



SAN FRANCISCO PLANNING DEPARTMENT

January 3, 2013

Angela Calvillo, Clerk
Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**RE: Transmittal of the Western SoMa Community Plan
Planning Case No. 2008.0877EMTZU**

**Board File Number: _____ (pending)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo, the Honorable Mayor Ed Lee, and the Honorable Supervisor Jane Kim:

I am pleased to transmit the Planning Commission's recommendation for adoption of the Western SoMa Community Plan (Case 2008.0877EMTZU) to the Board of Supervisors. Please find here a description of the approval actions and supporting documentation for the Board's consideration.

The result of a multi-year public planning process that began in 2005, the Western SoMa Community Plan is a comprehensive vision for shaping growth on the western side of the South of Market area, designed to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood. The Plan complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today's understanding of the issues and focused community outreach to the residents and workers in the area, and would result in the potential to generate over \$42 million for public infrastructure. The Plan was created and shaped by the Western SoMa Citizen's Planning Task Force, created by the Board of Supervisors through ordinance in 2004.

On November 8, 2012 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of proposed Ordinances.

On December 6, 2012 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and voted to recommend approval of the proposed Ordinances.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The following items are included in this package and were reviewed by the Historic Preservation Commission and approved by the Planning Commission:

1. Environmental Review CEQA Findings and Mitigation Measures

The Environmental Review findings identify significant unavoidable environmental impacts, compare Project alternatives, describe mitigation measures, and make a Statement of Overriding Considerations recognizing the Project's unique benefits.

2. General Plan Amendments Ordinance

Amendments to the General Plan include the addition of the Western SoMa Area Plan to the General Plan and updates to various General Plan Elements to include text and map references to the Area Plan.

3. Planning Code Amendments Ordinance

Proposed Planning Code amendments would revise controls including but not limited to those for land use, density, height, open space, parking, and impact fees; and make related amendments to the Planning Code necessary to implement the Western SoMa Community Plan, including adding Sections 175.5, 261.2, 263.28, 263.29, 703.9, 743 et seq., 744 et seq., 844 et seq., 845 et seq., 846 et seq., 847 et seq., and 890.81, and amending Planning Code Sections 121.1, 121.2, 121.7, 124, 134, 135, 141, 145.1, 151.1, 155, 182, 201, 204.4, 207.4, 207.5, 207.6, 208, 270.2, 316, 329, 401, 423 et seq., 429.2, 607.1, 702.1, 703.2, 802.1, 802.4, 802.5, 803.3, 803.6, 803.7, 803.9, 813, 822, 823, and 890.88.

4. Zoning Map Amendments Ordinance

Proposed amendments to the Zoning Maps include amendments to Sectional Maps ZN01, ZN07, ZN08 (Zoning Districts), HT01, HT07, and HT08 (Height and Bulk Districts). Proposed map amendments will reclassify properties as necessary to implement the General Plan as proposed to be amended pursuant to adoption of the Western SoMa Community Plan. These amendments would generally reclassify areas zoned SLR north of Harrison Street to WMUG, RCD, Folsom Street NCT, WMUO, RED, or RED-MX, and areas zoned SLI and SSO south of Harrison Street to SALI, WMUO, RED, and RED-MX.

These amendments would also reclassify the height and bulk districts of certain parcels consistent with the proposed Western SoMa Community Plan. Heights north of Harrison Street range from 40 feet in the RED districts to 55-65 feet on most parcels larger than one-half acre. Heights south of Harrison Street range from 30 feet on blocks adjacent to the I-80 freeway, to 40-55 feet in the SALI district, and up to 85 feet in the WMUO district along Townsend Street.

The Planning Commission voted to amend the proposed zoning for the properties along 11th Street between Harrison Street and Folsom Street, and the two properties immediately north of the intersection of Folsom Street and 11th Street from WMUG to WMUO. This amendment was detailed in Planning Commission Resolution No. 18760, which included a list of Block and Lot numbers intended to represent these properties along 11th Street. Additionally, the associated

Zoning Map Amendment Ordinance was updated to reflect this amendment, and subsequently approved as to form by the City Attorney.

However, the list of Block and Lot numbers detailed in Resolution No. 18760 did not accurately reflect all of the intended properties. An updated list of properties is provided as an attachment to this letter, and the Planning Department will request the Board of Supervisors to amend the final Zoning Map Amendment Ordinance to reflect the updated list.

5. Administrative Code Amendments Ordinance

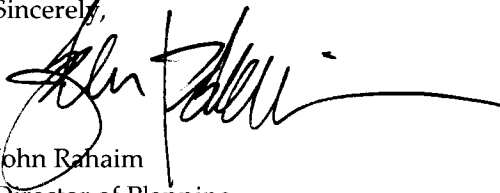
These include amendments to Chapter 10E to incorporate the Western SoMa Community Plan into the Eastern Neighborhoods program area and its associated monitoring and interagency implementation framework.

6. Implementation Plan

The document provides an inventory of public improvements and a recommended funding program to implement these improvements. This document would guide the Board of Supervisors and Interagency Plan Implementation Committee in expending Plan-related revenues.

On November 7, 2012 the Historic Preservation Commission considered elements of the Plan related to historic preservation, and recommended their approval by the Board with comments. The Planning Commission incorporated all of the Historic Preservation Commission comments and approved all of these items on December 6, 2012 and recommends Board approval of the ordinances necessary to implement the Western SoMa Community Plan. If you have further questions, please contact Corey Teague, the Plan Manager, at (415) 575-9081. We look forward to the Board's consideration of these items and to the implementation of this Plan.

Sincerely,



John Rahaim
Director of Planning

CC: Mayor's Office, Jason Elliot
Deputy City Attorney, Andrea Ruiz-Esquide
Alisa Miller, Clerk of the Land Use Committee

Attachments (two copies of the following):

Planning Commission Resolution Nos. 18757, 18758, 18759, 18760, 18761, and 18762
Planning Commission Executive Summary for Case No. 2008.0877EMTZU
Environmental Review CEQA Findings and Mitigation Measures
Draft Ordinance General Plan Amendment and Legislative Digest
(original sent via interoffice mail)

Draft Ordinance Planning Code Text Amendment and Legislative Digest
(original sent via interoffice mail)
Draft Ordinance Zoning Map Amendment and Legislative Digest
(original sent via interoffice mail)
Zoning Map Amendment – 11th Street Update
Draft Ordinance Administrative Code Amendment and Legislative Digest
(original sent via interoffice mail)
Implementation Plan
Historic Preservation Commission Resolution No. 695

Note: In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents", the Planning Department has submitted multi-page documents related to the Western SoMa Plan [BF pending] in digital format. A hard copy of these documents is available from the Clerk of the Board. Additional hard copies may be requested by contacting Corey Teague of the Planning Department at 415-575-9081.



