



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

HEARING DATE: SEPTEMBER 15, 2016

Date: September 8, 2016
Case Nos.: 2010.0515ETZ GPR GPA
2010.0305ETZ GPA
Project Address: **Hope SF Potrero**
Hope SF Sunnydale
Zoning: *Potrero:* RM-2 (Residential – Mixed, Moderate Density)
Sunnydale: RM-1 (Residential – Mixed, Low Density)
Both: 40-X Height and Bulk Districts
Potrero: Showplace Square/Potrero Area Plan
Block/Lot: *Potrero:* Assessor’s Block/Lots: 4167/004, 004A, 4220A/001, 4223/001, 4285B/001, and 4287/001A
Sunnydale: Assessor’s Block / Lots: 6356 / 061,063, 064, 065, 066, and 068; Block 63010 / 001, 6311 / 011, 6312 / 001, 6313/ 110, 6314 / 001, 6315 001
Project Sponsor: *Potrero:* BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, CA 94108
Sunnydale: Mercy Housing
1360 Mission Street, #300
San Francisco, CA 94103
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

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ACTIONS SCHEDULED FOR THIS HEARING

The action before you at your September 15, 2016 hearing is for the **Initiation of Amendments to the General Plan** to enable the Hope SF Potrero and Hope SF Sunnydale Projects. The proposed amendments would amend: (1) Map 03, “Existing and Proposed Open Space” of the Recreation and Open Space Element; and (2) Map 4, “Urban Design Guidelines for Heights of Buildings” of the Urban Design Element. Separately, the Board of Supervisors is scheduled to initiate Planning Code Text and Zoning Map Amendments for the Project. More specifically, the Recreation and Open Space Element Map would be amended to include the new proposed open spaces within the respective Master Plan areas within the map. The Urban Design Element Map would be amended to designate the new areas within the 41-88 feet height area. It should be noted that proposed zoning changes would limit heights between 40 and 65 feet. The “Urban Design Guidelines for Height of Building Maps” provide a more general height designation that includes buildings above 40-feet up to 88-feet.

Staff is recommending that a hearing date of October 13, 2016 be set for the Planning Commission to take action on all required actions for the two Hope SF Projects, including the General Plan Amendments proposed here for initiation.

PROJECT DESCRIPTION

The Potrero and Sunnydale HOPE SF Master Plan projects include the complete reconstruction of the two SF Housing Authority-owned sites. The Hope SF Program looks to completely rebuild the respective Housing Authority sites by replacing the existing affordable housing, constructing new streets, parks, and other community facilities. In addition to the replacement affordable units, new affordable and market rate housing would also be integrated into the neighborhoods. Master entitlements for both projects will include General Plan Amendments, Planning Code Text Amendments (new Special Use Districts), Map Amendments, creation of Design Standards and Guidelines documents, and Development Agreements for each respective area. The Planning Commission has certified EIRs for each of the Projects and adopted CEQA Findings and General Plan Findings for Potrero.

Potrero

The Potrero HOPE SF site consists of 39 acres (including streets) and is located on the southern and eastern slopes of Potrero Hill. The site, currently known as Potrero Terrace and Potrero Annex features 61 low slung buildings that are constructed perpendicular to the site's steep slopes. The site is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Street to the South and Texas and Missouri Streets to the east. The site's streets diverge from the typical Potrero Hill street grid and cross the site at a diagonal creating four very large lots with underutilized open space. The site's existing buildings, streets, and block pattern are a striking departure from surrounding neighborhood. This, along with the lack of typical street and pedestrian connectivity make the existing development feel disconnected from the rest of the neighborhood and City.

As a HOPE SF project, this proposal aims to vastly improve the site from its current dilapidated and isolated condition. The Potrero HOPE SF Master Plan project ("Project") includes demolishing all existing 620 units, and vacating portions of the right of way that currently cross the site diagonally and building new streets that would better continue the existing street grid. The Project would transform the four existing super blocks into about 19 new fine-grained blocks, add one major new park along with several smaller parks, plazas and pedestrian ways throughout. The site would feature a new "Main Street" along a newly established segment of 24th Street; this new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

At completion, the Project would include up to 1,700 units, including Housing Authority replacement units (approximately 606 units), and a mix of additional affordable units (approximately 335 units at varying levels of affordability) and market rate units (approximately 661 units). New buildings would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,150 parking spaces would be provided for the units largely below grade. Approximately 15,000 gsf of retail, and 30,000 gsf of community-serving uses is also proposed.

