

File No. 191120

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: Dec. 5, 2019

Board of Supervisors Meeting:

Date: _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Planning Letter – November 4, 2019
- Referral FYI – November 20, 2019
- Presidential Action Transfer Memo – November 25, 2019
- _____
- _____

Prepared by: John Carroll

Date: Nov. 26, 2019

Prepared by: John Carroll

Date: _____

1 [Application to Amend San Francisco's Priority Development Area, Priority Conservation Area,
2 and Priority Production Area Designations]

3 **Resolution authorizing the Planning Department to apply, on behalf of the City and**
4 **County of San Francisco, to confirm existing and create new and revised designations**
5 **of Priority Development Areas, Priority Conservation Areas, and Priority Production**
6 **Areas by the Association of Bay Area Governments and the Metropolitan**
7 **Transportation Commission, as part of the Plan Bay Area 2050 update.**

8
9 WHEREAS, The Association of Bay Area Governments and the Metropolitan
10 Transportation Commission (collectively, "the regional agencies") are undertaking a long-
11 range regional planning initiative called Plan Bay Area; and

12 WHEREAS, Plan Bay Area is the Bay Area's regional transportation plan and
13 Sustainable Communities Strategy ("SCS") that meets the requirements of the California
14 Sustainable Communities and Climate Protection Act of 2008 (SB 375) to integrate land use
15 and housing growth policies with transportation investments and strategies in order to meet
16 state mandated greenhouse gas reduction targets; and

17 WHEREAS, Plan Bay Area is on a four-year planning cycle; and

18 WHEREAS, The regional agencies initially adopted Plan Bay Area in 2013,
19 subsequently updated it in 2017 with a time horizon of 2040, and are currently revising it for
20 adoption in 2021 with a time horizon of 2050; and

21 WHEREAS, Plan Bay Area 2050's program goals support future regional development
22 that focuses growth in urban infill areas, limits urban sprawl, and meets the region's housing
23 needs in areas well-served by public transit and in close proximity to jobs, schools, and other
24 resources that provide access to opportunity; and

1 WHEREAS, Plan Bay Area 2050's "guiding principles" are Affordable, Connected,
2 Diverse, Healthy and Vibrant; and

3 WHEREAS, The regional agencies seek local government partners to participate in
4 creation of a growth framework for the SCS that identifies priority areas that (1) accommodate
5 growth in housing and jobs (Priority Development Areas or "PDAs"), (2) protect or invest in
6 agricultural, recreational, or environmental resources (Priority Conservation Areas or "PCAs"),
7 and (3) promote middle-wage jobs and support the region's economy through its industrial
8 sector (Priority Production Areas or "PPAs"); and

9 WHEREAS, The regional agencies have asked local jurisdictions to submit any
10 requests for revisions to such designations before January 15, 2020, including a resolution
11 from the jurisdiction's legislative body; and

12 WHEREAS, Local governments may voluntarily nominate these designations based on
13 criteria established by the regional agencies, while local governments establish planning and
14 zoning policies for these areas, in consultation with their communities; and

15 WHEREAS, In order to meet the region's tremendous existing and projected housing
16 needs, mobility challenges, equity considerations, and environmental goals, the regional
17 agencies are encouraging local jurisdictions to nominate as PDAs, particularly for the
18 accommodation of housing growth, as many urban areas as possible that qualify as "Transit
19 Rich" or a "Connected Community/High Resource," as defined; and

20 WHEREAS, Almost all of San Francisco meets the criteria for both Transit Rich and
21 Connected Community/High Resource Areas, but the current Plan Bay Area 2040 largely
22 designates San Francisco's PDAs on the east side of the City; and

23 WHEREAS, The Board of Supervisors ("Board") recognizes that all parts of San
24 Francisco share responsibility for housing growth to ensure the City remains diverse and
25 improves equity; and