SAN FRANCISCO PLANNING DEPARTMENT

Western SoMa Community Plan Transmittal Packet to Board of Supervisors

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Table of Contents

Date: January 3, 2013
Case No.: **2008.0877**EMTZU
Staff Contact: *Western SoMa Community Plan Adoption*
Corey Teague - (415) 575-9081
corey.teague@sfgov.org

I. Executive Summary Materials

I-1 Executive Summary Memo

II. CEQA Findings – E Case

II-1 CEQA Findings Case Report

II-2 CEQA Findings Planning Commission Resolution No. 18757

II-3 CEQA Findings and Mitigation Monitoring and Reporting Program

III. General Plan Amendments – M Case

III-1 General Plan Amendments Case Report

III-2 General Plan Amendments Planning Commission Resolution No. 18758

III-3 General Plan Amendments Draft Ordinance

III-4 Western SoMa Area Plan

III-4A General Plan Draft Text and Map Amendments

IV. Planning Code Amendments – T Case

IV-1 Planning Code Amendments Case Report

IV-2 Planning Code Amendments Planning Commission Resolution No. 18759

IV-3 Planning Code Amendments Draft Ordinance

IV-4 Draft Planning Code Amendments Summary Table

IV-5 Draft Planning Code Amendments Zoning Guide

V. Zoning Map Amendments – Z Case

V-1 Zoning Map Amendments Case Report

V-2 Zoning Map Amendments Planning Commission Resolution No. 18760

V-3 Zoning Map Amendments Draft Ordinance

V-4 Zoning Map Amendment – 11th Street Update

VI. Administrative Code Amendments – U Case

VI- 1 Administrative Code Amendments Case Report

VI -2 Administrative Code Amendments Planning Commission Resolution No. 18761

VI -3 Administrative Code Amendments Draft Ordinance

VII. Implementation Program – U Case

VII-1 Program Implementation Document Case Report

VII-2 Program Implementation Document Planning Commission Resolution No. 18762

VII-3 Western SoMa Community Plan Program Implementation Document

VIII. Historic Preservation Commission Actions

VIII-1 HPC Resolution No. 695 (Review and Comment on Western SoMa Community Plan Adoption and Related Ordinances)



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1: Western SoMa Community Plan Adoption Packet Executive Summary HEARING DATE: DECEMBER 6, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 29, 2012
Case No.: **2008.0877MTZU**
Western SoMa Community Plan Adoption
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval**

SUMMARY

The San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan ("the Plan"). The result of a multi-year public planning process that began in earnest in 2005, the Plan is a comprehensive vision for shaping growth on the western side of the South of Market area. The Plan's chief objectives are to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood.

Adoption of the Plan will consist of numerous actions. These include:

1. Adoption of CEQA Findings, including a Statement of Overriding Considerations
2. General Plan Amendments
3. Planning Code Amendments
4. Zoning Map Amendments
5. Administrative Code Amendments
6. Approval of a Program Implementation Document

Together with actions related to certification of the Final Environmental Impact Report and adoption of CEQA Findings, these actions will constitute the Commission's approval of the Western SoMa Community Plan and its implementing mechanisms.

On November 8, 2012 the Planning Commission passed resolutions to Initiate the Amendments to the General Plan, Planning Code, and Zoning Maps and instructed Planning staff to provide public notice for a public hearing on the proposed amendments on or after December 6, 2012. Proper notification was provided according to the requirements of the Planning Code, including a newspaper advertisement 20

days prior to the hearing and mailed notice to all property owners within the Plan Area and within 300 feet of the Plan Area 20 days prior to the hearing.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends adoption of the draft Resolutions for all items related to adoption of the Western SoMa Community Plan.

PLAN BACKGROUND

The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods, with the goal of developing new zoning controls for the industrial portion of this neighborhood. The Western SoMa plan area, which focuses on the area roughly bounded by 7th Street, Mission Street, Division Street, and Bryant Street on the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street on the eastern portion of the plan area, was eventually removed from the Eastern Neighborhoods planning process.

On November 23, 2004 the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force ("Task Force"). The Task Force was charged with conducting a comprehensive analysis of the Western SoMa plan area and developing recommendations, and specifically to:

- (1) Use existing zoning as the starting point for an analysis of land use decisions that will shape the future of the entire community;
- (2) Map and evaluate existing Residential Enclave Districts (REDs) and consider modifications to existing RED zoning map boundaries;
- (3) Recommend basic RED preservation policies including height, density and design guidelines;
- (4) Map and evaluate land uses proximate to existing and proposed REDs and develop basic height, density and design guidelines in order to provide a buffer between REDs and areas where more intense development might be allowed;
- (5) Map overall western SoMa existing land use conditions;
- (6) Recommend policies for the preservation of service and light industrial jobs, residential uses, and arts and entertainment opportunities;
- (7) Consider policies to guide increased heights and density along the major arterial streets where appropriate;
- (8) Recommend policies that promote more community-serving retail and commercial uses and that encourage improvements to transportation, open space, street safety, bicycle circulation, and mass transit; and

(9) Develop recommendations to ensure that the creation of a future Folsom Boulevard be developed in such a manner as to complement all of the above referenced goals.

The Task Force, with assistance from the Planning Department, held numerous public workshops and worked with consultants throughout 2008, resulting in the publication of a Draft Western SoMa Community Plan in September 2008. An updated version of the plan was published in October 2011.

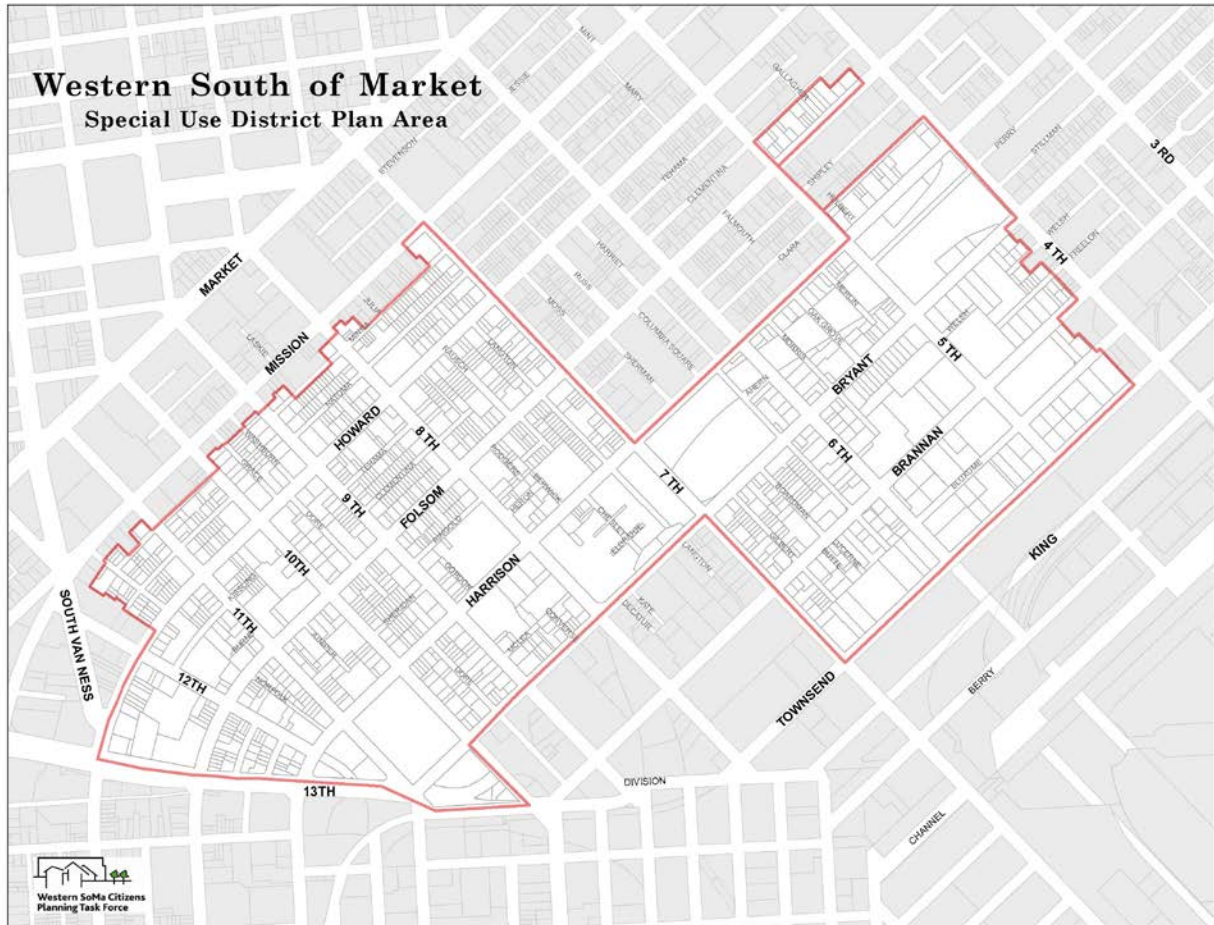
The Western SoMa Area Plan (“the Plan”) supports and builds on the Eastern Neighborhoods Plan’s vision for the traditionally industrial and mixed use areas in the eastern part of the City. The Plan complements the Eastern Neighborhoods Plan’s patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today’s understanding of the issues and focused community outreach to the residents and workers in the area.

