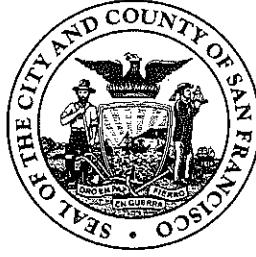


BOARD of SUPERVISORS



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November 1, 2016

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On October 25, 2016, Supervisor Cohen introduced the following proposed legislations:

**File No. 161159**

**Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

**File No. 161160**

**Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

File No. 161161

**Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

*for* 

By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

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

1 [Planning Code - Potrero HOPE SF Special Use District]

2  
3 **Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use**  
4 **District to facilitate development of the Potrero HOPE SF project by modifying**  
5 **requirements related to permitted uses, dwelling unit density, building height and bulk**  
6 **standards, and parking and streetscape matters; adopting findings under the California**  
7 **Environmental Quality Act; making findings of consistency with the General Plan, as**  
8 **proposed for amendment, and the eight priority policies of Planning Code, Section**  
9 **101.1; and adopting findings of public necessity, convenience, and welfare under**  
10 **Planning Code, Section 302.**

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

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

19 Section 1. Findings.

20 (a) The Board of Supervisors adopted a companion ordinance related to General Plan  
21 amendments for the Potrero HOPE SF project. This companion ordinance described the  
22 project and included findings under the California Environmental Quality Act (Public  
23 Resources Code Sections 21000 et seq.), General Plan findings, and the eight priority policies  
24 of Planning Code Section 101.1. The Board of Supervisors adopts all of these findings for  
25 purposes of this ordinance. The companion ordinance on the General Plan amendments and

1 the accompanying findings are on file with the Clerk of the Board of Supervisors in File No.  
2 \_\_\_\_\_ and are incorporated herein by reference.

3 (b) On \_\_\_\_\_, 2016, in Resolution No. \_\_\_\_\_, the Planning Commission  
4 adopted findings under Planning Code Section 302 determining that this ordinance serves the  
5 public necessity, convenience, and general welfare. The Board of Supervisors adopts as its  
6 own these findings. The Planning Commission Resolution is on file with the Clerk of the  
7 Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

8  
9 Section 2. The Planning Code is hereby amended by adding Section 249.76, to read  
10 as follows:

11 **SEC 249.76. POTRERO HOPE SF SPECIAL USE DISTRICT.**

12 *(a) Purpose. In order to give effect to the Development Agreement for the Potrero HOPE*  
13 *SF development project as approved by the Board of Supervisors in an ordinance in Board File No.*  
14 *\_\_\_\_\_ , there shall be a Potrero HOPE SF Special Use District as designated on Sectional*  
15 *Map SU-08 of the Zoning Maps of the City and County of San Francisco. The purpose of the Special*  
16 *Use District is to allow a project that will replace the Potrero Terrace and Annex public housing*  
17 *projects with a mixed-use and mixed-income development of affordable dwelling units in a number in*  
18 *excess of the existing public housing units, market-rate dwelling units, neighborhood commercial, and*  
19 *community facility uses, and new infrastructure improvements, including streets, sidewalks, utilities,*  
20 *and open spaces.*

21 **(b) Definitions.**

22 *"Design Standards and Guidelines " shall mean the Potrero HOPE SF Design Standards and*  
23 *Guidelines adopted by the Planning Commission in Resolution No. \_\_\_\_\_ , approved by the Board of*  
24 *Supervisors as part of this Special Use District, and found in Board File No. \_\_\_\_\_ , and as*

1 may be amended from time to time. The Design Standards and Guidelines is incorporated by reference  
2 herein.

3 "Development Agreement" shall mean the Development Agreement By and Between the City  
4 and County of San Francisco and Potrero Development Company, LLC, a venture of Bridge Housing,  
5 approved by the Board of Supervisors in an ordinance in Board File No. \_\_\_\_\_.

6 "Master Infrastructure Plan" or "MIP" shall mean the Potrero HOPE SF Master Infrastructure  
7 Plan approved by the Board of Supervisors as part of the Development Agreement and found in Board  
8 File No. \_\_\_\_\_, and as may be amended from time to time. The Master Infrastructure Plan is  
9 incorporated by reference herein.

10 (c) **Development Controls.** The controls contained in the Design Standards and Guidelines  
11 shall regulate development in the Potrero HOPE SF Special Use District, except for those controls  
12 specifically enumerated in this Section 249.76. Where not explicitly superseded by definitions  
13 established in the Design Standards and Guidelines, the definitions in this Code shall apply. All  
14 procedures and requirements in Article 3 of the Planning Code shall apply to development in this  
15 Special Use District to the extent that they are not in conflict with this Special Use District or the  
16 Development Agreement. The Planning Commission may amend the Design Standards and Guidelines  
17 upon initiation by the Planning Department or upon application by an owner of property within this  
18 Special Use District (or his or her authorized agent), or by any Party to the Development Agreement, to  
19 the extent that such amendments are consistent with this Special Use District, the General Plan, and  
20 the Development Agreement. The Zoning Administrator may approve minor amendments to the Design  
21 Standards and Guidelines upon initiation by the Planning Department or upon application by an owner  
22 of property within this Special Use District (or his or her authorized agent), or by any Party to the  
23 Development Agreement. For the purposes of this subsection (c), "minor amendments" shall be defined  
24 as amendments necessary to clarify omissions or correct inadvertent mistakes in the Design Standards  
25

1 and Guidelines and are consistent with the intent of the Design Standards and Guidelines, this Special  
2 Use District, the General Plan, and the Development Agreement.

