



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
BY: [Signature]

Transmittal Materials

**CASE NO. 2010.0515MAP-02
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")**

cc:

Rob Kapla, Deputy City Attorney

Yoyo Chan, Aide to Supervisor Cohen

Andrea Ausberry, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution

Planning Department Executive Summary



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

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. 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 overall Hope SF Potrero Project anticipates rezoning the entire site with a Special Use District that would include specific land use and development controls for the site; the overall project also looks to rezone the height zoning to allow heights between 35-feet and 65-feet.

The Project Sponsor has been 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 summer 2016. Because the overall rezoning and the DA are expected to work together, these entitlements will not be ready for Planning Commission approval until later in 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"); this lot is anticipated to 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 overall rezoning.

The Project Sponsor has submitted a Building Permit application to construct 72 affordable units on Block X. Because this is a 100-percent affordable project, no Conditional Use or Planned Unit Development (PUD) Hearing is required before the Planning Commission, even where the Project is seeking a modification that would otherwise be sought through a PUD (Planning Code Section 315). However, because of the existing Public ("P") zoning and 40-X Height and Bulk District, Block X needs to be rezoned to enable the proposed new construction.

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 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 recommending to the Board of Supervisors the adoption of Block X rezoning now.

On December 10, 2015, the Planning Commission adopted master General Plan Findings (Motion No. 19531) for the entire Potrero HOPE SF Master Plan Project. The Planning Commission found that, on balance, the overall Potrero Hope SF Project, including Block X, 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.

On December 10, 2015, the Planning Commission also adopted Motion Nos. 19529 and 19530, which (1) certified the Final Environment Impact Report (FEIR) for the Potrero Hope SF Master Project

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 4787, 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

Street and 25th Street is the existing Potrero Terrace Housing Authority site (zoned RM-2). There are no residential structures immediately adjacent to the site.

ISSUES AND CONSIDERATIONS

The subject project is part of the larger Potrero Hope SF Project. While the overall project has received CEQA clearance, it has not received its master entitlements, which are expected to include, among other components, a Development Agreement, the creation of a Special Use District (SUD), and the adoption of Design Standards and Guidelines document (DSG). The Mayor's Office of Housing and Community Development (MOHCD) and the Project Sponsor has indicated that it is important that 1101 Connecticut Street be entitled prior to the scheduled approval for the overall project so that construction can begin on this vacant parcel ahead of demolition on other portions of the site; this is to enable on-site relocation. Therefore, the Project Sponsor is seeking this approval ahead of the remainder of the project. For building permits to be approved for Block X, it must be rezoned from P to RM-2 (the same underlying zoning for the rest of the site) and 50-X Height and Bulk. Planning staff has reviewed the project for consistency with the proposed new standards for the overall Hope SF Project and has found them in compliance.

Because the 1101 Connecticut Street Project is 100-percent affordable, Planning Code Section 315 enable the Director to approve the Building Permit, even where a Conditional Use or Planned Unit Development approval would have been otherwise required by the Planning Commission. The Director has / will approve the Project with the condition that this rezoning be finalized prior to final approval the Building Permit.

IMPLEMENTATION

The Department has determined that this ordinance will not impact our current implementation procedures.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval* of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

- The proposed rezoning would enable the construction of 72 affordable units, where they would not be currently allowed.
- The Project would further the Hope SF Potrero Project by enabling MOHCD and the Project Sponsor to start construction without demolishing existing units.
- The new construction project, which this mapping project would enable, has been found to be consistent with the proposed Hope SF Potrero Project.

- 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

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

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. 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 overall Hope SF Potrero Project anticipates rezoning the entire site with a Special Use District that would include specific land use and development controls for the site; the overall project also looks to rezone the height zoning to allow heights between 35-feet and 65-feet.

The Project Sponsor has been 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 summer 2016. Because the overall rezoning and the DA are expected to work together, these entitlements will not be ready for Planning Commission approval until later in 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"); this lot is anticipated to 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 overall rezoning.

The Project Sponsor has submitted a Building Permit application to construct 72 affordable units on Block X. Because this is a 100-percent affordable project, no Conditional Use or Planned Unit Development (PUD) Hearing is required before the Planning Commission, even where the Project is seeking a modification that would otherwise be sought through a PUD (Planning Code Section 315). However, because of the existing Public ("P") zoning and 40-X Height and Bulk District, Block X needs to be rezoned to enable the proposed new construction.

