM presentation
+ Paul Webber
+ Tim Cohen
Shannon Way
= Joseph Smoot
+ (F) Speaker
+ Sylvia Johnson
Peter Cohen
- Tommi Avicolti Mecca – Moderate income households
- Theresa Imperial

ACTION: None – Informational

14. 2015-006712PCA (K.
HADDADAN: (415) 575-9068)

REQUIRING CUA TO REMOVE RESIDENTIAL UNITS INCLUDING UNAUTHORIZED UNITS - Planning Code Amendment to require Conditional Use authorization for the removal of any residential unit, whether legal or illegal, and compliance with landscaping and permeable surfaces requirements for building additions and residential mergers; amending the Building Code to require that notices of violation mandate legalization of an illegal unit unless infeasible under the Building Code or the Planning Commission approves its removal; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code Section 302, and the eight priority policies of Planning Code Section 101.1.

(Continued from Regular Meeting of October 11, 2015)

SPEAKERS: = Kimia Haddadan – Staff presentation
Danny Yadagar, Adie to Supervisor Kim
+ Steve Collier – Support
+ Bruce Bauman – Loss of units through lot mergers
Silvia Johnson
= Janet Fowler – Noe Valley remodels
+ Tommi Avicolli Mecca – Support
+ Georgia Schuttish – Anecdotes, Noe Valley demolitions
Melissa Agressaro – Support for permanent controls
+ Ben Cady
+ Chris Baker – Close this loophole
+ Naomi Cooper – Keep SF economically diverse

ACTION: Adopted a Recommendation for Approval with Modifications, encouraging staff to review Demolition Reform

AYES: Hillis, Moore, Richards, Fong, Johnson

NAYES: Antonini

ABSENT: Wu

RESOLUTION: 19532

15a. 2013.1757CV
(415) 575-9197)

(T. CHANG:

240 PACIFIC AVENUE - East side of Battery Street, north of Pacific Avenue; Lot 003, 004, 006 in Assessor's Block 0166 - Request for **Conditional Use authorization** pursuant to Planning Code Section 270, 271, and 303 for exceptions from the "E" Bulk District, principally permitting maximum plan length and diagonal dimensions of 110'-0" and 125'-0", respectively, for portions of the building exceeding 65'-0" in height. The project proposes to establish an 84'-0" tall, seven-story, mixed-use building containing 33 residential units, approximately 2,000 square feet of retail space and 35 parking spaces. The subject property is within a C-2 (Community Business) Zoning District, the Washington-Broadway Special Use District and 84-E Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Tina Chang – Staff presentation

- + Steve O'Connell – Project presentation
 - + Glenn Rescalvo – Design presentation
 - Louis Felthouse – Opposed to bulk, exception and rear yard variance
 - + William Duffy – Support
- Silvia Johnson

ACTION: Approved with Conditions as corrected and amended by staff

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson

MOTION: 19533

15b. 2013.1757CV (T. CHANG: (415)
575-9197)

240 PACIFIC AVENUE - East side of Battery Street, north of Pacific Avenue; Lot 003, 004, 006 in Assessor's Block 0166 - Request for **Variance** from rear yard (Planning Code Section 134) and exposure (Planning Code Section 140) requirements. The project proposes to establish an 84'-0" tall, seven-story, mixed-use building containing 33 residential units, approximately 2,000 square feet of retail space and 35 parking spaces. The subject property is within a C-2 (Community Business) Zoning District, the Washington-Broadway Special Use District and 84-E Height and Bulk District.

SPEAKERS: Same as Item 15a.

ACTION: After hearing and closing public comment; ZA indicated an intent to Grant

16a. 2014.1442DNXCUIAVAR (T. CHANG:
(415) 575-9197)

475 MINNA STREET - South side of Minna Street, between 6th and 7th Street; Lot 068 in Assessor's Block 3725 - Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 for Planning Commission review of projects over 75' in height. The project proposes to establish an 84'-0" tall, nine-story, residential building containing 15 residential units, of which 20% are affordable, and 15 bicycle parking spaces. The subject property is within a C-3-S (Downtown Support) Zoning District and 120-F Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Tina Chang – Staff presentation
+ Michael Stanton – Project presentation
= Silvia Johnson

ACTION: Approved with Conditions

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson

MOTION: 19534

16b. 2014.1442DNXCUIAVAR (T. CHANG:
(415) 575-9197)

475 MINNA STREET– South side of Minna Street, between 6th and 7th Street; Lot 068 in Assessor’s Block 3725 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 124 and 303 to permit square footage above that permitted by the base floor area ratio limits for the construction of on-site affordable units. The project proposes to establish an 84’-0” tall, nine-story, residential building containing 15 residential units, of which 20% are affordable, and 15 bicycle parking spaces. The subject property is within a C-3-S (Downtown Support) Zoning District and 120-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 16a.