3 (1) **Zoning Designation.** The applicable zoning designation shall be as set forth in  
4 Zoning Map ZN-08, consisting of the Residential, Mixed, Moderate Density (RM-2) district. The  
5 Planning Code provisions for the underlying RM-2 use district shall control except to the extent they  
6 conflict with the provisions of this Section 249.76. Notwithstanding the foregoing sentence, this Special  
7 Use District and the Design Standards and Guidelines shall apply only to construction and other  
8 activities that further implement the Potrero HOPE SF development project. For proposed activities  
9 other than implementation of the Potrero HOPE SF development project (e.g., changes of use in  
10 existing buildings, alterations to existing buildings prior to commencement of the project), the  
11 underlying RM-2 controls shall continue to apply.

12 (2) **Uses.**

13 (A) **Permitted Uses.** In addition to the uses permitted in the RM-2 district,  
14 those uses that are principally or conditionally permitted in a Small-Scale Neighborhood Commercial  
15 District (NC-2) use district shall be permitted in this Special Use District to the same extent as in a NC-  
16 2 district; provided, however, that liquor stores and medical cannabis dispensaries shall not be  
17 permitted in this Special Use District.

18 (B) **Ground Floor Uses.** Notwithstanding anything in this Section 249.76 to  
19 the contrary, “active uses” as defined in Section 145.1(b)(2) or Medical Services as defined in Section  
20 790.114 shall be required at the ground floor frontages on 24th Street between Arkansas Street and  
21 Missouri Street; provided, however, that for purposes of this Special Use District, active uses shall  
22 exclude ground floor residential units.

23 (3) **Dwelling Unit Density.** The controls set forth in the underlying RM-2 use  
24 district shall govern dwelling unit density within the Special Use District. However, greater dwelling  
25 unit density than permitted by the underlying RM-2 use district may be provided on individual lots, as

1 long as the overall density of the Special Use District does not exceed the density allowed by the  
2 underlying RM-2 zoning for the entire Special Use District, accounting for density that could be  
3 permitted as a Planned Unit Development pursuant to Section 304. The overall density limit shall be  
4 determined by the size and configuration of the lots within this Special Use District as they exist at the  
5 time of the adoption of this Special Use District.

6 (4) **Building Standards.**

7 (A) **Building Height.** The applicable height limits for this Special Use  
8 District shall be as set forth on Section Map HT-08 of the Zoning Map of the City and County of San  
9 Francisco. Height shall be measured and regulated as provided in the Design Standards and  
10 Guidelines and not as provided in Article 2.5 of the Planning Code, except that the exemptions to  
11 height limits set forth in Section 260(b) shall apply. Measurement of height may be modified through a  
12 Major Modification process.

13 (B) **Building Bulk.** Except as described in the Design Standards and  
14 Guidelines, there are no bulk limitations for this Special Use District.

15 (C) **Building Setbacks.** The applicable building setback requirements for  
16 this Special Use District shall be as set forth in the Design Standards and Guidelines and not as  
17 provided in Article 1.2 of the Planning Code.

18 (D) **Open Space.** The usable open space requirement shall be set at 80 square  
19 feet per unit. The Design Standards and Guidelines shall set forth the methods for satisfying the open  
20 space requirement.

21 (E) **Sign Controls.** Sign controls for NC-2 Districts shall apply to the Special  
22 Use District for commercial establishments in-lieu of sign controls for the underlying use district.

23 (5) **Off-Street Automobile Parking.** There is no minimum off-street parking requirement  
24 for any use in this Special Use District. Upon completion of the Potrero HOPE SF Project, the number  
25 of off-street parking spaces within this Special Use District shall not exceed: one parking space per

1 residential dwelling unit and one parking space per 500 square feet of occupied commercial,  
 2 institutional, and community facility space. Car share parking spaces shall be provided in the amounts  
 3 set forth in Section 166. Collective off-street parking pursuant to Section 160(a) shall be permitted  
 4 such that the amount of parking on a particular lot may exceed the maximum parking allowed for uses  
 5 on that lot so long as the amount of parking for the entire Special Use District does exceed the overall  
 6 maximum amount allowed.

7 (6) **Bicycle Parking.** Bicycle parking shall be provided as required by the Planning  
 8 Code.

9 (7) **Streetscape and Public Realm Requirements.** In lieu of the requirements of  
 10 Section 138.1, each building shall include the design and construction of the appropriate adjacent and  
 11 related street and public realm infrastructure, consistent with the Development Agreement, Design  
 12 Standards and Guidelines, and other supporting documents to the Development Agreement.  
 13 Construction of such improvements shall be subject to approval and review by the Planning  
 14 Department and other relevant City agencies as provided by the Development Agreement.

