

File No. 181215

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date Sept. 30, 2019

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
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OTHER

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| <input type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 20521</u> |
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Completed by: Victor Young Date Sept 26, 2019

Completed by: Victor Young Date _____

1 [Administrative, Planning Codes - South of Market Advisory Committees]

2
3 Ordinance amending the Administrative and Planning Codes to establish the South of
4 Market Community Planning Advisory Committee to advise City officials and agencies
5 on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa
6 Area Plan; to revise the membership and duties of the SOMA Community Stabilization
7 Fund Community Advisory Committee and the Eastern Neighborhoods Citizens
8 Advisory Committee; affirming the Planning Department's determination under the
9 California Environmental Quality Act; making findings of consistency with the General
10 Plan, and the eight priority policies of Planning Code, Section 101.1; and making
11 findings of public necessity, convenience, and welfare under Planning Code, Section
12 302.

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

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

21 Section 1. Environmental and Land Use Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
23 ordinance comply with the California Environmental Quality Act (California Public Resources
24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
25 Supervisors in File No. 181215 and is incorporated herein by reference. The Board affirms
this determination.

1 (b) On September 19, 2019, the Planning Commission, in Resolution No. 20521,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. 181215, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these
7 Planning Code amendments will serve the public necessity, convenience, and welfare for the
8 reasons set forth in Planning Commission Resolution No. 20521, and the Board incorporates
9 such reasons herein by reference. A copy of said Resolution is on file with the Clerk of the
10 Board of Supervisors in File No. 181215, and is incorporated herein by reference.

11
12 Section 2. Chapter 5 of the Administrative Code is hereby amended by adding Article
13 XXVI, consisting of Sections 5.26-1, 5.26-2, 5.26-3, 5.26-4, 5.26-5, and 5.26-6, to read as
14 follows:

15
16 **ARTICLE XXVI:**

17 **SOUTH OF MARKET COMMUNITY PLANNING ADVISORY COMMITTEE**

18 **SEC. 5.26-1. CREATION OF COMMITTEE.**

19 *The Board of Supervisors hereby establishes the South of Market Community Planning Advisory*
20 *Committee ("Committee").*

21 **SEC. 5.26-2. MEMBERSHIP AND QUALIFICATIONS.**

22 *(a) The Committee shall consist of 11 voting members. Together, the members of the Committee*
23 *shall represent the cultural diversity of the East SoMa, Central SoMa, and Western SoMa*
24 *neighborhoods, and ideally would include renters of residences in the neighborhoods, resident*
25 *homeowners in the neighborhoods, low-income residents, local merchants, and representatives of*

1 established neighborhood groups within the East SoMa, Central SoMa, and Western SoMa Plan Areas.
2 All members shall live, work, or own a business within the boundaries of the East SoMa, Central SoMa,
3 or Western SoMa Area Plans. When fully constituted, at least three members shall live within the
4 boundaries of the East SoMa, Central SoMa, or Western SoMa Area Plans.

5 (b) Seats 1, 2, 3, 4, 5, 6, and 7 shall be held by individuals nominated by the District 6
6 Supervisor and appointed by the Board of Supervisors.

7 (1) Seat 1 shall be held by an individual who has small business expertise.

8 (2) Seat 2 shall be held by an individual with familiarity and experience in infrastructure
9 and/or safety, as relating to pedestrians, bicyclists, or transit.

10 (3) Seat 3 shall be held by an individual who has familiarity and experience in historic
11 preservation and/or cultural preservation.

12 (4) Seat 4 shall be held by an individual who has familiarity and experience in
13 development and/or management of affordable housing.

14 (5) Seat 5 shall be held by an individual who provides direct social services to SoMa
15 residents.

16 (6) Seats 6 and 7 shall have no additional required qualifications.

17 (c) Seats 8, 9, 10, and 11 shall be held by individuals appointed by the Mayor.

18 (1) Seat 8 shall be held by an individual with a record of advocacy for parks, recreation,
19 and open space in San Francisco.

20 (2) Seat 9 shall be held by an individual who has expertise in employment development
21 or represents labor interests.

22 (3) Seats 10 and 11 shall have no additional required qualifications.

23 (d) There shall be 11 alternate members of the Committee, one designated for each of the 11
24 seats. Alternate members shall be appointed for their respective seats in the same manner prescribed in
25 subsections (b) and (c). The alternate members of the Committee would ideally meet the requirements

1 set forth in subsections (b) and (c) for their respective seats. An alternate shall temporarily serve on the
2 Committee as a voting member when there is a vacancy in the seat, or when the seat is filled but the
3 member holding the seat is absent from the meeting; the same holds true for an alternate serving on a
4 subcommittee or working group.

5 **SEC. 5.26-3. ORGANIZATION AND TERMS OF OFFICE.**

6 (a) Members of the Committee shall serve three-year terms; provided, however, that the term of
7 the initial appointees, including alternates, in Seats 1, 2, 7, and 8 shall expire at noon on August 1,
8 2021; the term of the initial appointees in Seats 3, 4, 9, and 10, including alternates, shall expire at
9 noon on August 1, 2022; and the term of the initial appointees in Seats 5, 6, and 11, including
10 alternates, shall expire at noon on August 1, 2023. There shall be no limits on the number of terms a
11 member may serve on the Committee, as either a voting member or an alternate.

12 (b) Service on the Committee shall be voluntary and members shall receive no compensation
13 from the City.

14 (c) Any voting member who misses three regular meetings of the Committee within a six-month
15 period without the express approval of the Committee by majority vote at or before each missed
16 meeting shall be deemed to have resigned from the Committee 10 days after the third unapproved
17 absence. The Committee shall inform the Clerk of the Board of Supervisors in the case of a Board
18 appointee, and the Mayor's Office, in the case of a Mayoral appointee, of any such resignation. Any
19 absence of a voting member of the Committee shall be deemed approved by the Committee, and shall
20 not count as an unapproved absence, if the alternate member of the Committee designated for the seat
21 attends a meeting in place of the absent voting member.

22 (d) The Planning Department, in consultation with other members of the Interagency Plan
23 Implementation Committee described in Chapter 36 of the Administrative Code as appropriate, shall
24 provide expertise to the Committee as appropriate. The Planning Department shall provide
25 administrative and clerical support for the Committee.

1 SEC. 5.26-4. DUTIES.

2 (a) The general purpose of the Committee shall be to provide input to the Board of Supervisors,
3 the Mayor, and City agencies regarding the implementation of the Central SoMa Plan, Western SoMa
4 Area Plan, and East SoMa Area Plan. The City agencies to which the Committee may provide input
5 include, but are not limited to, the Planning Department, the Mayor's Office of Housing and
6 Community Development, the Office of Economic and Workforce Development, the Municipal
7 Transportation Agency, the Recreation and Park Department, the Department of Public Works, the
8 Arts Commission, and the Interagency Planning and Implementation Committee. Prioritization of
9 revenue expenditures described in subsection (b) below that are collected from development projects in
10 the Central SoMa Plan Area shall be consistent with the Central SoMa Implementation Program
11 document.

12 (b) The Committee may provide advice regarding the following:

13 (1) Prioritization of community improvement projects and other public investments
14 funded by the Central SoMa Infrastructure Impact Fund, established in Planning Code Section 433.4,
15 including review of any proposed In-Kind Agreements;

16 (2) Prioritization of community improvement projects and other public investments
17 related to transit, parks and recreation, complete streets, and environmental sustainability that are
18 funded by proceeds of the Central SoMa Community Facilities District special tax, as described in
19 Planning Code Section 434;

20 (3) Prioritization of community improvement projects and other public investments
21 funded with Eastern Neighborhoods Impact Fee revenues collected from development projects within
22 East SoMa, Central SoMa, and Western SoMa pursuant to Planning Code Section 423, including
23 review of any proposed In-Kind Agreements;

24 (4) Proposed revisions or updates to the Central SoMa Implementation Program
25 Document;

1 (5) Proposed revisions to the sections of the Planning Code or other Codes that are
2 related to implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area
3 Plan; and

4 (6) Monitoring implementation of the Central SoMa Plan, Western SoMa Area Plan,
5 and East SoMa Area Plan.

6 (c) The Committee also may provide advice on the following issues regarding development
7 projects and proposals within the boundaries of the East SoMa, Central SoMa, or Western SoMa Area
8 Plans, or within 0.25 miles of the boundaries of said area plans but outside the boundaries of the
9 Showplace Square/Potrero Hill, Mission, Central Waterfront, and Market and Octavia Area Plans:

10 (1) Individual development proposals;

11 (2) Compliance by individual development projects with specific conditions of project
12 approvals;

13 (3) Design and programming of open spaces, including Privately-Owned Public Open
14 Spaces (POPOS); and

15 (4) Development proposals for public properties.

16 (d) City agencies may seek input from the Committee on policy matters regarding land use and
17 zoning changes, capital improvement plans, and other activities that implement the Central SoMa Plan,
18 Western SoMa Plan, and East SoMa Plan.

19 (e) The Committee shall collaborate with the Planning Department and relevant city agencies
20 in monitoring implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa
21 Area Plan at approximately every fifth year, in coordination with the duties required by this Section
22 5.26-4 and Administrative Code Section 10.E; and provide input to Plan Area monitoring efforts for
23 required time-series reporting.

24 ///

25 ///

1 (f) The Committee shall coordinate with the SoMa Community Stabilization Fund Community
2 Advisory Committee when providing advice on matters within the programmatic jurisdiction of both
3 committees.

4 **SEC. 5.26-5. MEETINGS AND PROCEDURES.**

5 (a) The Board of Supervisors and Mayor shall make initial appointments to the Committee by
6 no later than three months after the effective date of the ordinance in Board File No. 181215
7 establishing the Committee. The Committee shall hold its inaugural meeting not more than 30 days
8 after voting members have been appointed to six seats. There shall be at least 10 days' notice of the
9 inaugural meeting. Following the inaugural meeting, the Committee shall hold a regular meeting not
10 less than once every three months until the sunset date set forth in Section 5.26-6.

11 (b) The Committee shall elect its officers and may establish bylaws and rules for its
12 organization and procedures. The Committee may establish subcommittees or working groups. Each
13 such subcommittee or working group shall include at least two voting Committee members, but may
14 also include other individuals selected by the Committee who are not voting members of the Committee.

15 **SEC. 5.26-6. SUNSET.**

16 Unless the Board of Supervisors by ordinance extends the term of the Committee, this Article
17 XXVI, and hence the Committee, shall expire by operation of law, and the Committee shall terminate,
18 on January 1, 2035. After that date, the City Attorney shall cause this Article XVI to be removed from
19 the Administrative Code. Notwithstanding Rule 2.21 of the Board of Supervisors Rules of Order, which
20 provides that advisory bodies created by the Board should sunset within three years, the Board intends
21 the Committee to exist for longer than three years.