The public realm would be enhanced with improved connectivity to the existing street grid, continuing Arkansas, and Texas Streets where they currently dead end, and adding two new east-west streets. The Project calls for pedestrian ways along Connecticut, 23rd, and elsewhere where the grade is too steep for

vehicular traffic.

Sunnydale

The Sunnydale site consists of 48.8 acres in the Visitacion Valley and contains 93 residential buildings, 775 affordable units, and a 29,500 square foot community center. The Sunnydale site is generally bounded by McLaren Park (Gleneagles Golf Course and Herz Playground) to the north, other portions of McLaren Park to the west, Parque Drive and Velasco Avenue to the south, and Hahn Street to the east. Similar to Potrero, the Sunnydale site currently features broad curvilinear streets that do not relate to the surrounding street pattern and includes only six large blocks.

The Sunnydale HOPE SF Master Plan project (“Project”) includes demolishing all existing 775 units, vacating portions of the right of way and building new streets that would better relate to the existing street grid. The Project would transform the six existing super blocks into about 34 new fine-grained blocks. The site would feature a central “Hub” that would feature a series of open spaces, a community center, space for retail, and other community-serving uses.

At completion, the Project would include up to 1,700 units, including Housing Authority replacement units (approximately 775 units), and a mix of additional affordable units (approximately 694 units at varying levels of affordability) and market rate units (approximately 229 units). Like Potrero, new buildings within Sunnydale would provide a consistent street wall with “eyes-on-the-street” active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,437 parking spaces would be provided for the units largely below grade. Approximately 10,000 of community serving retail and 62,000 gsf of community-serving uses.

Entitlement Structure

Master entitlements for the two projects include the following:

- (1) **General Plan Amendments** to amend (a) Map 03, “Existing and Proposed Open Space” of the Recreation and Open Space Element so that new open space within the two sites are reflected in the map; and (b) Map 4, “Urban Design Guidelines for Heights of Buildings” of the Urban Design Element so that the two sites are shaded with the height designation of 50 – 88 feet. General Plan Amendments are required to be initiated by the Planning Commission.
- (2) a **Development Agreement** between the Project Sponsor, the City, and the San Francisco Housing Authority that would, among other things, delineate responsibilities for infrastructure construction, affordability levels beyond the replacement units, and coordination between the construction of infrastructure and public improvement and the demolition and construction of new units;
- (3) **Planning Code Text Amendment** to create a Special Use District (SUD) for each of the two sites and make other related text amendments. The Planning Code Text Amendment is planned to be initiated by the Board of Supervisors;
- (4) **Planning Code Map Amendment to amend** the Zoning Code’s Height and Bulk Map to allow heights above 40-feet in certain portions of the sites; The Map Amendment is also planned to be initiated by the Board of Supervisors.
- (5) establishing a **Design Standards and Guidelines** (DSG) documents for each of the sites that would largely act as the Zoning Code for this particular site. The DSGs would be incorporated into the Planning Code by reference.

(6) for Sunnydale, adoption of CEQA Findings; and
(7) for Sunnydale, adoption of Master General Plan Findings.

Other required actions could eventually include but are not limited to: purchase of property, subdivision and mapping, and dedication and vacation of public right-of-way.

Within the new SUD, the Planning Code would establish design review procedures for actual construction of buildings and infrastructure, similar to processes established for Schlage Lock and ParkMerced.

Separately, the Project Sponsor would enter into a Master Development Agreement with the property owner, the San Francisco Housing Authority, which would explicate rights and requirements related to land transfers and rights and requirements related to relocation and continued subsidy for existing tenants.

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 340, the Planning Commission is required to initiate General Plan amendments.

RECOMMENDATION: Initiate the General Plan Amendments and set a hearing date of October 13, 2016 for the Commission to take action on the proposed amendments.

