

1 [Downtown Plan Monitoring.]

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3 **Ordinance amending the San Francisco Administrative Code by amending Chapter 10E**
4 **to delete some of the data currently required in the Planning Department's annual**
5 **Downtown Plan Monitoring report that details the effects of downtown growth, to**
6 **change the date for submittal of the annual report to the Board of Supervisors, and to**
7 **include additional data in the required five-year report.**

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

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

12 Section 1. The San Francisco Administrative Code is hereby amended by amending
13 Chapter 10E, to read as follows:

14 SEC. 10E.1. FINDINGS.

15 The Board of Supervisors makes the following findings in support of this ordinance.

16 (a) The Planning Commission has adopted the Downtown Plan as part of the
17 General Plan of the City and County of San Francisco, and the Board of Supervisors, acting
18 upon the recommendation of the Planning Commission, has adopted amendments to the
19 Planning Code called for in the Downtown Plan.

20 (b) The focus of the Downtown Plan is to prevent development where change would
21 diminish the City's character or livability but to allow appropriately scaled development that
22 would further the City's economic, fiscal and social objectives.

23 (c) The Downtown Plan is based on certain assessments about the ability of the
24 City to absorb the impacts of growth in downtown San Francisco and the desirability of
25 increasing housing, ridesharing and transit use in light of the anticipated downtown growth.

1 The Downtown Plan proposes various actions which should be taken to achieve the following
2 goals: An increase in the City's housing supply by an average of 1,000 to 1,500 new housing
3 units per year; and increase in ridesharing to a point where the number of persons commuting
4 by auto or van rises from 1.48 to 1.66 persons per vehicle; and an increase in the use of
5 transit by downtown workers from 64 percent to 70 percent of all work trips.

6 (d) The Downtown Plan recommends the adoption of a formal process for
7 monitoring progress toward Plan goals. This monitoring process is necessary to evaluate the
8 effectiveness of the Plan and the impacts of downtown growth, and to make any adjustments
9 deemed appropriate to the controls described in the Downtown Plan or to additions to the
10 City's infrastructure and services.

11 (e) The purpose of this monitoring system shall be to determine whether the
12 infrastructure and support systems necessary to accommodate the growth of downtown,
13 particularly housing supply and transit capacity, have kept pace with development in the C-3
14 Districts. If downtown is growing at a faster pace than the necessary infrastructure and
15 support systems, it may become necessary to make further efforts to slow down the pace of
16 development, or devise additional mechanisms for providing required infrastructure and
17 support systems.

18 (f) The Planning Department shall undertake a two-tiered monitoring program. The
19 two tiers are: 1) An annual collection and reporting of data from selected sources that are
20 gathered on a regular basis, and 2) every five years, a more extensive data collection effort
21 that includes an analysis of long-term policy indicators such as the TDR program, urban form goals,
22 any impact fee funds, and provides analysis of the Downtown Plan's policy objectives ~~a~~ a count of
23 downtown oriented travel and an employer/employee survey. The annual monitoring should provide
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1 an early warning system for trends that may develop, indicating a shortfall in the long range
2 goals

3 SEC. 10E.2. ANNUAL REPORT.

4 The Planning Department shall prepare an annual report detailing the effects of
5 downtown growth. The report shall be presented to the Board of Supervisors, Planning
6 Commission, and Mayor, and shall address: (1) the extent of development in the C-3 Districts;
7 (2) the consequences of that development; (3) the effectiveness of the policies set forth in the
8 Downtown Plan in maintaining San Francisco's environment and character; and (4)
9 recommendations for measures deemed appropriate to deal with the impacts of downtown
10 growth.

11 (a) Time Period and Due Date. Reports shall be due ~~on March 15th~~ by July 1st of
12 each year, and shall address the immediately preceding calendar year, except for the five
13 year report, which shall address the preceding five calendar years.

14 (b) Data Source. The Planning Department shall assemble a data base for 1984
15 and subsequent years for the purpose of providing the reports. City records shall be used
16 wherever possible. Outside sources shall be used when data from such sources are reliable,
17 readily available and necessary in order to supplement City records.

