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PLANNING COMMISSION RESOLUTION NO. 21485

HEARING DATE: JANUARY 11, 2024

Case Number:	2019-021884CUA/ENV/GPA/MAP/PCA/SHD [Board File No. 231256]
Initiated by:	Planning Commission / Introduced October 19, 2023 by Resolution No. 21412 (GPA) Supervisors Ronen and Walton/ Introduced December 5, 2023 (MAP and PCA)
Project Address:	2500 Mariposa Street (SFMTA Potrero Modernization Project)
Zoning:	P (Public) Zoning District 65-X Height and Bulk District
Block/Lot:	3971 / 001
Project Sponsor:	Chris Jauregui
Company:	Plenary Americas, Potrero Neighborhood Collective LLC
Address:	555 W. Fifth St., Suite 3150
City, State:	Los Angeles, CA 90013
Property Owner:	City and County of San Francisco, SFMTA 1 South Van Ness Ave., 7 Floor San Francisco, CA 94103
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Reviewed by:	Joshua Switzky, Acting Director of Citywide Planning Joshua.Swtizky@sfgov.org, 628-652-7464

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD ADD PLANNING CODE SECTION 249.98 ("THE POTRERO YARD SPECIAL USE DISTRICT" (SUD)), ADD AN ADDITIONAL ROW TO PLANNING CODE TABLE 270 ("BULK LIMITS") FOR THE NEWLY CREATED "PY" BULK DISTRICT, AMEND ZONING MAP SU08 BY PLACING ASSESSOR'S BLOCK AND LOT 3971/001, ("SUBJECT SITE") IN THE NEWLY CREATED SUD; AND AMENDING HEIGHT MAP HT08 BY REZONING THE SUBJECT SITE FROM 65-X TO 150-PY; AND ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 340 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on December 8, 2023, Supervisors Hillary Ronan and Shamann Walton introduced an ordinance (Board File 231256) for (1) Planning Code Amendments to establish the Potrero Yard Special use District ("SUD"), and (2) for Zoning Map Amendments to amend Zoning Maps SU08 and HT08, for the Assessor's Blocks and Lots 3971 / 001.

WHEREAS, pursuant to Planning Code Section 302(b), on December 5, 2023, the San Francisco Board of Supervisors initiated these Planning Code Text and Map Amendments.

WHEREAS, the Ordinance would enable the Potrero Yard Modernization Project and Paratransit Variant ("Project"), which is located at 2500 Mariposa Street, Lot 001 in Assessor's Block 3971, and

WHEREAS, the Project consist of demolishing SFMTA's existing two-story bus facility and constructing an approximately 1,240,000 square foot, 75-150 foot, mixed-use building that will contain Public Transportation Facility and Public Utility Yard Uses for SFMTA's new state-of-the-art facility and up to approximately 465 dwelling units. Designed to accommodate SFMTA's current and future bus maintenance, operation, and administrative needs, the first four levels of the building (up to 75 feet in height) will be a modern, energy-efficient, and seismically safe facility that includes bus maintenance, storage, and repair spaces and employee training and support spaces. The remaining portions of the building (up to 150 feet in height) will be dedicated to the construction of the joint residential and commercial development between SFMTA and SFMTA's Joint Development Partner. In addition to the proposed building, the Project will also include the construction of street improvements including new bulbouts, ADA ramps, street trees, Class 2 bicycle parking spaces, and the addition of on-street passenger and commercial loading spaces along Hampshire and Bryant Streets. A public restroom will be constructed within the building at the corner of Bryant Street and 17th Street; and

WHEREAS, the Project also includes a Paratransit Variant, an alternative to the proposal, which constructs approximately 23,809 additional square feet of area dedicated to SFMTA's Paratransit division for administrative and operation spaces, and paratransit storage, operation, and circulation areas, and reduces the number of dwelling units from 465 to 104; and