1 WHEREAS, The Board is committed to encouraging and facilitating ongoing
2 community conversations and planning for housing growth throughout the City, including in
3 areas for which area plans or rezoning have not been adopted in recent years, and

4 WHEREAS, The Board recognizes that the City has an ongoing need to improve and
5 expand its open space and recreation system citywide to serve a growing population and
6 further resiliency, sustainability, and equitable access; and

7 WHEREAS, There are a number of major existing and proposed open spaces and
8 trails of citywide and regional significance that deserve recognition and attention as PCAs,
9 especially those that require significant investment to complete or address resiliency, access,
10 and renewal; and

11 WHEREAS, The regional agencies have introduced the PPA designation to support
12 and promote areas with concentrations of Production, Distribution and Repair (“PDR”) uses as
13 key reservoirs and drivers of middle-wage jobs and economic diversity in the region, and to
14 support the functioning of the region’s vibrant and innovative economy; and

15 WHEREAS, San Francisco has been on the forefront of recognizing the importance of
16 PDR uses, including the creation of adequate zoning to preserve these uses in many of the
17 City’s remaining areas with concentrations of PDR uses, along with complementary economic
18 development and workforce programs; and

19 WHEREAS, San Francisco has few areas with concentrations of PDR uses and PDR
20 zoning, and, in addition to nominating the City’s largest and most significant contiguous PDR
21 area as a PPA as part of this update of Plan Bay Area, the regional agencies should
22 recognize the importance of other areas of the City as complementary to the PPA designated
23 area, and meeting Plan Bay Area’s goals; and

24 WHEREAS, The regional agencies plan on providing financial incentives, such as
25 grants and technical assistance, to designated PDAs, PCAs, and PPAs, and to focus

1 transportation investments and other resources in these areas, particularly PDAs, to advance
2 Plan Bay Area's goals; and

3 WHEREAS, Designating these zones and plan areas as PDAs, PPAs, and PCAs will
4 make them eligible for regional capital and planning funds; and

5 WHEREAS, The Board has authorized the designation of PDAs and PCAs through
6 Resolutions Nos. 323-15, 152-15, 149-15, 455-08, and 483-07; now therefore, be it

7 RESOLVED, That the Board authorizes the San Francisco Planning Department to
8 apply on behalf of the City and County of San Francisco to confirm and revise San
9 Francisco's designations of the following areas, as indicated on the maps on file with the Clerk
10 of the Board in File No. 191120, as follows:

11
12 Priority Development Areas (PDAs):

13 Treasure Island/Yerba Buena Island (existing; no changes)

14 Downtown/Van Ness/Northeast Neighborhoods (existing; boundary changes)

15 Transbay/Rincon Hill (existing; boundary changes)

16 Eastern Neighborhoods (existing; boundary changes)

17 Mission Bay (existing; boundary changes)

18 Bayview/Southeast Neighborhoods (existing; boundary changes)

19 Lombard Street (new)

20 Central City Neighborhoods (existing; expansion)

21 Market-Octavia (existing; boundary changes)

22 J Church & Mission Corridor (existing, boundary changes)

23 Balboa Park and Southeast Corridors (existing; boundary changes/expansion)

24 Richmond District (new)

25 Sunset Corridors and Forest Hill Station Area (new)

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19th Avenue (existing; boundary changes)

Priority Conservation Areas (PCAs):

Treasure Island/Yerba Buena Island Open Space (new)

Central Waterfront (new)

India Basin Waterfront Open Space (new)

Crosstown Trail (new)

Outer Mission Park Connections (new)

Lake Merced/Ocean Beach (new)

Golden Gate Park (new)

Northern Waterfront (new)

Bayview Hill (existing)

Palou Phelps Natural Area (existing)

McLaren Park (existing)

Twin Peaks/Glen Canyon Bioregion (existing)

San Francisco Bay Trail and Ridge Trail (existing)