The Plan lays the policy foundation for additional changes that are detailed in the Planning Code and Zoning Map amendments and other proposed implementation measures. The following Key Principles inform all the objectives and policies contained in the Plan:

- Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- Reserve sufficient space for production, distribution and repair activities, in order to support the City’s economy and provide good jobs for residents
- Generally maintain the existing scale and density of the neighborhood, allowing appropriate increases in strategic locations;
- Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;
- Protect and support the social heritage resources of the Filipino and LBGT communities within the plan area;
- Plan for new development that will serve the needs of existing residents and businesses; and
- Maintain and promote a diversity of land uses, and reserve new areas for arts activities and nighttime entertainment.

PLAN AREA

The Western SoMa Community Plan Area consists of approximately 298 acres (including public rights-of-way) stretching from 4th Street to Division Street. The boundaries of the Plan area are roughly 7th Street, Mission Street, Division Street, and Bryant Street in the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street in the eastern portion of the plan area.



Western SoMa Community Plan Area

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Transit Center District Plan and adoption of CEQA Findings prior to consideration of this item at the hearing on December 6, 2012.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 695

HEARING DATE: November 7, 2012

Date: November 7, 2012
Case No.: 2008.0877MTZU
Project Name: **Western SoMa Community Plan
Review and Comment on Plan Adoption and related Ordinances**
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator – (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT PROPOSED ORDINANCES ASSOCIATED WITH THE WESTERN SOMA COMMUNITY PLAN TO AMEND THE SAN FRANCISCO GENERAL PLAN, PLANNING CODE, AND ZONING MAPS, INCLUDING AMENDMENTS TO PLANNING CODE, AND MAKING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

1. WHEREAS, on November 7, 2012, the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider aspects in the proposed Western SoMa Community Plan and related Ordinances that directly impact historic resources; and
2. WHEREAS, Article 10 of the San Francisco Planning Code establishes, the purpose, powers and duties of the Historic Preservation Commission. Per Planning Code Section 1002(a)(9), the Historic Preservation Commission shall review and provide written reports to the Planning Commission and Board of Supervisors on ordinances and resolutions concerning historic preservation issues and historic resources, redevelopment plans, waterfront land use and project plans, and such other matters as may be prescribed by ordinance; and
3. WHEREAS, the San Francisco Planning Department is seeking to implement the Western SoMa Community Plan ("the Plan"), which seeks to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood. The Plan contains goals and policies that would affect historic resources.

The Western SoMa neighborhood is a place containing a balance of production, distribution, and repair (PDR) uses mixed with other uses. The objectives of maintaining a balance of PDR uses with housing, offices, retail and other uses and seeking to avoid future land use conflicts are at the heart of the Western SoMa Community Plan.

The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods Plan, with the goal of developing new zoning controls for the industrial portion of this neighborhood. On November 23, 2004, the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force, which was charged with conducting a comprehensive analysis of the plan area and developing recommendations.

A series of workshops and surveys were conducted where stakeholders articulated goals for the neighborhood and considered how new zoning and policies might promote these goals. The Western SoMa Citizens Planning Task Force further developed these ideas and developed Strategic Analysis Memos (SAMs) on housing, preservation, transportation, open space, and economics. The Task Force also worked with the San Francisco Department of Public Health's *Healthy Development Measurement Tool* to ensure the Plan met strategic public health goals. This community outreach, research, and City agency collaboration led to the creation and publication of a *Draft Community Plan for Citizens Review* in 2008. The additional comments collected from the community in response to that document allowed the task force to finalize the Draft Western SoMa Community Plan later that year. Based on Planning Department and City Attorney review, the Draft Western SoMa Community Plan was further updated in 2011.

The Western SoMa Community Plan supports and builds on the Eastern Neighborhoods Plan's vision for the traditionally industrial and mixed use areas in the eastern part of the City. The Plan complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today's understanding of the issues and focused community outreach to the residents and workers in the area.

The Plan lays the policy foundation for additional changes that are detailed in the Planning Code, Zoning Map and other implementation measures. The following Key Principles inform all the objectives and policies contained in the Plan:

- Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- Reserve sufficient space for production, distribution and repair activities, in order to support the City's economy and provide good jobs for residents
- Generally maintain the existing scale and density of the neighborhood, allowing appropriate increases in strategic locations;

- Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;
- Protect and support the social heritage resources of the Filipino and LBGT communities within the plan area;
- Plan for new development that will serve the needs of existing residents and businesses; and
- Maintain and promote a diversity of land uses, and reserve new areas for arts activities and nighttime entertainment.

The core policies and supporting discussion in the Plan have been incorporated into an Area Plan proposed to be added to the General Plan. The General Plan, Planning Code, and Zoning Map Amendments, along with the Implementation Document, provide a comprehensive set of policies and implementation programming to realize the vision of the Plan. The Implementation Document outlines public improvements, funding mechanisms, and interagency coordination the City must pursue to implement the Plan.

Policies envisioned for the Community Plan are consistent with the existing General Plan. However, a number of amendments to the General Plan are required to further achieve and clarify the vision and goals of the Western SoMa Community Plan, to reflect its concepts throughout the General Plan, and generally to update the General Plan to changed physical, social and economic conditions in this area.

4. WHEREAS, the Historic Preservation Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented at the hearing by Department staff and other interested parties; and
5. WHEREAS, 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

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed Western SoMa Community Plan, including Chapter 6 on Preservation, and recommends APPROVAL of the proposed Western SoMa Community Plan and the associated ordinances with the following comments:

- Within the Western SoMa Community Plan, all reference to the "Landmarks Preservation Advisory Board" should be edited to refer to the "Historic Preservation Commission."
- The Western SoMa Community Plan should contain timeline and implementation plan for specific actions.

- In implementing the objectives and policies of the Western SoMa Community Plan, the Commission recommends exploring new strategies, including use of public art, for integrating social history into traditional historic preservation.
- The Western SoMa Community Plan should provide zoning and land use incentives for properties that are not eligible for local landmark status, but which retain strong historic character and integrity.
- Within the Chapter 6 (Preservation) of the Western SoMa Community Plan, the Commission recommends the following edits:
 - Policy 6.1.3 should be edited to read: *“Conduct historic and socio-cultural heritage resource surveys within the Western SoMa.”*
 - Policy 6.1.4 should be edited to read: *“Establish boundaries and designations in all proposed and new preservation districts.”*
 - Policy 6.2.3 should be edited to read: *“Protect properties associated with events contributing to local history, including events that occur in public streets and alley.”*
 - Policy 6.2.4, 6.2.5, 6.2.6, and 6.2.7 should be condensed into one policy statement, which reads: *“Protect properties that are significant for their architecture and design, including those eligible under National Register Criteria C (Design/Construction) and California Register Criterion 3 (Architecture)”*
 - Policy 6.3.3 should be edited to read: *“Prevent or avoid historic resource demolitions.”*
 - Policy 6.3.6 should be edited to read: *“Preserve and protect all identified Native American and other archaeological resources.”*

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2008.0877MTZU to the Planning Commission and Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on November 7, 2012.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Chase, Damkroger, Hasz, Johns, Martinez and Wolfram

ABSENT: Matsuda

ADOPTED: November 7, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit VI-1: Administrative Code Amendments Case Report

HEARING DATE: DECEMBER 6, 2012

Date: November 29, 2012
Case No.: **2008.0877MTZU**
*Western SoMa Area Plan –
Administrative Code Amendments*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION

The San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan.

