FILE NO. 231256

LEGISLATIVE DIGEST

(Substituted, 01/09/2024)

[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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