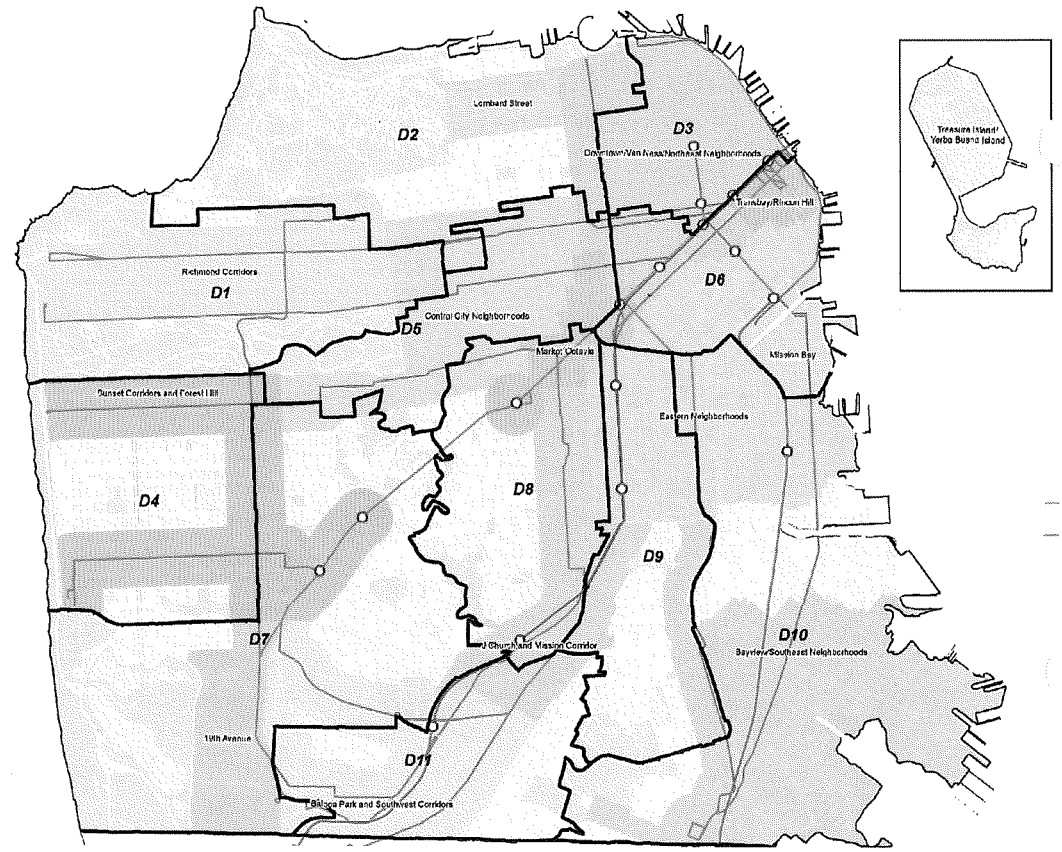
California Coastal Trail (existing)

Priority Production Area (PPA):