For background on the Western SoMa Community Plan, see the accompanying Executive Summary staff report.

In addition to General Plan, Planning Code, and Zoning Map amendments related to the Plan, the Planning Commission and Board of Supervisors will consider and adopt a Plan Program Implementation Document. The Program Implementation document inventories the public improvements recommended by the Plan and lays out a Funding Program to allocate projected revenues from new and existing funding sources to these improvements. The Board of Supervisors, with input from the Interagency Plan Implementation Committee ("IPIC"), shall monitor and allocate revenues according to these proportional allocations based on actual revenues over time and the readiness of the various public improvements for expenditure.

Chapter 10E establishes monitoring programs for various adopted plans, including the Eastern Neighborhoods Plan. Reporting on outcomes and implementation of the Western SoMa Community Plan, adopted as an Area Plan, would be explicitly incorporated into the existing monitoring program for the Eastern Neighborhoods Plan Area required by Chapter 10E. Additionally, the existing four non-voting members of the Eastern Neighborhoods Citizens Advisory Committee ("CAC") would be converted to full-voting members.

Chapter 36 of the Administrative Code establishes the IPIC, a body which tracks existing and projected Plan revenues, makes recommendations on expenditures of Plan revenues, and coordinates City agency work programs to forward implementation of the Plan's improvement projects. As part of the Eastern Neighborhoods Plan Area, the Western SoMa Community Plan would be administered and monitored through certain established procedures and review bodies, including the IPIC. The IPIC bases its recommendations on the Plan's Program Implementation Document.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends adoption of the draft Resolution recommending approval of the draft amendments to the Administrative Code.

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Western SoMa Community Plan and adoption of CEQA Findings prior to consideration of this item at the hearing on December 6, 2012.

RELATED ACTIONS

As part of its actions approving the Western SoMa Community Plan, the Planning Commission will consider Amendments to the General Plan, Planning Code, and Zoning Maps and approval of the Plan Program Implementation Document. These proposed actions are discussed in separate Staff Reports.

ATTACHMENTS

Exhibit VI-2 Draft Resolution Recommending Approval of the draft Administrative Code Amendments

Exhibit VI-3 Draft Administrative Code Amendments Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18761

HEARING DATE DECEMBER 6, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 29, 2012
Case No.: **2008.0877EMTZU**
*Western SoMa Area Plan –
Administrative Code Amendments*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

ADOPTING A RESOLUTION TO RECOMMEND AMENDMENTS TO THE SAN FRANCISCO ADMINISTRATIVE CODE PURSUANT TO THE ADOPTION OF THE WESTERN SOMA COMMUNITY PLAN

WHEREAS the San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan. In addition to General Plan, Planning Code, and Zoning Map amendments related to the Plan, the Planning Commission and Board of Supervisors will consider and adopt Administrative Code amendments relating to Plan monitoring and City decision-making regarding implementation of the Plan. Underlying these Administrative Code amendments is a Plan Program Implementation Document. The Program Implementation document inventories the public improvements recommended by the Plan and lays out a Funding Program to allocate projected revenues from new and existing funding sources to these improvements. In order to implement the public improvements recommended by the Plan and the Funding Program contained in the Program Implementation Document, certain amendments to the Administrative Code are required. Reporting on outcomes and implementation of the Western SoMa Area Plan would be explicitly incorporated into the existing monitoring program for the Eastern Neighborhoods Program Area required by Chapter 10E.

Proposed amendments to the Administrative Code are attached hereto as Exhibits VI-3.

The Planning Commission incorporates by reference the general findings and overview concerning the Western SoMa Community Plan as set forth in Planning Commission Resolution No. 18758 governing General Plan amendments.

Prior to considering relevant amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Western SoMa Community Plan, the Planning Commission adopted Motion No. 18756 certifying the Final Environmental Impact Report for the

Western SoMa Community Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Resolution No. 18757 adopting CEQA Findings related to the Western SoMa Community Plan.

NOW, THEREFORE, BE IT RESOLVED, the Commission adopts and incorporates by reference the CEQA Findings in Commission Resolution No. 18757;

AND BE IT FURTHER RESOLVED, that the Planning Commission finds that the proposed amendments to the Administrative Code are necessary to implement the Western SoMa Community Plan;

AND BE IT FURTHER RESOLVED, that the Commission recommends the amendments to the Administrative Code hereto attached as Exhibit VI-3, and recommends their adoption by the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 6, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore, Sugaya, and Wu

NOES:

ABSENT:

ADOPTED: December 6, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit VII-1: Approval of Program Implementation Document Case Report

HEARING DATE: DECEMBER 6, 2012

Date: November 29, 2012
Case No.: **2008.0877MTZU**
*Western SoMa Area Plan –
Approval of Plan Program Implementation Document*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION

The San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan.

For background on the Western SoMa Community Plan, see the accompanying Executive Summary staff report.

In addition to General Plan, Planning Code, and Zoning Map amendments related to the Plan, the Planning Commission and Board of Supervisors will consider and adopt a Plan Program Implementation Document. The Program Implementation document inventories the public improvements recommended by the Plan and lays out a Funding Program to allocate projected revenues from new and existing funding sources to these improvements. The Funding Program projects total net new Plan revenues from Plan Impact Fees of approximately \$42 million. Plan revenues will be administered by the Board of Supervisors based on recommendations by the Interagency Plan Implementation Committee.

One of the key objectives of the Western SoMa Community Plan is to raise revenue from new development for public infrastructure to support continued growth in the Plan area, including circulation, streetscape, community facilities, open space, and other transit improvements. The Funding Program in the Program Implementation Document reflects Plan objectives and the legal requirements of the Nexus Studies underlying the expenditure of the Impact Fees.

The revenue allocations shown in the Funding Program are for purposes of projecting expenditures only and represent proportional allocation to the various public improvements

based on the revenues projected at the time of Plan adoption. Actual revenues will vary from these projections based on many factors, including the amount and timing of new development, which cannot be predicted with certainty. The Board of Supervisors, with input from the Interagency Plan Implementation Committee, shall monitor and allocate revenues according to these proportional allocations based on actual revenues over time and the readiness of the various public improvements for expenditure. No improvement project listed in the Funding Program is guaranteed to receive the absolute amounts shown in the Funding Program; allocations for all projects shall be increased or decreased proportionally based on actual revenues received or revised projections over time.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends adoption of the draft Resolution recommending approval of the Western SoMa Community Plan Program Implementation Document by the Board of Supervisors.

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Western SoMa Community Plan prior to consideration of this item at the hearing on December 6, 2012.

RELATED ACTIONS

As part of its actions approving the Western SoMa Community Plan, the Planning Commission will consider adoption of CEQA Findings and Amendments to the General Plan, Planning Code, Zoning Maps and Administrative Code. These proposed actions are discussed in separate Staff Reports.

ATTACHMENTS

- Exhibit VII-2 Draft Resolution Recommending Approval of the Plan Program Implementation Document
- Exhibit VII-3 Draft Western SoMa Community Plan Program Implementation Document



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18762

HEARING DATE DECEMBER 6, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 29, 2012
Case No.: **2008.0877EMTZU**
*Western SoMa Area Plan –
Program Implementation Document*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

ADOPTING A RESOLUTION TO RECOMMEND APPROVAL OF THE WESTERN SOMA COMMUNITY PLAN PROGRAM IMPLEMENTATION DOCUMENT

WHEREAS the San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan. In addition to General Plan, Planning Code, and Zoning Map amendments related to the Plan, the Planning Commission and Board of Supervisors will consider and adopt Administrative Code amendments relating to Plan monitoring and City decision-making regarding implementation of the Plan. Underlying these Administrative Code amendments is a Plan Program Implementation Document. The Program Implementation document inventories the public improvements recommended by the Plan and lays out a Funding Program to allocate projected revenues from new and existing funding sources to these improvements. The Funding Program projects total net new Plan revenues from Plan Impact Fees of approximately \$42 million. Plan revenues will be administered by the Board of Supervisors based on recommendations by the Interagency Plan Implementation Committee as identified in Administrative Code Chapter 36.