15 (8) **Residential Affordable Housing Requirement.** The provisions of Section 415  
 16 shall not apply, except as otherwise stipulated in the Development Agreement.

17 (d) **Modifications to Building Standards.** Modification of the Building Standards set forth  
 18 in subsection (c) above and as outlined in the Design Standards and Guidelines may be approved on a  
 19 project-by-project basis and according to the procedures of subsection (e).

20 The following Controls as provided in the Design Standards and Guidelines document cannot  
 21 be modified:

<u><b>DSG Control No. or Nos.</b></u>	<u><b>Topic</b></u>
<u>4.2 controls 1, 2, and 3</u>	<u>Open Space</u>
<u>5.1.1 control 1</u>	<u>Height</u>
<u>5.1.5 controls 2 and 3</u>	<u>Residential Entrances</u>



<u>5.1.7 control 2</u>	<u>Blank Facades</u>
<u>5.1.8 control 1</u>	<u>Meters, Utilities, and Trash</u>
<u>5.1.9 controls 2 and 3</u>	<u>Gates and Fences</u>
<u>5.1.11 control 1</u>	<u>Roof Design</u>
<u>5.1.13 control 1</u>	<u>Parking, Parking Entrances and Curb Cuts</u>
<u>5.2.6 control 3</u>	<u>Block J</u>
<u>5.2.7 controls 1, 2, and 3</u>	<u>Block K</u>
<u>5.2.8 controls 1, 2, and 3</u>	<u>Block L</u>

*The following Controls as provided in the Design Standards and Guidelines can only be modified through the Major Modification process as described in subsection (e)(4)(B), below:*

<b><u>DSG Control No. or Nos.</u></b>	<b><u>Topic</u></b>
<u>5.1.7 controls 1 and 3</u>	<u>Blank Facades</u>
<u>5.1.12 control 1</u>	<u>Building Lighting</u>
<u>5.1.13 controls 2, 3, 4, and 5</u>	<u>Parking, Parking Entrances, and Curb Cuts</u>
<u>5.1.14 control 1</u>	<u>Usable Open Space</u>
<u>5.2.2 control 1</u>	<u>Block C &amp; D</u>
<u>5.2.6 control 2</u>	<u>Block J</u>
<u>5.2.13 controls 1 and 2</u>	<u>Blocks P &amp; R</u>

*If a modification for any of the Controls in the Design Controls and Guidelines that are listed below is sought such that the modification would deviate by 10% or more from the quantitative standard, the Major Modification process described in subsection (e)(4)(B) would be required.*

<b><u>DSG Control No. or Nos.</u></b>	<b><u>Topic</u></b>
<u>5.1.3 controls 1 and 2</u>	<u>Lot Coverage/Rear Yard</u>
<u>5.1.4 controls 1 and 2</u>	<u>Setback Lines</u>

1	<u>5.1.5 control 4</u>	<u>Residential Entries</u>
2	<u>5.1.9 control 1</u>	<u>Gates and Fences</u>
3	<u>5.1.15 controls 2, 3, and 4</u>	<u>Pedestrian Mews/Paseos</u>
4	<u>5.2.1 control 1</u>	<u>Block A &amp; B</u>
5	<u>5.2.10 control 1 and 2</u>	<u>Block N &amp; O</u>
6	<u>5.2.4 control 1</u>	<u>Block F</u>
7	<u>5.2.5 control 1</u>	<u>Block G</u>

8 For any other modification being sought from the Controls of the Design Standards and  
9 Guidelines document for Chapter 4, Section 2 and Chapter 5 of the Design Standards and Guidelines,  
10 the Minor Modification process described in subsection (e)(4)(A), below, would be required.

11 (e) **Project Review and Approval.**

12 (1) **Purpose.** The design review process for this Special Use District is intended to  
13 ensure that new buildings within this Special Use District are designed to complement the aesthetic  
14 quality of the development, exhibit high quality architectural design, and promote the purpose of this  
15 Special Use District.

16 (2) **Development Phase Approval.** The Planning Department shall only approve  
17 applications for individual building projects that are consistent with and described in an approved  
18 Development Phase Application, as described in the Development Agreement. The Development Phase  
19 Approval process, as set forth in greater detail in the Development Agreement, is intended to ensure  
20 that all buildings within a phase as well as new infrastructure, utilities, open space, and all other  
21 improvements promote the purpose of the HOPE SF Program and the Special Use District and meet  
22 the requirements of the Development Agreement. The Planning Director shall act on a Development  
23 Phase Application within 60 days after receipt of a complete Development Phase Application upon his  
24 or her determination that the Development Phase conceptual design is complete.

