BOARD of SUPERVISORS

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MEMORANDUM

Date: December 8, 2023

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 231256
Planning Code, Zoning Map - Potrero Yard Special Use District

☒ California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.)
- ☒ Ordinance / Resolution
- ☐ Ballot Measure

☒ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
☒ General Plan ☒ Planning Code, Section 101.1 ☒ Planning Code, Section 302

☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)

☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

☐ Historic Preservation Commission
- ☐ Landmark *(Planning Code, Section 1004.3)*
- ☐ Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
- ☐ Mills Act Contract *(Government Code, Section 50280)*
- ☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

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

Ordinance amending the Planning Code and Zoning Map to create the Potrero Yard Special Use District and change the height and bulk limits at 2500 Mariposa Street, Assessor's Parcel Block No. 3971, Lot No. 001, to facilitate development of the Potrero Yard Modernization Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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

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

Section 1. Planning and Environmental Findings.

(a) The Potrero Yard Special Use District contemplated in this ordinance would facilitate development of the Potrero Yard Modernization Project ("Project"), which would include a modern, multi-story, efficient bus maintenance and storage facility to serve the San Francisco Municipal Transportation Agency, as well as high-density residential development.

(b) At its hearing on _____ __, 2024, and prior to recommending the proposed ordinance for approval, by Motion No. _____, the Planning Commission certified a Final Environmental Impact Report ("FEIR") for the Project pursuant to the California Environmental Quality Act ("CEQA") (California Public Resources Code Sections 21000 et seq.), the CEQA

Guidelines (Cal. Code Reg. Sections 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference. In accordance with the actions contemplated in this ordinance, this Board has reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's certification of the FEIR, and finds that the actions contemplated in this ordinance are within the scope of the Project described and analyzed in the FEIR.

(c) In approving the Project at its hearing on _____ __, 2024, by Motion No. _____, the Planning Commission also adopted findings under CEQA, including a statement of overriding considerations, and a Mitigation Monitoring and Reporting Program ("MMRP"). Copies of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File No. _____, and are incorporated herein by reference. The Board hereby adopts and incorporates by reference as though fully set forth herein the Planning Commission's CEQA findings, including the statement of overriding considerations. The Board also adopts and incorporates by reference as though fully set forth herein the Project's MMRP.

(d) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(e) Pursuant to Planning Code Section 302, this Board finds that this Planning Code amendment will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____, adopted on _____, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

Section 2. Article 2 of the Planning Code is hereby amended by adding Section 249.98, to read as follows:

Section 249.98. POTRERO YARD SPECIAL USE DISTRICT

*(a) **Location.** A Special Use District entitled the Potrero Yard Special Use District (the "SUD") is hereby established, comprising Lot 001 in Assessor's Parcel Block 3971 (the "Project site"), to facilitate the purpose set forth in subsection 249.98(b).*

*(b) **Purposes.** The purpose of the Potrero Yard SUD is to facilitate development of the Potrero Yard Modernization Project by allowing uses beyond San Francisco Municipal Transportation Agency's growing facility, maintenance, and operational needs, including residential uses and non-residential uses. The Potrero Yard Modernization Project will include the construction and operation of a modern, multi-story, efficient bus maintenance and storage facility equipped to serve the San Francisco Municipal Transportation Agency's growing and future needs, as well as the construction of high-density residential development and ground floor commercial space. The controls set forth in this Section 249.98 shall be in addition to the requirements of any agreement between the City and another party for developing and operating uses at the site.*

*(c) **Controls.** In addition to controls applicable to the Public District set forth in Planning Code Sections 211 et seq., applicable provisions of the Planning Code shall apply in the Potrero Yard SUD, except as otherwise provided in this Section 249.98. In the event of a conflict between other provisions of the Planning Code and this Section 249.98, this Section 249.98 shall control.*

*(d) **Uses.***

*(1) **Public Uses.** Public Facilities, including Public Transportation Facility and Public Utility Yard, shall be principally permitted uses.*

*(2) **Residential Uses.***

*(A) **Planned Unit Development.** Residential Uses shall be authorized as a Planned Unit Development subject to Conditional Use Authorization in accordance with the provisions of Planning Code Sections 303 and 304.*

