

LEGISLATIVE DIGEST

(09/30/19)

[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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