22
23 Section 3. Chapter 5 of the Administrative Code is hereby amended by adding Article
24 XXVII, consisting of Sections 5.27-1, 5.27-2, 5.27-3, 5.27-4, and 5.27-5, to read as follows:

25 ///

1 ARTICLE XXVII:

2 SOMA COMMUNITY STABILIZATION FUND COMMUNITY ADVISORY COMMITTEE

3 SEC. 5.27-1. DUTIES.

4 (a) The SOMA Community Stabilization Fund Community Advisory Committee ("Committee"),
5 initially codified at Section 418.7(d) of the Planning Code but now codified in this Article XXVII of the
6 Administrative Code, shall advise the Mayor's Office of Housing and Community Development
7 ("MOHCD"), other City agencies, and the Board of Supervisors regarding the following:

8 (1) Administration of the SOMA Community Stabilization Fund described in Section
9 418.7 of the Planning Code;

10 (2) Prioritization of funding for social services related to cultural preservation that are
11 funded by proceeds of the Central SoMa Community Facilities District special tax, as defined in
12 Planning Code Section 434 and the Central SoMa Implementation Program;

13 (3) Prioritization of community improvement projects and other public investments
14 funded by the Central SoMa Community Services Facilities Fund, established in Planning Code Section
15 432.4; and

16 (4) Expenditure of affordable housing fees collected pursuant to Planning Code Section
17 415, and Jobs-Housing Linkage Fees collected pursuant to Planning Code Section 413, generated from
18 development projects within the boundaries of the East SoMa, Central SoMa, or Western SoMa Area
19 Plans, or within 0.25 miles of the boundaries of said area plans but outside the boundaries of the
20 Showplace Square/Potrero Hill, Mission, Central Waterfront, and Market and Octavia Area Plans.

21 (b) The Committee shall collaborate with the Planning Department and relevant city agencies
22 in monitoring implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa
23 Area Plan at approximately every fifth year, in coordination with the duties required by this Section
24 5.27-1 and Administrative Code Section 10.E; and provide input to Plan Area monitoring efforts for
25 required time-series reporting.

1 (c) The Committee shall develop annual recommendations to MOHCD on the Expenditure Plan
2 referenced in Section 418.5(d) of this Code.

3 **SEC. 5.27-2. MEMBERSHIP.**

4 (a) The Committee shall be composed of seven voting members appointed by the Board of
5 Supervisors. The Board of Supervisors shall appoint one alternate member of the Committee for each
6 of the seats of the seven voting members. An alternate shall temporarily serve on the Committee as a
7 voting member when there is a vacancy in the seat or when the seat is filled but the individual holding
8 the seat is absent from the meeting; the same holds true for an alternate serving on a subcommittee or
9 working group.

10 (b) No fewer than four voting members and four alternate members shall live within the
11 boundaries of the East SoMa, Central SoMa, or Western SoMa Area Plans. Taken as a whole, the
12 Committee shall meet the membership requirements set forth below. Taken as a whole, the alternate
13 members of the Committee would ideally meet these requirements. A single voting member or single
14 alternate member may fulfill more than one of these requirements. Each voting member and each
15 alternate member shall satisfy at least one of these requirements.

16 (1) One member representing low-income residents of SOMA.

17 (2) One member who has expertise in employment development and/or
18 represents labor.

19 (3) One member who is a senior or disabled resident of SOMA.

20 (4) One member with affordable housing expertise and familiarity with the
21 SOMA neighborhood.

22 (5) One member who represents an arts or cultural organization or a cultural
23 district in SOMA.

24 (6) One member who provides direct services to SOMA residents.

25 ///

1 (7) One member who has small business expertise and a familiarity with the
2 SOMA neighborhood.

3 (8) One member who is a youth or who represents a youth-development
4 organization.

5 **SEC. 5.27-3. ORGANIZATION AND TERMS OF OFFICE.**

6 (a) The voting members of the Committee shall be appointed for a term of four years. Voting
7 members may serve no more than two consecutive terms.

8 (b) Annually, the Committee shall select a chair and such other officer or officers as it deems
9 necessary.

10 (c) The Committee shall promulgate such rules or regulations as are necessary for the conduct
11 of its business.

12 (d) In the event a vacancy occurs, a successor shall be appointed by the Board of Supervisors
13 to fill the vacancy consistent with the requirements of Section 5.27-2. When a vacancy occurs for any
14 reason other than the expiration of a term of office, the appointee to fill such vacancy shall hold office
15 for the unexpired term of the appointee's predecessor. Any voting member who misses four meetings
16 within a twelve-month period, without the approval of the Committee by majority vote, shall be deemed
17 to have resigned from the Committee. The Committee shall inform the Clerk of the Board of
18 Supervisors of any such resignation. Any absence of a voting member of the Committee shall be deemed
19 approved by the Committee, and shall not count as an unapproved absence, if the alternate member of
20 the Committee designated for the seat attends a meeting in place of the absent voting member.

21 **SEC. 5.27-4. IMPLEMENTATION AND PROCEDURES.**

22 (a) The Committee shall be subject to the Conflict of Interest provisions of the City's Charter
23 and Administrative Code.

24 (b) MOHCD shall provide administrative and clerical support to the Committee.

25 ///

1 (c) The Committee shall coordinate with the South of Market Community Planning Advisory
2 Committee when providing advice on matters within the programmatic jurisdiction of both committees.

3 **SEC. 5.27-5. SUNSET.**

4 *Unless the Board of Supervisors by ordinance extends the term of the Committee, this Article*
5 *XXVII shall expire by operation of law, and the Committee shall terminate, on January 1, 2035. After*
6 *that date, the City Attorney shall cause this Article XXVII to be removed from the Administrative Code.*
7 *Notwithstanding Rule 2.21 of the Board of Supervisors Rules of Order, which provides that advisory*
8 *bodies created by the Board should sunset within three years, the Board intends the Committee to exist*
9 *for longer than three years.*

10
11 Section 4. Chapter 10E of the Administrative Code is hereby amended by relocating
12 existing Section 10E.2(d) to Chapter 5 of the Administrative Code, renumbering it as new
13 Article XXXII, consisting of Sections 5.32-1, 5.32-2, 5.32-3, and 5.32-4, and revising it as
14 indicated below by additions, deletions, Board amendment additions, and Board amendment
15 deletions conforming to the "Note" that appears under the official title of the ordinance. The
16 relocation and renumbering of existing Section 10E.2(d) is made for codification purposes
17 only, and is not in itself intended to change the meaning of the text.

18 The new Article XXXII of Chapter 5 shall read as follows:

19 **ARTICLE XXXII:**

20 **EASTERN NEIGHBORHOODS COMMUNITY ADVISORY COMMITTEE**

21 ~~(d) EASTERN NEIGHBORHOODS CITIZENS ADVISORY COMMITTEE.~~

22 **SEC. 5.32-1. ESTABLISHMENT AND PURPOSE.** ~~(1) Establishment and Purpose.~~

23 (a) An Eastern Neighborhoods ~~CommunityCitizens~~ Advisory Committee
24 (~~"Committee"~~ AC) is hereby established. Within ~~6~~ six months of adoption of the Eastern
25

1 Neighborhoods Area Plan and related Planning Code changes, the Mayor and the Board of
2 Supervisors shall have appointed all members to the CommitteeAC.

3 (b) The CommitteeAC shall be the central community advisory body charged with
4 providing input to City agencies and decision makers with regard to all activities related to
5 implementation of three of the Eastern Neighborhoods Area Plans: Showplace Square/Potrero
6 Hill, Mission, and Central Waterfront. The CommitteeAC is established for the purposes of
7 providing input on the prioritization of Public Benefits funded with revenues collected from
8 development projects within the Showplace Square/Potrero Hill, Mission, and Central Waterfront Area
9 Plans, updating the Public Benefits program, relaying information to community members in
10 each of these threefour neighborhoods regarding the status of development proposals in these
11 three Eastern Neighborhoods Plan Areas, and providing input to Plan Area monitoring efforts
12 as appropriate. The CommitteeAC shall be advisory, as appropriate, to the Planning
13 Department, the Interagency Planning & Implementation Committee (IPIC) described in Chapter
14 36 of the Administrative Code, the Planning Commission, and the Board of Supervisors.

15 (c) The CommitteeAC may perform the following functions as needed:

16 ———(1A) Provide written recommendations to Collaborate with the Planning
17 Department and the Interagency Plan Implementation Committee on prioritizing the
18 community improvement projects and identifying implementation details as part of annual
19 expenditure program that is adopted by the Board of Supervisors, and request written responses
20 to said recommendations from the Interagency Plan Implementation Committee;

21 ———(2B) Provide an advisory role in a report back process from the Planning
22 Department on enforcement of individual projects' compliance with the Area Plans standards and on
23 specific conditions of project approvals so that those agreements will be more effectively implemented;

24 (C) — Collaborate with the Planning Department and relevant city
25 agencies in the monitoring of the Showplace Square/Potrero Hill, Mission, and Central Waterfront

1 Area Plans' implementation program at approximately every fifth year, in coordination with the
2 Monitoring Program required by ~~the~~ Administrative Code Section 10.E; and provide input to
3 Plan Area monitoring efforts for required time-series reporting; and

4 (3) Provide written recommendations to the Planning Commission regarding the
5 approval of In-Kind Agreements, monitor compliance with the requirements of In-Kind Agreements,
6 report non-compliance to appropriate City agencies, and request appropriate enforcement of
7 compliance by appropriate City agencies.

8 **SEC. 5.32-2. REPRESENTATION AND APPOINTMENTS.**

9 ~~——(2)——Representation and Appointments.~~

10 ~~——(aA) The CommitteeAC shall consist of 119~~ members representing the
11 diversity of the Eastern Neighborhoods; key stakeholders, including resident renters, resident
12 homeowners, low-income residents, local merchants, established neighborhood groups within
13 the Showplace Square/Potrero Hill, Mission, and Central Waterfront Plan Areas; and other groups
14 identified through refinement of the CommitteeAC process.

15 ~~——(bB) All members shall live, work, own property or own a business in~~
16 the Eastern Neighborhoods Plan Area they are appointed to represent.

17 ~~——(cC) The Board of Supervisors shall appoint a total of seveneleven~~
18 members to the CommitteeAC, from nominations submitted as follows. Based on the Supervisorial
19 District boundaries, the District ~~6 and~~ 10 Supervisors shall nominate ~~4~~ four CommitteeAC
20 members, the District 9 Supervisor shall nominate two CommitteeAC members, and the District
21 8 Supervisor shall nominate one CommitteeAC member. The appointment of each of the Board's
22 CAC nominees shall be confirmed by the full Board of Supervisors. The seats formerly appointed by the
23 District 6 Supervisor shall terminate on the effective date of the ordinance in Board File No. 181215.
24 The terms for all other seats on the Committee appointed by the Board of Supervisors shall continue
25 following the effective date of the ordinance in Board File No. 181215.

1 —(dD) The Mayor shall appoint a total of ~~four~~^{eight} members, with one
2 ~~voting~~ member representing each of the Showplace Square/Potrero Hill, Mission, and Central
3 Waterfront~~five~~ neighborhoods, and ~~one~~^{three} ~~voting~~ at-large members. The seats formerly
4 appointed by the Mayor representing the Western SoMa and East SoMa neighborhoods shall terminate
5 on the effective date of the ordinance in Board File No. 181215. The seats for which the Mayor last
6 appointed an at-large member on February 12, 2018 and October 16, 2017 shall terminate on the
7 effective date of the ordinance in Board File No. 181215. The terms for all other seats on the
8 Committee appointed by the Mayor shall continue following the effective date of that ordinance.

9 —(eE) Members shall serve for two-year terms, ~~but those terms shall be~~
10 ~~staggered such that, of the initial membership, some members will be randomly selected to serve four~~
11 ~~year terms and some will serve two year terms.~~

12 —(fF) ~~At the first official meeting of the CAC, which shall not occur until at~~
13 ~~least 13 voting members of the CAC have been appointed by the respective appointment process, a~~
14 ~~lottery shall be conducted in order to randomly select four Board of Supervisors appointees and two~~
15 ~~Mayoral appointees to serve four year terms. At a subsequent meeting, when the final two voting~~
16 ~~members of the CAC have been appointed by the respective appointment process, a lottery shall be~~
17 ~~conducted in order to randomly select which member shall serve a four year term.~~

18 (G) —The Board of Supervisors and Mayor may renew a member's term
19 by repeating the respective appointment process.

20 **SEC. 5.32-3. IMPLEMENTATION AND PROCEDURES.**

21 ~~(3) —Committees or Working Groups of the CAC.~~

22 (a) According to procedures set forth in bylaws adopted by the Committee~~AC~~, the
23 Committee~~AC~~ may, at its discretion create subcommittees or working groups based around
24 geographic areas or functional issues. Each of these subcommittees or working groups shall
25 contain at least one Committee~~AC~~ member ~~who is eligible to vote~~, but may also be comprised of

1 individuals who are not members of the CommitteeAC. ~~If a non-voting member of the CAC serves~~
2 ~~on a subcommittee or working group that individual may act as a voting member of the subcommittee~~
3 ~~or working group.~~

4 (b4) ~~Staffing for Eastern Neighborhoods Citizens Advisory Committee.~~ The Planning
5 Department or Interagency Plan Implementation Committee shall designate necessary
6 staffing from relevant agencies to the CommitteeAC, as needed to complete ~~its~~the
7 responsibilities and functions ~~of the CAC described in this code.~~ To the extent permitted by law,
8 staffing and administrative costs for the CommitteeAC shall be funded through the Eastern
9 Neighborhoods Public Benefits Fund. Staff shall participate in the Interagency Planning and
10 Implementation Committee as set forth in Administrative Code Section 36.3.

11 **SEC. 5.32-4. SUNSET.**

12 ~~(5) Termination. The Eastern Neighborhoods CAC~~This Article XXXII, and hence the
13 Committee, shall~~will~~ automatically terminate on ~~January~~December 31, 2024~~0~~, unless the Board
14 of Supervisors extends ~~this Article XXXII~~the CAC's term by ~~O~~ordinance. After that date, the City
15 Attorney shall cause this Article to be removed from the Administrative Code. Notwithstanding Rule
16 2.21 of the Board of Supervisors Rules of Order, which provides that advisory bodies created by the
17 Board should sunset within three years, the Board intends the Committee to exist for longer than three
18 years.

19
20
21 Section 5. The Administrative Code is hereby amended by revising Chapter 10E, to
22 read as follows:

23 **CHAPTER 10E:**
24 **PLANNING MONITORING**

25 * * * *

1 **SEC. 10E.2. EASTERN NEIGHBORHOODS AREA PLANS MONITORING**
2 **PROGRAM.**

3 * * * *

4 **(b) REPORTING REQUIREMENTS.**

5 (1) **Report.** By July 1st two years after Plan adoption, and on July 1st every five
6 years thereafter, the Planning Department shall prepare a report detailing development
7 activity, housing construction, and infrastructure improvements in the Eastern Neighborhoods
8 Plan Area. The information shall be presented to the Board of Supervisors, Planning
9 Commission, the South of Market Community Planning Advisory Committee, the Eastern
10 Neighborhoods Community Citizens Advisory Committee, and the Mayor, and shall also include
11 recommendations for measures deemed appropriate to deal with the impacts of neighborhood
12 growth.

13 * * * *

14 **(c) EASTERN NEIGHBORHOODS CAPITAL EXPENDITURE EVALUATION.**

15 * * * *

16 **(2) Controls.**

17 **(A) Reporting Requirements.** By July 1st five years after Plan adoption, and
18 every five years thereafter, the Planning Department shall submit to the Board of Supervisors
19 and the Office of the Controller an Eastern Neighborhoods Capital Expenditure Evaluation
20 Report. The Eastern Neighborhoods Capital Expenditure Evaluation Report shall specifically
21 report the amount of funds collected to date from the Eastern Neighborhoods Impact Fee,
22 Central SoMa Infrastructure Impact Fee, Central SoMa Community Services Facilities Fee, and
23 Central SoMa Community Facilities District special tax. The Capital Expenditure Evaluation
24 Report shall also describe how these funds have been allocated or spent for the purpose of
25 developing capital projects as identified in the Eastern Neighborhoods Priority Capital Project

1 list. The Capital Expenditure Evaluation shall specifically report on allocations of funds or
2 expenditures, based on their percentages share of the total fees collected to date, toward the
3 following Eastern Neighborhoods Priority Capital Project development activities: planning,
4 design, environmental review, approval, and implementation. For the purposes of this section,
5 the "Eastern Neighborhoods Priority Capital Project List" shall mean a list of capital projects
6 which are a priority subset of the full Eastern Neighborhoods Public Benefits Program as set
7 forth in the Eastern Neighborhoods Interdepartmental Memorandum of Understanding and the
8 Central SoMa Implementation Program and amended from time to time by the Planning
9 Commission with advice from the Eastern Neighborhoods Community~~Citizens~~ Advisory
10 Committee and the South of Market Community Planning Advisory Committee. A draft copy of said
11 memorandum is on file with the Clerk of the Board of Supervisors in File No. 081446 and is
12 incorporated herein by reference.

13 * * * *

14 **(d) EASTERN NEIGHBORHOODS COMMUNITY ADVISORY COMMITTEE.**

15 The Eastern Neighborhoods Community Advisory Committee, in Article XXXII of Chapter 5 of
16 the Administrative Code, shall serve the purposes and functions stated in that Article XXXII, in the
17 manner described therein.

18 ~~(d) EASTERN NEIGHBORHOODS CITIZENS ADVISORY COMMITTEE.~~

19 ~~———— (1) ——— Establishment and Purpose. An Eastern Neighborhoods Citizens Advisory~~
20 ~~Committee (CAC) is hereby established. Within 6 months of adoption of the Eastern Neighborhoods~~
21 ~~Area Plan and related Planning Code changes, the Mayor and the Board of Supervisors shall have~~
22 ~~appointed all members to the CAC. The CAC shall be the central community advisory body charged~~
23 ~~with providing input to City agencies and decision makers with regard to all activities related to~~
24 ~~implementation of the Eastern Neighborhoods Area Plans. The CAC is established for the purposes of~~
25 ~~providing input on the prioritization of Public Benefits, updating the Public Benefits program, relaying~~

1 information to community members in each of the four neighborhoods regarding the status of
2 development proposals in the Eastern Neighborhoods, and providing input to Plan Area monitoring
3 efforts as appropriate. The CAC shall be advisory, as appropriate, to the Planning Department, the
4 Interagency Planning & Implementation Committee (IPIC), the Planning Commission, and the Board
5 of Supervisors. The CAC may perform the following functions as needed:

6 ~~————— (A) — Collaborate with the Planning Department and the Interagency Plan
7 Implementation Committee on prioritizing the community improvement projects and identifying
8 implementation details as part of annual expenditure program that is adopted by the Board of
9 Supervisors;~~

10 ~~————— (B) — Provide an advisory role in a report back process from the Planning
11 Department on enforcement of individual projects' compliance with the Area Plans standards and on
12 specific conditions of project approvals so that those agreements will be more effectively implemented;~~

13 ~~————— (C) — Collaborate with the Planning Department and relevant city agencies in
14 the monitoring of the Plans' implementation program at approximately every fifth year, in coordination
15 with the Monitoring Program required by the Administrative Code Section 10.E; and provide input to
16 Plan Area monitoring efforts for required time-series reporting.~~

17 ~~————— (2) — Representation and Appointments.~~

18 ~~————— (A) — The CAC shall consist 19 members representing the diversity of the
19 Eastern Neighborhoods; key stakeholders, including resident renters, resident homeowners, low-
20 income residents, local merchants, established neighborhood groups within the Plan Area; and other
21 groups identified through refinement of the CAC process.~~

22 ~~————— (B) — All members shall live, work, own property or own a business in the
23 Eastern Neighborhoods Plan Area they are appointed to represent.~~

24 ~~————— (C) — The Board of Supervisors shall appoint a total of eleven members to the
25 CAC. Based on the Supervisorial District boundaries, the District 6 and 10 Supervisors shall nominate~~

1 ~~4 four CAC members, the District 9 Supervisor shall nominate two CAC members, and the District 8~~
2 ~~Supervisor shall nominate one CAC member. The appointment of each of the Board's CAC nominees~~
3 ~~shall be confirmed by the full Board of Supervisors.~~

4 ~~————— (D) — The Mayor shall appoint a total of eight members, with one voting~~
5 ~~member representing each of the five neighborhoods, and three voting at-large members.~~

6 ~~————— (E) — Members shall serve for two-year terms, but those terms shall be~~
7 ~~staggered such that, of the initial membership, some members will be randomly selected to serve four~~
8 ~~year terms and some will serve two-year terms.~~

9 ~~————— (F) — At the first official meeting of the CAC, which shall not occur until at~~
10 ~~least 13 voting members of the CAC have been appointed by the respective appointment process, a~~
11 ~~lottery shall be conducted in order to randomly select four Board of Supervisors appointees and two~~
12 ~~Mayoral appointees to serve four-year terms. At a subsequent meeting, when the final two voting~~
13 ~~members of the CAC have been appointed by the respective appointment process, a lottery shall be~~
14 ~~conducted in order to randomly select which member shall serve a four-year term.~~

15 ~~————— (G) — The Board of Supervisors and Mayor may renew a member's term by~~
16 ~~repeating the respective appointment process.~~

17 ~~————— (3) — Committees or Working Groups of the CAC. According to procedures set forth in~~
18 ~~bylaws adopted by the CAC, the CAC may, at its discretion create subcommittees or working groups~~
19 ~~based around geographic areas or functional issues. Each of these subcommittees or working groups~~
20 ~~shall contain at least one CAC member who is eligible to vote, but may also be comprised of~~
21 ~~individuals who are not members of the CAC. If a non-voting member of the CAC serves on a~~
22 ~~subcommittee or working group that individual may act as a voting member of the subcommittee or~~
23 ~~working group.~~

24 ~~————— (4) — Staffing for Eastern Neighborhoods Citizens Advisory Committee. The Planning~~
25 ~~Department or Interagency Plan Implementation Committee shall designate necessary staffing from~~

1 ~~relevant agencies to the CAC, as needed to complete the responsibilities and functions of the CAC~~
2 ~~described in this code. To the extent permitted by law, staffing and administrative costs for the CAC~~
3 ~~shall be funded through the Eastern Neighborhoods Public Benefits Fund. Staff shall participate in the~~
4 ~~Interagency Planning and Implementation Committee as set forth in Administrative Code Section 36.~~

5 ~~—— (5) — Termination. The Eastern Neighborhoods CAC will automatically terminate on~~
6 ~~December 31, 2020, unless the Board of Supervisors extends the CAC's term by Ordinance.~~

7
8 Section 6. Article 4 of the Planning Code is hereby amended by revising Section
9 418.7, to read as follows:

10 **SEC. 418.7. SOMA COMMUNITY STABILIZATION FUND.**

11 (a) **Purpose.** There is hereby established a separate fund set aside for a special
12 purpose entitled the SOMA Community Stabilization Fund ("Fund"), and within the Fund an
13 account related to the Community Facilities District defined in Section 434 called the SoMa
14 Community Facilities District Account ("Community Facilities District Account"). The Fund and
15 the Community Facilities District Account shall be held and maintained by the Controller. All
16 monies collected by DBI pursuant to Section 418.3 shall be deposited in the Fund, to be
17 maintained by the Controller. The Controller may direct certain proceeds of the Community
18 Facilities District special tax, as defined in Section 434, collected pursuant to Section 434, to
19 be deposited into the Community Facilities District Account. Proceeds of bonds issued for the
20 Community Facilities District shall not be deposited into the Community Facilities District
21 Account. The receipts in the Fund and the Community Facilities District Account are hereby
22 appropriated in accordance with law to be used solely to address the effects of destabilization
23 on residents and businesses in SOMA subject to the conditions of this Section 418.7.

24 (b) **Use of Funds.**

25 ///

1 (1) All monies deposited in the Fund shall be used to address the impacts of
2 destabilization on residents and businesses in SOMA including assistance for: affordable
3 housing and community asset building, small business rental assistance, development of new
4 affordable homes for rental units for low income households, rental subsidies for low income
5 households, down payment assistance for home ownership for low income households,
6 eviction prevention, employment development and capacity building for SOMA residents, job
7 growth and job placement, small business assistance, leadership development, community
8 cohesion, civic participation, cultural preservation, and community based programs and
9 economic development. Monies in the Community Facilities District Account may be used for
10 the purposes specified in this subsection (b) that are authorized uses of Community Facilities
11 District revenues under the proceedings for the Community Facilities District and that are
12 described in the Central SoMa Implementation Program Document.

13 (2) Monies from the Fund may be appropriated by *the Mayor's Office of*
14 *Housing and Community Development ("MOHCD")* without additional approval by the Board of
15 Supervisors to the Planning Commission or other City department or office to commission
16 economic analyses for the purpose of revising the fee, to complete a nexus study to
17 demonstrate the relationship between residential development and the need for stabilization
18 assistance if this is deemed necessary, provided these expenses do not exceed a total of
19 \$100,000. The receipts in the Fund may be used to pay the expenses of MOHCD in
20 connection with administering the Fund and monitoring the use of the Funds. Before
21 expending funds on administration, MOHCD must obtain the approval of the Board of
22 Supervisors by Resolution. Monies in the Community Facilities District Account may not be
23 used for the purposes described in this subsection *(b)(2)*.

24 (c) **Reporting.** The Controller's Office shall file a report with the Board of Supervisors
25 in even-numbered years, which report shall set forth the amount of money collected in the

1 Fund. The Fund shall be administered and expended by MOHCD, but all expenditures shall
2 first be approved by the Board of Supervisors through the legislative process. In approving
3 expenditures from the Fund, MOHCD and the Board of Supervisors shall accept any
4 comments from the SOMA Community Stabilization Fund Community Advisory Committee in
5 Article XXVII of Chapter 5 of the Administrative Code, the public, and any relevant City
6 departments or offices. With respect to the Community Facilities District Account, the
7 Controller's Office also shall comply with the reporting requirements set forth in the Special
8 Tax Financing Law and Government Code Section 50075 et seq.

9 ~~(d) Oversight. There shall be a SOMA Community Stabilization Fund Community Advisory~~
10 ~~Committee to advise MOHCD and the Board of Supervisors on the administration of the Fund;~~
11 ~~prioritization of community improvement projects and other public investments related to cultural~~
12 ~~preservation that are funded by proceeds of the Central SoMa Community Facilities District special~~
13 ~~tax, as defined in Planning Code Section 434; prioritization of community improvement projects and~~
14 ~~other public investments funded by the Central SoMa Community Services Facilities Fund, established~~
15 ~~in Planning Code Section 432.4; and the expenditure of affordable housing fees collected pursuant to~~
16 ~~Planning Code Section 415, and Jobs-Housing Linkage Fees collected pursuant to Planning Code~~
17 ~~Section 413, generated from development projects within the boundaries of the East SoMa, Central~~
18 ~~SoMa, or Western SoMa Area Plans.~~

19 ~~—————(1)———— The Community Advisory Committee shall be composed of seven members~~
20 ~~appointed as follows:~~

21 ~~—————(A)———— One member representing low-income residents of families who lives with~~
22 ~~his or her family in SOMA, appointed by the Board of Supervisors.~~

23 ~~—————(B)———— One member who has expertise in employment development and/or~~
24 ~~represents labor, appointed by the Board of Supervisors.~~

1 ~~_____ (C) One member who is a senior or disabled resident of SOMA, appointed by~~
2 ~~the Board of Supervisors.~~

3 ~~_____ (D) One member with affordable housing expertise and familiarity with the~~
4 ~~SOMA neighborhood, appointed by the Board of Supervisors~~

5 ~~_____ (E) One member who represents an arts or cultural community based~~
6 ~~organization or cultural district in SOMA, appointed by the Board of Supervisors.~~

7 ~~_____ (F) One member who provides direct services to SOMA residents/families,~~
8 ~~appointed by the Board of Supervisors.~~

9 ~~_____ (G) One member who has small business expertise and a familiarity with the~~
10 ~~SOMA neighborhood, appointed by the Board of Supervisors.~~

11 ~~_____ (2) The Community Advisory Committee shall comply with all applicable public~~
12 ~~records and meetings laws and shall be subject to the Conflict of Interest provisions of the City's~~
13 ~~Charter and Administrative Code. The initial meeting of the Advisory Committee shall be called within~~
14 ~~30 days from the day the Board of Supervisors completes its initial appointments. MOHCD shall~~
15 ~~provide administrative support to the Committee. The Committee shall develop annual~~
16 ~~recommendations to MOHCD on the Expenditure Plan.~~

17 ~~_____ (3) The members of the Community Advisory Committee shall be appointed for a~~
18 ~~term of two years; provided, however, that the members first appointed shall by lot at the first meeting,~~
19 ~~classify their terms so that three shall serve for a term of one year and four shall serve for a term of two~~
20 ~~years. At the initial meeting of the Committee and yearly thereafter, the Committee members shall~~
21 ~~select such officer or officers as deemed necessary by the Committee. The Committee shall promulgate~~
22 ~~such rules or regulations as are necessary for the conduct of its business under this Section. In the~~
23 ~~event a vacancy occurs, a successor shall be appointed to fill the vacancy consistent with the process~~
24 ~~and requirements to appoint the previous appointee. When a vacancy occurs for an reason other than~~
25 ~~the expiration of a term of office, the appointee to fill such vacancy shall hold office for the unexpired~~

1 ~~term of his or her predecessor. Any appointee who misses four meetings within a twelve-month period,~~
2 ~~without the approval of the Committee, shall be deemed to have resigned from the Committee.~~

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

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

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

18 By: 
19 PETER R. MILJANICH
20 Deputy City Attorney

21 n:\legana\as2019\1800589\01380389.docx

LEGISLATIVE DIGEST

[Administrative, Planning Codes - South of Market Advisory Committees]

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Planning Advisory Committee to advise City officials and agencies on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee and the Eastern Neighborhoods Citizens Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The City's General Plan contains several area plans. The Eastern Neighborhoods Plans are plans for the future growth, development, and preservation of neighborhoods on San Francisco's east side: East South of Market, Western South of Market, Mission, Showplace Square/Potrero Hill, and Central Waterfront. The East South of Market, Western South of Market, and Central South of Market Area Plans provide land use controls and proposed community improvements for the South of Market (SoMa) neighborhood.

Article 4 of the Planning Code establishes the City's development impacts fees and requirements. Planning Code Section 418.7 establishes the SOMA Community Stabilization Fund. The City uses the receipts in this Fund to address the effects of destabilization on residents and businesses in SoMa. Section 418.7 also creates a seven-member SOMA Community Stabilization Fund Community Advisory Committee (CAC) to advise the Mayor's Office of Housing and Community Development and the Board of Supervisors on the administration of the SOMA Community Stabilization Fund.

Planning Code Section 423 establishes the Eastern Neighborhoods Impact Fees and Public Benefits Fund. Administrative Code Section 10E.2 establishes an Eastern Neighborhoods Area Plans Monitoring Program, including a nineteen-member Eastern Neighborhoods Citizens Advisory Committee (CAC) to advise City agencies and decisionmakers on the implementation of the Eastern Neighborhoods Area Plans.

Planning Code Sections 432.1 through 432.4 establish the requirements and procedures for the Central SoMa Community Services Facilities Fee, which will generate revenue that will be used to ensure an expansion in community service facilities in Central SoMa as new development occurs. Planning Code Section 432.4 establishes the Central SoMa Community Services Facilities Fund.

Planning Code Sections 433.1 through 433.4 establish the requirements and procedures for the Central SoMa Infrastructure Impact Fee, which will generate revenue that will be used to ensure an expansion in community-serving infrastructure in Central SoMa as new development occurs. Planning Code Section 433.4 establishes the Central SoMa Infrastructure Impact Fund.

Planning Code Section 434 requires certain development projects in Central SoMa to participate in the Central SoMa Community Facilities District Program. The Board of Supervisors may authorize the levy of a special tax on properties that annex into the Central SoMa Community Facilities District to finance certain facilities and services.

Amendments to Current Law

This ordinance would create the eleven-member South of Market Community Planning Advisory Committee (SoMa CAC). The general purpose of the SoMa CAC would be to provide input to City decision makers and agencies regarding implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan. The SoMa CAC would also provide advice regarding the following:

- Prioritization of community improvement projects and other public investments funded by the Central SoMa Infrastructure Impact Fund;
- Prioritization of community improvement projects and other public investments related to transit, parks and recreation, complete streets, environmental sustainability, and schools and child care that are funded by proceeds of the Central SoMa Community Facilities District special tax;
- Prioritization of community improvement projects and other public investments funded with Eastern Neighborhoods Impact Fee revenues collected from development projects within East SoMa, Central SoMa, and Western SoMa; and
- Proposed revisions or updates to the Central SoMa Implementation Program Document, and the sections of the Planning Code or other Codes that are related to implementation of the Central SoMa, Western SoMa, and East SoMa Area Plans.

The SoMa CAC also may provide advice on the following issues regarding development projects and proposals within the boundaries of the SoMa Area Plans, or within 0.25 miles of the boundaries of those area plans but outside the boundaries of the Showplace Square/Potrero Hill, Mission, Central Waterfront, and Market and Octavia Area Plans:

- Individual development proposals;
- Compliance by individual development projects with conditions of project approvals;

- Design and programming of open spaces, including Privately-Owned Public Open Spaces (POPOS); and
- Development proposals for public properties.

This ordinance would also revise the criteria for membership on the SOMA Community Stabilization Fund CAC, and would expand the duties of the SOMA Community Stabilization Fund Community Advisory Committee to include:

- Prioritization of funding for social services related to cultural preservation that are funded by proceeds of the Central SoMa Community Facilities District special tax;
- Prioritization of community improvement projects and other public investments funded by the Central SoMa Community Services Facilities Fund; and
- The expenditure of affordable housing fees collected pursuant to Planning Code Section 415, and Jobs-Housing Linkage Fees collected pursuant to Planning Code Section 413, generated from development projects in SoMa or within 0.25 miles of SoMa but outside the boundaries of the Showplace Square/Potrero Hill, Mission, Central Waterfront, and Market and Octavia Area Plans.

This ordinance would change the name of the Eastern Neighborhoods CAC to the Eastern Neighborhoods Community Advisory Committee. The ordinance would also reduce the membership of this CAC and revise its duties to focus on providing input to City agencies and decision makers with regard to implementation of the three Eastern Neighborhoods Area Plans outside of SoMa: Showplace Square/Potrero Hill, Mission, and Central Waterfront.

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SAN FRANCISCO PLANNING DEPARTMENT

September 25, 2019

Ms. Angela Calvillo, Clerk
Honorable Supervisor Matt Haney
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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Re: Transmittal of Planning Department Case Number:
South of Market Advisory Committees
Board File No. 181215
Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Haney,

On September 19, 2019, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Haney that would amend several sections of the Planning Code and Administrative Codes, establishing the Central SoMa Community Planning Advisory Committee and making modifications to the Eastern Neighborhoods Community Advisory Committee and the SoMa Stabilization Community Advisory Committee. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modification are as follows:

Modification No. 1 - Under Section 5.26-2 (b) [SoMa Planning Community Advisory Committee] Membership and Qualifications:

(b) Seats 1, 2, 3, 4, 5, 6, and 7 shall be held by individuals nominated by the District 6 Supervisor and appointed by the Board of Supervisors.

~~*(1) Seat 1 shall be held by an individual who has small business expertise.*~~

~~*(2) Seat 2 shall be held by an individual with familiarity and experience in infrastructure and/or safety, as relating to pedestrians, bicyclists, or transit.*~~

~~*(3) Seat 3 shall be held by an individual who has familiarity and experience in historic preservation and/or cultural preservation.*~~

~~*(4) Seat 4 shall be held by an individual who has familiarity and experience in development and/or management of affordable housing.*~~

~~*(5) Seat 5 shall be held by an individual who provides direct social services to SoMa residents.*~~

~~*(6) Seats 6 and 7 shall have no additional required qualifications.*~~

(c) Seats 8, 9, 10, and 11 shall be held by individuals appointed by the Mayor.

~~*(1) Seat 8 shall be held by an individual with a record of advocacy for parks, recreation, and open space in San Francisco.*~~

(2) Seat 9 shall be held by an individual who has expertise in employment development or represents labor interests.

(3) Seats 10 and 11 shall have no additional required qualifications.

The membership in total shall include an expert or advocate in each of the following areas: (1) small business, (2) pedestrians and/or bicyclists infrastructure and safety or transit; (3) historic preservation or cultural preservation; (4) development and/or management of affordable housing; (5) social services in SoMa; (6) parks, recreation, and open space; and (7) employment development or represent labor interests. A single voting member may fulfill more than one of these requirements; any of the expertise may be appointed by either of the appointing bodies.

Proposed Modification No. 2 – Under Section 5.27 – 2 – [SoMa Stabilization] Membership

(b) No fewer than ~~four~~ two voting members and ~~four~~ two alternate members shall live within the boundaries of the East SoMa, Central SoMa, or Western SoMa Area Plans

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc:

Peter R. Miljanich, Deputy City Attorney
Abigail RivamonteMesa, Aide to Supervisor Haney
Erika Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution 20521
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20521

HEARING DATE: SEPTEMBER 19, 2019

Project Name: SoMa Planning Community Advisory Committee Formation
Case No.: 2019-003627PCA [Board File No. 18125]
Initiated by: Supervisor Matt Haney
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org
Reviewed by: Joshua Switzky, Land Use & Community Planning Program Manger
joshua.switzky@sfgov.org
Aaron Starr, Manager of Legislative Affairs
Aaron.staff@sfgov.org

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RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE ADMINISTRATIVE CODE AND PLANNING CODE TO ESTABLISH THE SOUTH OF MARKET COMMUNITY PLANNING ADVISORY COMMITTEE TO ADVISE CITY OFFICIALS AND AGENCIES ON IMPLEMENTATION OF THE CENTRAL SOMA PLAN, WESTERN SOMA AREA PLAN, AND THE EAST SOMA AREA PLAN; TO REVISE THE MEMBERSHIP AND DUTIES OF THE SOMA COMMUNITY STABILIZATION FUND COMMUNITY ADVISORY COMMITTEE AND THE EASTERN NEIGHBORHOODS CITIZENS ADVISORY COMMITTEE; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on July 30, 2019, Supervisor Matt Haney introduced a proposed Ordinance under Board of Supervisors (hereafter "Board") File Number 18125, which would establish the South of Market ("SoMa") Planning Community Advisory Committee and amend provisions for the Eastern Neighborhoods Citizen Advisory Committee and the SoMa Stabilization Fund Citizen Advisory Committee; and

WHEREAS, in December 2008 the Board approved the Eastern Neighborhoods Plans, which provide for growth, development, and preservation of the neighborhoods on San Francisco's east side: East SoMa, Western SoMa, Mission, Showplace Square/Potrero Hill, and Central Waterfront. The Eastern Neighborhood Plans provide land use controls and proposed community improvements for all five neighborhoods including East and Western SoMa. To help implement the Eastern Neighborhoods Plans, particularly regarding community improvements, the Board created the Eastern Neighborhoods Infrastructure and Community Benefits Fee (Planning Code Section 423) to help fund such improvements, and the Eastern Neighborhoods Citizen Advisory Committee ("EN CAC") to help advise on the Plans implementation, particularly around community improvements and impact fee spending; and

WHEREAS, in 2006, the Board amended the Rincon Hill Plan to guide the transition from Rincon Hill's previous light-industrial character a high-density residential neighborhood. As a part of the Rincon Hill Plan, the SoMa Stabilization Fee and Fund were created to address Rincon Hill's impacts on the surrounding

South of Market neighborhoods. To help advise on the Soma Stabilization Fund's spending, the Soma Stabilization Fund Citizen Advisory Committee was also created; and,

WHEREAS, on November 27, 2018, the Board approved the Central SoMa Plan. The Central Soma Plan ("Plan") was approved after several years of community engagement and planning. The Plan approvals included a comprehensive rezoning in the central portion of the SoMa neighborhoods that will eventually provide the addition of up 8,300 residential units, 33,000 jobs of office use and other complementary community-serving uses. The approvals also included the Central Soma Public Benefits Program that sets forth a wide range of community benefits to serve the new growth in SoMa. To provide funding for the Central Soma Public Benefits Program, three new funding sources have been created: the Central Soma Infrastructure Fee (Planning Code Section 428.2), the Central Soma Community Facilities Fee (Section 428.1, and the Community Facilities District Fee (Planning Code Section 434); and,

WHEREAS, the Board of Supervisors has determined that the current Eastern Neighborhoods Citizen Advisory Committee should be split into two committees with one specifically for the SoMa neighborhoods and the other for the Mission, Showplace Square/Potrero Hill and Central Waterfront; and,

WHEREAS, The Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 19, 2019; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

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

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Ordinance would create a new eleven-member South of Market Community Planning Advisory Committee ("SoMa CAC"). The general purpose of the SoMa CAC would be to provide input to City

decision makers and agencies regarding implementation of the Central SoMa Plan, Western SoMa Plan, and the East SoMa Plan. More specifically, the SoMa CAC would provide advice regarding the prioritization of community improvement projects and other public investments funded by the Central SoMa Infrastructure Impact Fund, proceeds of the Central SoMa Community Facilities District special tax, and Eastern Neighborhoods Impact Fee revenues collect from development projects within East SoMa, Central SoMa, and Western SoMa. The SoMa CAC would also provide input on proposed revision or updates to the Central SoMa Implementation Program Document, and the sections of the Planning Code or other Codes that are related to implementation of the Central SoMa, Western SoMa, and East SoMa Area Plans. The SoMa CAC would also be empowered to provide input on individual development proposals, compliance by individual development projects with conditions of project approvals, and design and programming of open spaces, including Privately-Owned Public Open Spaces (POPOS), and development proposals for public properties. As currently proposed, the Ordinance assigns a required expertise specifically to seven of the eleven seats to include expertise in the following areas : (1) small business, (2) pedestrians and/or bicyclists infrastructure and safety or transit; (3) historic preservation or cultural preservation; (4) development and/or management of affordable housing; (5) social services in SoMa; (6) parks, recreation, and open space; and (7) employment development or represent labor interests.

2. The Ordinance would revise the criteria for membership on the SoMa Community Stabilization Fund CAC, and would expand the duties of the said Committee to include: prioritization of funding for social services related to cultural preservation that are funded by proceeds of the Central SoMa Community Facilities District; and advise on the expenditure of affordable housing fees collected through the Inclusionary Housing Program (Planning Code Section 415) and the Jobs Linkage Housing Program (Planning Code Section 413).
3. The Ordinance would also reduce the membership of the EN CAC and revise its duties to focus on providing input to City agencies and decision makers with regard to implementation of the three Eastern Neighborhoods Area Plans Outside of SoMa: Showplace Square/Potrero Hill, Mission, and Central Waterfront.
4. Supervisor Haney and Planning staff have engaged the existing CACs for their input into the proposed legislation. Except for one suggestion from the SoMa Stabilization CAC that was submitted after the legislation was introduced, all suggestions from the existing CAC membership was incorporated into the Ordinance now before the Commission.
5. The proposed Ordinance will create a new CAC for SoMa and revise two existing CACs. Together, these changes will provide a structure for critical community input, empowering key stakeholders and the community at large, and provide an important feedback loop for the ongoing implementation of the respective Plans.
6. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1:

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

Policy 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

Policy 1.2

Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas.

The Ordinance supports this Objectives and Policies: The Central SoMa Plan and the other Eastern Neighborhoods Plans calls for the rehabilitation of the respective neighborhood's existing parks. The new SoMa CAC and existing EN CAC will provide a mechanism for community engagement and input on how the rehabilitation projects get funded and phased.

OBJECTIVE 2

INCREASE RECREATIONAL AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION.

Policy 2.1

Prioritize acquisition of open space in high needs areas.

Policy 2.12

Expand the Privately-owned Public Open Spaces (POPOS) requirement to new mixed-use development areas and ensure that spaces are truly accessible, functional and activated.

OBJECTIVE 3

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

Policy 3.1

Creatively develop existing publicly-owned rights-of-way and streets into open space.

The Ordinance supports these Objectives and Policies by providing community advisory bodies to help plan for the operations and improvement of existing parks and recreation centers while facilitating the development of new parks, recreation centers, and POPOS in this high-need area.

OBJECTIVE 5

ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECREATION PROGRAMS AND OPEN SPACES.

Policy 5.1

Engage communities in the design, programming and improvement of their local open spaces, and in the development of recreational programs.

The Ordinance supports this Objective and Policy by continuing to ensure the role of community members in the design and programming of local open spaces, as well as creating new open spaces that would require community stewardship.

TRANSPORTATION ELEMENT

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AND THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.2:

Continue to favor investment in transit infrastructure and services over investment in highway development and other facilities that accommodate the automobile.

The Central Soma Implementing Document and Community Benefits Program call for extensive transit improvements to serve these objectives and goals and creates new funding sources to help pay for them. The new SoMa CAC will be changed in providing community-based input on how best to program these new funds.

OBJECTIVE 24

DESIGN EVERY STREET IN SAN FRANCISCO FOR SAFE AND CONVENIENT WALKING.

Policy 24.1

Every surface street in San Francisco should be designed consistent with the Better Streets Plan for safe and convenient walking, including sufficient and continuous sidewalks and safe pedestrian crossings at reasonable distances to encourage access and mobility for seniors, people with disabilities and children.

Policy 24.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

OBJECTIVE 25

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 25.2

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 25.3

Install pedestrian-serving street furniture where appropriate.

Policy 25.4

Preserve pedestrian-oriented building frontages.

The Central Soma Implementing Document and Community Benefits Program call for extensive pedestrian improvements including revised streetscape for each of the major streets within Central SoMa and identifies new funding sources to help pay for the improvements. The new SoMa CAC will be changed in providing community-based input on how best to program these new funds.

OBJECTIVE 29

ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.

Policy 29.1

Expand and improve access for bicycles on city streets and develop a well-marked, comprehensive system of bike routes in San Francisco

The Ordinance supports these Objectives and Policies by creating a new Community Advisory Committee and making necessary adjustments to existing Community Advisory Committees that will together help advise on Transit and Complete Streets improvement projects as called for in the Central Soma Community Benefits Program and various Eastern Neighborhoods implementing documents.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.6

Base priority for the development of neighborhood centers on relative need.

The Ordinance supports these Objective and Policies by specifically directing a new community facilities funding sources (the Central Soma Community Facilities Fee and Central Soma Community Facilities District Fee) for the SoMa Plan and SoMa Stabilization CACs input.

7. **Planning Code Section 101.1 Compliance.** The Ordinance is consistent with Planning Code Section 101.1 in the following manner:

- a. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced,

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will

not have a negative effect on opportunities for resident employment in and ownership of neighborhood serving retail.

- b. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

- c. That the City's supply of affordable housing be preserved and enhanced.

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The new and reformulated Committees will provide an opportunity for affordable housing advocates to participate in community decision making.

- d. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed Ordinance would not impede MUNI transit service or overburden our streets or neighborhood parking. Rather, the new and reformulated CAC's will provide an additional forum for community members to participate in the planning of transit and complete streets improvements.

- e. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposed Ordinance would not negatively effect the maintenance of a diverse economic base or the ability to protect our industrial and service sectors from displacement. The Central SoMa Plan and other the other Eastern Neighborhoods Plans call for the preservation of PDR uses. The new CAC will have the ability to potentially advise on the implementation of such policy goals moving forward.

- f. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed Ordinance would not effect the City's ability to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

- g. That landmarks and historic buildings be preserved.

The proposed Ordinance would not negatively affect the ability to preserve landmarks and historic buildings.

- h. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed Ordinance would not negatively effect parks and open spaces and their access to sunlight and vistas.

8. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance with modifications as described in this Resolution.

Modification No. 1 - Under Section 5.26-2 (b) [SoMa Planning Community Advisory Committee] Membership and Qualifications:

(b) Seats 1, 2, 3, 4, 5, 6, and 7 shall be held by individuals nominated by the District 6 Supervisor and appointed by the Board of Supervisors.

(1) Seat 1 shall be held by an individual who has small business expertise.

(2) Seat 2 shall be held by an individual with familiarity and experience in infrastructure and/or safety, as relating to pedestrians, bicyclists, or transit.

(3) Seat 3 shall be held by an individual who has familiarity and experience in historic preservation and/or cultural preservation.

(4) Seat 4 shall be held by an individual who has familiarity and experience in development and/or management of affordable housing.

(5) Seat 5 shall be held by an individual who provides direct social services to SoMa residents.

(6) Seats 6 and 7 shall have no additional required qualifications.

(c) Seats 8, 9, 10, and 11 shall be held by individuals appointed by the Mayor.

(1) Seat 8 shall be held by an individual with a record of advocacy for parks, recreation, and open space in San Francisco.

(2) Seat 9 shall be held by an individual who has expertise in employment development or represents labor interests.

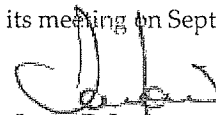
(3) Seats 10 and 11 shall have no additional required qualifications.

The membership in total shall include an expert or advocate in each of the following areas: (1) small business, (2) pedestrians and/or bicyclists infrastructure and safety or transit; (3) historic preservation or cultural preservation; (4) development and/or management of affordable housing; (5) social services in SoMa; (6) parks, recreation, and open space; and (7) employment development or represent labor interests. A single voting member may fulfill more than one of these requirements; any of the expertise may be appointed by either of the appointing bodies.

Proposed Modification No. 2 – Under Section 5.27 – 2 – [SoMa Stabilization] Membership

(b) No fewer than ~~four~~ two voting members and ~~four~~ two alternate members shall live within the boundaries of the East SoMa, Central SoMa, or Western SoMa Area Plans

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 19, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fung, Koppel, Moore, Richards

NOES: None

ABSENT: Johnson

ADOPTED: September 19, 2019



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Amendment HEARING DATE: SEPTEMBER 19, 2019

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Date: September 12, 2019
Case No.: 2019-003528PCA [Board File No. 18125]
Project Name: SoMa Planning Community Advisory Committee Formation
Initiated by: Supervisor Matt Haney
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org
Reviewed by: Joshua Switzky, Land Use & Community Planning Program Manager
Joshua.switzky@sfgov.org
Aaron Starr, Manager of Legislative Affairs
Aaron.staff@sfgov.org
Recommendation: **Approval**

PLANNING CODE AMENDMENT

The proposed Ordinance would establish the South of Market (“SoMa”) Planning Community Advisory Committee (“CAC”) and amend provisions for the Eastern Neighborhoods Citizen Advisory Committee and the SoMa Stabilization Fund Citizen Advisory Committee.

The Way It Is Now:

The Eastern Neighborhood Citizens Advisory Committee (“EN CAC”) provides input on the implementation of the five Area Plans that comprise the Eastern Neighborhoods: Showplace Square/Potrero, Central Waterfront, East Soma and Western Soma. Much of the EN CAC’s focus is advising on how to spend revenue generated by the Eastern Neighborhoods Impact Fee. The EN CAC is staffed by the Planning Department.

Separately, the Soma Stabilization CAC provides input on the programming of revenue from the SoMa Stabilization fee, which comes from development projects within Rincon Hill. The SoMa Stabilization CAC is staffed by the Mayor’s Office of Housing and Community Development.

The Way It Would Be:

The EN CAC would be split. A new Community Advisory Committee would be created specifically for SoMa to provide input on the implementation of the newly approved Central SoMa Plan along with the East SoMa and Western SoMa Plans.

The EN CAC’s role would be revised to only provide input on the implementation of the Mission, Showplace/Potrero and Central Waterfront Plans.

The SoMa Stabilization CAC’s role would be revised to also provide input on the spending on revenue generated from new sources created by the Central SoMa Plan, among other tasks.

BACKGROUND

The Eastern Neighborhoods Citizen Advisory Committee (“EN CAC”) was created in 2009 to provide input on the implementation of the Eastern Neighborhood Plans, which includes the Mission, Showplace Square/Potrero Hill, Central Waterfront, East SoMa, and Western SoMa. The EN CAC is comprised of 19 members, eleven of whom are appointed by the Board of Supervisor (“Board”) and eight of whom are appointed by the Mayor. The composition of CAC seats is distributed evenly amongst the five neighborhoods. EN CAC duties include providing input on many aspects of the plan implementation but are largely focused on the programming of funds from the Eastern Neighborhoods Community Infrastructure Fee.

Separately, the Soma Stabilization Fund Citizens Advisory Committee was created in 2006 in association with the creation of the Soma Stabilization Fee, which, in turn, was created to address potential impacts on SoMa from Rincon Hill development. This CAC is focused on programming funds from the SoMa Stabilization fee. The CAC is comprised of seven members appointed by the Board of Supervisors.

The Central Soma Plan was adopted at the end of 2018. The adoption of the Plan included a robust multi-faceted Community Benefits Program. The initial Central Soma legislation did not include the creation of a new advisory committee for the new Plan. However, the approved legislation implementing the Plan included a provision, endorsed by the Commission in Resolution No. 20295, establishing the intent of the Board to revise the composition and jurisdiction of the Eastern Neighborhoods and SoMa Stabilization CACs to guide implementation of the Plan. The proposed Ordinance is intended to fulfill that statement of intent.

ORDINANCE PROPOSAL

In response to the Commission’s and Board’s recommendation, the Board of Supervisors has introduced legislation to create a new SoMa CAC and make necessary adjustment to the EN CAC and SoMa Stabilization CAC. As set forth in the Ordinance, the new SoMa CAC would be comprised of eleven members (seven appointed by the Board, four appointed by the Mayor). The new CAC would not only be charged with providing advice on the implementation of the new Central SoMa Plan, but also the East SoMa Plan, and the Western SoMa Plan. The SoMa CAC would be charged with helping prioritize projects funded by Eastern Neighborhoods fees collected in SoMa, along with projects funded by new Central SoMa funding sources, the Central SoMa Infrastructure Fee, and proceeds from the Central SoMa Community Finance District (CFD). Further, the new SoMa CAC would be able to provide input on proposed revisions to documents that implement the respective Plans including, but not limited to the Central SoMa Implementing Program Document, relevant Planning Code sections and other City Codes. Finally, the SoMa CAC would be able to provide input on individual development proposals, compliance by individual development projects with conditions of project approvals, the design and programming of open spaces, including POPOS.

The EN CAC would be reconstituted with eleven members and its duties would be revised to focus on providing input on the implementation of the Mission, Showplace Square/Potrero Hill, and Central Waterfront Plans.

The SoMa Stabilization Fund CAC’s membership criteria would be revised and its duties would be expanded to include prioritizing funding for social services related to cultural preservation that are funded by proceeds of the Central SoMa Community Facilities District; and providing input on the expenditure of

affordable housing fees collected through the Inclusionary Housing Program (Planning Code Section 415), and the Jobs-Linkage Housing Program (Planning Code Section 413).

ISSUES AND CONSIDERATIONS

- It has proven challenging to keep sufficient seats filled in the current 19-member EN CAC, resulting in lack of quorum from time-to-time. The great geographic breadth of the Eastern Neighborhoods has also been challenging for CAC members to grapple with in their duties. The splitting of the CAC would enable smaller committees that will likely be easier to keep filled. The splitting of the CACs will also enable each respective committee to focus on smaller geographies more relevant to the respective CAC membership.
- The new SoMa CAC will require that certain members have expertise in the following areas: (1) small business; (2) pedestrians, bicyclists or transit; (3) historic or cultural preservation; (4) affordable housing; (5) social services; (6) parks, recreation, and open space; and (7) employment development or labor; these expertise would be assigned to 7 of the 11 specific seats. The EN CAC membership does not assign specific expertise to specific seats but requires the membership of the body generally to represent “the diversity of the Eastern Neighborhoods,” including renters, homeowners, merchants, and neighborhood groups. The requirement of such expertise for the SoMa CAC will likely enrich the discourse of the SoMa CAC and assure certain perspectives are heard; however, by assigning specific expertise to specific seats, such seats could be harder to fill when vacant than the more general approach to expertise taken for the EN and SoMa Stabilization CACs. Staff is recommending that the Commission recommend modifying the Ordinance to address this.
- The subject Ordinance includes the appointment of an Alternate for each SoMa CAC member, who could vote on behalf of a member if they are unable to attend a meeting. The addition of alternates is a new concept. While this could help ensure that fewer meetings lack quorum, it also could present challenges to the appointing bodies to keep all 22 seats filled and introduces some unknowns as to the relationship and responsibilities of the primary member and alternates relative to each other.
- The Ordinance enumerates the SoMa CAC’s jurisdiction more specifically than the Administrative Code does for the EN CAC. The Administrative Code does indicate that the EN CAC is able to provide input on all aspects of implementing the EN Plans; however, beyond providing input on the programming of impact fees and participating in preparing the Five-Year Monitoring Reports, it does not list specific areas for input. In contrast the Ordinance lists the following additional areas for which the SoMa CAC could provide input: (1) private development proposals, (2) design and programming of open space including POPOS, (3) monitoring of conditions of approved development projects, and (4) development proposals for public sites.
- Unlike the EN CAC, the new SoMa CAC would be able to provide input on issues not only within the boundaries of the SoMa Plans, but also within ¼ mile of the Plans’ boundaries but outside of the jurisdiction of adjacent CACs.
- Supervisor and Planning staff has worked with existing CACs’ membership to hear and incorporate comments and concerns into the legislation. Except for the below, all comments have been incorporated into the Ordinance.

- SoMa Stabilization CAC membership has been revised to require at least one member who is a youth or who represents a youth-development organization. Seven alternates would also be appointed to the SoMa Stabilization CAC. As the legislation now reads, no fewer than four members are to be residents of SoMa. The SoMa Stabilization CAC has requested that that be changed to read: "two voting members and two alternate members shall live within the boundaries of the East SoMa, Central SoMa, or Western SoMa Area Plans."
- As currently planned, the Eastern Neighborhoods fee revenue would be split between SoMa, and the southern EN Plan Areas (Mission, Showplace/Potrero, and Central Waterfront), such that revenue from each respective area would go to only to projects within those areas. Further legislation may follow to more clearly memorialize this. Staff is recommending that the Commission recommend modifying the Ordinance to address this.

General Plan Compliance

The proposed new CAC and revisions to two other CACs has been found to be consistent with the General Plan and Planning Code Section 101.1 as fully described in the attached draft Resolution. The Ordinance will further the Objectives and Policies in the Recreation and Open Space Element, the Transportation Element and the Community Facilities Element, and the respective Area Plans by providing a mechanism for community engagement and participation in delivering a wide range of community benefits and infrastructure called for in the General Plan.

Implementation

The Department has determined that this Ordinance will impact our current procedures around Plan implementation. The Ordinance will require additional staff time to administer the new SoMa CAC. Because of the complexity of the Central SoMa Plan, and the more specific requirements for the SoMa CAC, administering the SoMa CAC may take more time than administering the CACs Planning currently staffs. This is likely to be particularly true in the first year as the CAC and its decision-making processes gets established. The Department has budgeted for this additional staffing for the current year and beyond.

Racial and Social Equity Analysis

Understanding the benefits, burdens and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

The Ordinance will help advance racial and social equity by enabling a wider participation of community members in decision making on the implementation of the Eastern Neighborhoods Plans, including the Central SoMa Plan. Embedded in all the Eastern Neighborhoods Plans is the goal to advance racial and social equity. The original Eastern Neighborhoods Plans set forth objectives and policies that reserve land for PDR uses, a major source of good paying jobs for a diverse workforce. The Plans and related Planning Code provisions set forth more robust requirements for affordable housing. The Mission, East Soma, Western Soma, and Central Soma Plans include objectives on reinforcing the respective neighborhoods as the center of Latino, Pilipino, and LGBTQ life for the respective neighborhoods.

The Central Soma Plan creates additional revenue sources to provide funding for community facilities and cultural preservation project, two community improvement categories that had not been previously

covered by the City's impact fees. The Ordinance will enable the respective CACs to help decide on how such funding sources are spent.

The Ordinance requires that certain expertise be included in the respective CACs membership including social services, employment development, small business and affordable housing. By requiring the wide variety of viewpoints in their membership, the Ordinance will help assure that interests of the existing community, including the advancement of racial and social equity, is considered in the CAC decision making.

Even beyond requiring specific expertise described above, the Ordinance reinforces the general goal that all CACs be made up with a membership that represents the broad diversity of the neighborhoods; however, the Ordinance does not require the representation of specific racial or social groups. Planning staff, the Mayor's Office, and the Board of Supervisors should be mindful of the desire to a broad representation of such groups when appointing new members to the CACs.

RECOMMENDATION

The Department recommends that the Commission *approve* the proposed Ordinance with modifications as provided below and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

The proposed Ordinance will create a new CAC for SoMa and revise two existing CACs. Together, these changes will provide a structure for critical community input, empowering key stakeholders and the community at large, and provide an important feedback loop for the ongoing implementation of the respective Plans.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications. Staff is recommends the following modifications to the Ordinance.

Proposed Modification No. 1 - Under Section 5.26-2 (b) [SoMa Planning Community Advisory Committee] Membership and Qualifications:

(b) Seats 1, 2, 3, 4, 5, 6, and 7 shall be held by individuals nominated by the District 6 Supervisor and appointed by the Board of Supervisors.

(1) Seat 1 shall be held by an individual who has small business expertise.

(2) Seat 2 shall be held by an individual with familiarity and experience in infrastructure and/or safety, as relating to pedestrians, bicyclists, or transit.

(3) Seat 3 shall be held by an individual who has familiarity and experience in historic preservation and/or cultural preservation.

(4) Seat 4 shall be held by an individual who has familiarity and experience in development and/or management of affordable housing.

(5) Seat 5 shall be held by an individual who provides direct social services to SoMa residents.

~~(6) Seats 6 and 7 shall have no additional required qualifications.~~

(c) Seats 8, 9, 10, and 11 shall be held by individuals appointed by the Mayor.

~~(1) Seat 8 shall be held by an individual with a record of advocacy for parks, recreation, and open space in San Francisco.~~

~~(2) Seat 9 shall be held by an individual who has expertise in employment development or represents labor interests.~~

~~(3) Seats 10 and 11 shall have no additional required qualifications.~~

The membership in total shall include an expert or advocate in each of the following areas: (1) small business, (2) pedestrians and/or bicyclists infrastructure and safety or transit; (3) historic preservation or cultural preservation; (4) development and/or management of affordable housing; (5) social services in SoMa; (6) parks, recreation, and open space; and (7) employment development or represent labor interests. A single voting member may fulfill more than one of these requirements; any of the expertise may be appointed by either of the appointing bodies.

Proposed Modification No. 2 – Under Section 5.27 – 2 – [SoMa Stabilization] Membership

(b) No fewer than ~~four~~ two voting members and ~~four~~ two alternate members shall live within the boundaries of the East SoMa, Central SoMa, or Western SoMa Area Plans

ENVIRONMENTAL REVIEW

The Project is not defined a project under CEQA Guidelines Sections 15060(c)(2) and 15378 because there is no direct or indirect physical change in the environment.

PUBLIC COMMENT

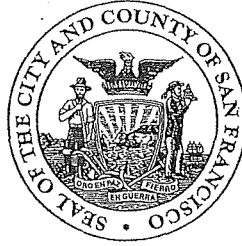
As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

Attachments:

Exhibit A: Draft Planning Commission Resolution

Exhibit B: Board of Supervisors File No. 18125

BOARD of SUPERVISORS



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TDD/TTY No. 554-5227

December 21, 2018

File No. 181215

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones:

On December 11, 2018, the Supervisor Kim introduced the following legislation:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Advisory Committee to advise the Board of Supervisors and various City departments on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink that reads "Victor Young".

By: Victor Young, Clerk
Rules Committee

Attachment

Not defined a project under CEQA Guidelines Sections 15060(c)(2) and 15378 because there is no direct or indirect physical change in the environment.

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2019.01.22 16:45:08 -08'00'

BOARD of SUPERVISORS




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MEMORANDUM

Date: September 18, 2019

To: The Honorable Members, Board of Supervisors

From:  Angela Calvillo, Clerk of the Board

Subject: Administrative, Planning Codes - South of Market Community Advisory Committee (File No. 181215)

Board of Supervisors Rules of Order 2.21 establishes certain criteria that must be included in legislation creating and establishing, or reauthorizing, new bodies (boards/commissions/task forces/advisory bodies) and requires the Clerk of the Board to advise the Board on certain matters. In order to fulfill these requirements, the following is provided:

File No. 181215 Administrative, Planning Codes - South of Market Community Advisory Committee

- Does a current body address the same or similar subject matter?

No. There is no other body charged with addressing the same subject matter.

- Language requiring the body to meet at least once every four months

Page 7, Lines 9-10, Section 5.26-5, entitled "Meetings and Procedures," states "Following the inaugural meeting, the Committee shall hold a regular meeting not less than once every three months until the sunset date set forth in Section 5.26-6."

- Language indicating members serve at the pleasure of the appointing authority

No. Suggest adding the following language "Members of the Advisory Committee shall serve at the pleasure of their respective appointing authorities and may be removed by the member's appointing authority at any time."



- Language establishing attendance requirements

Page 4, Lines 14-21, entitled "Organization and Terms of Office," states "Any voting member who misses three regular meetings of the Committee within a six-month period without the express approval of the Committee by majority vote at or before each missed meeting shall be deemed to have resigned from the Committee 10 days after the third unapproved absence."

- Number of seats and qualifications

There are a total of 11 seats: 7 appointed by the Board of Supervisors and 3 appointed by the Mayor.

Seats 1, 2, 3, 4, 5, 6, and 7 shall be held by individuals nominated by the District 6 Supervisor and appointed by the Board of Supervisors as follows:

- *Seat 1 shall be held by an individual who has small business expertise.*
- *Seat 2 shall be held by an individual with familiarity and experience in infrastructure and/or safety, as relating to pedestrians, bicyclists, or transit.*
- *Seat 3 shall be held by an individual who has familiarity and experience in historic preservation and/or cultural preservation.*
- *Seat 4 shall be held by an individual who has familiarity and experience in development and/or management of affordable housing.*
- *Seat 5 shall be held by an individual who provides direct social services to SoMa residents.*
- *Seats 6 and 7 shall have no additional required qualifications.*

Seats 8, 9, 10, and 11 shall be held by individuals appointed by the Mayor as follows:

- *Seat 8 shall be held by an individual with a record of advocacy for parks, recreation, and open space in San Francisco.*
- *Seat 9 shall be held by an individual who has expertise in employment development or represents labor interests.*
- *Seats 10 and 11 shall have no additional required qualifications.*

There shall be 11 alternate members of the Committee, one designated for each of the 11 seats. Alternate members shall be appointed for their respective seats in the same manner prescribed in subsections (b) and (c). The alternate members of the Committee would ideally meet the requirements set forth in subsections (b) and (c) for their respective seats. An alternate shall temporarily serve on the Committee as a voting member when there is a vacancy in the seat, or when the seat is filled but the member holding the seat is absent from the meeting; the same holds true for an alternate serving on a subcommittee or working group.



- Term limits (i.e., commencement date? staggered terms?)

The Committee shall hold its inaugural meeting not more than 30 days after voting members have been appointed to six seats.

Members of the Committee shall serve three-year terms; provided, however, that the term of the initial appointees, including alternates, in Seats 1, 2, 7, and 8 shall expire at noon on August 1, 2021; the term of the initial appointees in Seats 3, 4, 9, and 10, including alternates, shall expire at noon on August 1, 2022; and the term of the initial appointees in Seats 5, 6, and 11, including alternates, shall expire at noon on August 1, 2023.

- Administering department

The Planning Department will provide administrative and clerical support.

- Reporting requirements

There are no reporting requirements. However, the general purpose of the Committee shall be to provide input to the Board of Supervisors, the Mayor, and City agencies regarding the implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan. The City agencies to which the Committee may provide input include, but are not limited to, the Planning Department, the Mayor's Office of Housing and Community Development, the Office of Economic and Workforce Development, the Municipal Transportation Agency, the Recreation and Park Department, Public Works, the Arts Commission, and the Interagency Planning and Implementation Committee. Prioritization of revenue expenditures described in subsection (b) below that are collected from development projects in the Central SoMa Plan Area shall be consistent with the Central SoMa Implementation Program document.

- Sunset date

Unless the Board of Supervisors by ordinance extends the term of the Committee, this Article XXVI, and hence the Committee, shall expire by operation of law, and the Committee shall terminate, on January 1, 2035. After that date, the City Attorney shall cause this Article XVI to be removed from the Administrative Code. Notwithstanding Rule 2.21 of the Board of Supervisors Rules of Order, which provides that advisory bodies created by the Board should sunset within three years, the Board intends the Committee to exist for longer than three years.

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

August 8, 2019

File No. 181215

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On July 30, 2019, the following substitute legislation was introduced:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Planning Advisory Committee to advise City officials and agencies on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee and the Eastern Neighborhoods Citizens Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Victor Young".

By: Victor Young, Clerk
Rules Committee

Attachment

c: Devyani Jan, Environmental Planning
Joy Navarrete, Environmental Planning

Laura Lynch, Environmental Planning
Don Lewis, Environmental Planning

BOARD of SUPERVISORS



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August 8, 2019

Planning Commission
Attn: Jonas Ionin
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On July 30, 2019, the following substitute legislation was introduced:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Planning Advisory Committee to advise City officials and agencies on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee and the Eastern Neighborhoods Citizens Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b) for public hearing and recommendation. The ordinance is pending before the Rules Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Victor Young".

By: Victor Young, Clerk
Rules Committee

Attachment

c: John Rahaim, Director
Dan Sider, Director of Executive Programs

Aaron Starr, Manager of Legislative Affairs
AnMarie Rodgers, Director of Citywide Planning
Scott Sanchez, Acting Deputy Zoning Administrator
Corey Teague, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

TO: Kate Hartley, Director, Mayor's Office of Housing and Community Development
Joaquin Torres, Director, Office of Economic and Workforce Development
Ed Reiskin, Executive Director, Municipal Transportation Agency
Phil Ginsburg, General Manager, Recreation and Parks Department
Mohammed Nuru, Director, Public Works
Tom DeCaigny, Director of Cultural Affairs, Arts Commission
Susan Pontious, Director of Public Arts Programs, Arts Commission

FROM: Victor Young, Assistant Clerk
Rules Committee

DATE: August 8, 2019

SUBJECT: LEGISLATION INTRODUCED

On July 30, 2019, the following substitute legislation was introduced:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Planning Advisory Committee to advise City officials and agencies on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee and the Eastern Neighborhoods Citizens Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If you have any additional 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: victor.young@sfgov.org.

c: Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development
J'Wel Vaughan, Office of Economic and Workforce Development
Ken Rich, Office of Economic and Workforce Development
Lisa Pagan, Office of Economic and Workforce Development

Kate Breen, Municipal Transportation Agency
Janet Martinsen, Municipal Transportation Agency
Joel Ramos, Municipal Transportation Agency
Viktoriya Wise, Municipal Transportation Agency
Maria Cordero, Municipal Transportation Agency
Roberta Boomer, Municipal Transportation Agency
Sarah Madland, Recreation and Parks Department
Margaret McArthur, Recreation and Parks Department
David Steinberg, Public Works
Jeremey Spitz, Public Works
Jennifer Blot, Public Works
John Thomas, Public Works
Lena Liu, Public Works

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

TO: Kate Hartley, Director, Mayor's Office of Housing and Community Development
Joaquin Torres, Director, Office of Economic and Workforce Development
Ed Reiskin, Executive Director, Municipal Transportation Agency
Phil Ginsburg, General Manager, Recreation and Parks Department
Mohammed Nuru, Director, Public Works
Tom DeCaigny, Director of Cultural Affairs, Arts Commission
Susan Pontious, Director of Public Arts Programs, Arts Commission

FROM: Victor Young, Assistant Clerk
Rules Committee

DATE: December 27, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee has amended the following proposed legislation:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Advisory Committee to advise the Board of Supervisors and various City departments on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If you have any additional 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: victor.young@sfgov.org.

c: Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development
J'Wel Vaughan, Office of Economic and Workforce Development
Ken Rich, Office of Economic and Workforce Development
Lisa Pagan, Office of Economic and Workforce Development
Kate Breen, Municipal Transportation Agency
Janet Martinsen, Municipal Transportation Agency
Joel Ramos, Municipal Transportation Agency
Viktoriya Wise, Municipal Transportation Agency
Maria Cordero, Municipal Transportation Agency

Roberta Boomer, Municipal Transportation Agency
Sarah Madland, Recreation and Parks Department
Margaret McArthur, Recreation and Parks Department
David Steinberg, Public Works
Jeremey Spitz, Public Works
Jennifer Blot, Public Works
John thomas, Public Works
Lena Liu, Public Works
Rebekah

BOARD of SUPERVISORS



City Hall
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December 21, 2018

File No. 181215

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones:

On December 11, 2018, the Supervisor Kim introduced the following legislation:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Advisory Committee to advise the Board of Supervisors and various City departments on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Victor Young".

By: Victor Young, Clerk
Rules Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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San Francisco 94102-4689
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TDD/TTY No. 554-5227

December 21, 2018

Planning Commission
Attn: Jonas Ionin
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On December 12, 2018, Supervisor Kim introduced the following legislation:

File No. 181215

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Advisory Committee to advise the Board of Supervisors and various City departments on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b) for public hearing and recommendation. The ordinance is pending before the rules committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink that reads "Victor Young".

By: Victor Young, Clerk
Rules Committee

Attachment

c: John Rahaim, Director of Planning
Dan sider, Director of Executive Programs

Aaron Starr, Manager of Legislative Affairs
AnMarie Rodgers, Director of Citywide Planning
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Introduction Form

By a Member of the Board of Supervisors or Mayor

BOARD OF SUPERVISORS
SACramento
Time stamp
2019 JUL 20 PM 4:40
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. **181215**
- 9. Reactivate File No. [redacted]
- 10. Topic submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Haney

Subject:

Administrative, Planning Codes - South of Market Advisory Committees

The text is listed:

Ordinance amending the Administrative and Planning Codes to establish the South of Market Community Planning Advisory Committee to advise City officials and agencies on implementation of the Central SoMa Plan, Western SoMa Area Plan, and East SoMa Area Plan; and to revise the membership and duties of the SOMA Community Stabilization Fund Community Advisory Committee and the Eastern Neighborhoods Citizens Advisory Committee; and affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor:

For Clerk's Use Only