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 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 recommending to the Board of Supervisors the adoption of Block X rezoning now.

On December 10, 2015, the Planning Commission adopted master General Plan Findings (Motion No. 19531) for the entire Potrero HOPE SF Master Plan Project. The Planning Commission found that, on balance, the overall Potrero Hope SF Project, including Block X, 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.

On December 10, 2015, the Planning Commission also adopted Motion Nos. 19529 and 19530, which (1) certified the Final Environment Impact Report (FEIR) for the Potrero Hope SF Master Project 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
Acting Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

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
Attn: 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

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

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 ~~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. _____, and are incorporated herein by reference.

8 (c) At the December 10, 2015, hearing, the Planning Commission in Motion No. 19530
9 adopted environmental findings in accordance with CEQA ("CEQA Findings"), including a
10 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. _____, and is incorporated herein by reference.

13 (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. _____ and is incorporated herein by
8 reference.

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

11
12 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

13
14
15
16
17 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

18
19
20
21
22
23 Section 3. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
25 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board

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

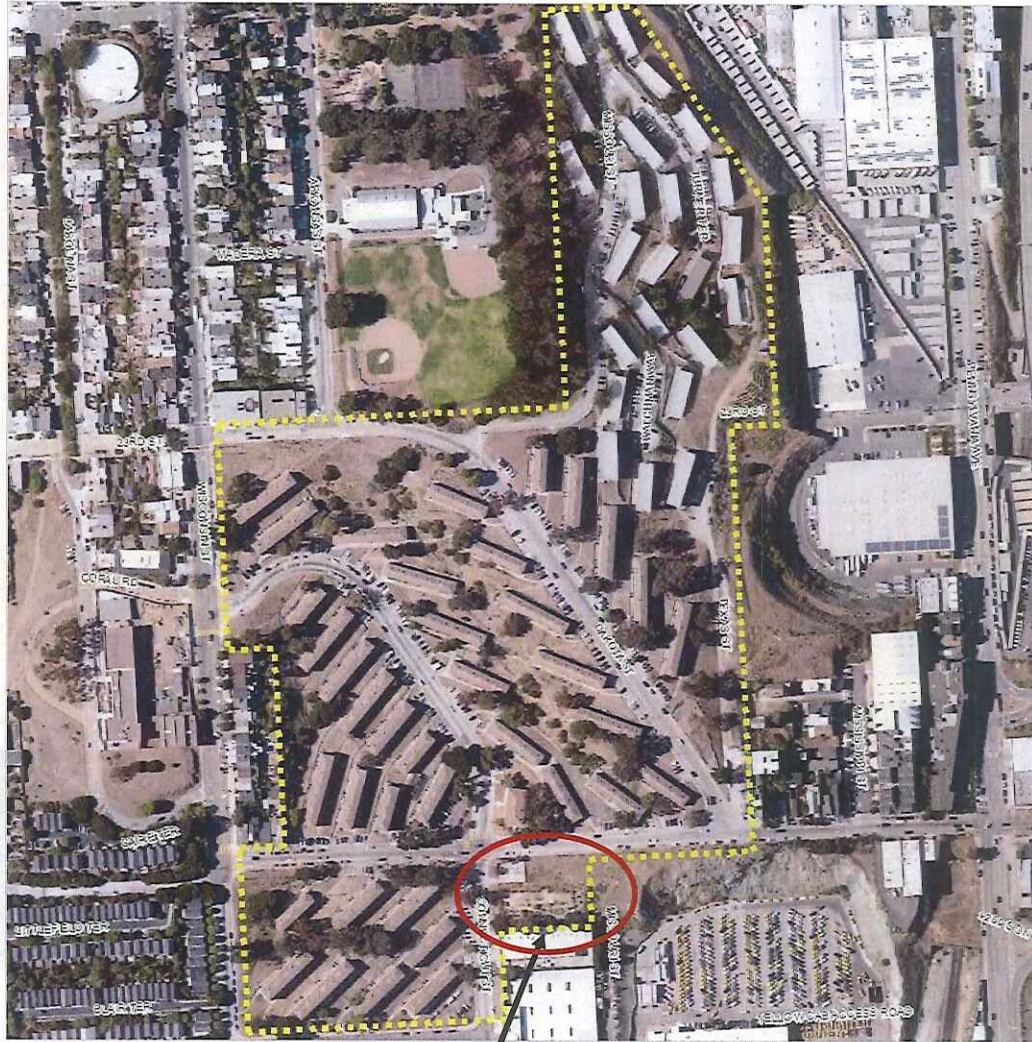
10 By:


11 ROBB W. KAPLA
Deputy City Attorney

12 n:\eganas\2016\1600548\01093470.docx
13
14
15
16
17
18
19
20
21
22
23
24
25

Aerial Map

Potrero Hope SF Site

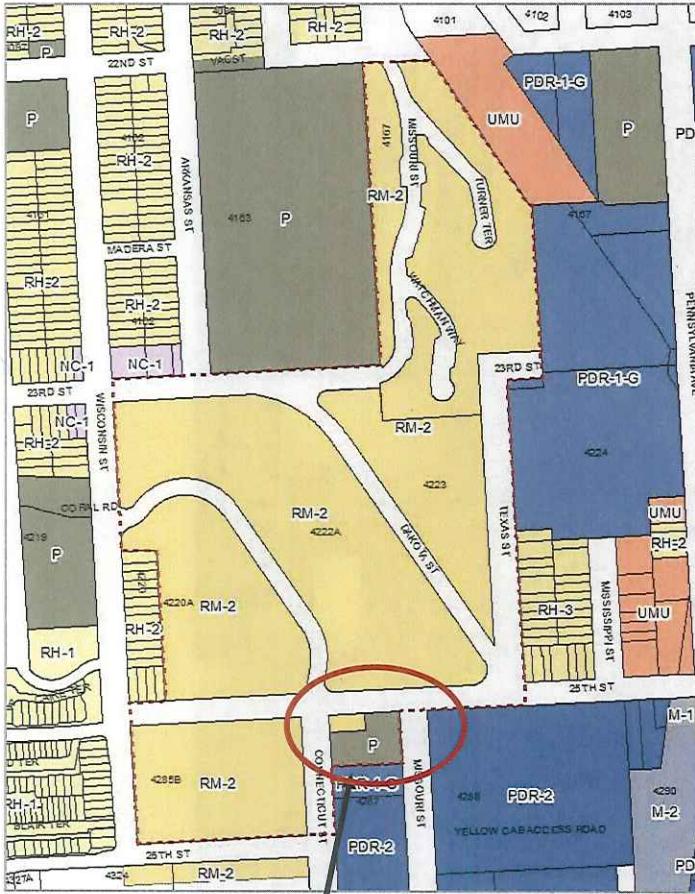


BLOCK X

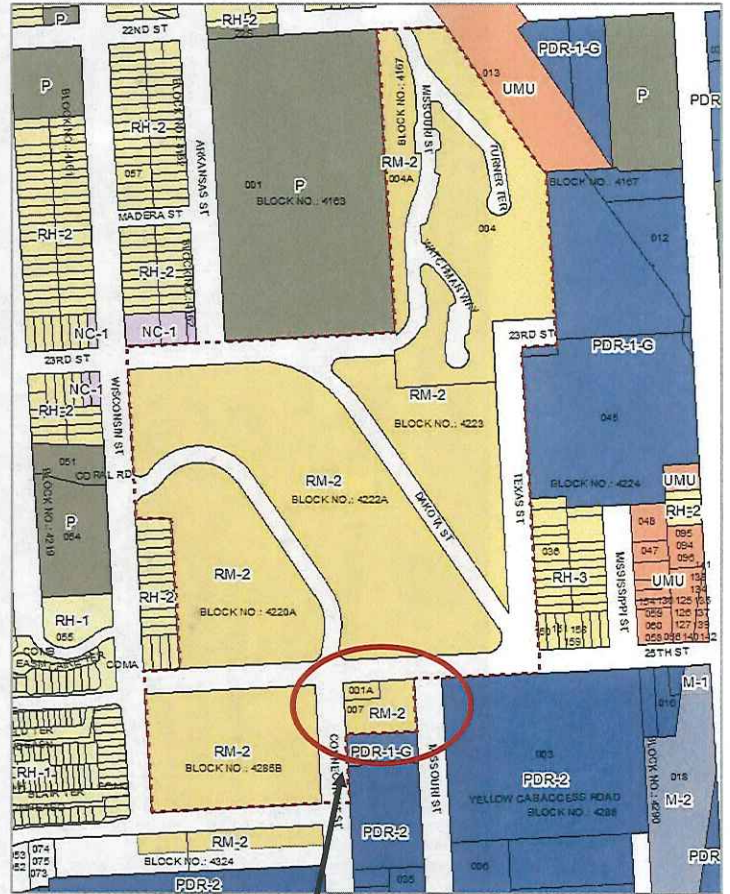
Potrero Hope SF – Block X Map Amendment
Record Number: 2010.0515MAP-02
BOS File 160360
1101 Connecticut Street