ACTION: Approved with Conditions as amended to include:

1. Sponsor to continue working with staff to improve the design, specifically the façade palette and color;
2. Move utilities and bike storage away from the street frontage and into the basement, if necessary; and
3. Maximizing active uses at the ground and roof open space.

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson

MOTION: 19535

16c. 2014.1442DNXCUIAVAR (T.
CHANG: (415) 575-9197)

475 MINNA STREET- South side of Minna Street, between 6th and 7th Street; Lot 068 in Assessor’s Block 3725 - Request for **Variance** from the Active Street Frontage requirement pursuant to Planning Code Section 145 - The project proposes to establish an 84’-0” tall, nine-story, residential building containing 15 residential units, of which 20% are affordable, and 15 parking spaces. The subject property is within a C-3-S (Downtown Support) Zoning District and 120-F Height and Bulk District.

SPEAKERS: Same as Item 16a.

ACTION: After hearing and closing public comment; ZA took the matter under advisement

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17. 2014.1079DRP-03 (T.
CHANG: (415) 575-9197)

1783 NOE STREET - east side of Noe Street; Lot 016A in Assessor's Block 6652 - Request for **Discretionary Review** of Building Permit Application Nos. 2014.0711.1074 and 2014.0711.1073 proposing the demolition of an existing two-story, 1,650 square-foot single-family dwelling and the new construction of a three-story, 4,792 gross square-foot single-family dwelling with a roof deck above. The project is located within a RH-1 (Residential, Home, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as modified

(Continued from Regular Meeting of September 10, 2015)

SPEAKERS: Dave Rizolli

ACTION: Took DR and Approved as Revised (Plans dated December 1st)

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson

DRA: 0443

18. 2014-003164DRP-03 (M.
WOODS: (415) 558-6315)

2545 GREENWICH STREET - south side between Scott and Divisadero Streets, Lot 021A in Assessor's Block 0944, three requests for **Discretionary Review** of Building Permit Application No. 2013.09.17.7050 - proposing to construct horizontal and vertical additions to the existing two-story over garage, two-unit building within a RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as modified

SPEAKERS: = David Lindsay – Staff presentation
- Lincoln Isetta – DR-01 presentation, request for continuance
- (F) Speaker – DR-02 presentation on behalf of Yuvraj Singh
- Brooke Sampson – Neighborhood character
- (F) Speaker
- Silvia Johnson
+ David Silverman – Project presentation
+ Architect – Design presentation
- Christina Isetta – Light and air

ACTION: Did Not Take DR, Approved as Revised

AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson

DRA: 0444

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the

Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKERS: None

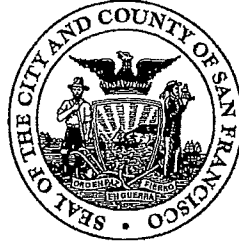
ADJOURNMENT IN HONOR OF ANGELOS SANGIACOMO – 9:17 PM

ADOPTED: January 7, 2016

[1] \$1.83/ gs. sq. ft

[2] \$1.57 gs. Sq. ft.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

April 20, 2016

Planning Commission
Attr: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On April 12, 2016, Supervisor Cohen introduced the following legislation:

File No. 160360

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.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

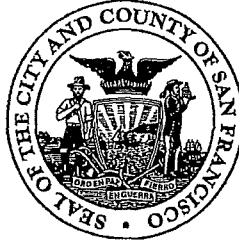
Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs

BOARD of SUPERVISORS



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April 20, 2016

File No. 160360

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones

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This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

CEQA clearance under Planning Dept. Case No.
2010.0515E Potrero HOPE SF Master Plan
Environmental Impact Report, certified December
10, 2015.

Joy Navarrete
1523

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2016.04.28 13:24:15 -0700

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
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April 20, 2016

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

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Angela Calvillo, Clerk of the Board

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By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs

Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

April 20, 2016

File No. 160360

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones

On April 12, 2016, Supervisor Cohen introduced the following legislation:

File No. 160360

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.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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MEMORANDUM

TO: Theo Miller, Director, HOPE SF
Olson Lee, Director, Mayor's Office of Housing and Community
Development
Tiffany Bohee, Executive Director, Office of Community Investment and
Infrastructure
Tom Hui, Director, Department of Building Inspection

FROM: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

DATE: April 20, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Cohen on April 12, 2016.

