



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19738

HEARING DATE: SEPTEMBER 15, 2016

*Case No.:* 2010.0515EMTZ GPR  
*Project Address:* **Potrero Hope SF Master Plan Project**  
*Zoning:* RM-2 (Residential – Mixed, Moderate Density)  
40-X Height and Bulk Districts  
Showplace Square/Potrero Area Plan -  
*Block/Lot:* Assessor's Block/Lots: 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and  
4287/001A  
*Project Sponsor:* BRIDGE Housing Corporation  
600 California Street, Suite 900  
San Francisco, CA 94108  
*Staff Contact:* Mat Snyder – (415) 575-6891  
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### INITIATION OF AMENDMENTS TO THE RECREATION AND OPEN SPACE AND URBAN DESIGN ELEMENTS OF THE GENERAL PLAN.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

Pursuant to Planning Code Section 340(c) the Planning Commission, requested that the General Plan be amended on behalf of the Hope SF projects.

They have also submitted applications to amend the Planning Code by creating Special Use Districts (SUDs) for each of the two areas, and to amend the zoning maps by designating the new SUDs to the sites and changing the respective height zones to allow buildings to be constructed up to 65-feet.

In addition to applying for zoning amendments, the Project Sponsor intend to enter into Development Agreements (hereinafter "DA") with the City and the Housing Authority to memorialize rights, responsibilities, and commitments to rebuilding the two sites.

In 2008, Bridge Housing was selected by the Mayor's Office of Housing, and Community Development (MOHCD) (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Potrero Terrace and Annex community to create a Master Plan for the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community services, new parks and open spaces, and new streets and infrastructure. Bridge Housing is also the Master Developer for the site.

This General Plan Amendment would amend Map 03, "Existing and Proposed Open Space" of the Recreation and Open Space Element; and Map 4, "Urban Design Guidelines for Heights of Buildings"

of the Urban Design Element. The "Existing and Proposed Open Space" map would be amended to include the new parks and open spaces now proposed for Potrero. The "Urban Design Guidelines for Heights of Buildings" Map would be amended so the Potrero area is included within the 41-88 foot height designations.

On December 10, 2015, the Planning Commission reviewed and considered the Final EIR/EIS for the Potrero HOPE SF Project and found the Final EIR/EIS was adequate, accurate and objective, reflected 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/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On December 10, 2015, the Planning Commission also approved Motion No. 19530 adopting CEQA findings for the Potrero HOPE SF Master Plan Project.


On December 10, 2015, the Planning Commission also approved Motion No. 19531 adopting Master General Plan and Planning Code Section 101.1 Consistency findings.

A draft ordinance, **attached hereto as Exhibit A**, would amend Map 03 "Existing and Proposed Open Spaces" of the Recreation and Open Space Element, and Map 4, "Urban Design Guidelines for the Height of Buildings" of the Urban Design Element.

**NOW, THEREFORE BE IT RESOLVED**, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Initiate amendments to the General Plan.

**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after November 17, 2016.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on September 15, 2016.

  
Jonas P. Ionin  
Commission Secretary

AYES: Fong, Koppel, Hillis, Johnson, Moore  
NOES: None  
ABSENT: Richards  
ADOPTED: September 15, 2016