

1 [Interim Zoning Controls - Additional Design Standards for Large Projects Within the
2 Showplace Square, Potrero Hill, and Central Waterfront Area Plans]

3 **Resolution imposing interim controls to require that the Planning Commission**
4 **consider additional design standards for projects in the Showplace Square, Potrero**
5 **Hill, and Central Waterfront Area Plans receiving a Large Project Authorization;**
6 **affirming the Planning Department’s determination under the California Environmental**
7 **Quality Act.**

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9 WHEREAS, Planning Code, Section 306.7, provides for the imposition of interim
10 zoning controls to accomplish several objectives, including preservation of historic and
11 architecturally significant buildings and areas, preservation of neighborhoods and areas of
12 mixed residential and commercial uses in order to preserve the existing character of such
13 neighborhoods and areas, and development and conservation of the commerce and industry
14 of the City in order to maintain the economic vitality of the City, to provide its citizens with
15 adequate jobs and business opportunities, and to maintain adequate services for its residents,
16 visitors, businesses, and institutions; and

17 WHEREAS, In 2008, the Planning Commission and the Board of Supervisors adopted
18 the Eastern Neighborhoods Plan which rezoned large portions of the City and created the
19 Showplace Square, Potrero Hill, and Central Waterfront Area Plans; and

20 WHEREAS, The stated goals of the Eastern Neighborhoods Plan are to encourage
21 new housing at appropriate locations and make it as affordable as possible to a range of City
22 residents; plan for transportation, open space, community facilities, and other critical elements
23 of complete neighborhoods; reserve sufficient space for production, distribution, and repair
24 activities, in order to support the City’s economy and provide good jobs for residents; and take
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1 steps to provide space for new industries that bring innovation and flexibility to the City's
2 economy; and

3 WHEREAS, One of the eight Priority Policies from the City's General Plan and
4 Planning Code, Section 101.1, is "That existing housing and neighborhood character be
5 conserved and protected in order to preserve the cultural and economic diversity of our
6 neighborhoods;" and

7 WHEREAS, The Planning Department currently has residential design guidelines,
8 however, they do not offer sufficient guidance to influence the design of larger projects in
9 these areas such as those required to receive a Large Project Authorization under Planning
10 Code, Section 329; and

11 WHEREAS, Large mixed use projects such as those which require a Large Project
12 Authorization from the Planning Commission require specific guidance and attention to design
13 because their size and scale can have a substantial impact on the aesthetics of the
14 surrounding neighborhood; and

15 WHEREAS, There are several large projects currently in the Planning Department's
16 pipeline in these areas with a wide variety of proposed designs; and

17 WHEREAS, Urban design guidelines for large projects in these areas will inspire better
18 architecture, design and build neighborhood character; and

19 WHEREAS, The Planning Department is currently in the process of updating its
20 residential design guidelines to apply to larger projects in these areas, and these interim
21 controls will allow time for the orderly completion of urban design guidelines for projects
22 requiring a Large Project Authorization in these areas; and

23 WHEREAS, This Board has considered the impact on the public health, safety, peace,
24 and general welfare if the interim controls proposed herein are not imposed; and

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1 WHEREAS, This Board has determined that the public interest will be best served by
2 imposition of these interim controls at this time, in order to ensure that the legislative schedule
3 which may be ultimately adopted is not undermined during the planning and legislative
4 process for permanent controls; and

5 WHEREAS, The Planning Department has determined that the actions contemplated in
6 this resolution are in compliance with the California Environmental Quality Act (California
7 Public Resources Code, Section 21000, et. seq.); and

8 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
9 File No. 151281 and is hereby affirmed and incorporated by reference as though fully set forth
10 herein; and

11 WHEREAS, These interim zoning controls advance and are consistent with the Priority
12 Policies set forth in Planning Code, Section 101.1, particularly policy 2, in that these urban
13 design guidelines will help ensure new development projects will preserve and protect the
14 existing neighborhood character and will preserve the cultural and economic diversity of these
15 neighborhoods; and

16 WHEREAS, With respect to Priority Policies 1,3, 4, 5, 6, 7 and 8, the Board finds that
17 these interim zoning controls do not, at this time, have an effect upon these policies, and thus
18 will not conflict with said policies; now, therefore, be it

19 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board of Supervisors,
20 by this resolution, hereby prohibits any City agency, board, commission, officer, or employee
21 from issuing any approvals for a large project in the Showplace Square, Potrero Hill, or
22 Central Waterfront Area Plans required to receive a Large Project Authorization under
23 Planning Code Section 329 unless the action would conform both to the existing provisions of
24 the Planning Code and this resolution imposing interim controls; and, be it

1 FURTHER RESOLVED, That for purposes of these interim controls, in addition to the
2 criteria listed in Planning Code, Section 329, the Planning Commission shall consider and
3 make findings that a project receiving a Large Project Authorization has demonstrated:

4 (1) An awareness of urban patterns, and harmonizes visual and physical relationships
5 between existing buildings, streets, open spaces, natural features, and view corridors;

6 (2) An awareness of neighborhood scale and materials, and renders building facades
7 with texture, detail, and depth; and

8 (3) A modulation of buildings vertically and horizontally, with rooftops and facades
9 designed to be seen from multiple vantage points; and, be it

10 FURTHER RESOLVED, That these interim controls shall remain in effect for eighteen
11 months from the effective date of this legislation, or until the adoption of permanent legislation
12 establishing urban design guidelines for these projects.

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14 APPROVED AS TO FORM;
15 DENNIS J. HERRERA, City Attorney

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17 By: _____
18 JUDITH A. BOYAJIAN
Deputy City Attorney

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