File No. 231256 **Committee Item No.** 5
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Prepared by: John Carroll **Date:** February 23, 2024
Prepared by: _____ **Date:** _____
Prepared by: _____ **Date:** _____

[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 January 11, 2024, and prior to recommending the proposed ordinance for approval, by Motion No. 21482, 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. 231256, 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 January 11, 2024, by Motion No. M-21482, 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. 231256, 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 January 11, 2024, the Planning Commission, in Resolution No. 21485, 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. 231256, 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. 21485, adopted on January 11, 2024, 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. 231256 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"), located at 2500 Mariposa Street, 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, the following signs are permitted. Such signs 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.*

(A) 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 four feet into the public right of way.

(B) One window sign displaying the "Muni" logo. Such window sign shall allow no less than 50% transparency and shall have maximum dimensions of 51 feet in width and 24 feet in height.

*(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, as measured from the midpoint of Mariposa Street between Bryant Street and Hampshire Street at the curb level.*

*(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 (i) stairs and elevator penthouses, parapets greater than four 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(g)(4)(A); and (ii) no setback shall be required for a cumulative total of 180 linear feet or less of building along the Bryant Street, Mariposa Street, and Hampshire Street frontages.*

*(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 sufficient 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	**Height Above Which Maximum Dimensions Apply (in feet)**	**Maximum Plan Dimensions (in feet)**	
		Length	Diagonal Dimension

on Zoning Map			
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
PETER R. MILJANICH
Deputy City Attorney

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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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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
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January 16, 2024

Ms. Angela Calvillo, Clerk
Honorable Supervisor Ronen and Honorable Supervisor Walton
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2019-021884GPA / PCA / MAP:
SFMTA_Potrero Yard Modernization Project (2500 Mariposa St)
Board File No. 231256

Planning Commission Recommendation: **Approval**

Dear Ms. Calvillo, Supervisor Ronen, and Supervisor Walton:

On January 11, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Planning Code Text and Zoning Map Amendment Ordinance (Board File No. 231256), as introduced by Supervisor Ronen and Supervisor Walton that would: (1) create Planning Code Section 249.98, "Potrero Yard Special Use District (SUD)", (2) assign 2500 Mariposa Street (Block 3971, Lot 001) to the Potrero Yard SUD; and (3) redesignate subject property's Height and Bulk District from 65-X to 150-PY.

This transmittal also includes an Ordinance amending General Plan Urban Design Element Map 4, "Urban Design Guidelines for the Height of Buildings" and Map 5, "Urban Design Guidelines for the Bulk of Buildings". This Ordinance (Board File No. TBD) was initiated by the Planning Commission (Resolution No. 21412) on October 19, 2024. At the January 11, 2024, hearing, the Planning Commission recommended approval for both Ordinances.

Supervisors Ronen and Walton, if you would like to take sponsorship of the General Plan Amendment Ordinance please contact the Clerk of the Board at your earliest convenience.

For the General Plan Amendment Ordinance, Planning and SFMTA are requesting that the 30-day hold period be waived so that the General Plan Ordinance can be heard concurrently with the Planning Code Text and Zoning Map Ordinance.

At the same hearing, the Planning Commission adopted Motion No. 21482, certifying the EIR for the Project, and Motion No. 21483, adopting CEQA findings.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc:

Gabriela Pantoja and Mat Snyder, SF Planning Senior Planners
Peter Miljanich, Deputy City Attorney
Bonnie Jean von Krogh, SFMTA
Anna Herrera, Aide to Supervisor Ronen
Percy Burch, Aide to Supervisor Walton
John Carroll, Office of the Clerk of the Board

Attachments :
Planning Commission Resolution No. 21484 for General Plan Amendment
Planning Commission Resolution No. 21485 for Planning Code Text and Zoning Map Amendments
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
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EXECUTIVE SUMMARY
EIR CERTIFICATION / CEQA FINDINGS / CONDITIONAL USE AUTHORIZATION / GENERAL PLAN, PLANNING CODE TEXT, & ZONING MAP AMENDMENTS / SHADOW FINDINGS

HEARING DATE: JANUARY 11, 2024

90-Day MAP/PCA Deadline:	March 7, 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
Cultural District:	N/A
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/ Sponsor:	City and County of San Francisco, SFMTA 1 South Van Ness Ave., 7 Floor San Francisco, CA 94103
Staff Contacts:	Mathew Snyder, Senior Citywide Planner Mathew.Snyder@sfgov.org, 628-652-7460 Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, 628-652-7380 Jennifer McKellar, Senior Environmental Planner Jennifer.Mckellar@sfgov.org,625-652-7563
Reviewed by:	Joshua Switzky, Acting Director of Citywide Planning Joshua.Swtizky@sfgov.org, 628-652-7464 Ella Samonsky, Principal Planner Ella.Samonsky@sfgov.org, 628-652-7417
Environmental Review:	Environmental Impact Report
Recommendation:	Approval with Conditions

