

1 [Establishing City and County of San Francisco Policy for the Eastern Neighborhoods
2 Rezoning and Community Plans Area]

3 **Resolution establishing City and County of San Francisco policy for the Eastern**
4 **Neighborhoods Rezoning and Community Plans Area.**

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6 WHEREAS, The San Francisco Planning Department currently is engaged in a
7 community-based planning effort for land areas within the Mission District, South of Market,
8 Showplace Square/Potrero Hill, and the Central Waterfront, otherwise known as the Eastern
9 Neighborhoods Rezoning and Community Plans Area (“Plan Area”); and,

10 WHEREAS, The residents and businesses of the neighborhoods within the Plan Area
11 have invested years of effort to determine their community’s future; and,

12 WHEREAS, The residents and businesses of the neighborhoods within the Plan Area
13 represent an irreplaceable element of San Francisco’s diversity, and their preservation as
14 such is critical to retaining the very essence of San Francisco; and,

15 WHEREAS, San Francisco’s General Plan, adopted by the Planning Commission and
16 approved by the Board of Supervisors, established social, economic, and environmental
17 policies to guide city planning efforts; and,

18 WHEREAS, The Housing Element of San Francisco’s General Plan identified housing
19 production targets for San Francisco that include 28% of new housing affordable as Moderate
20 Income, 10% of new housing affordable as Low Income, and 26% of new housing affordable
21 as Very Low Income; and,

22 WHEREAS, The Housing Element establishes the Plan Area as a target area in which
23 to develop new housing to meet San Francisco’s identified housing production targets; and,

24 WHEREAS, The Housing Element delineates specific policies and objectives to guide
25 housing development in the Plan Area:

- 1 (a) Objective 1 To provide new housing, especially permanently affordable housing, in
2 appropriate locations which meets identified housing needs and takes into account
3 the demand for affordable housing created by employment demand;
- 4 (b) Policy 1.2 Encourage housing development, particularly affordable housing, in
5 neighborhood commercial areas without displacing jobs, particularly blue-collar, or
6 discouraging new employment opportunities;
- 7 (c) Policy 1.9 Require new commercial developments and higher educational
8 institutions to meet the housing demand they generate, particularly the need for
9 affordable housing for lower income workers and students;
- 10 (d) Objective 4 Support affordable housing production by increasing site availability and
11 capacity;
- 12 (e) Policy 4.1 Actively identify and pursue opportunity sites for permanently affordable
13 housing;
- 14 (f) Policy 4.2 Include affordable units in larger housing projects;
- 15 (g) Policy 6.2 Ensure that housing developed to be affordable is kept affordable;
- 16 (h) Policy 8.1 Encourage sufficient and suitable rental housing opportunities and
17 emphasize permanently affordable rental units wherever possible;
- 18 (i) Policy 11.1 Use new housing development as a means to enhance neighborhood
19 vitality and diversity;
- 20 (j) Policy 11.2 Ensure housing is provided with adequate public improvements,
21 services and amenities;
- 22 (k) Policy 11.3 Encourage appropriate neighborhood serving commercial retail
23 activities in residential areas, without causing affordable housing displacement.
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1 WHEREAS, The Commerce and Industry Element of San Francisco’s General Plan is
2 framed with three overriding goals which call for continued economic vitality, social equity, and
3 environmental quality; and,

4 WHEREAS, There are thousands of existing businesses, tens of thousands of existing
5 jobs, and a significant percentage of the city’s land and building stock within the Plan Area
6 devoted to Production, Distribution, and Repair (PDR) uses; and,

7 WHEREAS, The Commerce and Industry Element serves as a comprehensive guide
8 for policy decisions related to economic growth and change in the Plan Area:

- 9 (a) Policy 2.1 Seek to retain existing commercial and industrial activity and to attract
10 new such activity to the city;
- 11 (b) Objective 3 Provide expanded employment opportunities for city residents,
12 particularly the unemployed and economically disadvantaged;
- 13 (c) Policy 3.1 Promote the attraction, retention and expansion of commercial and
14 industrial firms which provide employment improvement opportunities for unskilled
15 and semi-skilled workers;
- 16 (d) Policy 3.3 Emphasize job training and retraining programs that will impart skills
17 necessary for participation in the San Francisco labor market;
- 18 (e) Policy 4.3 Carefully consider public actions that displace existing viable industrial
19 firms;
- 20 (f) Policy 4.5 Control encroachment of incompatible land uses on viable industrial
21 activity;
- 22 (g) Policy 4.6 Assist in the provision of available land for site expansion;
- 23 (h) Policy 4.7 Improve public and private transportation to and from industrial areas;
- 24 (i) Policy 4.10 Enhance the working environment within industrial areas.