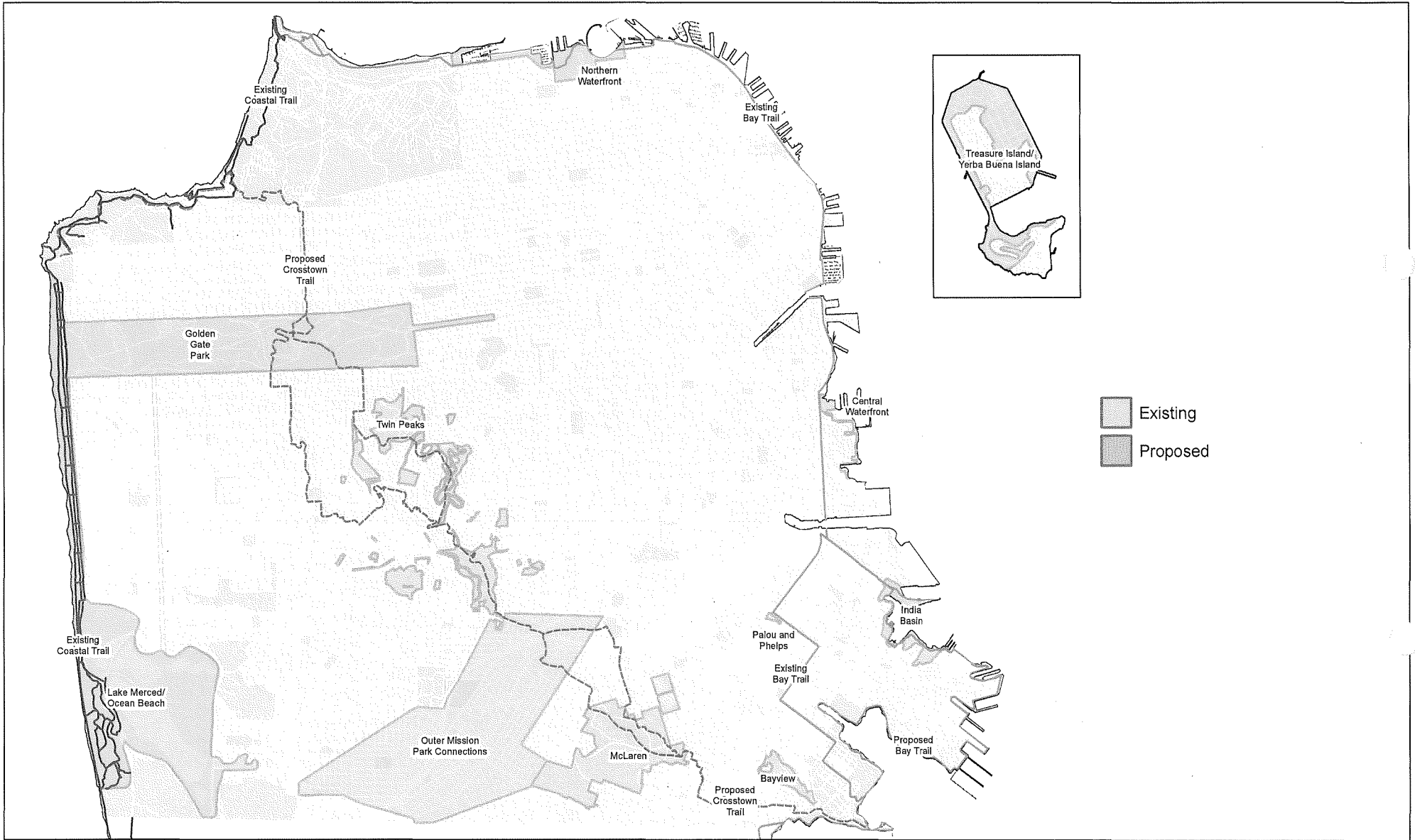
Bayshore/Central Waterfront/Islais Creek (new)



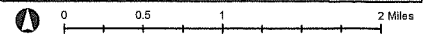
Existing PDAs (2017)