Project Description

The proposal ("The Project") will demolish SFMTA's existing two-story bus yard facility and parking lot located at 2500 Mariposa Street and construct an approximately 1,240,000 square foot mixed-use building, ranging from 75-150 feet in height, that will contain Public Transportation Facility and Public Utility Yard Uses for SFMTA's new state-of-the-art facility (approximately 710,437 square feet), 465 dwelling units (72 Studios, 159 One-Bedroom, 157 Two-Bedroom, and 77 Three-Bedroom for a total of approximately 520,671 square feet), and approximately 2,886 square feet of ground floor commercial space. 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 as well as employee training and support areas. The remaining portions of the building, including areas up to 150 feet in height, will be dedicated to the construction of the residential joint development between SFMTA and Potrero Neighborhood Collective (PNC). 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 Hampshire and 17th Street.

An alternative proposal is being proposed known as the "Paratransit Variant". In addition to the proposed four levels dedicated to SFMTA's facility, this proposal would extend the SFMTA facility onto the fifth level for a total of approximately 734,246 square feet. The additional approximately 23,809 square feet of area will be dedicated to SFMTA's Paratransit division and include additional building massing for administrative and operation spaces, and paratransit vehicle storage, operation, and circulation areas. The Paratransit Variant proposal includes the construction of 104 dwelling units and 2,452 square feet of commercial space along with the street improvements and public restroom. The dwelling units will be concentrated in a 13-story building along the Bryant Street frontage.

Project Phasing

The Project is proposed to be constructed in three distinct phases. The first phase will include the construction of the first four levels for SFMTA's facility and is expected to last three years, from late 2024 to late 2027. The second phase will include the construction of the housing component along Bryant St. up to the fourth level, podium level. Construction for the second phase is expected to span two years and start one to two years after the start of construction on the first phase. Lastly, the third phase will construct the remaining housing component atop the podium level (both the remaining housing along Bryant St. and workforce housing along Hampshire St.) and is expected to span two years and start no sooner than two years after the start of the first phase. Phases 2 and 3 may also be constructed concurrently after the completion of SFMTA's facility.

The Paratransit Variant would only move forward, after the completion of SFMTA's facility and first phase, if readily available funding sources are exhausted to construct additional housing beyond the 104 units included in the Paratransit Variant.

Project Background

More than 100 years old, Potrero Yard is one of the oldest and most outdated SFMTA facilities. Originally designed for the operation and storage of streetcars and later tailored for trolley buses, the facility does not efficiently store and maintain today's bus fleet. As a result, SFMTA has identified it as the first facility to participate in SFMTA's Building Progress Program, a $2+ billion multi-year effort to repair, renovate, and modernize aging facilities to

improve the overall transportation service delivery system in San Francisco. The Potrero Yard Modernization Project will result in a multi-level facility, as reviewed and approved by the Civic Design Review Committee of the Arts Commission on October 16, 2023, that will improve bus maintenance and storage capabilities, contribute to a greener, more sustainable, and more reliable transportation system for San Francisco, consolidated Muni Operator and Maintenance Training, Muni Street Operations, and Farebox Shop locations, and provide improved working conditions for SFMTA employees. The new facility will increase the maintenance and storage capacity of Potrero Yard by over 50 percent and provide infrastructure needed for a future all-electric fleet.

While SFMTA's facility is the central component of the Potrero Yard Modernization Project, the Project will also serve to advance the City's housing goals and implementation of the Housing Element by including housing at an underutilized public site. The construction of up to 465 dwelling units will help fulfill the goal of the City's Public Sites housing program and maximize the development potential of a public site. This will be the first joint development featuring a major transportation facility with integrated housing in the City.

Planning Code Text / Zoning Map Amendments

The proposed ordinance will facilitate the development of the Potrero Yard Modernization Project by amending the Planning Code to create the Potrero Yard Special Use District (SUD) at 2500 Mariposa Street, Assessor's Parcel Block 3971, Lot 001 and "PY" Bulk Limit in Planning Code Section 270 and amend Zoning Maps SU08 to illustrate the Potrero Yard SUD and HT08 to change the Height and Bulk Zoning District from 65-X to 150-PY. To facilitate the development, the Potrero Yard SUD outlines permitted land uses including residential uses via the issuance of Conditional Use Authorization for a Planned Unit Development, non-residential uses, development controls, and building standards.