1           **(3) Building Design Review and Approval.** *The construction, expansion, or major*  
2 *alteration of, or additions to, all structures within this Special Use District requires applications for*  
3 *design review described in this Section 249.76. Applications for design review may be submitted*  
4 *concurrently with or subsequent to a Development Phase Design Review Application. The owner or*  
5 *authorized agent of the owner of the property for which the design review is sought may file*  
6 *applications for design review. Department staff shall review the application for completeness and*  
7 *advise the applicant in writing of any deficiencies within 30 days after receipt of the application or, if*  
8 *applicable, within 15 days after receipt of any supplemental information requested pursuant to this*  
9 *section. If Department staff does not so advise the applicant, and if the related Phase Application has*  
10 *been approved, the application will be deemed complete. The application shall include the documents*  
11 *and materials necessary to determine consistency with this Special Use District, the Design Standards*  
12 *and Guidelines, and the applicable requirements of the Development Agreement, including site plans,*  
13 *sections, elevations, renderings, landscape plans, and exterior material samples to illustrate the overall*  
14 *concept design of the proposed buildings, and conformance with any phasing plan. If any requests for a*  
15 *Major Modification or Minor Modification are sought in accordance with the allowances of this*  
16 *Section, the application shall contain a narrative for each modification sought that describes how the*  
17 *proposed project meets the full intent of the Design Standards and Guidelines and provides*  
18 *architectural treatment and public benefit that are equivalent to or superior to strict compliance with*  
19 *the standards.*

20           **(A) Pre-application Meeting.** *Not more than 12 months prior to filing a*  
21 *Building Design Review application, the project sponsor shall conduct a minimum of one pre-*  
22 *application meeting with the public. The meeting shall be conducted at, or within a one-mile radius of,*  
23 *the project site, but otherwise subject to the Planning Department's pre-application meeting*  
24 *procedures, including but not limited to the submittal of required meeting documentation.*

1                                    (B) **Staff Design Review.** The Department shall perform administrative  
2 design review for each application as further detailed in the Development Agreement. Department  
3 staff shall review the project to determine if it complies with this Special Use District, the Design  
4 Standards and Guidelines, the Development Agreement, an approved Development Phase Design  
5 Review Application, and any applicable mitigation measures. The Department shall complete the  
6 initial review and respond to the project sponsor within 60 days of receiving a complete application.  
7 The Department staff shall have 30 days to respond to any modifications or revisions submitted by the  
8 project sponsor after the submission of the initial application. Upon completing review, Department  
9 staff may draft a staff report to the Planning Director or Planning Commission, as appropriate,  
10 including a recommendation regarding any modifications to the project. The staff report shall be  
11 delivered to the applicant no less than 15 days prior to Planning Director or Planning Commission  
12 action on the application, and shall be kept on file for public review. The Department shall provide  
13 public notice of the staff report and recommendation no less than 10 days prior to action on the  
14 application by the Planning Director or Planning Commission, in the manner set forth in Section  
15 311(d)(2).

16                                    (4) **Approvals and Public Hearings.**

17                                    (A) **Projects Not Seeking Major Modifications.** Except for projects seeking  
18 a Major Modification, the Planning Director may approve or disapprove the project design and any  
19 Minor Modifications based on its compliance with this Special Use District, the Design Standards and  
20 Guidelines, the Development Phase Design Review approval, and the findings and recommendations of  
21 the staff report. If the project is consistent with the quantitative Standards set forth in this Special Use  
22 District and the Design Standards and Guidelines, the Planning Director's discretion to approve or  
23 disapprove the project shall be limited to the project's consistency with the qualitative elements of the  
24 Design Standards and Guidelines and the General Plan. Prior to making a decision, the Planning  
25 Director, in his or her sole discretion, may seek comment and guidance from the public and Planning

1 Commission on the design of the project, including the granting of any Major Modifications, in  
2 accordance with the procedures of subsection (B) below. If a Major Modification is not sought, any  
3 Planning Commission review will be informational only, will be limited to the project's consistency  
4 with the qualitative elements of the Design Standards and Guidelines, and will not result in any action  
5 by the Planning Commission.

6 (B) **Projects Seeking Major Modifications.** The Planning Commission shall  
7 hold a public hearing for all projects seeking one or more Major Modifications and for any project  
8 seeking one or more Minor Modifications that the Planning Director, in his or her sole discretion,  
9 refers to the Commission as a Major Modification. The Planning Commission shall consider all  
10 comments from the public and the recommendations of the staff report and the Planning Director in  
11 making a decision to approve or disapprove the project design, including the granting of any Major or  
12 Minor Modifications.

13 (C) **Notice of Hearings.** The Department shall provide notice of hearings  
14 required by subsections (A) and (B) above as follows: (i) mail notice to the project applicant, property  
15 owners within 300 feet of the exterior boundaries of the property that is the subject of the application,  
16 using for this purpose the names and addresses as shown on the citywide assessment roll in the Office  
17 of the Tax Collector, and residents within 150 feet of the exterior boundaries of the property that is the  
18 subject of the application, and any person who has requested notice by mail not less than 20 days prior  
19 to the date of the hearing to; and (ii) post notice on the subject property at least 10 days prior to the  
20 date of the hearing.