18 (c) Categories of Information. The following categories of information shall be
19 included:

20 Commercial Space and Employment.

21 (1) The amount of office space "Completed," "Approved," and "Under Construction"
22 during the preceding year, both within the C-3 Districts and elsewhere in the City. This
23 inventory shall include the location and square footage (gross and net) of those projects, as
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1 well as an estimate of the dates when the space "Approved" and "Under Construction" will
2 become available for occupancy.

3 ~~(1)~~ (2) Office Vacancy Ratio. An estimate of the current office vacancy rate in the C-3
4 Districts and citywide.

5 (3) Citywide and C-3 District Office Employment. An estimate of additional office
6 employment, by occupation type, in the C-3 Districts and citywide.

7 (4) Tourist Hotel Rooms and Employment. An estimate of the net increment or
8 tourist hotel rooms and additional hotel employment in the C-3 Districts.

9 (5) Retail Space and Employment. An estimate of the net increment of retail space
10 and of the additional retail employment relocation trends and patterns within the City and the
11 Bay Area.

12 (6) Business Formation and Relocation. An estimate of the rate of the establishment
13 of new businesses and business and employment relocation trends and patterns within the
14 City and the Bay Area.

15 Housing.

16 (7) Housing Units Certified for Occupancy. An estimate of the number of housing
17 units throughout the City newly constructed, demolished, or converted to other uses.

18 (8) ~~Office Housing Production~~ Jobs/Housing Linkage Program. A summary of the
19 operation of the ~~Office/Housing Production Program~~ Jobs/Housing Linkage Program (formerly the
20 Office Affordable Housing Production Program) and the Housing Affordability Fund, identifying
21 the number and income mix of units constructed or assisted with ~~OHP~~ these monies.

22 Transportation.

23 (9) Parking Inventory. An estimate of the net increment of off-street parking spaces
24 approved in C-3 Districts.

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1 (10) Vehicle Occupancy Rates. An estimate of vehicle occupancy rates for vehicles
2 in or entering the City.

3 (11) Transit Service. An estimate of transit ~~capacity~~ ridership for peak periods.

4 (12) Transit Impact Fee. A summary of the use of the transit impact development fee
5 funds, ~~identifying the number of vehicles, personnel and facilities acquired~~ collected from
6 development.

7 Fiscal.

8 (13) Revenues. An estimate of the net increment of revenues by type (property tax,
9 business taxes, hotel and sales taxes) from office, retail and hotel space.

10 (d) Report. The analysis of the factors under Commercial Space and Employment
11 will provide an estimate of the increase in housing and transit demand. The comparison of
12 increased demand with the increase in the supply of housing and in transit ~~capacity~~ ridership
13 will indicate the degree that the City is able to accommodate new development. Based on this
14 data, the Department shall analyze the effectiveness of City policies governing downtown
15 growth and shall recommend any additional measures deemed appropriate.

16 SEC. 10E.3. FIVE YEAR REPORT.

17 On March 15, 1990, and every fifth year thereafter ~~on March 15th~~ by July 1st, the report
18 submitted shall address the preceding five calendar years and, in addition to the data
19 described above, shall include, as deemed appropriate, a cordon count of downtown oriented
20 travel and an employer/employee survey, ~~as well as~~ and any other information ~~deemed~~
21 ~~appropriate~~ necessary for the purpose of monitoring the impact of downtown development. The
22 five-year report shall monitor long-term policy indicators such as the TDR program, urban form goals,
23 any impact fee funds, and provide analysis of the Downtown Plan's policy objectives. If the Planning
24 Department determines that early warnings from the annual reports indicate the need for
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1 collection of ~~the a~~ cordon count and employer/employee survey ~~earlier than at five year~~
2 ~~intervals~~, it may include such data in any annual report, and may include an analysis of data
3 for a period of time earlier than the preceding calendar year.

4 SEC. 10E.4. INFORMATION TO BE FURNISHED.

5 It shall be the duty of the heads of all departments, offices, commissions, bureaus and
6 divisions of the City and County of San Francisco, upon request by the Planning Department,
7 to furnish such information as they may have or be able to obtain relating to the matters to be
8 included in the reports required herein.

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10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By: _____
13 JUDITH A. BOYAJIAN
14 Deputy City Attorney

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