The Way It Is Now:	The Way It Would Be:
2500 Mariposa Street, Assessor's Parcel Block No. 3971, Lot No. 001 is located within the P (Public) Zoning District and 65-X Height and Bulk District.	2500 Mariposa Street, Assessor's Parcel Block No. 3971, Lot No. 001 is located within the P (Public) Zoning District and 150-PY Height and Bulk District, and Potrero Yard Special Use District (SUD). Special Use District Map SU08 will illustrate the Potrero Yard SUD and Height and Bulk Map HT08 will illustrate 150-PY for the subject property, Block 3971, Lot 001.
	The Potrero Yard SUD will: • 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. • 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. • Permit a freestanding and window sign in addition to the standards in Article 6 of the Planning Code. • Provide building standards including setbacks, lot coverage, point of height measurement, and mass separation limitations.

Required Commission Action

The following is a summary of actions that the Commission will consider at the hearing, which are required to implement the Project:

1. Certify the Final Environmental Impact Report ("FEIR") pursuant to the California Environmental Quality Act ("CEQA").

2. Adopt 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. Recommend that the Board of Supervisors approve with modifications the proposed Ordinance, as introduced by District 9 Supervisor Hillary Ronen and District 10 Supervisor Shamann Walton, to amend the Planning Code to create the Potrero Yard Special Use District (SUD) at 2500 Mariposa Street, Assessor's Parcel Block 3971, Lot 001 and "PY" Bulk Limit in Planning Code Section 270 and amend Zoning Maps SU08 to illustrate the Potrero Yard SUD and HT08 to change the Height and Bulk Zoning District from 65-X to 150-PY. Note that the Text Amendment Ordinance now before the Planning Commission includes modifications relative to what was introduced at the Board of Supervisors. These modifications include (1) additional allowance for a large window sign on Mariposa Street; and (2) allowances for portions of the building above 75-feet to be built to the property line within the upper story setbacks as reflected in the current proposed design.

4. Recommend that the Board of Supervisors approve the proposed Ordinance, as initiated by the Commission on October 19, 2023 under Resolution No. 21412, to amend the Urban Design Element Map 4, "Urban Design Guidelines for the Height of Buildings", and Urban Design Element Map 5, "Urban Design Guidelines for the Bulk of Buildings".

5. Adopt Shadow Findings pursuant to Planning Code Section 295 with the recommendation of the Recreation and Park Commission, that net new shadow on Franklin Square Park by the proposed Project at 2500 Mariposa Street (SFMTA's Potrero Yard Modernization Project) would not be adverse to the use of Franklin Square Park.

6. Grant a Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 for a Planned Unit

Development that would authorize either the construction of the Project or the Paratransit Variant.

Issues and Considerations

Public Outreach and Comments. The Project's descriptions and objectives are the result of more than five years of continued community outreach and stakeholder engagement to envision a joint development that that serves SFMTA, the City's workforce, the community, and reflects the values of the immediate neighborhood and City. The Project's procurement documents reflect stakeholder input with regards to public benefits, principles, design guidelines, and housing component affordability. A key to this outreach effort is the creation and convening of the Potrero Yard Working Group, an advisory body made up of local residents, SFMTA employees, and other stakeholders. Since November 2022, SFMTA has teamed up with their joint development partner, Potrero Neighborhood Collective (PNC), to continue refining the Project's design in reflection of their outreach efforts with the community and other stakeholders. More than 140 public meetings, tours, working sessions etc. have been held since the inception of the Project in 2017. To date, the Department has received eleven letters in support and no letters in opposition of the Project.

Project Agreement and Other Agreements. The Joint Development Partner, PNC, is actively negotiating with SFMTA and other City agencies for the delivery, operation, and maintenance of the Project. The conclusion of these negotiations will result in multiple transactional documents including but not limited to a Project Agreement for SFMTA's new facility. Typical to capital projects, the Project Agreement cannot be completed until the Project conducts a fulsome, competitive procurement for the design and construction of SFMTA's new facility. The conclusion of the design-build contractor procurement will result in fixed pricing and schedule terms that will be incorporated into the Project Agreement. Once this process has concluded and the Project Agreement is finalized, it and all other agreements (i.e. housing agreement) will be presented to SFMTA's Board of Directors and Board of Supervisors (BOS) for approval (anticipated in mid-2024). The affordability for the proposed dwelling units will be memorialized in these agreements.

