REVISED LEGISLATIVE DIGEST
(Substituted 2/25/2020)

[Planning Code, Zoning Map - Potrero Power Station Special Use District]

Ordinance amending the Planning Code and Zoning Map to establish the Potrero Power Station Special Use District, generally bound by 22nd Street and the southern portion of the newly created Craig Lane to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, the Potrero Power Station site in the Central Waterfront area of San Francisco, is zoned M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution and Repair – General) and located in a 40-X and 65-X height and bulk district.

Amendments to Current Law

This ordinance would amend the Planning Code to create the Potrero Power Station Special Use District ("SUD"). The SUD contains special controls for the development of the site, including modifications to Planning Code requirements related to allowed uses, building standards (including dwelling unit mix and density, measurement of building heights, streetwalls, setbacks, rear yard, open space, dwelling unit exposure, ground floor controls, parking, signage, mid-block passages), inclusionary housing,and review and approval of development applications.

The ordinance also would amend the height and bulk map from 40-X and 65-X to 65-PPS and 240-PPS.

Background Information

This ordinance would enable the development of the Potrero Power Station Mixed-Use Project ("Project"), proposed by California Barrel Company ("Project Sponsor) The Project is immediately south of Pier 70 and encompasses property currently owned by the Project Sponsor, PG&E, the Port, and the City. The Project proposal includes developing approximately 2.5 million square feet ("sq. ft.") of residential space (2,601 dwelling units), 1.8 million sq. ft. of commercial uses, including 100,000 sq. ft. of retail, 800,000 sq. ft. of office, 650,000 sq. ft. of life science/laboratory, 240,000 sq. ft. of hotel (250 rooms), and 35,000 sq. ft. of Production, Distribution, and Repair ("PDR") uses. Additionally, it includes 25,000 square

feet of entertainment/assembly uses, 50,000 square feet of community facilities, up to 2,686 off-street automobile parking spaces, and 6.9 acres of publicly accessible open space, including a new waterfront park. The proposal would also feature newly created public streets, pedestrian paths, cycle tracks, and the continuation of the Bay Trail. New buildings on the site are proposed to range from 65 feet to 240 feet in height and would generally step down from the middle of the site toward both the east and west. Three existing structures on the site, the Unit 3 power block and Boiler Stack along the waterfront and the Station A building, are proposed for adaptive reuse.

The project would also require General Plan Amendments, the adoption of a Design for Development ("D4D") document to facilitate implementation, and a Development Agreement ("DA") between the Project Sponsor and the City and County of San Francisco;

On February 25, 2020, the sponsor introduced substitute legislation. The substitute legislation makes amendments that were discussed at the January 30, 2020 Planning Commission hearing, and non-substantive technical amendments. The amendments discussed at the January 30, 2020 Planning Commission hearing include adding a note to the Land Use Table to specify that Self-Storage Use is Conditionally Permitted, set the Area Median Income limit for rental units at 130% AMI, and require an informational presentation for any proposal to build a pedestrian bridge attached to Station A, and to clarify the existing obligation for any Mills Act contract to be approved by the Historic Preservation Commission.

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