Potrero HOPE SF

Proposed Rezoning for Block X



Existing



Proposed



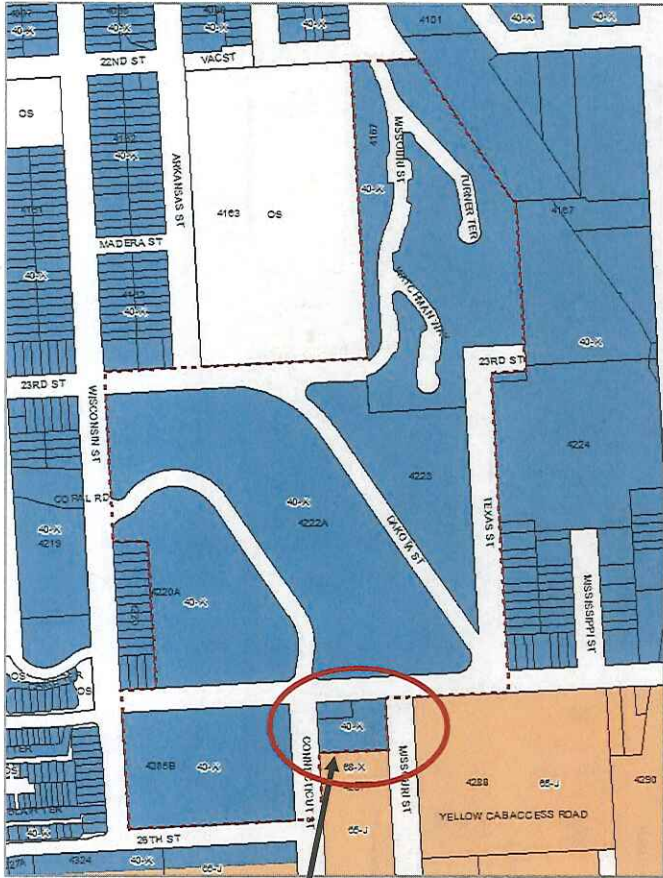
BLOCK X

BLOCK X

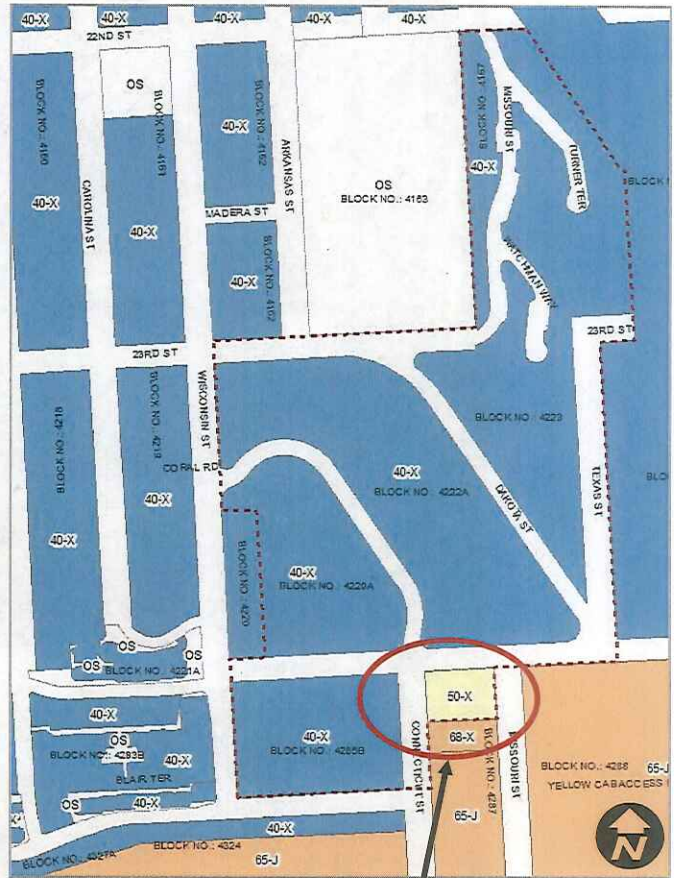
Potrero Hope SF – Block X Map Amendment
 Record Number: 2010.0515MAP-02
 BOS File 160360
 1101 Connecticut Street