Attachments:

Draft Planning Commission Resolution for Sunnydale
Draft Ordinance Amending the General Plan for Sunnydale

Draft Planning Commission Resolution for Potrero
Draft Ordinance Amending the General Plan for Potrero

Urban Design Element Map 4, "Urban Design Guidelines for the Height of Building"
Recreation and Open Space Element Map 03, "Existing and Proposed Open Spaces"

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: SEPTEMBER 15, 2016

Date: September 8, 2016
Case No.: 2010.0515EMTZ GPR
Project Address: **Sunnydale – Valesco Hope SF Master Plan Project**
Zoning: RM-1 (Residential – Mixed, Low Density) – Sunnydale
40-X Height and Bulk Districts
Block/Lot: Assessor’s Block / Lots: 6356 / 061,063, 064, 065, 066, and 068; Block 63010 / 001, 6311 / 011, 6312 / 001, 6313/ 110, 6314 / 001, 6315 001
Project Sponsor: Mercy Housing (for Hope SF Sunnydale)
1360 Mission Street, #300
San Francisco, CA 94103
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

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[Recommendation: Initiate Amendments](#)

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 has 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 intends 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, Mercy 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 Sunnydale / Valesco communities, 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. Mercy 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 Sunnydale. The "Urban Design Guidelines for Heights of Buildings" Map would be amended so the area is included within the 41-88 foot height designations.

On July 9, 2015, the Planning Commission reviewed and considered the Final EIR/EIS for the Sunnydale 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.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. For Sunnydale, an initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, particularly affordable housing, in a context that will better connect and relate to the surrounding neighborhood thereby preserving existing neighborhood character; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that it calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing, Urban Design, and Recreation and Open Space Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

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 October 13, 2016.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on October 13, 2016.

Resolution No.
Hearing Date: September 15, 2016

Case No 2010.0515ETUZ GPA
Potrero Hope SF Master Plan Project
Initiation of General Plan Amendments

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

1 [Sunnydale HOPE SF - General Plan Amendments]

2
3 **Ordinance amending the General Plan in connection with the Sunnydale HOPE SF**
4 **project; adopting findings under the California Environmental Quality Act; making**
5 **findings of consistency with the General Plan as proposed for amendment and the**
6 **eight priority policies of Planning Code, Section 101.1; and adopting findings under**
7 **Planning Code, Section 340 of public necessity.**

8 **NOTE: Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) HOPE SF is the nation's first large-scale public housing transformation
18 collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and
19 creating vibrant mixed-income communities without mass displacement of current
20 residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital
21 commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is
22 committed to breaking intergenerational patterns related to the insidious impacts of trauma
23 and poverty, and to creating economic and social opportunities for current public housing
24 residents through deep investments in education, economic mobility, health and safety. The
25 Project will help realize and further the City's HOPE SF goals.

1 (b) The Sunnydale HOPE SF (the "Project") is generally bounded by McLaren Park to
2 the north, Crocker Amazon Park on the west, Hahn Street on the east, and Velasco on the
3 south.

4 (c) The San Francisco Housing Authority owns and operates 775 units of public
5 housing on the approximately 50-acre site of the Project, which is located in Visitacion Valley.

6 (d) The Project is a mixed use, mixed income development with several different
7 components: (i) construction of the public infrastructure to support the Project; (ii)
8 development of private, mixed-use affordable housing on affordable parcels in accordance
9 with an affordable housing plan; (iii) development of private, mixed-use residential projects on
10 market rate parcels; and (iv) development of community improvements (e.g., open space
11 areas, community facilities) throughout the Project. The Sunnydale HOPE master plan
12 consists of a maximum of 1,700 units, of which 775 are replacement units for existing
13 Sunnydale-Velasco households and 196 are additional affordable housing units. There are
14 also up to 731 units that will be for market rate homeownership. The master plan includes all
15 new streets and utility infrastructure, 6.5 acres of new open spaces, and approximately 60,000
16 square feet of new neighborhood serving spaces.

17 (e) This ordinance is companion legislation to other ordinances relating to the
18 Sunnydale HOPE SF project, including Planning Code amendments, Zoning Map
19 amendments, and a Development Agreement adoption.

20 (f) On July 9, 2015, in Motion 19409, the Planning Commission certified as adequate
21 and complete the Sunnydale-Velasco HOPE SF Master Plan Project Environmental Impact
22 Report/Environmental Impact Statement (Planning Case No. 2010.0305E) in accordance with
23 the California Environmental Quality Act (California Public Resources Code Sections 21000 et
24 seq.) and Administrative Code Chapter 31. Said Motion is on file with the Clerk of the Board
25 of Supervisors in File No. _____ and is incorporated herein by reference.

1 (g) On _____, 2016, in Motion No. _____, the Planning Commission
2 adopted findings under the California Environmental Quality Act ("CEQA Findings") related to
3 the actions contemplated in this ordinance. The Board adopts these CEQA Findings as its
4 own. Said Motion and the CEQA Findings are on file with the Clerk of the Board of
5 Supervisors in File No. _____ and are incorporated herein by reference.