Shadows. The Project is located across the street from Franklin Square Park, a public park under the jurisdiction of the Recreation and Park Department and will cast a net new shadow on the Park, and therefore is subject to Planning Code Section 295. The Project will cast approximately 12,766,699 square foot hours (sfh) of shadow and increase the Park's shadow load by 1.77 percent, resulting in an increase in the total annual shading from 1.36% to 3.13% of Total Annual Available Sunlight (TAAS). Whereas the Paratransit Variant will cast approximately 13,480,971 square foot hours (sfh) of shadow and increase the Park's shadow load by 1.87 percent, resulting in an increase in the total annual shading from 1.36% to 3.23% of Total Annual Available Sunlight (TAAS). The new shadows resulting from the Project and Paratransit Variant throughout the day from October to February and in the mornings in September and March. During these periods, the new shadow would occur over the southern edge of the park affecting the children's play area and adult fitness area.

On December 21, 2023, the Recreation and Park Commission recommended that the Planning Commission adopting findings that net new shadow on Franklin Square Park by the proposed Project and Paratransit Variant at 2500 Mariposa Street (SFMTA Potrero Yard Modernization Project) would not be adverse to the use of Franklin Square Park.

A conscious effort was made to minimize net new shadows on Franklin Square during the Potrero Yard Modernization Project's request for proposal (RFP) process. Design guidelines were composed during the RFP process that outlined setbacks and building massing limitations that result in a building envelope that facilitates the creation of sufficient space for SFMTA and the maximization of housing while minimizing shadow impacts on Franklin Square.

Racial and Social Equity Analysis

Understanding the potential benefits, burdens and the opportunities to advance racial and social equity that proposed General Plan, Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Action Plan. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability, the Planning and Historic Preservation Commissions' 2020 Equity Resolutions, and with the Office of Racial Equity mandates, which requires all Departments to conduct this analysis. Below are some specific issues to consider:

The Project will enable the construction of housing, in particular affordable housing, on a site within an Equity Community and Environmental Justice geography that currently does not permit residential uses. The proposed affordable housing will be offered at a variety of below market rate income levels.

The Project will modernize SFMTA's Potrero Yard facility, improving transit efficiency and availability throughout San Francisco, and enable the delivery of public transportation throughout the City, an essential service for providing equitable and accessible essential access to all people.

The Project will maintain and expand PDR use and associated job opportunities within the City and improve the working and training conditions for SFMTA employees.

SFMTA and their Joint Development Partner, PNC, have extensively engaged the community on an ongoing basis for more than five years including the creation of a focused group, the Potrero Yard Working Group, that is inclusive of all interested community members and stakeholders. The needs and concerns expressed by the Working Group have been reflected in the Project's programming and design.

Environmental Review

On June 30, 2021, the Department published the 2500 Mariposa St.- Potrero Yard Modernization Project Draft Environmental Impact Report ("DEIR") for public review (Case No. 2019-021884ENV). The DEIR was available for public comment until August 31,2021. On August 26, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On December 13, 2023, the Department published a Comments and Responses to Comments ("RTC") document, responding to comments made regarding the DEIR prepared for the Project. On January 11, 2024, the Commission will consider certification of the Final Environmental Impact Report ("FEIR") for the Project, and will determine if it is adequate, accurate and complete. In addition, on January 11, 2024, the Commission must adopt the CEQA Findings for the FEIR, prior to the approval of the Project (See Case No. 2019-021884CUA/ENV/GPA/MAP/PCA/SHD).

The full environmental review file can be found here.

https://sfplanning.org/environmental-review-documents?title=Potrero+Yard+Modernization+Project

The Response to Comments document can be found here:
file:///C:/Users/msnyder/Downloads/2019-021884ENV_SFMTA%20Potrero_RTC_Vol%203%20WEB.pdf

Recommendation

The Department recommends that the Commission approve the proposed Ordinance with requested modifications and adopt the attached Draft Resolutions to that effect.

The Department recommends that the Commission adopt findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program ("MMRP"), approve the request for Conditional Use Authorization for the Project, and adopts findings that net new shadows on Franklin Square Park by the proposed Project and Paratransit Variant would not be adverse to the use of Franklin Square Park.