One of the key objectives of the Western SoMa Community Plan is to raise revenue from new development for public infrastructure to support continued growth in the Plan area, including circulation, streetscape, community facilities, open space, and other transit improvements. The Funding Program in the Program Implementation Document reflects Plan objectives and the legal requirements of the Nexus Studies underlying the expenditure of the Impact Fees. The revenue allocations shown in the Funding Program are for projection purposes only and represent proportional allocation to the various public improvements based on the revenues projected at the time of Plan adoption. Actual revenues will vary from these projections based on many factors, including the amount and timing of new development, which cannot be predicted. The Board of Supervisors, with input from the Interagency Plan Implementation Committee, shall monitor and allocate revenues according to these proportional allocations based on actual revenues over time and the readiness of the various public improvements for expenditure. No improvement project listed in the Funding Program is guaranteed to receive the absolute

amounts shown in the Funding Program. Allocations for all projects will be increased or decreased proportionally based on actual revenues received or revised projections over time.

The proposed Western SoMa Community Plan Program Implementation Document is attached hereto as Exhibit VII-3.

The Planning Commission incorporates by reference the general findings and overview concerning the Western SoMa Community Plan as set forth in Planning Commission Resolution No. 18758 governing General Plan amendments.

Prior to considering relevant amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Western SoMa Community Plan, the Planning Commission adopted Motion No. 18756 certifying the Final Environmental Impact Report for the Western SoMa Community Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Resolution No. 18757 adopting CEQA Findings related to the Western SoMa Community Plan.

NOW, THEREFORE, BE IT RESOLVED, the Commission adopts and incorporates by reference the CEQA Findings in Commission Motion No. 18757;

AND BE IT FURTHER RESOLVED, that the Planning Commission finds that the proposed Program Implementation Document, hereto attached as Exhibit VII-3, is necessary to implement the Western SoMa Community Plan and that the Funding Program as expressed in the Document reflects an appropriate proportionate allocation of projected revenues based on the needs and objectives of the Plan;

AND BE IT FURTHER RESOLVED, that the Commission recommends that the Board of Supervisors consider the attached Program Implementation Document as part of its action on legislation related to the Western SoMa Community Plan.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 6, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore, Sugaya, and Wu

NOES:

ABSENT:

ADOPTED: December 6, 2012

WESTERN SOMA COMMUNITY PLAN PROGRAM IMPLEMENTATION DOCUMENT



San Francisco Planning Department
December 6, 2012

Introduction

Acting on the recommendations of the Western SoMa Community Plan, the City of San Francisco Planning Department (Planning Department) is undergoing the process of rezoning land within the Western SoMa neighborhood. The rezoning effort in Western SoMa is part of a larger comprehensive community planning effort undertaken by the Western SoMa Citizens Planning Task Force (Task Force). This Task Force was established by the San Francisco Board of Supervisors in late 2004 as an advisory body comprised of three City departments and a broad range of community stakeholders. The Task Force led a three-year participatory visioning process for Western SoMa that culminated in the creation of the 2008 Western SoMa Community Draft Plan. Based on a comprehensive review and comment period, the Western SoMa Community Plan (the Plan) was released in 2011 as a Proposal for Adoption and shared with the public and Planning Commission, and is scheduled for adoption in late 2012.

The rezoning of Western SoMa follows a larger rezoning effort for the Eastern Neighborhoods, an area that includes the adjacent neighborhoods of Eastern SoMa, the Mission, Showplace Square/Potrero Hill, and the Central Waterfront. Many of the implementation mechanisms proposed for Western SoMa, including development impact fees and a community advisory committee, are already underway in the Eastern Neighborhoods. Given the geographic proximity and similar land use issues in the two areas, the proposed implementation strategies for Western SoMa will be combined with those already underway in the Eastern Neighborhoods, and projected impact fees will be administered through the overall Eastern Neighborhoods process. This will allow all five neighborhoods to take advantage of efficiencies and synergies that exist between the plan areas. As such, this document relies on the strategies provided in the 2008 Implementation Document that is part of the Eastern Neighborhoods Initiation Package.¹ Where information is redundant, this document references the Eastern Neighborhoods document.

Through a comprehensive assessment of needs that involved both quantitative analysis and qualitative input from the community, the Western SoMa planning process identified the needs foremost in the community: open space, streetscape and transportation improvements, and community facilities. This document describes the Public Benefits Program that will address those needs and explains the mechanisms that will provide the necessary funding. It includes the following components:

1. A section on **Program Administration** establishes roles for the community and City agencies, provides responsibilities for each, and outlines the steps required to implement the Public Benefits Program. Because the implementation of the Western SoMa Plan will be merged with that of the Eastern Neighborhoods, this section largely references the comparable section of the Eastern Neighborhoods Implementation Document.
2. The **Improvements Program** addresses needs for open space, streetscape and transportation, and community facilities. While some of the improvements within the program have been specifically identified as priorities by the Task Force, others are only identified in a general sense (i.e. "one new park") and their specific location and design will develop during the Plan's ongoing implementation through interagency and community coordination. In summary, the Public Benefits Program includes:
 - Both new open space and improvements to existing parks

¹ The Eastern Neighborhoods Implementation Document can be found on Page 1177 of the EN Initiation Package, located on the Planning Department's website at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1507> or in Board File No. 2004.0160UU.

- Streetscape improvements, including greening and traffic calming
- Pedestrian, bicycle, and transit improvements
- Support for community facilities, including childcare and library facilities

3. The **Funding Strategy** proposes specific funding strategies to finance the various improvements identified in the Public Benefits Program. This section relies primarily on the strategies outlined in the Eastern Neighborhoods Implementation Document.

I. Program Administration

Because of geographic proximity as well as similar development potential and land use mix, Western SoMa will be incorporated into the Eastern Neighborhoods implementation program and will be administered as one of the Plan Areas within the Eastern Neighborhoods, alongside the four original Eastern Neighborhoods Plan Areas.

The successful implementation of the Public Benefits Program (discussed below) requires that the City's agencies continue to work together to pursue projects long after the adoption of the Plan. To ensure continued coordination, the adoption of the Eastern Neighborhoods Plans formalized two bodies to carry out implementation of the Eastern Neighborhoods Public Benefits Program: The Citizens Advisory Committee and the Interagency Plan Implementation Committee. Upon adoption of the Western SoMa Plan, these two bodies will incorporate that Plan into their work.

Citizens Advisory Committee: The purpose of the Eastern Neighborhoods Citizens Advisory Committee (CAC) is to continue the community's relationship with the planning process and City government, to provide guidance on projects not specified within the Plans, and to ensure implementation of projects that meet the community's stated needs. Members are appointed by the Mayor and the Board of Supervisors. Western SoMa currently has non-voting representation on the Eastern Neighborhoods CAC. Upon adoption of the Western SoMa Plan, these four members will become voting members and full participants in the CAC, and the CAC's jurisdiction will expand to cover the Western SoMa Plan Area.

Interagency Plan Implementation Committee (IPIC): The IPIC prioritizes neighborhood improvements, integrates projects into agencies' work programs, and identifies additional funding for program projects. The IPIC currently performs this work in the Eastern Neighborhoods, and upon adoption of the Western SoMa plan, will expand this work to include the Western SoMa Plan Area.

Working collaboratively, the CAC and the IPIC set priorities for project implementation on an annual basis. The two bodies ensure realizable prioritization based on plan policies, current City programs and projects, funding resources and restrictions, and possibilities for leveraging additional resources. Details regarding the project prioritization process, as well as a more detailed discussion of the functions and structure of the CAC and the IPIC, can be found in the Eastern Neighborhoods Implementation Document.

