

LEGISLATIVE DIGEST

[General Plan - Potrero Bus Yard Project]

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

Existing Law

The 4.4-acre parcel located at 2500 Mariposa Street in San Francisco's Mission District currently contains the San Francisco Municipal Transportation Agency's ("SFMTA") Potrero Trolley Coach Division Facility ("Potrero Yard"). Maps 4 of the Urban Design Element of the General Plan sets forth Urban Design Guidelines for building heights throughout the City. Map 5 of the Urban Design Element sets forth Urban Design Guidelines for building bulk throughout the City.

Amendments to Current Law

This ordinance would amend the Urban Design Element of the General Plan to facilitate the development of the Potrero Yard Modernization Project ("Project"). Specifically, the ordinance would amend Map 4 to designate the Project site's height limit at 89-160 feet. The ordinance would amend Map 5 to modify the site's bulk limits to accommodate the massing of the Project's buildings.

Background Information

The Potrero Yard Modernization Project ("Project") is a joint development project sponsored by the City and County of San Francisco, through the SFMTA, and a private development consortium. The Project includes demolition of the existing Potrero Yard facility and the construction and operation of a modern, multi-story, bus maintenance and storage facility equipped to serve the San Francisco Municipal Transportation Agency's growing and future needs, as well as the construction of high-density residential development and ground floor commercial space.

The project also requires amendments to the Planning Code, as well as the adoption of future agreements between the City and the private development consortium.

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