21 (5) **Design Review and Approval of Community Improvements.** To ensure that any  
22 Community Improvements (as defined in the Development Agreement) meet the Design Standards and  
23 Guidelines and the Master Infrastructure Plan requirements, the project sponsor shall submit an  
24 application and receive approval from the Planning Department, or the Planning Commission if  
25 required, prior to obtaining any permits for the construction of any Community Improvement within or

1 adjacent to the Special Use District. Design approval for major open space Community Improvements  
2 (not associated with an individual building or block development and not improvements that are to be  
3 owned and operated by the Recreation and Park Department on behalf of the City and County of San  
4 Francisco), along with any stand alone community center building shall be subject to the Design  
5 Review procedure set forth in subsection (e)(3), above. The Recreation and Park Department shall  
6 conduct Design Review for improvements owned and operated by, and under the jurisdiction of, that  
7 Department.

8 (6) **Building Permit Approval by the Planning Department.** The project sponsor  
9 shall notify the Department of Building Inspection when submitting a building permit application that  
10 the application must be routed to the Planning Department for review. Planning Department staff shall  
11 review the building permit application for consistency with the authorizations granted pursuant to this  
12 Section 249.76. The Department of Building Inspection shall not issue a building permit for work  
13 within this Special Use District unless Planning Department staff determines such permit is consistent  
14 with the standards set forth in the Design Standards and Guidelines, as they may be modified by a  
15 Minor Modification or a Major Modification, to the extent such standards regulate building design.

16 (7) **Discretionary Review.** The Planning Department shall not accept, and the  
17 Planning Commission shall not hear, requests for discretionary review for projects subject to this  
18 Section 249.76.

19 (8) **Demolition of Dwelling Units.** No mandatory discretionary review or  
20 Conditional Use authorization pursuant to Section 317 shall be required for the demolition of any  
21 residential dwelling unit within the Potrero HOPE SF Special Use District.

22 (9) **Appeal and Decision on Appeal.** The decision of the Planning Director to grant  
23 or deny any project, including any Minor Modification, or of the Planning Commission to grant or  
24 deny any Major Modification, may be appealed to the Board of Appeals by any person aggrieved within  
25 10 days after the date of the decision by filing a written notice of appeal with that body. Such notice

1 must set forth the alleged error in the interpretation of the provisions of this Code or the Design  
2 Standards and Guidelines or the alleged abuse of discretion on the part of the Planning Director or  
3 Planning Commission, which error or abuse is the basis for the appeal. Upon the hearing of an appeal,  
4 the Board of Appeals may, subject to the same limitations placed on the Planning Commission or  
5 Planning Director by Charter, this Code, and the Development Agreement, approve, disapprove or  
6 modify the appealed decision by a vote of four of its members. Notwithstanding anything to the contrary  
7 in the Business and Tax Regulations Code, if the determination of the Board differs from that of the  
8 Planning Director or Planning Commission, the Board of Appeals shall, in a written decision, make  
9 findings specifying the error of interpretation or abuse of discretion on the part of the Planning  
10 Director or Planning Commission, and the specific facts relied upon, that are the basis for the Board's  
11 determination. A decision of the Planning Commission with respect to a Conditional Use may be  
12 appealed to the Board of Supervisors in the same manner as set forth in Section 308.1.

13  
14 Section 3. The Planning Code is hereby amended by adding Section 263.31, to read as  
15 follows:

16 **SEC. 263.31. POTRERO HOPE SF SPECIAL USE DISTRICT AND THE 40/65-X**  
17 **HEIGHT AND BULK DISTRICT.**

18 In the Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District, heights  
19 are more specifically prescribed on a block-by-block basis pursuant to the Potrero HOPE SF Design  
20 Standards and Guidelines document as referenced by Planning Code Section 249.76, the Potrero  
21 HOPE SF Special Use District. The Potrero HOPE SF Design Standards and Guidelines also provide  
22 specific provisions for height measurement, and exceptions. Where there is a conflict between such  
23 provisions in the Potrero Hope Design Standards and Guidelines and those otherwise provided in the  
24 Planning Code, the Potrero Hope SF Design Standards and Guidelines shall govern.

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

5  
6  
7  
8 APPROVED AS TO FORM:  
9 DENNIS J. HERRERA, City Attorney

10 By:



11 Robb W. Kapla  
12 Deputy City Attorney

13 n:\legana\as2016\1700204\01145395.docx



**LEGISLATIVE DIGEST**

[Planning Code - Potrero HOPE SF Special Use District]

**Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

The Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project") is located on parcels that are designated as Residential, Mixed Districts, Moderate Density (RM-2) use.

Amendments to Current Law

This Ordinance adds sections 249.76 and 263.31 to the Planning Code. The new sections establish the Potrero HOPE SF Special Use District ("SUD"). The SUD overlays the existing zoning to create an additional set of controls on top of and taking precedence over the RM-2 zoning.

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 Project is part of the City's HOPE SF program. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public

housing residents through deep investments in education, economic mobility, health and safety.

This ordinance facilitates the orderly development of this site by establishing the SUD to accommodate and regulate Project development. By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the City's General Plan, Planning Code and Zoning Map, and approval of a Development Agreement.