Finance and Administration: Upon Plan adoption, Western SoMa will be incorporated into the Eastern Neighborhoods, at which time the Eastern Neighborhoods Development Impact Fee will apply to all development within Western SoMa. All revenue generated from development in Western SoMa will be deposited in the Eastern Neighborhoods Public Benefit Fund, which from the time of Plan adoption will cover the Western SoMa Plan Area in addition to the four original Eastern Neighborhoods. The fund, including fee level updates and program monitoring, will continue to be administered as it has been, with the addition of the Western SoMa Plan Area. For additional details regarding impact fee administration, please refer to the Eastern Neighborhoods Implementation Document.

II. Improvements Program

A. Identification of Need

To form the basis for the Public Benefits Program to be provided with the Plan, the Planning Department used both quantitative and qualitative measures to determine the need for community infrastructure within Western SoMa. Qualitatively, the Benefits Program is informed by extensive input from the Task Force and the larger community. The quantitative analysis is based primarily on the methodologies used in the 2007 Eastern Neighborhoods Needs Assessment, which analyzed existing needs and projected future needs for the Eastern Neighborhoods across a broad range of categories. For a more detailed discussion of how these needs were derived for Western SoMa, please refer to both the Western SoMa Nexus Study and the Eastern Neighborhoods Needs Assessment.²

Western SoMa needs were assessed in the following categories:

- Library Materials. Existing library facilities will be sufficient to meet the needs of the neighborhood, but new library materials will be needed to meet added demand by new residents. The Western SoMa analysis relies on the same Citywide per-resident need factor that was used for the Eastern Neighborhoods.
- Transportation. The need factor for Western SoMa was derived from the cost of accommodating the additional trips generated by new development. The Public Benefits Program consists primarily of specific projects prioritized by the Task Force and the City to address these needs.
- Open Space: The needs analysis illustrates that more neighborhood-serving parks – open spaces within a walkable distance of home or work - will be needed in Western SoMa to serve the growth in population. The Western SoMa analysis utilizes the same need identified for the Eastern Neighborhoods: a new one-acre park and the renovation of an existing one-acre park, in addition to recreational facilities.
- Child Care. The Western SoMa analysis is based on the same service rate per resident or worker used for the Eastern Neighborhoods, which is derived from standards developed by the Department of Children, Youth, and their Families (DCYF). This need factor was determined to be 52.7 spaces per 1,000 residents and 22.4 spaces per 1,000 workers. Based on these need factors and projected population and employment growth, Western SoMa will need approximately 356 new licensed child care spaces.

B. Public Benefits Program

Based on the results of the Needs Assessment and information gathered from the community during the planning process, the Task Force and Planning Department Staff developed a program of improvements for Western SoMa. While the priority improvements recommended by the Western SoMa Task Force have been specifically identified (e.g. improvements to Ringold Street between 8th and 9th Streets), many of the projects are described only in a general sense (e.g. improvements to an existing one-acre park).

² The Western SoMa Nexus Study is included in this Initiation Package, Board File TBD.

The Eastern Neighborhoods Needs Assessment is included as an appendix to the Eastern Neighborhoods Nexus Study and can be found on page 1478 of the EN Adoption Package. It can be found on the Planning Department's website at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1252> or in Board File No. 2004.0160UU.

As described in the Program Administration section of this document, specifics for these projects will be developed by the Eastern Neighborhoods CAC and the IPIC as part of the Eastern Neighborhoods program. Additionally, other projects will evolve as needs emerge, as directed by the community through the Eastern Neighborhoods CAC in collaboration with the IPIC.

The Public Benefits Program that follows represents the improvements needed to meet a primary goal of the Plan to create a “complete neighborhood,” where the public infrastructure provided meets the needs of residents and workers, and enhances their quality of life. The Public Benefits Program is composed of projects that address existing deficiencies based on pre-existing needs (needs already in place, under current conditions), as well as projects that address new needs (those caused by future development), to arrive at a total package of improvements that the Plans should provide.³ However, impact fee revenues may only be used to address impacts from new growth, and would have to be supplemented by additional funding sources to address existing deficiencies.

While the focus of the plan is on providing the elements of public infrastructure that are required to create a livable neighborhood, a fundamental component of ensuring this livability is ongoing operations and maintenance. It should be noted that all of the proposed improvements must be accompanied by increased operating (for transportation, recreation, community facilities) and maintenance (for open space, streetscape improvements) funding. While the Public Benefits Program focuses on the capital investment necessary to achieve basic livability in Western SoMa, it is implicit that these improvements must be complemented by an increased public investment for ongoing upkeep.

Open Space Improvements

Of the three open space projects included in the Public Benefits Program, only the first is associated with a specific site. The latter two projects are long-term projects, and will require additional research and outreach prior to identifying appropriate project locations.

- **Park at 8th and Ringold.** The Task Force has identified a park at the intersection of 8th and Ringold Streets as a high priority. A park at this location would most likely be realized as an in-kind agreement in conjunction with development on the lot located directly southwest of this intersection (350 8th Street). The City should work the potential developer of this site to explore the possibility of a park in this location.
- **New park.** The improvements program calls for one new one-acre park in Western SoMa. Any potential park built at 8th and Ringold Streets will likely be far less than one acre; accordingly, additional open space should be built such that the total amount of new open space in Western SoMa is one acre. If the potential development at 350 8th Street is not realized, or if a park is not part of this development, one full acre of new open space should be built elsewhere within Western SoMa. As is the case in the Eastern Neighborhoods, ongoing community outreach and negotiation is needed before the appropriateness of specific sites can be confirmed.
- **Improvements to an existing park.** Currently there is one 0.23-acre park, the Howard and Langton Mini Park, within the Plan Area boundaries. There are also two existing facilities within

³ The purpose of this section is to set forth a program of City actions to create these improvements; how the need for the improvement was generated is not relevant here. However, the distinction between pre-existing needs and new impacts is critical in other sections of this document, as it underlies the City’s ability to collect and expend an impact fee, as fully described in the Western SoMa Nexus Study.

500' of the Plan Area boundaries, the 2.5-acre Victoria Manalo Draves Park and the 1-acre Gene Friend Recreation Center, which both serve Western SoMa due to their proximity. The Public Benefits Program calls for the renovation of one acre of existing open space; these facilities will be examined for appropriateness as the need arises.

Transportation, Streetscape, and Public Realm Improvements

The SFCTA, in cooperation with other City agencies and the Task Force, released the Western South of Market Neighborhood Transportation Plan (Transportation Plan) in 2012. The Transportation Plan develops conceptual design and implementation strategies for the transportation improvements that have been determined by the Task Force to be high priority and that can be implemented in the short term. In addition to these short-term projects, the Public Benefits Program includes projects identified as priority improvements by the Task Force or by the City. To address long-term needs and priorities, the Planning Department will continue to work with the MTA, the SFCTA, DPW, and others to identify transit, transportation, and streetscape improvements that meet the policy-level objectives of the Plan.