Basis for Recommendation

- The Project will advance SFMTA's Building Progress Program, which has the goal of repairing, renovating, and modernizing SFMTA's aging facilities and facilitate improvement of the overall transportation service delivery system in the City.
- The Project will contribute to a greener, more sustainable, and reliable transportation system in the City.
- The Project will make public land available for housing, particularly affordable housing, and thereby furthering the City's Public Land for Housing goals by constructing up to 465 new housing units at the site.
- The Project will increase the City's resiliency to climate change and natural disasters and improve transit services by reducing vehicle breakdowns, increasing reliability with better 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 Project will enable the construction of a 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 Project will maintain and increase job opportunities for the City and provide much improved and safer working environments for SFMTA's employees.
- The Project is, on balance, consistent with the General Plan and Planning Code Section 101.1 as detailed in the Draft Resolution for the proposed General Plan Amendments.

Attachments

Draft Motion – Adopting CEQA Findings and MMRP
Attachment A – CEQA Findings
Attachment B – MMRP
Draft Resolution – General Plan Amendment and Draft Ordinance
Draft Resolution – Planning Code Text and Zoning Map Amendments and Draft Ordinance
Draft Motion – Shadow Findings
Draft Motion – Conditional Use Authorization Exhibit A – Conditions of Approval
Exhibit B – Plans
Exhibit C– MMRP
Exhibit D – Maps and Context Photos
Exhibit E– Land Use Table
Exhibit F – Project Sponsor Brief
Exhibit G – Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit

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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
Staff Contacts:	Mathew Snyder, Senior Citywide Planner Mathew.Snyder@sfgov.org, 628-652-7460 Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, 628-652-7380 Jennifer McKellar, Senior Environmental Planner Jennifer.Mckellar@sfgov.org,625-652-7563
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

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San Francisco, CA 94103
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PLANNING COMMISSION MOTION NO. 21482

HEARING DATE: JANUARY 11, 2024

Record No.:	**2019-021884ENV**
Project Title:	**2500 Mariposa Street (SFMTA Potrero Yard Modernization Project)**
Zoning:	Public (P) Use District 65-X Height and Bulk Districts
Block/Lot:	3971/001
Project Sponsor:	San Francisco Municipal Transportation Agency Chris Lazaro – (415) 549-6572 Chris.Lazaro@sfmta.com
Property Owner:	San Francisco Municipal Transportation Agency (City and County of San Francisco) 1 S. Van Ness Ave, 7th Floor San Francisco, CA 94103
Staff Contact:	Jennifer McKellar – (628) 652-7563 Jennifer.McKellar@sfgov.org

ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AND A PROPOSED PROJECT VARIANT AT 2500 MARIPOSA STREET. THE PROJECT WOULD INCLUDE SFMTA BUS PARKING AND CIRCULATION (UP TO 213 BUSES); SFMTA MAINTENANCE, OPERATION, AND ADMINISTRATIVE USES; AND JOINT DEVELOPMENT (RESIDENTIAL AND COMMERCIAL) USES AS PART OF A JOINT DEVELOPMENT PROGRAM BETWEEN SFMTA AND A PRIVATE PROJECT CO-SPONSOR. THE APPROXIMATELY 1,250,000 GROSS-SQUARE-FOOT STRUCTURE WOULD RISE TO HEIGHTS RANGING FROM 70 TO 150 FEET ACROSS THE SITE. IT WOULD CONTAIN A FOUR-LEVEL (INCLUDING MEZZANINE LEVEL), APPROXIMATELY 70-FOOT-TALL REPLACEMENT TRANSIT FACILITY (700,000 GROSS SQUARE FEET) PLUS A JOINT DEVELOPMENT WITH A MIX OF COMMERCIAL (3,000 GROSS SQUARE FEET) AND RESIDENTIAL USES (UP TO 530,000 GROSS SQUARE FEET AND 513 UNITS). THE MAJORITY OF RESIDENTIAL DEVELOPMENT WOULD BE ATOP THE REPLACEMENT TRANSIT FACILITY ON FLOORS 7 THROUGH 13. A PROJECT VARIANT (PARATRANSIT VARIANT) IS ALSO PROPOSED, WHICH WOULD CONSTRUCT BRYANT STREET FAMILY HOUSING (103 UNITS) BUT REPLACE THE REMAINDER OF THE PODIUM HOUSING WITH SFMTA'S PARATRANSIT OPERATIONS.

PREAMBLE

On January 11, 2024, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting regarding the final Environmental Impact Report ("EIR") in compliance with the California Environmental Quality Act for Record No. 2019-021884ENV.

The Project EIR files have been made available for review by the Commission and the public. The Commission Secretary is the Custodian of Records; the file for Record No. 2019-021884ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California. The project EIR has also been made available for public review online at https://bit.ly/SFPlanning_PotreroYard.