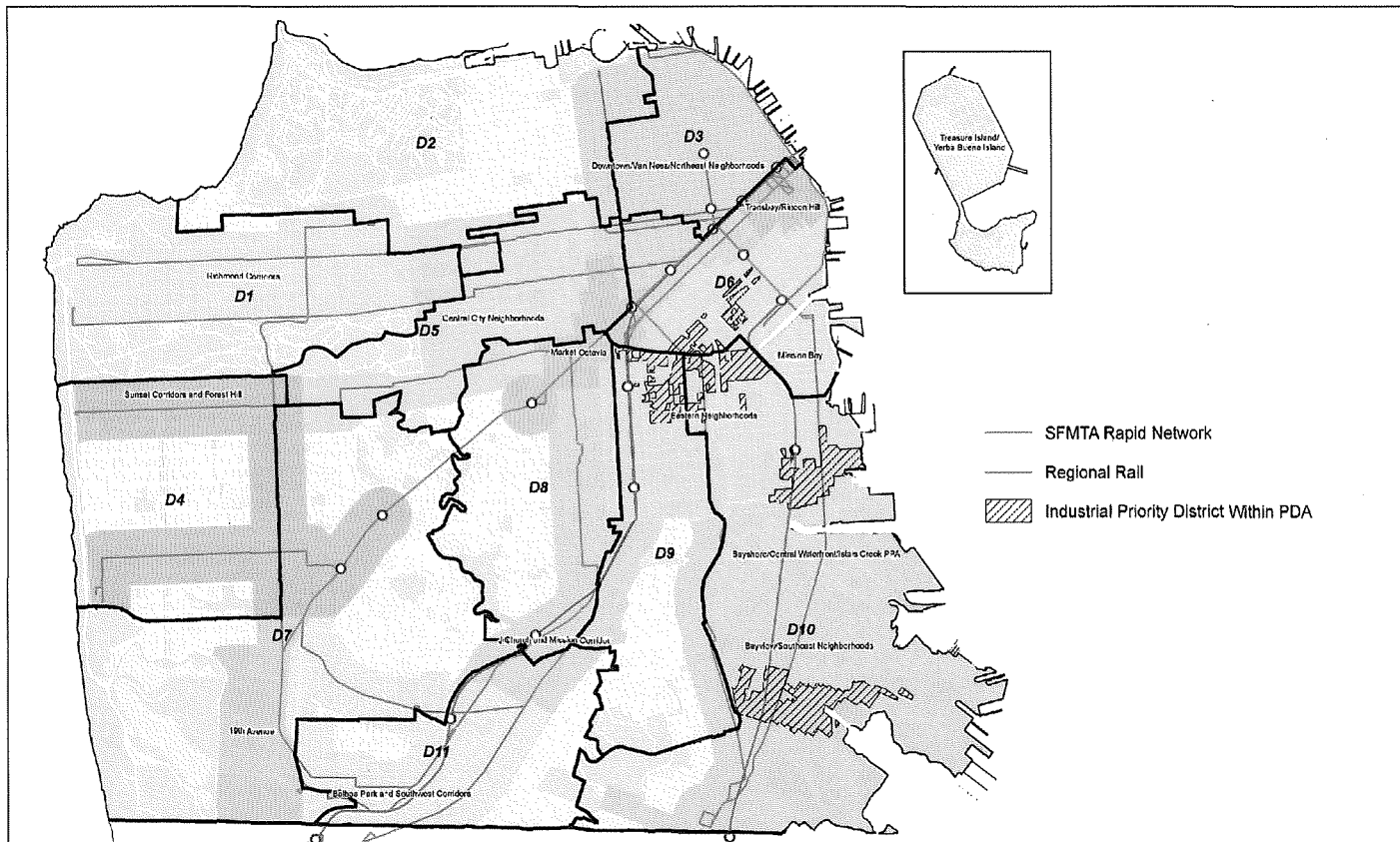


Draft Concept Revised PDAs (Sep 2019)

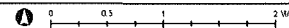


Proposed and Existing Priority Conservation Areas (PCAs)
 October 2019





Draft Concept Priority Development Areas with Priority Production Areas
 September 2019
 SAN FRANCISCO



BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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MEMORANDUM

TO: Fred Castro, Clerk of the Board, Association of Bay Area Governments
Robert P. Beck, Treasure Island Director, Treasure Island Development Authority
Tom Maguire, Interim Executive Director, Municipal Transportation Agency
Phil Ginsburg, General Manager, Recreation and Parks Department
Deborah Raphael, Director, Department of the Environment

