



# SAN FRANCISCO PLANNING DEPARTMENT

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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

1650 Mission St.  
Suite 400  
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CA 94103-2479

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Planning  
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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

1650 Mission St.  
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*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](mailto:Joshua.switzky@sfgov.org)  
Aaron Starr, Manager of Legislative Affairs  
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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 gsf 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.*

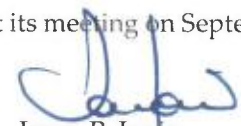
*(3) Seats 10 and 11 shall have no additional required qualifications.*

*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

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

*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](mailto:Joshua.switzky@sfgov.org)  
Aaron Starr, Manager of Legislative Affairs  
Aaron.starr@sfgov.org  
*Recommendation:* **Approval**

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### 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