

1 [General Plan Amendments - Potrero HOPE SF Project]

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3 **Ordinance amending the General Plan in connection with the Potrero HOPE SF project;**
 4 **adopting findings under the California Environmental Quality Act; making findings of**
 5 **consistency with the General Plan as proposed for amendment, and the eight priority**
 6 **policies of Planning Code, Section 101.1; and adopting findings of public necessity,**
 7 **convenience, and welfare under Planning Code, Section 340.**

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

12

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

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15 Section 1. Findings.

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(a) HOPE SF is the nation's first large-scale public housing transformation
 17 collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and
 18 creating vibrant mixed-income communities without mass displacement of current
 19 residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital
 20 commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is
 21 committed to breaking intergenerational patterns related to the insidious impacts of trauma
 22 and poverty, and to creating economic and social opportunities for current public housing
 23 residents through deep investments in education, economic mobility, health, and safety. The
 24 Potrero HOPE SF Project (the "Project") will help realize and further the City's HOPE SF
 25 goals.

1 (b) The Project is located on the southern and eastern slopes of Potrero Hill and is
2 generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin
3 Street to the west, 25th and 26th Streets to the south and Texas and Missouri Streets to the
4 east.

5 (c) The San Francisco Housing Authority currently owns and operates 620 units on the
6 approximately 39-acre (including streets) site.

7 (d) The Potrero HOPE SF Master Plan includes demolition of all existing units, vacation
8 of portions of the right of way that currently cross the site diagonally, and building new streets
9 that would better continue the existing street grid. The site would feature a new “Main Street”
10 along a newly established segment of 24th Street. This new segment of 24th Street would be
11 aligned with commercial and community uses, and parks and open space.

12 (e) The Project is a mixed-use, mixed-income development with several different
13 components: (1) construction of the public infrastructure to support the Project; (2)
14 development of private, mixed-use affordable housing on affordable parcels in accordance
15 with an affordable housing plan; (3) development of private, mixed-use residential projects on
16 market rate parcels; and (4) development of community improvements (e.g., 3.5 acres of open
17 space areas, community facilities) throughout the Project. At completion, the Project would
18 include up to 1,700 units, including Housing Authority replacement units (approximately 619
19 units), and a mix of additional affordable units (approximately 335 units at varying levels of
20 affordability including 200 additional affordable units) and market rate units (approximately
21 800 units). The Project also includes approximately 15,000 gross square feet of retail, and
22 30,000 gross square feet of community-serving uses.

23 (f) This ordinance is companion legislation to other ordinances relating to the Project,
24 including Planning Code amendments, Zoning Map amendments, and a Development
25 Agreement adoption.

1 (g) On December 10, 2015, in Motion No. 19529, the Planning Commission certified
2 as adequate and complete the Potrero Hope SF Master Plan Project Environmental Impact
3 Report/Environmental Impact Statement (Planning Case No. 2010.0515E) in accordance with
4 the California Environmental Quality Act (California Public Resources Code Sections 21000 et
5 seq.) and Administrative Code Chapter 31. Said Motion is on file with the Clerk of the Board
6 of Supervisors in File No. 161308 and is incorporated herein by reference.

7 (h) On that same date, in Motion No. 19531, the Planning Commission adopted
8 findings under the California Environmental Quality Act (“CEQA Findings”) related to the
9 Project. The Board adopts these CEQA Findings as its own. Said Motion and the CEQA
10 Findings are on file with the Clerk of the Board of Supervisors in File No. 161308 and are
11 incorporated herein by reference.

12 (i) On September 15, 2016, 2016, in Motion No. 19738, the Planning Commission
13 initiated the actions contemplated in this ordinance. Said Motion is on file with the Clerk of the
14 Board of Supervisors in File No. 161308.

15 (j) On December 10, 2015, in Motion No. 19531, the Planning Commission adopted
16 findings that the actions contemplated in this ordinance are consistent, on balance, with the
17 City’s General Plan as proposed for amendment and eight priority policies of Planning Code
18 Section 101.1. In addition, the Planning Commission adopted additional CEQA Findings as
19 part of this Motion. The Board adopts all of these findings as its own. A copy of said Motion
20 is on file with the Clerk of the Board of Supervisors in File No. 161308, and is incorporated
21 herein by reference.

22 (k) In this same Resolution, the Planning Commission in accordance with Planning
23 Code Section 340 determined that this ordinance serves the public necessity, convenience,
24 and general welfare. The Board of Supervisors adopts as its own these findings.

1 Section 2. The General Plan is hereby amended by revising the Recreation and Open
2 Space Element and the Urban Design Element as follows:

3 **Recreation and Open Space Element**

4 Map 03 – Existing and Proposed Open Space. Insert indications of new parks within
5 the Potrero HOPE SF boundaries pursuant to the Potrero HOPE SF Design Standards and
6 Guidelines Document.

7 **Urban Design**

8 Map 4 - Urban Design Guidelines for Height of Buildings. Add shading representative
9 of 41-88 feet height range to the boundaries of the Potrero HOPE SF site.

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

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

19 By: _____
20 Robb W. Kapla
21 Deputy City Attorney

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