6 (h) On _____, 2016, in Motion No. _____, the Planning Commission
7 initiated the actions contemplated in this ordinance. Said Motion is on file with the Clerk of the
8 Board of Supervisors in File No. _____.

9 (i) On _____, in Resolution No. _____, the Planning Commission adopted
10 findings that the actions contemplated in this ordinance are consistent, on balance, with the
11 City's General Plan as proposed for amendment and eight priority policies of Planning Code
12 Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on
13 file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated
14 herein by reference.

15 (j) In this same Resolution, the Planning Commission in accordance with Planning
16 Code Section 340 determined that this ordinance serves the public necessity, convenience,
17 and general welfare. The Board of Supervisors adopts as its own these findings.

18
19 Section 2. The General Plan is hereby amended by revising the Recreation and Open
20 Space Element and the Urban Design Elements as follows:

21 **Recreation and Open Space Element**

22 Map 03 – Existing and Proposed Open Space. Insert indications of new parks within
23 the Sunnydale HOPE SF boundaries pursuant to the Sunnydale HOPE SF Design Standards
24 and Guidelines Document.

25 **Urban Design**

1 Map 4 - Urban Design Guidelines for Height of Buildings. Add shading representative
2 of 40-65 feet height range to the boundaries of the Sunnydale HOPE SF site.

3
4 Section 3. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.

8
9 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
10 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
11 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the City's
12 General Plan that are explicitly shown in this ordinance as additions, deletions, Board
13 amendment additions, and Board amendment deletions in accordance with the "Note" that
14 appears under the official title of the ordinance.

15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By:


18 John D. Malamut
19 Deputy City Attorney

20 n:\land\as2016\1400552\01133485.docx



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.

HEARING DATE: SEPTEMBER 15, 2016

Date: September 8, 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
mathew.snyder@sfgov.org

[Recommendation: Initiate Amendments](#)

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

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Resolution No.
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Case No 2010.0515ETUZ GPA
Potrero Hope SF Master Plan Project
Initiation of General Plan Amendments

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 October 13, 2016.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on October 13, 2016.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

1 [Potrero HOPE SF - General Plan Amendments]

2
3 **Ordinance amending the General Plan in connection with the Potrero HOPE SF project;**
4 **adopting findings under the California Environmental Quality Act; making findings of**
5 **consistency with the General Plan as proposed for amendment and the eight priority**
6 **policies of Planning Code, Section 101.1; and adopting findings under Planning Code,**
7 **Section 340 of public necessity.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
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15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) HOPE SF is the nation's first large-scale public housing transformation
18 collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and
19 creating vibrant mixed-income communities without mass displacement of current
20 residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital
21 commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is
22 committed to breaking intergenerational patterns related to the insidious impacts of trauma
23 and poverty, and to creating economic and social opportunities for current public housing
24 residents through deep investments in education, economic mobility, health and safety. The
25 Project will help realize and further the City's HOPE SF goals.

1 (b) The Potrero HOPE SF (the "Project") is located on the southern and eastern slopes
2 of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to
3 the north, Wisconsin Street to the west, 25th and 26th Street to the South and Texas and
4 Missouri Streets to the east.

5 (c) The San Francisco Housing Authority currently owns and operates 620 units on the
6 approximately 39 acre (including streets) site.

7 (d) The Potrero HOPE SF Master Plan includes demolition of all existing units, vacation
8 of portions of the right of way that currently cross the site diagonally, and building new streets
9 that would better continue the existing street grid. The site would feature a new "Main Street"
10 along a newly established segment of 24th Street. This new segment of 24th Street would be
11 aligned with commercial and community uses, and parks and open space.

12 (e) The Project with a mixed use, mixed income development with several different
13 components: (i) construction of the public infrastructure to support the Project; (ii)
14 development of private, mixed-use affordable housing on affordable parcels in accordance
15 with an affordable housing plan; (iii) development of private, mixed-use residential projects on
16 market rate parcels; and (iv) development of community improvements (e.g., 3.5 acres of
17 open space areas, community facilities) throughout the Project. At completion, the Project
18 would include up to 1,700 units, including Housing Authority replacement units (approximately
19 606 units), and a mix of additional affordable units (approximately 335 units at varying levels
20 of affordability) and market rate units (approximately 661 units). The Project also includes
21 approximately 15,000 gross square feet of retail, and 30,000 gross square feet of community-
22 serving uses.