The Public Benefits Program includes the following transportation improvements:

- **Minna and Natoma alley improvements.** The Plan proposes installing various streetscape and traffic-calming improvements to enhance the pedestrian environment on Minna and Natoma Streets between 7th and 9th Streets. Improvements could include chicanes, pavement treatments, sidewalk bulb-outs, enhanced entrance/exits, and social heritage features appropriate for the neighborhood's Filipino history, such as historical markers, displays, or artwork. This is a Task Force priority project that has been analyzed in the Transportation Plan and has received project-level analysis environmental clearance as part of the Plan's EIR.
- **Minna and Natoma mid-block crossings.** The improvements plan calls for new signalized pedestrian crossings at mid-block locations, across 7th Street at Minna Street and across 8th Street at Natoma Street, to be installed in conjunction with the pedestrian improvements on these alleys. The new signalized intersections would have crosswalks and pedestrian countdown signals and would be actuated and coordinated with upstream and downstream intersections at Howard and Mission Streets. The signal at 8th and Natoma is a Task Force priority project; both crossings were analyzed in the Transportation Plan and have received project-level environmental clearance as part of the Plan's EIR.
- **Ringold Street alleyway improvements.** The Plan proposes installing various streetscape and traffic-calming improvements to enhance the pedestrian environment on Ringold Street between 8th and 9th Streets. Improvements could include chicanes, pavement treatments, sidewalk bulb-outs, enhanced entrance/exits, and social heritage features appropriate for the neighborhood's LGBTQ history, such as historical markers, displays, or artwork. This is a Task Force priority project that was analyzed in the Transportation Plan and has received project-level environmental clearance as part of the Plan's EIR.
- **12th Street Greening.** The Plan calls for public realm greening and pedestrian enhancements to 12th Street between Harrison Street and Howard or South Van Ness. Improvements could include landscaping and tree plantings, sidewalk bulb-outs/extensions, and conversion of parallel parking spaces to 90-degree parking spaces. This is a Task Force priority project and has received program-level environmental clearance through the Plan's EIR.

- **Folsom Street mid-block crossings.** The Plan proposes new signalized pedestrian crossings on Folsom Street at Rausch Street (between Seventh and Eighth Streets) and mid-block between Eighth and Ninth Streets. The new signalized intersections would have crosswalks and pedestrian countdown signals and would be actuated (activated by push buttons so that the pedestrian phase would operate only upon demand) and coordinated with upstream and downstream intersections. This has received project-level environmental clearance through the Plan’s EIR.
- **Folsom Street greening and pedestrian enhancements.** The Plan calls for public realm greening and pedestrian enhancements to Folsom Street between 4th and 13th Streets. Improvements could include landscaping and tree plantings, sidewalk bulb-outs/extensions, pedestrian amenities, and enhanced bicycle facilities. The Folsom Street enhancements are part of the Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) and are expected to be included in the Central Corridor Plan EIR.
- **Gateway Treatments at highway offramps.** Gateway treatments could include signage, lighting, and physical roadway features such as enhanced hardscape area, landscaped islands, or colored textured pavement. These treatments would reduce vehicle speeds and make conditions safer for pedestrians, while at the same time identifying the neighborhood into which the off-ramps terminate. The project has received program-level environmental clearance as part of the Plan’s EIR. Treatments are proposed at the following eight locations:
 - I-80 eastbound off-ramp at Fourth and Bryant Streets;
 - I-80 eastbound off-ramp at Seventh and Bryant Streets;
 - US 101 northbound off-ramp at Ninth and Bryant Streets;
 - I-80 westbound off-ramp at Fifth and Harrison Streets;
 - I-280 eastbound/westbound ramps at Sixth and Brannan Streets;
 - Eighth Street between Harrison and Bryant Streets;
 - Eighth Street at Harrison Street; and
 - Seventh Street between Harrison and Bryant Streets.
- **Truck route signage.** To encourage truck traffic on certain routes and discourage trucks elsewhere, signs would be posted along streets that provide direct access to and from I-80 and US-101, identifying them as “truck routes.” This project has received project-level environmental clearance through the Plan’s EIR. Signage is proposed for the following street segments:
 - Ninth Street between Bryant and Mission Streets;
 - 10th Street between Bryant and Mission Streets;
 - Harrison Street between Fourth and 13th Streets; and
 - Bryant Street between Fourth and 13th Streets.

Community Facilities and Services

While a wide array of community services is needed for any healthy community, only those that are eligible for impact fee funding are included below. For all others, please refer to the Eastern Neighborhoods Implementation Document.

- **Child care center.** The Task Force has identified a child care facility as a top priority. The developer of a potential project 350 8th Street has proposed a 2,000-3,000 square foot publically accessible community facility as a potential in-kind agreement, which could be devoted to child care services. Based on DCYF best practices, a facility of this size could accommodate 23

children. The City should work with the potential developer of this site to explore the feasibility of this in-kind agreement.

- **Additional child care facilities.** As discussed in the “Identification of Need” section of this document, Western SoMa has an identified need of approximately 356 new licensed child care spaces. Because the facility described above will accommodate only a small portion these spaces, additional facilities will be required to accommodate the area’s long-term population and employment growth. Ongoing community outreach and negotiation will be needed before the appropriateness of specific sites can be confirmed.
- **Library services and materials.** The San Francisco Public Library (SFPL) deemed existing facilities sufficient for Western SoMa and the Eastern Neighborhoods, and found no need for new library branches. However, library needs within those braches were expected to increase with new users, and so were calculated on a service rate per new resident, per consultation in the SFPL. See the Western SoMa Nexus Study and the Eastern Neighborhoods Implementation Document for more information.

III. Funding Strategy

Funding mechanisms for implementing planned improvements fall within three categories:

1. *Existing sources*, which require no further action and are in most cases already providing funding streams for improvements in the Plan Areas. These include projects funded through in-kind agreements and existing impact fees, specifically the Eastern Neighborhoods Impact Fee, which is already assessed on projects in the adjacent Eastern Neighborhoods and is a revenue source for large projects that benefit both Western SoMa and the existing Eastern Neighborhoods. Other existing sources that do not directly affect this Public Benefits Program are discussed in the Eastern Neighborhoods Implementation Document.
2. *New sources*, which will be established by adoption of the Plan. These include the application of Eastern Neighborhoods Development Impact Fee to Western SoMa, and zoning requirements and incentives achieved through planning code changes.
3. *Future revenue opportunities*, which will require ongoing efforts and implementation after Plan adoption. Mechanisms in this category include future state and local grants and bonds, including Proposition K funding, and varied forms of assessment or facility districts.

The funding strategy for implementing the Western SoMa community plan will largely follow that of the Eastern Neighborhoods.⁴ A fundamental component of the Eastern Neighborhoods strategy is the continued monitoring of future revenue sources by City agencies tasked with furthering its development; the Western SoMa plan will become part of this continuing effort upon Plan adoption.

Likewise, a crucial element of the Eastern Neighborhoods Plan implementation is the ongoing interdepartmental efforts to devise and implement creative maintenance strategies for the continuing operation of existing resources. Western SoMa will become a part of these efforts. See Program Administration, above, for more detail.

1. Existing Sources

In some cases, public revenue has already been dedicated to community improvements in the Plan area. In other cases, public-private partnerships have created funding opportunities. Major neighborhood improvements in the Plan Area that are already funded include:

- *Potential in-kind agreements*: The proposed project at 350 8th Street has the potential to implement several projects in the Public Benefits Program through in-kind agreements, including a park at the corner of 8th and Ringold Streets and building space dedicated for use as a community facility or child care center.
- *Folsom Street*: The Interagency Plan Implementation Committee (IPIC) has proposed using Eastern Neighborhoods Impact Fee funds for Folsom Street improvements in FY2014, and anticipates additional funding in future years.

2. Plan Provided Sources

The two public benefits sources that are accomplished directly through the Plan are the Development Impact Fee and zoning requirements.

⁴ Various funding mechanisms and their applicability to Plan elements and project implementation are summarized in Table II-1 of the Eastern Neighborhoods Implementation Document.

Eastern Neighborhoods Impact Fee

Development impact fees are a method of financing improvements needed to serve new development. The fees, which are one-time charges applied to new developments to mitigate their impacts on public infrastructure, can be adopted through zoning controls and provide an immediate source of funding as development occurs. More background information on impact fees can be found in the Western SoMa Nexus Study.

Because of geographic proximity as well as similar development potential and land use mix, Western SoMa will be incorporated into the Eastern Neighborhoods implementation program and will be administered as one of the Plan Areas within the Eastern Neighborhoods. Upon Plan adoption, the area covered by the Eastern Neighborhoods Impact Fee will expand to include Western SoMa. The Eastern Neighborhoods fee rate is within the maximum amount described by the Western SoMa Nexus Study.