1 WHEREAS, The Arts Element of San Francisco’s General Plan identifies the arts as a
2 major industry in San Francisco, with a significant impact on the city’s economy and culture;
3 and,

4 WHEREAS, The Plan Area contains scores of arts venues and work spaces, industries
5 that serve the arts, and affordable housing for artists; and,

6 WHEREAS, The Arts Element of the General Plan is intended to strengthen the arts in
7 San Francisco, validate and increase the arts as a major economic force in the region, and
8 insure the future health and vitality of the arts in San Francisco:

- 9 (a) Policy I-1.4 Provide access to the creative process and cultural resources for all
10 neighborhoods, cultural communities, and segments of the city and its populations;
- 11 (b) Policy II-2.1 Identify and address the needs of arts programs and facilities for all
12 segments of San Francisco;
- 13 (c) Policy VI-1.9 Create opportunities for private developers to include arts spaces in
14 private developments citywide;
- 15 (d) Policy VI-1.11 Identify, recognize, and support existing arts clusters and, wherever
16 possible, encourage the development of clusters of arts facilities and arts related
17 businesses throughout the city.

18 WHEREAS, The Recreation and Open Space Element of San Francisco’s General
19 Plan identifies access as a key factor in park utilization, setting forth the guiding principle that
20 every San Franciscan should be served by a park within walking distance of their home; and,

21 WHEREAS, Substantial new residential development is contemplated within the Plan
22 Area, introducing new residents into areas not previously contemplated as neighborhoods;
23 and,

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1 WHEREAS, There is already substantial unmet need for recreation facilities, including
2 fields for team sports, which will be exacerbated by the addition of thousands of new housing
3 units with limited yards and space for active recreation; and,

4 WHEREAS, The land potentially available in San Francisco for new recreation fields is
5 concentrated in the Plan Area; and,

6 WHEREAS, The Recreation and Open Space Element delineates specific policies and
7 objectives to guide the provision of open space along with new development in the Plan Area:

- 8 (a) Policy 2.1 Provide an adequate total quantity and equitable distribution of public
9 open spaces throughout the City;
- 10 (b) Policy 2.7 Acquire additional open space for public use;
- 11 (c) Policy 3.5 Provide new public open spaces along the shoreline;
- 12 (d) Policy 4.4 Acquire and develop new public open space in existing residential
13 neighborhoods, giving priority to areas which are most deficient in open space;
- 14 (e) Policy 4.6 Assure the provision of adequate public open space to serve new
15 residential development.

16 WHEREAS, The Urban Design Element of the General Plan concerns the physical
17 character and order of the city, and the relationship between people and their environment;
18 and,

19 WHEREAS, The Plan Area represents land targeted for substantial change and
20 therefore the need to balance between development and preservation, as guided by the
21 Urban Design Element, is critical:

- 22 (a) Objective 1: Emphasis of the characteristic pattern which gives to the city and its
23 neighborhoods an image, a sense of purpose, and a means of orientation;
- 24 (b) Policy 1.1: Recognize and protect major views in the city, with particular attention to
25 those of open space and water;

- 1 (c) Policy 2.4 Preserve notable landmarks and areas of historic, architectural or
2 aesthetic value, and promote the preservation of other buildings and features that
3 provide continuity with past development;
- 4 (d) Policy 3.4 Promote building forms that will respect and improve the integrity of open
5 spaces and other public areas;
- 6 (e) Policy 3.8 Discourage accumulation and development of large properties, unless
7 such development is carefully designed with respect to its impact upon the
8 surrounding area and upon the city;
- 9 (f) Policy 4.1 Protect residential areas from the noise, pollution and physical danger of
10 excessive traffic;
- 11 (g) Policy 4.8 Provide convenient access to a variety of recreation opportunities;
- 12 (h) Policy 4.10 Encourage or require the provision of recreation space in private
13 development.

14 WHEREAS, The Transportation Element of the General Plan recognizes that the
15 provision of transportation services is a vital function in an urban society such as San
16 Francisco; and,

17 WHEREAS, Based upon the historical predominance of low density industrial uses
18 within the Plan Area, transportation planning within these areas has emphasized the efficient
19 movement of trucks; and,

20 WHEREAS, Higher intensity uses, with distinct transit needs, are contemplated for
21 lands within the Plan Area; and,

22 WHERAS, The vitality of existing and future PDR uses in the Plan Area is dependent
23 upon appropriate transportation planning for these uses, including access to freeways; and,