WHEREAS, The Subject Site is zoned P (Public), which generally does not permit housing and most non-residential non-public uses and therefore would not permit the Project; similarly building standards provided throughout the Planning Code do not anticipate the buildout of the Project in terms of use mix and building envelop size and configuration and therefore would also not permit the Project; finally, the Subject Site's "65-X" Height designation would not permit the proposed project which is proposed to reach 150 feet in height;

WHEREAS, the proposed SUD would (1) conditionally permit residential uses via the issuance of a Planned Unit Development and implement residential development controls with regards to usable open space and dwelling unit mix ; (2) principally or conditionally permit non-residential uses pursuant to Table 838 of Planning Code Section 838 (Urban Mixed Use Zoning District) for Sales and Service Category, Entertainment, Arts, and Recreation Category, Industrial Use Category, Institutional Use Category, and Non-Retail Professional Service Use, and implement non-residential development controls with regards to street frontage, transparency, gates, railing, and grill work, location and operation conditions, and off-street parking requirements ; (3) provide building standards including setbacks, lot coverage, point of height measurement, and mass separation limitations; and,

WHEREAS, the Project will also require that the Planning Commission recommend approval to the Board of Supervisors of General Plan Amendments to amend Urban Design Map 4 ("Urban Design Guidelines for the Height of Buildings") and Urban Design Map 5 ("Urban Design Guidelines for the Bulk of Buildings"). Other Planning Commission actions include (1) certification of the Environmental Impact Report pursuant to the California Environmental Quality Act ("CEQA"); (2) adoption of CEQA findings under CEQA, including findings

rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program ("MMRP"); (3) grant Conditional Use Authorization for a Planned Unit Development for the Project itself; and (4) adopt Shadow Findings pursuant to Planning Code Section 295 with the recommendation of the of the Recreation and Parks Commission, that net new shadow on Franklin Square Park by the proposed Project at 2500 Mariposa Street would not be adverse to the use of Franklin Square Park; and

WHEREAS, on January 11, 2024, the Planning Commission reviewed and considered the Final EIR for the Potrero Yard Modernization Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 21482; and,

WHEREAS, on January 11, 2024, the Commission by Motion No. 21483 adopted CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2019-021884ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein; and,

WHEREAS, on January 11, 2024, the Commission by Resolution No. 21484 found that the Project, including the actions contemplated in this Resolution, is on balance consistent with the General Plan and the eight Priority Policies of Planning Code Section 101.1. That Resolution is incorporated by reference as though fully set forth herein.

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on January 11, 2024; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

RESOLOVED, that the Planning Commission hereby approves the proposed Ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- The Amendments would allow the Project to be constructed to its proposed height and size, thereby advancing SFMTA's Building Progress Program, which has the goal of repairing, renovating, and modernizing SFMTA's aging facilities and facilitating improvement of the overall transportation service delivery system in the City; the Project would contribute to a greener, more sustainable, and reliable transportation system in the City;

- The Amendments would enable the Project, which in turn would make available public land for housing, particularly affordable housing, thereby furthering the City's housing goals and implementation of the Housing Element via the Public Land housing program by constructing up to 465 new housing units on the site;

- The Amendments would enable the Project, thereby ensuring resiliency to climate change and natural disasters and improve transit service by reducing vehicle breakdowns, increasing on-time performance, and reducing passenger overcrowding. Relatedly, the Project will provide a safer, more secure environment for SFMTA's employees and physical assets.

- The Amendments would enable the construction of state-of-the-art mixed-use building comprised of a modern SFMTA facility, housing, commercial, and public uses. The new building will act as anchor for the Northeast Mission neighborhood and showcase its modern public transportation use while providing land for housing.

- The Amendment will enable the Project, which in turn maintain and increase job opportunities for City and provide much improved and safer working environments for SFMTA's employees.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 11, 2024.

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2024.01.16 14:37:45 -08'00'

Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
NOES: None
ABSENT: None
ADOPTED: January 11, 2024