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1 [Planning Code, Zoning Map - Potrero HOPE SF Zoning Map Amendments]

2  
3 **Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08**  
4 **and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the**  
5 **California Environmental Quality Act; making findings of consistency with the General**  
6 **Plan, as proposed for amendment, and the eight priority policies of Planning Code,**  
7 **Section 101.1; and adopting findings of public necessity, convenience, and welfare**  
8 **under Planning Code, Section 302.**

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

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

17 Section 1. Findings.

18 (a) The Board of Supervisors adopted a companion ordinance related to General Plan  
19 amendments for the Potrero HOPE SF project. This companion ordinance describes the  
20 project and includes findings under the California Environmental Quality Act (Public  
21 Resources Code Sections 21000 et seq.), and findings of consistency with the General Plan  
22 as amended, and the eight priority policies of Planning Code Section 101.1. The Board of  
23 Supervisors adopts as its own all of these findings for purposes of this ordinance. The  
24 companion ordinance on the General Plan amendments and the accompanying findings are  
25 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and are  
incorporated herein by reference.

1 (b) On \_\_\_\_\_, 2016, in Resolution No. \_\_\_\_\_, the Planning Commission  
 2 adopted findings under Planning Code Section 302 determining that this ordinance serves the  
 3 public necessity, convenience, and general welfare. The Board of Supervisors adopts as its  
 4 own these findings. The Planning Commission Resolution is on file with the Clerk of the  
 5 Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.  
 6

7 Section 2. Under Sections 106 and 302(c) of the Planning Code, the following zoning  
 8 use designation amendments to Sheet SU-08 of the Zoning Map are hereby approved:  
 9

<b>Description of Property</b>	<b>Special Use District Hereby Approved</b>
Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block 4285B, Lot 001; Block 4223, Lot 001; Block 4287, Lots 001A and 007	Potrero Hope SF Special Use District

16  
 17 Section 3. Under Sections 106 and 302(c) of the Planning Code, the following zoning  
 18 use designation amendments to Sheet HT-08 of the Zoning Map are hereby approved:  
 19

<b>Description of Property</b>	<b>Height and Bulk District to be Superseded</b>	<b>Height and Bulk District Hereby Approved</b>
Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block	40X	40/65-X

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4285B, Lot 001; Block 4223, Lot 001		
Assessor's Block 4287, Lots 001A and 007	50X	40/65-X

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

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

By:   
\_\_\_\_\_  
Robb W. Kapla  
Deputy City Attorney

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## LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Potrero HOPE SF Zoning Map Amendments]

**Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

### 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 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block 4285B, Lot 001; Block 4223, Lot 001; and Block 4287, Lots 001A and 007 encompass the Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project"). The current Zoning Map designates these parcels as Residential, Mixed Districts, Moderate Density (RM-2) use, and as 40-X (for Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block 4285B, Lot 001; Block 4223, Lot 001) or 50X (for Assessor's Block 4287, Lots 001A and 007) height and bulk limit.

### Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the Potrero HOPE SF Project by rezoning all the lots to the Potrero Hope SF Special Use District and altering the height and bulk limits. Specifically, all lots would be designated 40/65-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.

The Project is part of the City's HOPE SF program. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass

displacement of current residents. Launched in 2007, HOPE SF is a human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investments in education, economic mobility, health and safety.

This ordinance facilitates the orderly development of this site by rezoning the entire Project area to accommodate Project development. By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the City's General Plan, Planning Code and Zoning Map, and approval of a Development Agreement.

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1 [Development Agreement - BRIDGE Potrero Community Associates, LLC - Potrero HOPE SF  
2 Project]

3 **Ordinance approving a Development Agreement between the City and County of San**  
4 **Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE**  
5 **Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the**  
6 **approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri**  
7 **Street to the north, Texas Street to the east, 25th Street and 26th Street to the south,**  
8 **and Wisconsin Street to the west; confirming the Development Agreement's**  
9 **compliance with, or waiving certain provisions of, Administrative Code,**  
10 **Chapters 14B, 29, and 56; approving the use of impact fees and exactions for**  
11 **improvements and other community benefits, as set forth in the Development**  
12 **Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4;**  
13 **ratifying past actions taken in connection with the Development Agreement;**  
14 **authorizing further actions taken consistent with this Ordinance; making findings**  
15 **under the California Environmental Quality Act; and making findings of conformity with**  
16 **the General Plan, and with the eight priority policies of Planning Code, Section**  
17 **101.1(b).**

18 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
19 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
20 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
21 **Board amendment additions** are in double-underlined Arial font.  
22 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
23 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
24 subsections or parts of tables.

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

Section 1. Project Findings.



1 (a) California Government Code Section 65864 et seq. authorizes any city, county,  
2 or city and county to enter into an agreement for the development of real property within its  
3 jurisdiction.

4 (b) Chapter 56 of the Administrative Code ("Chapter 56") sets forth certain  
5 procedures for the processing and approval of development agreements in the City and  
6 County of San Francisco (the "City").

