FILE NO. 260770

LEGISLATIVE DIGEST

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

Ordinance amending the Planning Code and Zoning Map for the Potrero Power Station Special Use District (SUD) to increase height limits and modify the land use, parking, rooftop appurtenance, building design, and building approval requirements applicable to the SUD; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302.

Existing Law

The Potrero Power Station Special Use District (SUD), originally adopted in January 2020, contains special controls for the development of the former power station at Illinois Street between 22nd and 23rd Streets, to allow for the construction of residential, commercial, hotel, open space and other uses, consistent with a development agreement between the City and the developer, the California Barrel Company. The SUD includes modifications to Planning Code requirements related to allowed uses, building standards (including dwelling unit mix and density, measurement of building heights, street walls, setbacks, rear yard, open space, dwelling unit exposure, ground floor controls, parking, signage, mid-block passages), inclusionary housing, and the process for review and approval of development applications. The site consists of a number of "blocks" and open spaces, generally separated by new rights-of-way; for a map of the site, see the "Background" section of this legislative digest.

The site is also subject to a Design for Development, also adopted by the Planning Commission in January 2020 The Design for Development sets forth further design and land use standards and guidelines applicable in the SUD. Under the SUD, the Planning Commission can amend the Design for Development. The Planning Director can administratively approve individual buildings within the SUD if they are consistent with the SUD and the Design for Development, and can allow a modification to the standards applicable to an individual building by up to 10%; the Director can also waive certain specified standards. The Planning Commission must approve modifications over 10%. Projects cannot use the state density bonus law in addition to the controls in the SUD.

Amendments to Current Law

The ordinance would amend the Potrero Power Station SUD in the following ways:

Land Uses. The ordinance would expand the types of uses allowed on individual blocks within the SUD. Specifically, the ordinance would allow residential uses on Block 12, and

would allow residential buildings to include Intermediate Length Occupancy Dwelling Units, up to a total of 200 across all blocks. The ordinance would allow Lab and Life Science Uses on Block 5. Internet Service Exchanges and data centers would be permissible with a conditional use authorization on Block 5. Public Facilities would be allowed on all blocks.

Retail Sales and Service Uses, including a bar, would be permitted on Block 9, without a limit on the number. If Block 9 is majority residential, retail uses would be permitted at the penthouse and rooftop level. Certain retail sales and services would also be permitted on Blocks 5, 9 and 12 (including on the rooftop) if those Blocks are majority residential.

Parking. The ordinance would allow above-ground and below-ground parking on all blocks (rather than only on blocks 1, 5, 13), and would allow below-ground parking beneath certain open spaces; accessory parking could be located on any block and would not be tied to the uses on such block. The total number of spaces across all blocks could not exceed the maximum amount of parking permitted. Certain uses would allow parking in the amounts permitted in the UMU district.

Building Standards and Design. The ordinance would reduce the number of units required to contain at least three bedrooms, from 10% in each building or phase, to 5%. Requirements for active uses on the ground floor, the bulk limits of Block 15 (with or without Station A), ground floor design (ground floor height, awnings and canopies, and transparent frontages) and Mid-block alleys (e.g. location, width, sidewalks, accessibility) would be governed by the Design for Development, rather than the SUD.

100% Affordable Housing projects (defined as projects with units affordable to households earning up to 150% of area median income for ownership units or 130% AMI for rental units) would not be subject to usable open space, dwelling unit exposure, ground floor ceiling height, or active use requirements.

Additional signage would be allowed on Block 2, where UCSF is currently constructing a life science building.

The ordinance would remove certain requirements for waterfront uses from the SUD; they instead would be requirements in the Design for Development.

Building Heights. Height limits would increase on most blocks by no more than 30 feet; most height increases are less than 10 feet. The ordinance would allow an additional 15 feet in height on Unit 3 (located on Block 9) (currently 131 feet) to support Unit 3 as a viewing platform or other permitted use. The ordinance would also allow an additional 16 feet on Block 8 for Dwelling Units. The maximum height in the district would increase from 240 feet to 248 feet. On Block 1, the permitted height of the podium would increase from 85 feet to 120 feet. On Block 5 the permitted height of the podium would increase from 85 feet to 130 feet.

Design for Development Amendments

The ordinance would allow the Planning Director to amend the Design for Development, rather than only the Planning Commission.

Individual Building Approvals.
The Planning Director would continue to be able to approve applications for individual buildings within the SUD; the ordinance would allow the Planning Director to allow for a modification of up to 15% (rather than 10%) from any dimensional or numerical standard in the Planning Code, including the SUD and the Design for Development. The ordinance would allow the Planning Director to waive certain standards related to curb cuts, ground floor uses, dwelling unit exposure, and building projections (in addition to other standards currently allowed in the SUD).

Density Bonus Law. After the expiration of the development agreement (no earlier than 2050), the ordinance allows projects to use the state density bonus law.

Zoning Map. The ordinance amends the Zoning Map to increase the maximum heights in the SUD from 65/240 to 73/248, where the first number is the podium height and the second number is the overall height.

Background Information

The Board of Supervisors originally adopted a Potrero Power Station development agreement, the Potrero Power Station Special Use District and a Design for Development in 2020. The City and the developer wish to amend the development agreement (see Board File No. _____). This ordinance, and amendments to the Design for Development, would together modify specified controls for future development at the site, and allow additional flexibility in the review and approval of that development.

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