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: November 20, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following hearing matter, introduced by the Planning Department on November 12, 2019:

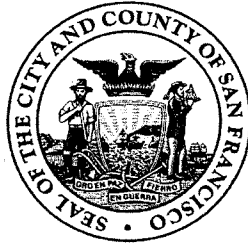
File No. 191120

Resolution authorizing the Planning Department to apply, on behalf of the City and County of San Francisco, to confirm existing and create new and revised designations of Priority Development Areas, Priority Conservation Areas, and Priority Production Areas by the Association of Bay Area Governments and the Metropolitan Transportation Commission, as part of the Plan Bay Area 2050 update.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Kate Austin, Treasure Island Development Authority
Nikki Ivey, Treasure Island Development Authority
Kate Breen, Municipal Transportation Agency
Janet Martinsen, Municipal Transportation Agency
Joel Ramos, Municipal Transportation Agency
Sarah Madland, Recreation and Parks Department
Peter Gallotta, Department of the Environment
Charles Sheehan, Department of the Environment

President, District 7
BOARD of SUPERVISORS



BOS-11, Aides, COB,
Deps, LU, GAO, Dep City
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Norman Yee

PRESIDENTIAL ACTION

Date: November 25, 2019

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. _____
(Primary Sponsor)

Title. _____

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Transferring (Board Rule No 3.3)

File No. 191120 Department _____
(Primary Sponsor)

Title. Application to Amend San Francisco's Priority Development Area,
Priority Conservation Area, and Priority Production Area Designations.

From: Land Use & Transportation Committee

To: Government Audit & Oversight Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ Meeting
(Date) (Committee)

Duration: Partial Full Meeting

Start Time _____ End Time _____

Until original Committee Member returns

Norman Yee, President
Board of Supervisors



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

November 4, 2019

Dear Clerk of the Board of Supervisors,

The San Francisco Planning Department is pleased to submit for the Board's consideration a resolution directing the Planning Department, on behalf of the City of San Francisco, to officially submit to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) (herein "the regional agencies") a set of applications for new and revised Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and a Priority Production Area (PPA). These designations would be reflected in Plan Bay Area 2050, and a Board resolution affirming these designations must be submitted to the regional agencies by January 15, 2020.

The proposed designations and revisions described in this resolution build on the City's current set of designations approved by the Board in recent Plan Bay Area cycles, reflect consideration by numerous city agencies, including SFMTA, SFCTA, Recreation & Parks Department, the Port, and SF Environment, and have been shaped by recent conversations with members of the Board. Highlights of the designations include:

Priority Development Areas: With the additions and revisions, all eleven Supervisor Districts in the City will have significant coverage by PDAs, as will all major transit corridors in the City (as measured by SFMTA's Rapid Network). These expansions represent a more equitable distribution of PDAs citywide and reflect ongoing conversations with Supervisors in areas with new or expanded PDAs to advance community conversations on housing growth, making these areas eligible for funding opportunities to support planning and infrastructure.

Priority Conservation Areas: The new PCAs include several significant open spaces of regional significance, mostly along the city's ocean and bay edges, including both new spaces in the planning and development phases and existing spaces that require substantial investment to address resiliency, public access, connectivity, and other challenges to meet the needs of the coming decades.

Priority Production Area: San Francisco has been one of the regional leaders in protecting and promoting PDR as a vital and essential component of the city's and region's economy and its diversity. The PPA proposed encompasses the most significant and largest contiguous PDR area in San Francisco.

We look forward to working with the Board of Supervisors to schedule this resolution for hearing and keeping the Board apprised of the evolution of Plan Bay Area 2050 as it takes shape through its adoption in 2021. Please do not hesitate to contact Joshua Switzky (415-575-6815, Joshua.Switzky@sfgov.org) on my staff with any questions regarding this resolution or other matters related to Plan Bay Area 2050.

Thank you,

John Rahaim
Planning Director

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