7 (c) HOPE SF is the nation's first large-scale public housing transformation  
8 collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and  
9 creating vibrant mixed-income communities without mass displacement of current residents.  
10 Launched in 2007, HOPE SF is a human and real estate capital commitment by the City.  
11 HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking  
12 intergenerational patterns related to the insidious impacts of trauma and poverty, and to  
13 creating economic and social opportunities for current public housing residents through deep  
14 investments in education, economic mobility, health and safety.

15 (d) The Potrero HOPE SF project (the "Project"), which is located in the Potrero Hill  
16 neighborhood, is an approximately 38-acre irregularly shaped site bounded by 23rd Street  
17 and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the  
18 south and Wisconsin Street to the west in San Francisco

19 (e) The San Francisco Housing Authority owns and operates 619 units of public  
20 housing on the approximately 38-acre site of the Project.

21 (f) The Project is a mixed-use, mixed-income development with several different  
22 components: (i) construction of the public infrastructure to support the Project; (ii)  
23 development of private affordable housing on affordable parcels in accordance with an  
24 affordable housing plan; (iii) development of private residential projects on market rate  
25 parcels; and (iv) development of community improvements (e.g., open space areas,

1 community facilities) throughout the Project. The Potrero HOPE master plan consists of a  
2 maximum of 1,700 units, of which approximately 800 are replacement units for existing  
3 Potrero households and additional affordable housing units. There are also up to 800 units  
4 that will be for market rate homeownership and rental. The master plan includes all new  
5 streets and utility infrastructure, 3.5 acres of new open spaces, and approximately 50,000  
6 square feet of new neighborhood serving spaces.

7 (g) BRIDGE Potrero Community Associates, LLC (the "Developer") filed an  
8 application with the City's Planning Department for approval of a development agreement  
9 relating to the Project Site (the "Development Agreement") under Chapter 56. A copy of the  
10 Development Agreement is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_  
11 and is incorporated herein by reference.

12 (h) This ordinance is companion legislation to other ordinances relating to the  
13 Potrero HOPE SF project, including Planning Code amendments and Zoning Map  
14 amendments. These ordinances are on file with the Clerk of the Board of Supervisors in File  
15 No. \_\_\_\_\_.

16 (i) The Project will help realize and further the City's HOPE SF goals. In addition to  
17 helping the City realize and further such goals, the City has determined that development of  
18 the Project under the Development Agreement will provide additional benefits to the public  
19 that could not be obtained through application of existing City ordinances, regulations and  
20 policies. The Development Agreement will eliminate uncertainty in the City's land use planning  
21 for the Project and secure orderly development of the Project.

## 22 Section 2. Environmental and Land Use Findings.

23 The Board of Supervisors adopted a companion ordinance related to General Plan  
24 amendments for the Project. This companion ordinance described the Project and included  
25 findings under the California Environmental Quality Act (Public Resources Code Sections

1 21000 et seq.), and findings of consistency with the General Plan, and the eight priority  
2 policies of Planning Code Section 101.1. The Board of Supervisors adopts all of these  
3 findings for purposes of this ordinance. The companion ordinance on the General Plan  
4 amendments and the accompanying findings are on file with the Clerk of the Board of  
5 Supervisors in File No. \_\_\_\_\_ and are incorporated herein by reference.

6 Section 3. Approval of Development Agreement.

7 (a) The Board of Supervisors approves all of the terms and conditions of the  
8 Development Agreement, in substantially the form on file with the Clerk of the Board of  
9 Supervisors in File No. \_\_\_\_\_.

10 (b) The Board of Supervisors approves and authorizes the execution, delivery and  
11 performance by the City of the Development Agreement as follows: (i) the Director of  
12 Planning and (other City officials listed thereon) are authorized to execute and deliver the  
13 Development Agreement and consents thereto, and (ii) the Director of Planning and other  
14 appropriate City officials are authorized to take all actions reasonably necessary or prudent to  
15 perform the City's obligations under the Development Agreement in accordance with its terms.  
16 The Director of Planning, at his or her discretion and in consultation with the City Attorney, is  
17 authorized to enter into any additions, amendments or other modifications to the Development  
18 Agreement that the Director of Planning determines are in the best interests of the City and  
19 that do not materially increase the obligations or liabilities of the City or materially decrease  
20 the benefits to the City as provided in the Development Agreement. Final versions of such  
21 documents shall be provided to the Clerk of the Board for inclusion in the official file within 30  
22 days of execution by all parties.

23 Section 4. Potential Conflict of Development Agreement with Administrative Code;  
24 Waiver of Administrative Code Provisions.

1 (a) In the event of any conflict between any provision of the Development Agreement  
2 and Administrative Code Chapters 14B, 29 or 56, the Development Agreement provision shall  
3 prevail,

4 (b) Without limiting the scope of subsection (a), above, which applies to the  
5 Administrative Code Chapters mentioned therein in their entirety, the provisions of  
6 Administrative Code Chapters 14B, 29 and 56 designated below are, as to the Development  
7 Agreement, hereby waived or deemed satisfied. The omission below of a reference to a  
8 particular provision in the Development Agreement or a particular provision in one of the  
9 aforementioned Administrative Code Chapters shall not be construed to negate the  
10 applicability of subsection (a) to such provisions.

