

Amendment of the Whole
September 20, 2006.

FILE NO. 061206

ORDINANCE NO.

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, West South of Market, Inner Mission, Lower**
8 **Potrero/Showplace Square, 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.
Board amendment deletions are ~~strikethrough normal~~.

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

13 Section 1: The Planning Department concluded environmental review of this
14 ordinance pursuant to the California Environmental Quality Act. Documentation of that review
15 is on file with the Clerk of the Board of Supervisors in File No. _____.

16 Section 2 4. The San Francisco Administrative Code is hereby amended by adding
17 Section 36, to read as follows:

18 **SEC. 36.1 APPLICABILITY.**

19 (a) The Planning Department is currently engaged in comprehensive planning of areas of
20 the City being referred to as the proposed Market/Octavia, East SOMA, West SOMA, Inner Mission,
21 Lower Potrero/Showplace Square, and Central Waterfront plan areas. These efforts are expected to
22 lead to new or modified area plans of the City's General Plan ("Area Plans") that address urban
23 design, open space, transportation, housing, and community facilities and present detailed rezoning
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1 and policy proposals that cover land use, housing, community facilities, open space, and
2 transportation. The boundaries of these areas are generally as outlined in documents posted from time
3 to time on the Planning Department's web page.

4 (b) As part of the comprehensive planning leading to preparation and adoption of each
5 Area Plan, the Planning Department, and, in the West SOMA area, the Planning Department
6 with the advice and input of the Western SoMa Citizens Planning Task Force, is analyzing the
7 existing deficiencies and improvement needs of each area and the deficiencies and improvement needs
8 that will be created by or exacerbated by the new development permitted by the proposed Area Plan.
9 In the other areas covered by this legislation, the Planning Department should also consider
10 the advice and input of citizen groups. Based on this analysis, the Planning Department shall
11 prepare for each area a document that identifies the various facilities, infrastructure and other
12 community improvements needed to address the identified conditions and needs (the "Community
13 Improvements Plan") and an implementation program that summarizes the estimated costs of the
14 various facilities and improvements identified in the Community Improvements Plan, proposes specific
15 funding strategies and sources to finance them, identifies the responsible and supporting agencies, and
16 outlines the steps, including as may be needed more detailed planning, program design, and
17 environmental evaluation, required to refine the proposals and implement them (the "Implementation
18 Program. "). In the West SOMA area the City is preparing the Community Improvements Plan
19 and Implementation Program with the advice and in put of the Western SoMa Citizens
20 Planning Task Force. In the other areas covered by this legislation, the Planning Department
21 should also consider the advice and input of citizen groups. The funding sources proposed in the
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1 Implementation Program may include, but are not limited to, use of federal, State, and local public
2 resources, community facility, community benefit or other forms of assessment districts, and area-
3 specific development impact fees, as may be detailed in the final adopted respective area plans.

4 **SEC 36.2 INTENT.**

5 This Article 36 is intended to provide mechanisms that will enhance the participation in the
6 preparation and implementation of the Community Improvements Plans and Implementation Programs
7 by the various City departments, offices, and agencies that will be responsible for their implementation
8 and provide a means by which the various parties interested in realization of the Community
9 Improvements Plans and Implementation Programs can remain informed about and provide input to
10 and support for their implementation.

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

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

5 **SEC. 36.4 ANNUAL PROGRESS REPORTS**

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

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

9 (c) Submission to Relevant Committee of the Board of Supervisors. The Annual Progress
10 Report shall also be submitted to the committee of the Board of Supervisors responsible for land use
11 matters, which Committee may schedule a public hearing. Further, the Board urges the Planning
12 Department Director and/or his or her designee who chairs the Interagency Planning and
13 Implementation Committee for each Area Plan to be available to provide a briefing and answer
14 questions about the Report at the appropriate Board of Supervisors committee hearing.

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

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

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

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

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

By: _____
Susan Cleveland-Knowles
Deputy City Attorney