Potrero HOPE SF

Proposed Height Rezoning for Block X



Existing



Proposed

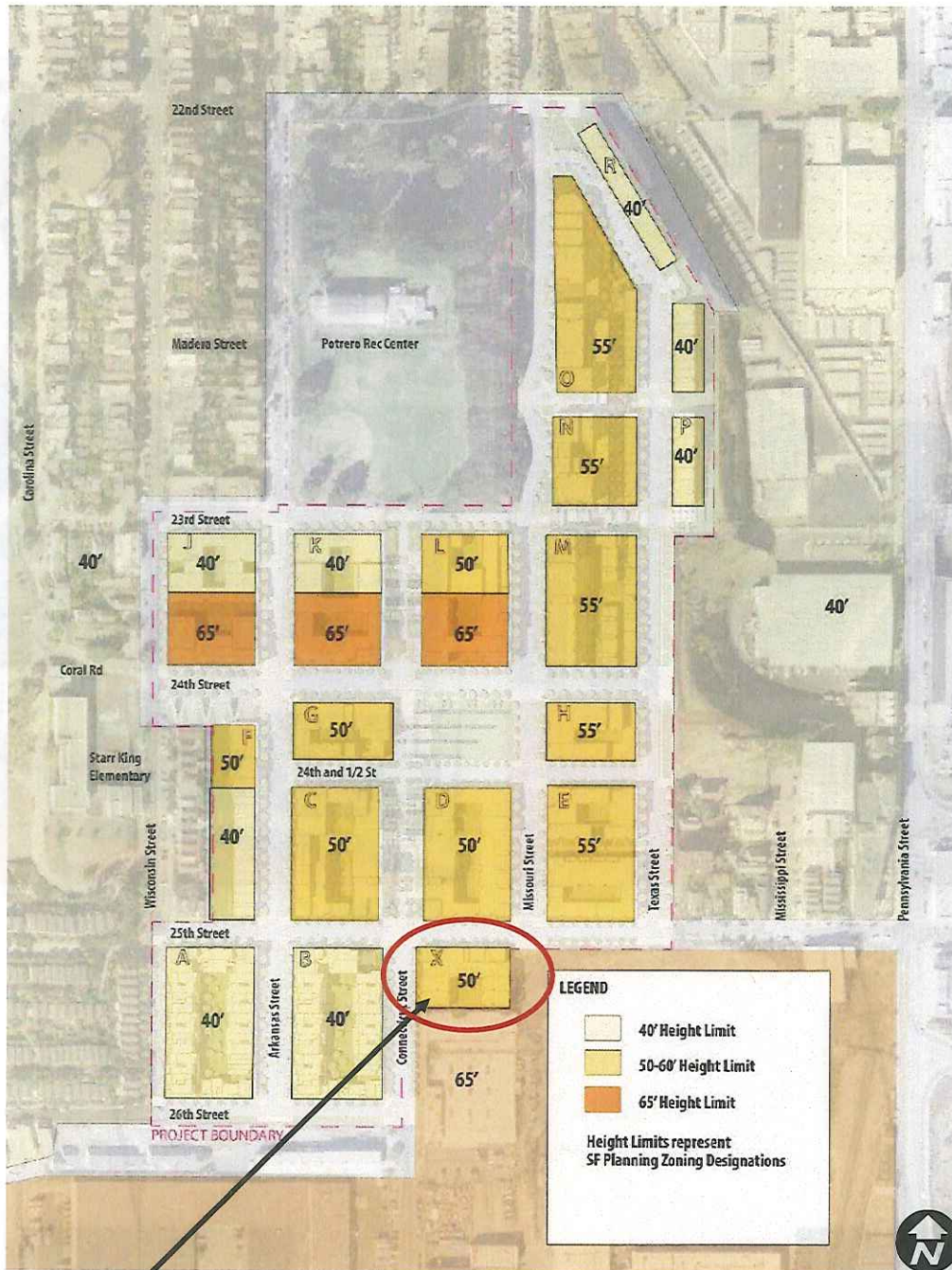
BLOCK X

BLOCK X

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

Potrero HOPE SF

Proposed Heights for Entire Project (not yet adopted)



BLOCK X

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