Table 1: Current Eastern Neighborhoods Impact Fee

Tier	Description	Residential	Non-residential
1	Projects that do not receive a net increase in floor space through rezoning; Affordable housing or other "protected" development types.	\$8.51/gsf ^a	\$6.38/gsf
2	Project rezoned with minimal (1-2 story) increase in height. ^b	\$12.76/gsf	\$10.63/gsf
3	Project rezoned with significant (3 or more) increase in height; other designated districts. ^b	\$17.02/gsf	\$14.89/gsf

^a All fees are per gross square foot (gsf).

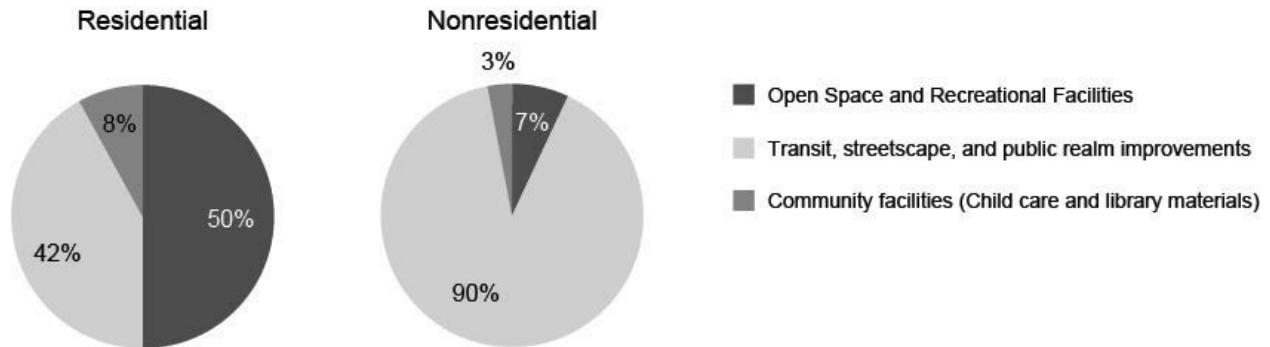
^b Fees apply to all square footage within the project, including floor space permitted under existing zoning.

The Eastern Neighborhoods Impact Fee is structured to assess a fee based on the increase in development potential afforded by the plans. Because the Western SoMa Plan rezoning results in minimal (1-2 story) height increases, all properties in the Plan Area currently fall within Tiers 1 and 2 of the established fee. However, the proposed Central Corridor Project rezoning, which overlaps with the eastern portion of the Plan Area, is anticipated to further increase heights, which will result in some Tier 3 properties within the Plan Area.

All aspects of the Eastern Neighborhoods Impact Fee, including projects that are subject to the fee, will be applied to Western SoMa: fees will be assessed on all residential development, including affordable housing, and on all nonresidential development which results in new gross square footage. In order to promote PDR development, impact fees will not be assessed on PDR development. For a full explanation of which projects are subject to which fees, refer to the Eastern Neighborhoods Implementation Document.

Impact fees will be used to fund capital infrastructure and improvements demanded by new development, including open space and recreational facilities, transit and transportation improvements, and community facilities such as child care and public library needs. The Eastern Neighborhoods Impact Fee currently is subject to set expenditure categories; these funding categories will remain unchanged after Western SoMa development is subject to the fee (see Figure 1).

Figure 1: Eastern Neighborhoods Impact Fee Expenditure Categories



For additional information regarding the required expenditure categories, please refer to the Eastern Neighborhoods Implementation Document.

Direct Provision through zoning requirements

Existing Planning Code policies, in cooperation with proposed changes to the Planning Code, are integral to the delivery of public benefits. Policies directing open space provision, transportation, and public realm requirements equate to direct provision of public benefits as development occurs. In particular, the Better Streets Plan requires that specific streetscape improvements based on street type be implemented with each new development of a certain type. A complete discussion of code provisions that implement public benefits can be found in the EN document.

3. Future Revenue Opportunities

Accessing additional revenue in the future will require interdepartmental efforts that continue after the Plan’s adoption. Funding opportunities such as bonds, grants, and community benefit districts will require further efforts by various agencies, and future authorization by the Mayor and the Board of Supervisors. A full assessment of future funding opportunities, and their applicability to Plan projects, can be found in the Eastern Neighborhoods Implementation Document.

Program Costs

The Planning Department developed cost estimates for all projects included in the Public Benefits Program (Table 2). The known capital costs of projects vary greatly – some estimates are based on specific site plan designs, while others require further studies. Yet these cost projections serve as reasonable estimates for the overall costs expected to be required to cover essential community infrastructure in the Plan Area. All costs are projected in current dollars, as the specific timing of projects is unknown and in most cases related to the rate of new development.

As the table illustrates, the projected costs of the Public Benefits Program far outweigh projected revenue though impact fees. Additional revenue sources beyond the impact fee will be required if Western SoMa is to be provided with sufficient levels of open space, transit and public realm improvements, and community facilities and services.

Table 2: Public Benefits Program Costs vs. Revenues

Project	Projected Costs	Funding Available through impact fees	Source
Open Space	\$35,842,000	\$17,191,015	
Publically Accessible Park at 8th and Ringold	\$2,166,000		Task Force Priority
New park	\$19,132,000		Nexus
Park improvements	\$14,544,000		Nexus
Transit/Streetscape/Public Realm	\$31,850,000	\$21,890,492	
Alley Improvements			
Minna between 7th and 9th	\$950,000		Task Force Priority, EIR Project
Natoma between 7th and 9th	\$950,000		Task Force Priority, EIR Project
Mid-block crossing at 8th and Natoma	\$900,000		Task Force Priority, EIR Project
Ringold between 8th and 9th	\$1,900,000		Task Force Priority, EIR Project
12th Street Greening and Pedestrian Enhancements	\$4,500,000		Task Force Priority, EIR project
Signalized mid-block crossings (3 locations)	\$2,700,000		EIR project
Folsom St bulb-outs, greening and pedenhancements	\$15,900,000		EN Trips, expected to be included in Central Corridor EIR
Gateway Treatments at highway off-ramps (8 locations)	\$4,000,000		EIR project
Truck Route signs	\$50,000		EIR project
Community Facilities	\$23,786,000	\$2,917,064	
Child Care Facility at 8th and Ringold	\$1,440,000		Task Force Priority
Additional Child Care Facilities	\$21,907,000		Nexus
Library materials	\$439,000		Nexus
Total	\$91,478,000	\$41,998,000	

Projects in **bold** indicate Task Force Priority Projects.

Appendix A: Eastern Neighborhoods Impact Fee in the Western SoMa Plan Area

Projected Impact Fee Revenue in the Western SoMa Plan Area, 2013-2030

	Projected new development ^a (sqft)	Development per tier ^b (%)	Development per tier (sqft)	Impact Fee/ Sqft	Estimated fee revenue
Residential	3,290,870				
Tier 1		63%	2,082,204	\$8.51	\$17,719,556
Tier 2		37%	1,208,666	\$12.76	\$15,422,572
Tier 3		0%	0	\$17.02	\$0
Total Residential					\$33,142,129
Non-residential	1,225,507				
Tier 1		80%	981,339	\$6.38	\$6,260,945
Tier 2		20%	244,167	\$10.63	\$2,595,497
Tier 3		0%	0	\$14.89	\$0
Total Non-residential					\$8,856,442
Total impact fee revenue					\$41,998,570

^a Source: Western SoMa Nexus Study. Square footage for residential development based on 1160 sqft average unit size and 80% building efficiency.

^b Source: San Francisco Planning Department. Projections based on development potential for soft sites in Western SoMa.

Projected Impact Fee Revenue in the Western SoMa Plan Area, by Expenditure Category

