

BOARD of SUPERVISORS



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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]

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

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

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

20 Section 1. Environmental and General Plan Findings.

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

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

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:

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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

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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

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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.

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

By: 

ROBB W. KAPLA
Deputy City Attorney

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