The 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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2019-021884ENV, for the Potrero Yard Modernization Project at 2500 Mariposa Street (hereinafter "Project"), including the project variant (hereinafter "Project Variant") based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

   A. The Department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on August 19, 2020. On the same date, the Department submitted the notice of preparation of an EIR and notice of public scoping meeting to the state Office of Planning and Research electronically, and emailed or mailed the notice to the Department's list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site on August 19, 2020.

   B. On September 2, 2020, the Department held a virtual public scoping meeting by Zoom conference and telephone to receive public comments on the scope of the environmental analysis in the EIR for the project.

   C. On June 30, 2021, the Department published the draft EIR (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; the Department emailed or mailed the notice to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on June 30, 2021.

   D. Electronic copies of the notice of availability of the DEIR and the DEIR were posted to the Planning Department's environmental review documents web page and available for download. The notice of availability of the DEIR was also posted on the website of the San Francisco County Clerk's Office.

   E. The notice of availability of the DEIR and of the date and time of the public hearing at the Planning Commission were posted at and near the project site on June 30, 2021.

   F. On June 30, 2021, the DEIR was emailed or otherwise delivered to government agencies and was submitted to the State Clearinghouse electronically for delivery to responsible or trustee state agencies.

G. A notice of completion of an EIR was filed with the State Secretary of Resources via the State Clearinghouse on June 30, 2021.

2. The Commission held a duly advertised public hearing on said DEIR on August 26, 2021, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on August 31, 2021.

3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 62-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on December 13, 2023, posted to the Planning Department's environmental review documents web page, distributed to the Commission, other decisionmakers, and all parties who commented on the DEIR, and made available to others upon request at the Department.

4. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.

5. The Planning Department Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2019-021884ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

6. The Commission, in certifying the completion of said FEIR, hereby does find that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result from the Project (or Project Variant) or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project (or Project Variant) alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project (or Project Variant), but that was rejected by the Project's proponents, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

7. The Commission finds that the Project and Project Variant proposed for approval are within the scope of the Project and Project Variant analyzed in the FEIR, and the FEIR fully analyzed the Project and Project Variant proposed for approval. No new impacts have been identified that were not analyzed in the FEIR.

8. On January 11, 2024, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

9. The Commission hereby does find that the FEIR concerning File No. 2019-021884ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does

CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

10. The Commission, in certifying the completion of said FEIR, hereby does find that the Project and Project Variant described in the EIR:

    A. Would have a significant unavoidable project-specific impact on cultural resources: historical architectural resources;

    B. Would have a significant unavoidable project-specific impact on air quality for construction- and operation-related health risk; and

    C. Would make a considerable contribution to significant unavoidable cumulative impacts on air quality: construction- and operation-related health risk.

11. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project and Project Variant.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 11, 2024.

Jonas P. Ionin
Commission Secretary

Jonas P Ionin
Digitally signed by Jonas P Ionin
Date: 2024.01.17 15:08:06 -08'00'

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NAYS: None

ABSENT: None

ADOPTED: January 11, 2024

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

CEQA clearance under Potrero Modernization Project EIR certified by the Planning Commission on January 11, 2024, Motion 21482.

1/16/2024

☒ 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.

BOARD of SUPERVISORS

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NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, February 26, 2024**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 240047.** Ordinance amending the Urban Design Element of the General Plan to facilitate the Potrero Bus Yard 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 340.

File No. 231256. 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments

should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

DATED/POSTED/PUBLISHED: February 16, 2024

San Francisco Examiner

PUBLIC NOTICES

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GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY FEBRUARY 26, 2024 - 1:30 PM Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 230864. Ordinance amending the Administrative Code to establish the Forgivable Loan for First-Time Homebuyers Program and the Forgivable Loan for First-Time Homebuyers Fund to assist low, moderate, and middle-income first-time homebuyers who would otherwise not be able to purchase a primary residence in San Francisco; and to require the Human Rights Commission (HRC) to establish policies and procedures to issue and possibly forgive loans from the Fund, and to provide oversight, monitoring, and forgiveness of such loans.

If this legislation passes the HRC may charge reasonable fees, including Loan origination and monitoring fees, and such other necessary fees to administer the Forgivable Loan for First-Time Homebuyers Program. HRC shall include a statement of the fees in the Program Regulations.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3784755#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY FEBRUARY 26, 2024 - 1:30 PM Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 240047. Ordinance amending the Urban Design Element of the General Plan to facilitate the Potrero Bus Yard 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 340.

