



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: NOVEMBER 17, 2008

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: **Amendments Relating to the Potrero Center Mixed-Use Special Use District**

Case Number: 2008. 1202TZ [Board File No. 081333]

Initiated by: Supervisor Maxwell / Introduced October 21, 2008

Staff Contact: Steve Wertheim steve.wertheim@sfgov.org 415-558-6612

Ken Rich ken.rich@sfgov.org, 415-558-6345

Recommendation: **Approval as Amended**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE BY ADDING SECTION 249.40 AND AMEND ZONING MAP SHEET SU08, TO ESTABLISH THE POTRERO CENTER MIXED-USE SPECIAL USE DISTRICT, LOCATED AT 2300 16TH STREET BETWEEN BRYANT STREET AND POTRERO AVENUE (ASSESSOR'S BLOCK 3930A LOT 002) TO ENABLE ITS CONTINUED USE AS A FORMULA RETAIL SHOPPING CENTER AND TO SUPPORT THE LAND DEDICATION OPTION TO SATISFY INCLUSIONARY HOUSING REQUIREMENTS SHOULD THE PROPERTY BE REDEVELOPED WITH HOUSING IN THE FUTURE.

PREAMBLE

Whereas, on October 21, 2008, Supervisor Maxwell introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 081333 which would add Planning Code Section 249.40 and amend Zoning Map Sheet SU08 in order to establish a Potrero Center Mixed-Use Special Use District.

Whereas, on November 13, 2008, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance; and

Whereas, on August 7th 2008, the Commission adopted Motion No. 17659. In that action, the Commission certified the Eastern Neighborhoods Environmental Impact Report. The Commission also adopted Motion No. 17661, adopting California Environmental Quality Act Findings related to the Eastern Neighborhoods Area Plans project. The amendment contained in the proposed Ordinance is in accordance with the Eastern Neighborhoods EIR and CEQA findings.

Whereas, 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 Department staff, and other interested parties; and

Whereas, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the Commission has reviewed the proposed Ordinance; and

NOW, THEREFORE BE IT RESOLVED, that the Commission hereby recommends that the Board of Supervisors recommends *approval of the proposed Ordinance with an amendment* allowing new retail uses to replace an existing gym, as well as existing retail on the site.

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:

1. The Potrero Center is an existing large shopping complex containing exclusively formula retail stores.
2. Should the site be developed with housing, there is the potential for developing a substantial amount of affordable housing.
3. Per the City's General Plan, there is a substantial demand for housing for those at low and very low incomes.
4. The Mayor's Office of Housing provides much of the City's new housing to residents in these income ranges. Such development requires that the Mayor's Office of Housing secure land for development.
5. The proposed Ordinance would facilitate the continued use of the Potrero Center as a large shopping complex containing exclusively formula retail stores.
6. The proposed Ordinance would create incentives for the dedication of land for affordable housing, were housing to be developed on the site.
7. The Planning Commission finds that the Eastern Neighborhoods Zoning Map Amendments are, on balance, in conformity with the General Plan and the eight Priority Policies of Planning Code Section 101.1 and with the General Plan as proposed to be amended for the reasons set forth in Planning Commission Resolution No. 17662 which accompanies this Resolution, and incorporates said findings herein by reference.

8. Prior to considering the relevant amendments to the Planning Code, and related General Plan and Zoning Map amendments, on August 7, 2008, the Planning Commission adopted Motion No.17659. In that action, the Commission certified the Eastern Neighborhoods Environmental Impact Report. The Planning Commission also adopted Motion No. 17661, adopting California Environmental Quality Act Findings related to the Eastern Neighborhoods Area Plans project. Said motions are incorporated herein by reference

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on November 13, 2008.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 13, 2008