11 (1) The Project comprises nearly 40 acres and is the type of large multi-phase and/or  
12 mixed-use development contemplated by the Administrative Code and is deemed to satisfy  
13 the provisions of Chapter 56, Section 56.3(g).

14 (2) The provisions of Development Agreement Section 6.6 and the Workforce MOU  
15 attached to the Development Agreement as Exhibit I shall apply in lieu of the provisions of  
16 City Administrative Code Chapter 14B, Section 14B.20 and Chapter 56, Section 56.7(c).

17 (3) The provisions of the Development Agreement regarding any amendment or  
18 termination, including those relating to "Material Change," shall apply in lieu of the provisions  
19 of Chapter 56, Section 56.15.

20 (4) The City established the HOPE SF Fund through Ordinance No. 180-07, and  
21 affirmed its commitment to HOPE SF through Resolution No. 556-07. Together, those actions  
22 shall apply in lieu of the provisions of Administrative Code Chapter 29.

23 Section 5. Planning Code Fee Waiver for the Eastern Neighborhoods Impact Fee.

24 Notwithstanding the fee payment requirements of Planning Code Sections 423 et  
25 seq. (Eastern Neighborhoods Impact Fee), the fee payments for the Project as identified in

1 this ordinance are hereby waived. In lieu of paying said fees, the Developer shall pay the  
2 equivalent amount of fees directly to the Mayor's Office of Housing and Community  
3 Development to fund infrastructure and community benefits within the boundaries of the  
4 HOPE SF Potrero Special Use District and as contemplated in the Development  
5 Agreement. Said fees shall be paid at the same time fees are paid in accordance with  
6 Planning Code Sections 423.3 and 423.4.

7 Section 6. Administrative Code Chapter 56 Waiver.

8 In connection with the Development Agreement, the Board of Supervisors finds that the  
9 requirements of Chapter 56, as modified hereby, have been substantially complied with and  
10 waives any procedural or other requirements of Chapter 56 if and to the extent that they have  
11 not been strictly complied with.

12 Section 7. Ratification of Past Actions; Authorization of Future Actions.

13 All actions taken by City officials in preparing and submitting the Development  
14 Agreement to the Board of Supervisors for review and consideration are hereby ratified and  
15 confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be taken  
16 by City officials consistent with this ordinance.

17 Section 8. Effective and Operative Dates.

18 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs  
19 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
20 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
21 Mayor's veto of the ordinance.

22 (b) This ordinance shall become operative only on the later of (a) the effective date of  
23 this ordinance, or (b) the last occurring effective date among the companion ordinances  
24 identified in Section 1(h) of this ordinance. Copies of said ordinances are on file with the  
25

1 Clerk of the Board of Supervisors in File no. \_\_\_\_\_. No rights or duties are created under the  
2 Development Agreement until the operative date of this ordinance.

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

By:   
Heidi J. Gewertz  
Deputy City Attorney  
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## LEGISLATIVE DIGEST

[Development Agreement - BRIDGE Potrero Community Associates, LLC - Potrero HOPE SF Project]

**Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

### Existing Law

California Government Code section 65864 *et seq.* (the "Development Agreement Statute") and San Francisco Administrative Code Chapter 56 ("Chapter 56") authorize the City and County of San Francisco (the "City") to enter into a development agreement regarding the development of real property.

### Amendments to Current Law

This ordinance approves a development agreement between the City and BRIDGE Potrero Community Associates, LLC ("Developer") in accordance with the Development Agreement Statute and Chapter 56. The development agreement would provide to Developer the right to develop the project site as described in the development agreement (the "Project"). There are no proposed amendments to Chapter 56.

### Background Information

Under the development agreement, Developer will attain the vested right to develop the proposed project on the approximately 50-acre site. The term of the development agreement is 25 years. The Project is a mixed use, mixed income development with several different components: (i) construction of the public infrastructure to support the Project; (ii) development of private affordable housing on affordable parcels in accordance with an affordable housing plan; (iii) development of private residential projects on market rate parcels; and (iv) development of community improvements (e.g., open space areas,

community facilities) throughout the Project. The Potrero HOPE master plan consists of a maximum of 1,700 units, of which approximately 800 are replacement units for existing Potrero households and additional affordable housing units. There are also up to 800 units that will be for market rate homeownership and rental. The master plan includes all new streets and utility infrastructure, 3.5 acres of new open spaces, and approximately 50,000 square feet of new neighborhood serving spaces.

Currently, the San Francisco Housing Authority owns and operates 619 units of public housing on the approximately 38-acre site of the Project, which is located in the Potrero Hill neighborhood of the City.

The Project is part of the City's HOPE SF program. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investments in education, economic mobility, health and safety.

By separate legislation, the Board is considering a number of actions in furtherance of the project, including the approval of amendments to the City's General Plan, Planning Code and Zoning Map.

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