File No. 231256. 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, Section101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3784747#

City and County of San Francisco
Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1107 Naturalization Services

The San Francisco Human Services Agency's Department of Disability and Aging Services (SFHSA-DAS) announces its intent to seek proposals from nonprofit organizations interested in providing naturalization services for older adults and adults with disabilities.

RFP packets are available on the Internet on or after **Wednesday, February 14, 2024 at https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx** and type **RFP 1107** in the "Event Name" and select "See Attachments" in the Bid Package. For further information, contact Candace. Gray@sfgov.org. Initial due date for responses is **Monday, March 18, 2024 3:00 PM.**

The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in on **Friday, February 23, 2024 11:00am** The ZOOM number is listed below:

Join Zoom Meeting
https://sfhsa.zoom.us/j/89305485806?pwd=tocjMKUZFDzp5Ga4qDl39y6bs8Rhe5.1
Meeting ID: 893 0548 5806
Passcode: 758097
One tap mobile
+16692192599,,89305485806#,,,,*758097# US (San Jose)
+16699006833,,89305485806#,,,,*758097# US (San Jose)
Dial by your location
• +1 669 219 2599 US (San Jose)
• +1 669 900 6833 US (San Jose)
• +1 213 338 8477 US (Los Angeles)
• 833 928 4608 US Toll-free
• 833 928 4609 US Toll-free
• 833 928 4610 US Toll-free
• 877 853 5257 US Toll-free
• 888 475 4499 US Toll-free
• 833 548 0276 US Toll-free
• 833 548 0282 US Toll-free
Meeting ID: 893 0548 5806
Passcode: 758097

We encourage all interested organizations to apply. If you know of other agencies that might be interested in this opportunity, feel free to forward this announcement. Also, we encourage you to see what other opportunities are available through the city's online system. https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx

EXM-3784632#

City and County of San Francisco
Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1112 Legal Services for Older Adults and Younger Adults with Disabilities

The San Francisco Human Services Agency (SFHSA) announces its intent to seek proposals from nonprofit organizations interested in providing Legal Services for 1.) Older Adults (60+) and 2.) Younger Adults with Disabilities (aged 18-59).

The purpose of these grants is to ensure the rights and entitlements of older adults (60+) and younger adults with disabilities (aged 18-59) by providing or securing legal services. Legal Services can be critical to maintaining or securing a better quality of life for adults with a disability. Legal Services program providers help eligible clients with a variety of legal issues which may include public benefit / income maintenance (such as public benefit applications and appeals), housing rights and eviction prevention, consumer fraud and debt collection issues, abuse prevention, simple will preparation, disability planning and advance directives, and immigration matters.

RFP packets are available on the Internet on or after **Wednesday, February 14, 2024 at https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx** and type **RFP 1112** in the "Event Name" and select "See Attachments" in the Bid Package. For further information, contact Candace. Gray@sfgov.org. Initial due date for responses is **Monday, March 18, 2024 3:00 PM.**

The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in on **Thursday, February 22, 2024 1:30pm** The ZOOM number is listed below:

Join Zoom Meeting
https://sfhsa.zoom.us/j/89339065384?pwd=NeGbHJwMQNEMs7fKVsrGsFq7Jl04Ob.1
Meeting ID: 893 3906 5384
Passcode: 831124
One tap mobile
+16699006833,,89339065384#,,,,*831124# US (San Jose)
+12133388477,,89339065384#,,,,*831124# US (Los Angeles)
Dial by your location
• +1 669 900 6833 US (San Jose)
• +1 213 338 8477 US (Los Angeles)
• +1 669 219 2599 US (San Jose)
• 877 853 5257 US Toll-free
• 888 475 4499 US Toll-free
• 833 548 0276 US Toll-free
• 833 548 0282 US Toll-free
• 833 928 4608 US Toll-free
• 833 928 4609 US Toll-free
• 833 928 4610 US Toll-free
Meeting ID: 893 3906 5384
Passcode: 831124

We encourage all interested organizations to apply. If you know of other agencies that might be interested in this opportunity, feel free to forward this announcement. Also, we encourage you to see what other opportunities are available through the city's online system. https://sfcitypartner.sfgov.org/pages/Events-BS3/event-search.aspx

EXM-3784514#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 24-CIV-00358
Superior Court of California, County of SAN MATEO
Petition of: Karla Guadalupe Galindo Guzman for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Karla Guadalupe Galindo Guzman filed a petition with this court for a decree changing names as follows:
Karla Guadalupe Galindo Guzman to Karla Pustova
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 04/02/2024, Time: 0900, Dept.: m/c
The address of the court is 400 COUNTY CENTER REDWOOD CITY, CA-94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Examiner
Date: 01/29/2024
Stephanie Garratt
Judge of the Superior Court
2/9, 2/16, 2/23, 3/1/24
SPEN-3782309#
EXAMINER - REDWOOD CITY TRIBUNE*10080