23 (f) This ordinance is companion legislation to other ordinances relating to the Potrero
24 HOPE SF project, including Planning Code amendments, Zoning Map amendments, and a
25 Development Agreement adoption.

1 (g) On December 10, 2015, in Motion No. 19529, the Planning Commission certified
2 as adequate and complete the Potrero Hope SF Master Plan Project Environmental Impact
3 Report / Environmental Impact Statement (Planning Case No. 2010.0515E) in accordance
4 with the California Environmental Quality Act (California Public Resources Code Sections
5 21000 et seq.) and Administrative Code Chapter 31. Said Motion is on file with the Clerk of
6 the Board of Supervisors in File No. _____ and is incorporated herein by reference.

7 (h) On that same date, in Motion No. 19531, the Planning Commission adopted
8 findings under the California Environmental Quality Act ("CEQA Findings") related to the
9 Project. The Board adopts these CEQA Findings as its own. Said Motion and the CEQA
10 Findings are on file with the Clerk of the Board of Supervisors in File No. _____ and
11 are incorporated herein by reference.

12 (i) On _____, 2016, in Motion No. _____, the Planning Commission
13 initiated the actions contemplated in this ordinance. Said Motion is on file with the Clerk of the
14 Board of Supervisors in File No. _____.

15 (j) On _____, in Resolution No. _____, the Planning Commission adopted
16 findings that the actions contemplated in this ordinance are consistent, on balance, with the
17 City's General Plan as proposed for amendment and eight priority policies of Planning Code
18 Section 101.1. In addition, the Planning Commission adopted additional CEQA Findings as
19 part of this Resolution. The Board adopts all of these findings as its own. A copy of said
20 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is
21 incorporated herein by reference.

22 (k) In this same Resolution, the Planning Commission in accordance with Planning
23 Code Section 340 determined that this ordinance serves the public necessity, convenience,
24 and general welfare. The Board of Supervisors adopts as its own these findings.

1 Section 2. The General Plan is hereby amended by revising the Recreation and Open
2 Space Element and the Urban Design Elements as follows:

3 **Recreation and Open Space Element**

4 Map 03 – Existing and Proposed Open Space. Insert indications of new parks within
5 the Potrero HOPE SF boundaries pursuant to the Potrero HOPE SF Design Standards and
6 Guidelines Document.

7 **Urban Design**

8 Map 4 - Urban Design Guidelines for Height of Buildings. Add shading representative
9 of 40-65 feet height range to the boundaries of the Potrero HOPE SF site.

10
11 Section 3. Effective Date. This ordinance shall become effective 30 days after
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
14 of Supervisors overrides the Mayor's veto of the ordinance.

15
16 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
17 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
18 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the City's
19 General Plan that are explicitly shown in this ordinance as additions, deletions, Board
20 amendment additions, and Board amendment deletions in accordance with the "Note" that
21 appears under the official title of the ordinance.

22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

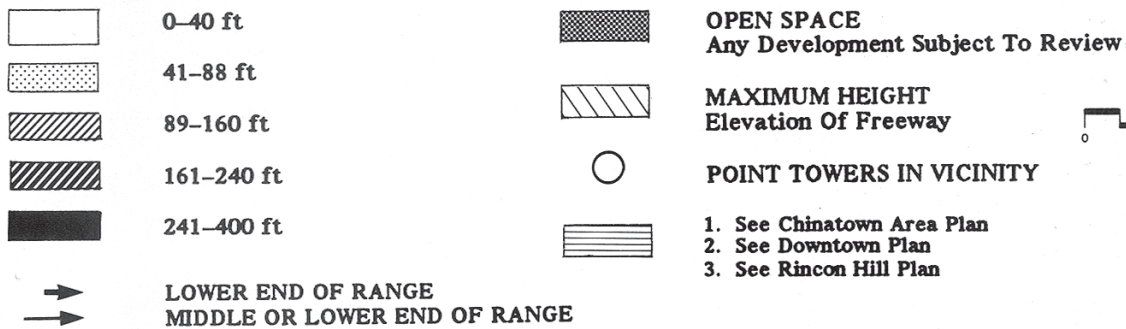
24 By:


25 John D. Malamut
Deputy City Attorney

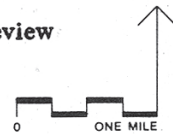
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URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS



Map 4



MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797(Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

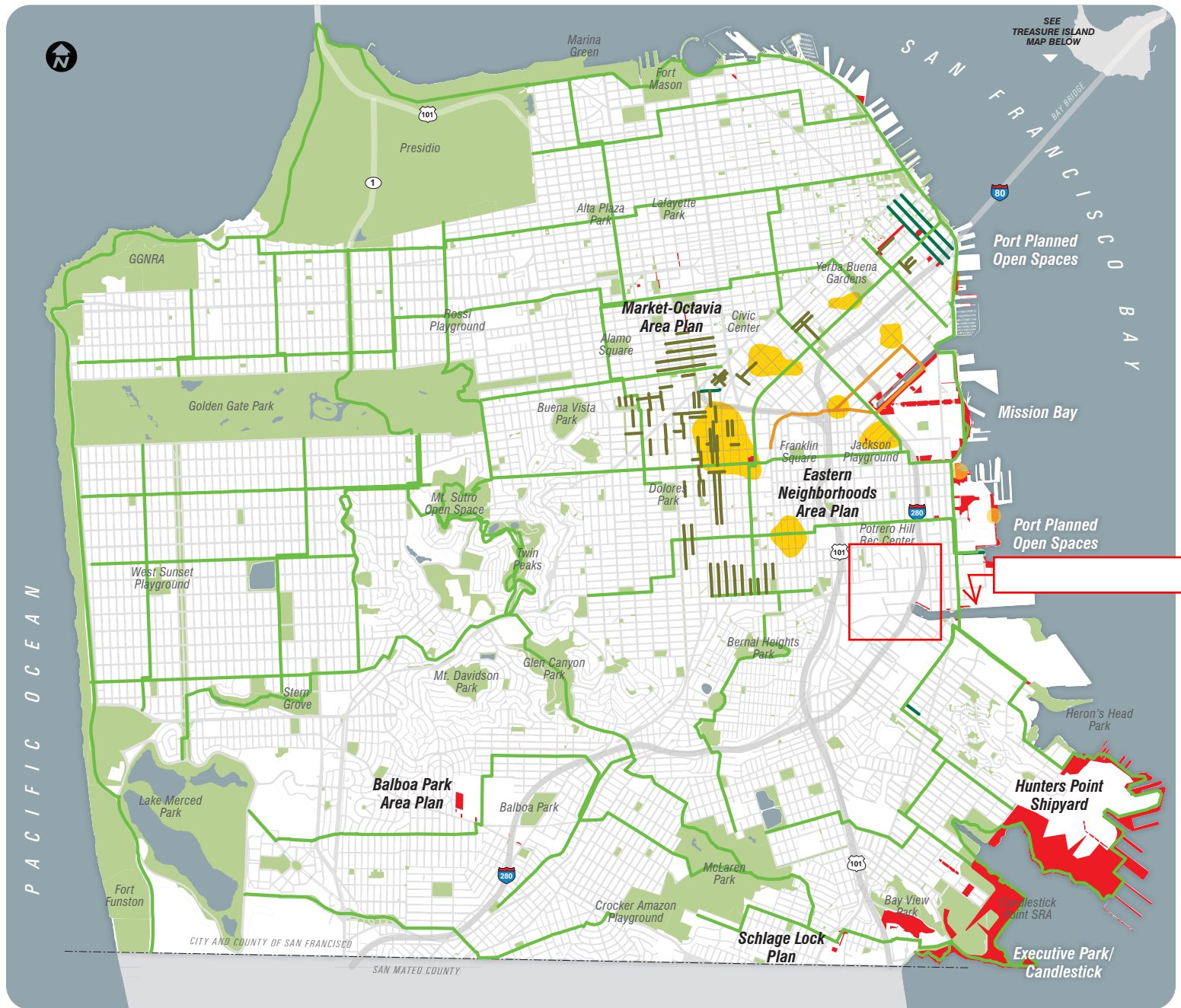
→ Add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add reference under #2 to Transbay: "See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"





→ Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

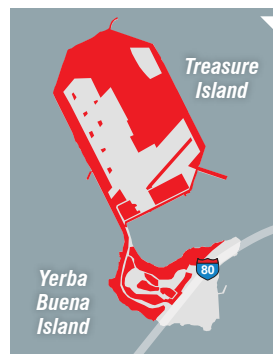
→ Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"



Existing and Proposed Open Space

-  Potential Living Alleys
-  Potential Living Streets
-  Proposed Green Connections
-  Off Street Multi-Use Paths
-  Proposed Open Space
-  Existing Open Space
-  Acquire and develop sites for open space (Eastern Neighborhoods Area Plan)



0 Miles 1

MAP 03