*(B) **Density.** No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*

*(3) **Non-Residential Uses.** On the first floor, the following non-residential uses shall be principally permitted or conditionally permitted as set forth in Table 838 of Planning Code Section 838, the Urban Mixed Use District Zoning District: all uses within the following use categories: "Sales and Service Category," "Entertainment, Arts and Recreation Use Category," "Industrial Use Category," "Institutional Use Category"; and "Non-Retail Professional Services" use within the "Non-Retail Sales and Services Use Category". All other uses and use categories in Table 838 shall not be permitted. Commercial Use Characteristics shall be principally permitted or conditionally permitted as set forth in Table 838.*

*(e) **Residential Development Controls.***

*(1) **Usable Open Space.** Each dwelling unit shall have access to 80 square feet of private or common usable open space or 54 square feet of publicly accessible usable open space. In the event that Public Facilities or Public Transportation Facilities are constructed on portions of the building above 75 feet in height, the amount of usable open space required for each dwelling unit shall be reduced to 50 square feet of private or common usable open space.*

*(2) **Dwelling Unit Mix.** Dwelling unit mix requirements shall be those applicable to the Eastern Neighborhoods Mixed Use Districts under Planning Code Section 207.6. Additional dwelling unit mix requirements may be determined by future agreement between the City and another party for developing and operating uses within the SUD.*

*(3) **Affordability.** Additional affordability requirements may be determined by future agreement between the City and another party for developing and operating uses within the SUD.*

*(f) **Non- Residential Development Controls.** The following controls shall apply to all non-residential uses within this SUD, except for public uses.*

*(1) **Street frontage requirements.** The active use requirements in Planning Code subsection 145.1(c)(3) shall apply to non-public uses fronting on Bryant Street, 17th Street, and Hampshire Street.*

*(2) **Transparency requirements.** The transparency requirements in Planning Code subsection 145(c)(6) shall apply to frontages with non-public, active uses.*

*(3) **Gates, railings, and grillwork requirements.** The gates, railings, and grillwork requirements in Planning Code subsection 145.1(c)(7) shall apply.*

*(4) **Location and operating conditions.** Location and operating conditions in accordance with Planning Code Section 202.2 shall apply.*

*(5) **Parking Requirements.** Off-street parking is not required for the non-residential uses permitted under subsection 249.98(d)(3).*

*(g) **Building Standards.***

*(1) **Sign Regulations.** The provisions of Planning Code Article 6 shall apply to all signs within this SUD. Notwithstanding the foregoing sentence, one indirectly illuminated, freestanding sign may be located along Mariposa Street within the public right of way. The aforementioned freestanding sign shall not exceed 15 feet in height, 70 feet in width, and 490 square feet in area on any side. Such freestanding sign shall not project more than 4 feet into the public right of way. Such freestanding sign shall otherwise conform to the provisions of the Planning Code, and shall require any other applicable approvals, including, if necessary, an encroachment permit under Section 786 of the Public Works Code.*

*(2) **Streetscape Plan.** The streetscape and pedestrian improvement requirements set forth in Planning Code Section 138.1 shall apply. A streetscape plan shall be submitted for review to the Planning Department showing the location, design, and dimensions of all existing and proposed*

streetscape elements in the public right-of-way directly adjacent to the fronting property, including signage, street trees, sidewalk landscaping, street lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements to proposed new construction and site work on the Project site.

*(3) **Height and Bulk for portions of the building lower than 75 feet in height.** There shall be no bulk, Floor Area Ratio, setback, lot coverage, or rear yard requirements for any uses within the portion of any building below 75 feet in height.*

*(4) **Development Standards for portions of the building 75 feet or more in height.***

*(A) **Setbacks.** At minimum, setbacks of 60 feet along the 17th Street frontage, and 10 feet along the Bryant Street, Mariposa Street, and Hampshire Street frontages, are required; provided, however, that stairs and elevator penthouses, parapets greater than 4 feet in height, mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself and its screening, and enclosed vehicular ramps for public uses may be located within the setbacks required in this subsection 249.98(4)(A).*

*(B) **Lot Coverage.** Lot coverage between 75 feet and 150 feet in height shall be limited to no more than 50% of the total lot area.*

*(C) **Massing separation above 115 feet in height.***

(i) No street-facing portion of the building above 115 feet in height shall have a linear dimension greater than 180 feet in width without it being separated from another mass by the means described in subsection 249.98(4)(C)(ii) below. Further, when located along Bryant Street, Mariposa Street, or the Hampshire Street frontage, such building massing shall not have a linear dimension greater than 155 feet in width.