File No. 160360

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.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: andrea.ausberry@sfgov.org

c: Barbara Amaro, HOPE SF
Sophie Hayward, Mayor's Office of Housing and Community Development
Eugene Flannery, Mayor's Office of Housing and Community Development
Natasha Jones, Commission on Community Investment and Infrastructure

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Claudia Guerra, Commission on Community Investment and Infrastructure
Sonya Harris, Building Inspection Commission
William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

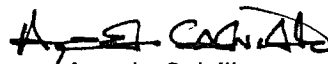
Date: Monday, June 20, 2016

Time: 1:30 p.m.

Location: Committee Room 263, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 160360. 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 17, 2016.


Angela Calvillo
Clerk of the Board

DATED: June 8, 2016
POSTED/PUBLISHED: June 10, 2016



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

COMITÉ DE USO DE TERRENOS Y TRANSPORTE

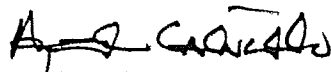
SE NOTIFICA POR LA PRESENTE que el Comité de Uso de Terrenos y Transporte celebrará una audiencia pública para considerar la siguiente propuesta y dicha audiencia pública se celebrará de la siguiente manera, en tal momento que todos los interesados podrán asistir y ser escuchados:

Fecha: Lunes, 20 de junio de 2016

Hora: 1:30 p. m.

Lugar: Sala de Comité 263, situada en el Ayuntamiento
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Asunto: Expediente Núm. 160360. Ordenanza que enmienda el Código de Planificación para facilitar el desarrollo del Proyecto Potrero HOPE SF (Oportunidades de Vivienda para Personas por Todo San Francisco) mediante la revisión del Mapa de Zonificación, Hoja ZN08, para la rezonificación de la Parcela de Manzana Núm. 4287, Lote Núm. 007 del Tasador sobre las Calles 25 y Connecticut de la clasificación Pública (P) a Residencial, Distritos Mixtos, Densidad Moderada (RM-2); revisa el Mapa de Zonificación, Hoja HT08, para la rezonificación de la Parcela de Manzana Núm. 4287, Lotes Núms. 001A y 007, de un límite de altura y tamaño de 40-X a un límite de altura y tamaño de 50-X; y realiza conclusiones medioambientales según la Ley de Calidad Medioambiental de California, y conclusiones coherentes con el Plan General, y las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación.


Angela Calvillo,
Secretaria de la Junta

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

公聽會通知

三藩市市及縣市參事委員會
土地使用與交通運輸委員會

日期: 2016年6月20日星期一

時間: 下午1時30分

地點: 市政廳，立法會議廳 263 室，地址：1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

議題: 檔案號碼 160360。該項條例修訂規劃規例旨在促進 Potrero HOPE SF (「希望三藩市」，即意為予以三藩市各區民眾提供住房計劃) 計劃，通過修改區劃圖圖幅 ZN08 以將位於 25th 街夾 Connecticut 街，評估地街區編號 4287、地段號 007 的用地，從公共 (P) 用途改劃為住宅、混合區、中密度 (RM-2) 用途；通過修改區劃圖圖幅 HT08 以將評估地街區編號 4287、地段號 001A 與 007 的用地，從 40-X 高度與容積上限改劃為 50-X 高度與容積上限；並依據「加州環境質量法」(California Environmental Quality Act) 作出環境裁斷，及與總體計劃和規劃規例第 101.1 條款的八項優先政策相一致的裁斷。


Angela Calvillo
市參事委員會書記

張貼/公佈：June 10, 2016

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SAN FRANCISCO, CA 94102

CNS 2891351

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description LUT Zoning Map 160360

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

06/10/2016

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NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE
CITY AND COUNTY OF SAN FRAN-
CISCO LAND USE AND TRANSPOR-
TATION COMMITTEE JUNE 20, 2016 -
1:30 PM COMMITTEE ROOM 263 ,
CITY HALL 1 DR. CARLTON B.
GOODLETT PLACE, SF, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Commit-tee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 160360, 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. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 17, 2016. Angela Calvillo, Clerk of the Board



* A 0 0 0 0 0 4 1 2 6 9 3 4 *

1532

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED IN
BOARD

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Cohen

Subject:

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

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: *Malia Cohen*

For Clerk's Use Only:

