

1 [Community Improvements and the Eastern Neighborhoods.]

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3 **Ordinance amending the Administrative Code to add Chapter 36 to provide procedures**
4 **and inter-agency cooperation in the preparation and implementation of community**
5 **improvements plans and programs as part of the creation of new Area Plans of the**
6 **General Plan in the Eastern Neighborhoods, defined as including the proposed Market**
7 **and Octavia, East South of Market, Inner Mission, Lower Potrero/Showplace Square,**
8 **and Central Waterfront plan areas.**

9 Note: Additions are *single-underline italics Times New Roman*;
10 deletions are ~~*strikethrough italics Times New Roman*~~.
11 Board amendment additions are double underlined.
12 Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. The San Francisco Administrative Code is hereby amended by adding
15 Section 36, to read as follows:

16 **SEC. 36.1 APPLICABILITY.**

17 (a) The Planning Department is currently engaged in comprehensive planning of areas of
18 the City being referred to as the proposed Market/Octavia, East SOMA, Inner Mission, Lower
19 Potrero/Showplace Square, and Central Waterfront plan areas. These efforts are expected to lead to
20 new or modified area plans of the City's General Plan ("Area Plans") that address urban design, open
21 space, transportation, housing, and community facilities and present detailed rezoning and policy
22 proposals that cover land use, housing, community facilities, open space, and transportation. The
23 boundaries of these areas are generally as outlined in documents posted from time to time on the
24 Planning Department's web page.
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1 (b) As part of the comprehensive planning leading to preparation and adoption of each
2 Area Plan, the Planning Department is analyzing the existing deficiencies and improvement needs of
3 each area and the deficiencies and improvement needs that will be created by or exacerbated by the
4 new development permitted by the proposed Area Plan. Based on this analysis, the Planning
5 Department shall prepare for each area a document that identifies the various facilities, infrastructure
6 and other community improvements needed to address the identified conditions and needs (the
7 "Community Improvements Plan") and an implementation program that summarizes the estimated costs
8 of the various facilities and improvements identified in the Community Improvements Plan, proposes
9 specific funding strategies and sources to finance them, identifies the responsible and supporting
10 agencies, and outlines the steps, including as may be needed more detailed planning, program design,
11 and environmental evaluation, required to refine the proposals and implement them (the
12 "Implementation Program"). The funding sources proposed in the Implementation Program may
13 include, but are not limited to, use of federal, State, and local public resources, community facility,
14 community benefit or other forms of assessment districts, and area-specific development impact fees, as
15 may be detailed in the final adopted respective area plans.

16 **SEC 36.2 INTENT.**

17 This Article 36 is intended to provide mechanisms that will enhance the participation in the
18 preparation and implementation of the Community Improvements Plans and Implementation Programs
19 by the various City departments, offices, and agencies that will be responsible for their implementation
20 and provide a means by which the various parties interested in realization of the Community
21 Improvements Plans and Implementation Programs will be able to participate in the
22 preparation and implementation of the Community Improvements Plans and Implementation Programs
23 by the various City departments, offices, and agencies that will be responsible for their implementation
24 and provide a means by which the various parties interested in realization of the Community
25 Improvements Plans and Implementation Programs will be able to participate in the

1 Improvements Plans and Implementation Programs can remain informed about and provide input to
2 and support for their implementation.

3 **SEC. 36.3 INTERAGENCY PLANNING AND IMPLEMENTATION COMMITTEES.**

4 For each area subject to the provisions of this Article, there shall be an Interagency Planning
5 and Implementation Committee that shall be comprised of representatives of the departments, offices,
6 and agencies whose responsibilities include provision of one of more of the community improvements
7 that are likely to be needed or desired in a Plan Area. In addition to the Planning Department, these
8 departments, offices, and agencies shall, if relevant, include, but are not limited to, the County
9 Transportation Authority, Municipal Transportation Agency, Department of Public Works, Library
10 Commission, Redevelopment Agency, Mayor's Office of Economic and Workforce Development,
11 Mayor's Office of Community Development, Public Utilities Commission, Department of Recreation
12 and Parks, Department of the Environment, and the Office of City Greening. The Interagency Planning
13 and Implementation Committees shall be chaired by the Planning Director or his or her designee. It
14 shall be the responsibility of each such department, office, or agency to participate, using its own
15 administrative funds, in the preparation of that portion of a Community Improvements Plan falling
16 within its area of responsibility and, after Area Plan adoption, to participate in the detailed design of
17 the community improvement or improvements and to seek the funding for its implementation as
18 provided in the Implementation Program, as amended from time to time.

19 **SEC. 36.4 ANNUAL PROGRESS REPORTS**

20 (a) Preparation. After the final adoption of an Area Plan, including the Community
21 Improvements Plan and Implementation Program, for a portion of the City subject to the provisions of
22 this Article, the Planning Department shall prepare for each Area Plan a brief Annual Progress Report
23 indicating the status of implementation of the Area Plan and its various components. It shall contain
24 information regarding the progress made to date in implementing the Area Plan and its various
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1 components, including a summary of the individual development projects, public and private, that have
2 been approved during the report period, and shall also describe the steps taken regarding
3 implementation of the various community improvements in accordance with the Plan's projected
4 phasing and update and, if necessary, modify and amend, the contents and/ or phasing of the
5 Community Improvements Plan and Implementation Program. It shall also include proposed
6 departmental work programs and budgets for the coming fiscal year that describe the steps to be taken
7 by each responsible department, office, or agency to implement the Community Improvements Plan. It
8 shall be the responsibility of each department, office and agency to provide to the Planning Department
9 the following: (i) information regarding its progress in implementing the community improvement(s)
10 for which it is responsible; (ii) any changes in the time-phased schedule for implementing the
11 improvement(s); and (iii) information regarding its relevant proposed work program and efforts to
12 secure the funding sources for implementing the improvement(s) in the coming year. The Planning
13 Department shall summarize this information together with information regarding it's own progress
14 and relevant proposed work program and budget into the Annual Progress Report.

15 (b) Annual Hearing at Planning Commission. Prior to the annual submission of the
16 Planning Department budget requests to the Mayor's Budget Office, the Planning Commission shall
17 hold a public hearing on each Area Plan's Annual Progress Report. Notice of the hearing shall be
18 provided at least 30 days prior to the meeting as follows: mailed notice to all organizations and
19 individuals who have specifically requested mailed notice and published notice at least once in an
20 official newspaper of general circulation. The Report shall be posted on the Department's web page
21 for at least 30 days before the hearing. This hearing may be held as part of the Planning Commission's
22 hearing on the Departmental budget request.

23 (c) Submission to Relevant Committee of the Board of Supervisors. The Annual Progress
24 Report shall also be submitted to the committee of the Board of Supervisors responsible for land use

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1 matters, which Committee may schedule a public hearing. Further, the Board urges the Planning
2 Department Director and/or his or her designee who chairs the Interagency Planning and
3 Implementation Committee for each Area Plan to be available to provide a briefing and answer
4 questions about the Report at the appropriate Board of Supervisors committee hearing.

5 (d) Termination. This Annual Progress Report requirement may be terminated by the
6 Planning Commission upon its determination after a public hearing, noticed at least 30 days prior to
7 the meeting, that full implementation of the Community Improvements Plan and Implementation
8 Program has been substantially achieved and that continuation of the Annual Progress Report
9 requirement would serve no useful purpose.

10 Section 2. The San Francisco Administrative Code is hereby amended by amending
11 Section 3.4 to read as follows:

12 **SEC. 3.4 INTRODUCTION AND PUBLICATION OF BUDGET.**

13 The proposed budget and appropriation ordinance for all departments and offices for
14 each ensuing fiscal year, upon transmission to the Board of Supervisors by the Mayor by the
15 first working day in June of each year, shall be deemed to have been regularly introduced and
16 shall be published in a format which allows for the widest possible public understanding of the
17 resources, uses and proposed programs. For each City neighborhood designated in Chapter 36 of
18 the Administrative Code for which there is an Area Plan prepared by the Planning Department, the
19 budget format shall also include a consolidation of those portions of the budgets of various
20 departments and agencies that relate to implementation of the Area Plan for the ensuing year.

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

24 By: _____
25 Marlena G. Byrne
Deputy City Attorney