(ii) Building masses shall be separated by at least 25 feet. Such massing breaks shall take the form of recessing and projecting building elements to provide articulation to the

façade. The depth of such massing breaks shall be of sufficient depth to establish a distinguishable and desirable transition between masses.

Section 3. Article 2.5 of the Planning Code is hereby amended by revising Section 270, to read as follows:

SEC. 270. BULK LIMITS: MEASUREMENT.

(a) The limits upon the bulk of buildings and structures shall be as stated in this Section *270* and in Sections 271 and 272. The terms Diagonal Dimension, Height, Length, and Plan Dimensions shall be as defined in this Code. In each height and bulk district, the maximum plan dimensions shall be as specified in the following table, at all horizontal cross-sections above the height indicated.

TABLE 270
BULK LIMITS

District Symbol on Zoning Map	**Height Above Which Maximum Dimensions Apply (in feet)**	**Maximum Plan Dimensions (in feet)**	
		Length	Diagonal Dimension
A	40	110	125
* * * * *			
CS	This table not applicable. But see Section 270(h)		
PY	*This table not applicable. But see Section 249.98 Potrero Yard Special Use District.*		

* * * * *

Section 4. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Height Map HT08 and Special Use District Map SU08 of the Zoning Map, as follows:

(a) To change the Height and Bulk Map HT08 as follows:

Assessor's Parcels (Block/Lot Numbers)	**Height and Bulk Districts Superseded**	**New Height and Bulk Districts**
3971/001	65-X	150-PY

(b) To change Special Use District Map SU08 by creating the new Potrero Yard Special Use District and assigning the following Assessor's Parcel to be within the Potrero Yard Special Use District:

Assessor's Parcel (Block/Lot)	**Special Use District**
3971/001	Potrero Yard Special Use District

Section 5. 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.

Section 6. Scope of Ordinance. Except as stated in Section 4 of this ordinance regarding the Zoning Map, in enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions,

and Board amendment deletions in accordance with the “Note” that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
PETER R. MILJANICH
Deputy City Attorney

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FILE NO. 231256

LEGISLATIVE DIGEST

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

Ordinance amending the Planning Code and Zoning Map to create the Potrero Yard Special Use District and change the height and bulk limits at 2500 Mariposa Street, Assessor's Parcel Block No. 3971, Lot No. 001, to facilitate development of the Potrero Yard Modernization Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The 4.4-acre parcel located at 2500 Mariposa Street in San Francisco's Mission District currently contains the San Francisco Municipal Transportation Agency's ("SFMTA") Potrero Trolley Coach Division Facility ("Potrero Yard"). The site is zoned P (Public) and is located in a 65-X height and bulk district.

Amendments to Current Law

This ordinance would amend the Planning Code to create the Potrero Yard 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 density, setbacks, lot coverage, open space, massing, and signage), and review and approval of development applications.

The ordinance also would amend the height and bulk map from 65-X to 150-PY.

Background Information

This ordinance would enable the development of the Potrero Yard Modernization Project ("Project"), a joint development project sponsored by the City and County of San Francisco, through the SFMTA, and a private development consortium. The Project includes demolition of the existing Potrero Yard facility and the construction and operation of a modern, multi-story, bus maintenance and storage facility equipped to serve the San Francisco Municipal Transportation Agency's growing and future needs, as well as the construction of high-density residential development and ground floor commercial space.

The project would also require amendments to the Urban Design Element of the General Plan, as well as the adoption of future agreements between the City and the private development consortium.

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