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 24-CIV-00084
Superior Court of California, County of SAN MATEO
Petition of: Piedad Peggy Eaker for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Piedad Peggy Eaker filed a petition with this court for a decree changing names as follows:
Piedad Peggy Eaker to Peggy Eaker
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 03/06/2024, Time: 0900, Dept.: Superior Court Civil Division
The address of the court is 400 COUNTY CENTER REDWOOD CITY, CA-94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Examiner
Date: 01/05/2024
Hessen Ladcani
Judge of the Superior Court
1/26, 2/2, 2/9, 2/16/24
SPEN-3777544#
EXAMINER - REDWOOD CITY TRIBUNE*10080

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296523
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3639, 400 SOUTH NORFOLK ST, SAN MATEO, CA 94401, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
2/16, 2/23, 3/1, 3/8/24
NPEN-3784582#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296517
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3476, 5 SKYLINE PLAZA, DALY CITY, CA 94015, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
2/16, 2/23, 3/1, 3/8/24
NPEN-3784591#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. m-296520
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3562, 133 MANOR DRIVE, PACIFICA, CA 94044, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
2/16, 2/23, 3/1, 3/8/24
NPEN-3784586#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296518
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3535, 1272 EL CAMINO REAL, SAN CARLOS, CA 94070, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
2/16, 2/23, 3/1, 3/8/24
NPEN-3784560#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296511
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3138, 3541 CALLAN BLVD, S SAN FRANCISCO, CA 94080, County of SAN MATEO
O'REILLY AUTO ENTERPRISEES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
2/16, 2/23, 3/1, 3/8/24
NPEN-3784572#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296514
The following person(s) is (are) doing business as:
O'REILLY AUTO PARTS #3474, 2411 EL CAMINO REAL, REDWOOD CITY, CA 94063, County of SAN MATEO
O'REILLY AUTO ENTERPRISES, LLC, 233 SOUTH PATTERSON AVE, SPRINGFIELD, MO 65802
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JEREMY FLETCHER, CFO
This statement was filed with the County Clerk of San Mateo County on 01/31/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
2/16, 2/23, 3/1, 3/8/24
NPEN-3784534#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-296483
The following person(s) is (are) doing business as:
HEARTLAND HOSPICE (BURLINGAME), 1575 BAYSHORE HIGHWAY, SUITE 200, BURLINGAME, CA 94010, County of SAN MATEO
ODYESSEY HEALTHCARE GP, LLC, 655 BRAWLEY SCHOOL ROAD, SUITE 200, MOORSEVILLE, NC 28117
This business is conducted by A LIMITED PARTNERSHIP
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ RONALD C LAZAS - SECRETARY/GENERAL PARTNER
This statement was filed with the County Clerk of San Mateo County on 01/29/2024
Mark Church, County Clerk
MARIA P. PEREZ, Deputy Clerk
ORIGINAL
2/9, 2/16, 2/23, 3/1/24
NPEN-3782288#
EXAMINER - BOUTIQUE & VILLAGER

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. M-295258
Registered Owner abandoning the use of the Fictitious Business Name: 1. SAY SI, 2. SAY SI HEALTHY LIFE COMPANY, 3. SAY SI PILATES, 1053 ODDSTAD BLVD, PACIFICA, CA 94044
CLAUDIA VILAS BOAS STEPHENS, 1053 ODDSTAD BLVD, PACIFICA, CA 94044
THALITA EVELYN BEZERRA SOUZA, 59 REDDY ST, SAN

CALIFORNIA NEWSPAPER SERVICE BUREAU

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CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3784747

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
JEC - LUT Hearing - February 26, 2024 - File Nos. 240047 and 231256

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

02/16/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	$545.40
Total	$545.40

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY FEBRUARY 26, 2024 - 1:30 PM Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

File No. 240047. Ordinance amending the Urban Design Element of the General Plan to facilitate the Potrero Bus Yard 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 340.

File No. 231256. 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, Section101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, February 23, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3784747#

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries…"
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ■ 8. Substitute Legislation File No. 231256
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

■ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Ronen; Walton

Subject:

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

Long Title or text listed:

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 3971, Lot 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.

Signature of Sponsoring Supervisor: /s/Hillary Ronen