24 WHEREAS, The Transportation Element provides a guide for transportation planning
25 within the Plan Area:

- 1 (a) Policy 1.2 Ensure the safety and comfort of pedestrians throughout the city;
- 2 (b) Policy 2.1 Use rapid transit and other transportation improvements in the city and
3 region as the catalyst for desirable development, and coordinate new facilities with
4 public and private development;
- 5 (c) Policy 11.3 Encourage development that efficiently coordinates land use with transit
6 service, requiring that developers address transit concerns as well as mitigate traffic
7 problems;
- 8 (d) Objective 20 Give first priority to improving transit service throughout the city,
9 providing a convenient and efficient system as a preferable alternative to
10 automobile use;
- 11 (e) Policy 20.9 Improve inter-district and intra-district transit service;
- 12 (f) Policy 21.1 Provide transit service from residential areas to major employment
13 centers outside the downtown area;
- 14 (g) Objective 23 Improve the city's pedestrian circulation system to provide for efficient,
15 pleasant, and safe movement;
- 16 (h) Objective 34 Relate the amount of parking in residential areas and neighborhood
17 commercial districts to the capacity of the city's street system and land use
18 patterns;
- 19 (i) Policy 34.1 Regulate off-street parking in new housing so as to guarantee needed
20 spaces without requiring excesses and to encourage low auto ownership in
21 neighborhoods that are well served by transit and are convenient to neighborhood
22 shopping;
- 23 (j) Objective 38 Provide efficient and direct routes for trucks/service vehicles into and
24 through San Francisco without disturbing neighborhood areas and inhibiting the
25 safe movement of transit vehicles, bicycles and pedestrians;

1 (k) Policy 38.1 Improve the existing regional network of truck routes by making
2 designated routes in San Francisco convenient for non-local freight trips with the
3 aim of making the routes direct and connected to other routes; now, therefore, be it
4 RESOLVED, That it shall be the policy of the City and County of San Francisco that the
5 area plans and zoning map amendments proposed for adoption by the San Francisco
6 Planning Department for the Plan Area shall be in conformity with the General Plan policies
7 and objectives listed in this legislation; and, be it

8 FURTHER RESOLVED, That consistent with the General Plan policies and objectives
9 listed in this legislation, it shall be the policy of the City and County of San Francisco that the
10 area plans and zoning map amendments proposed for adoption by the San Francisco
11 Planning Department for the Plan Area shall:

- 12 (a) Identify and ~~secure~~ protect housing opportunity sites within the Plan Area in number
13 and size sufficient to meet the housing production percentage targets identified in
14 the Housing Element of the San Francisco General Plan;
- 15 (b) Protect existing recreation and community facilities, and identify and ~~secure~~ protect
16 sites within the Plan Area for open space, recreation and team sports, and
17 community facilities adequate to serve new residents;
- 18 (c) Identify new transit routes and improvements sufficient to serve new residents and
19 businesses within the Plan Area while ensuring that the transportation needs of
20 existing residents and businesses are met;
- 21 (d) Identify mixed-use sites within the Plan Area appropriate for neighborhood serving
22 commercial retail to serve new residents and businesses;
- 23 (e) Protect existing PDR businesses, building stock and clusters, and identify and
24 protect space for expansion by these industries, through the prohibition of market-
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- 1 rate housing and office uses within appropriate zones and sites within the Plan
2 Area;
- 3 (f) Protect existing arts venues, work spaces and clusters, and identify and protect
4 space for expansion by these uses, through the prohibition of market-rate housing
5 and offices uses within appropriate zones and sites within the Plan Area;
- 6 (g) Protect notable landmarks and areas of historic, architectural or aesthetic value,
7 and promote the preservation of other buildings and features that provide continuity
8 with past development;
- 9 (h) Provide a full array of public benefits to mitigate the impact of new development
10 upon existing neighborhoods; and, be it

11 FURTHER RESOLVED, That the area plans and zoning map amendments proposed
12 for adoption by the San Francisco Planning Department for the Plan Area shall incorporate
13 public input from ~~all~~ a full range of stakeholders, particularly from communities at risk of
14 displacement; and, be it

15 FURTHER RESOLVED, That the Environmental Impact Report (EIR) for the Plan Area
16 shall include ~~an analysis of the consistency of~~ address the proposed area plans and zoning
17 map amendments with the General Plan policies and objectives listed in this legislation; and,
18 be it

19 FURTHER RESOLVED, That the Planning Department shall hold a series of
20 community workshops in the South of Market, Showplace Square/Potrero Hill, Central
21 Waterfront, and Mission between November 2006 and August 2007; and, be it

22 FURTHER RESOLVED, That through a community-based planning process, the
23 Planning Commission and Planning Department shall are urged to achieve the following
24 benchmarks in completing area plans and zoning map amendments within the Plan Area:

- 25 (a) ~~August~~ April 2007: Publication of draft EIR;

- 1 (b) August – October 2007: Planning Commission hearings;
- 2 (c) October 2007: Certification of final EIR;
- 3 (d) November 2007: Adoption of area plans and zoning map amendments.

4 FURTHER RESOLVED, That the Planning Department shall ~~submit progress~~ reports to
5 the Planning Commission and Board of Supervisors within 60 days of the effective date of this
6 legislation and no less than once every 60 days thereafter detailing its progress in meeting the
7 benchmarks detailed above and how its work conforms with the General Plan policies and
8 objectives listed in this legislation; and be it

9 FURTHER RESOLVED, That the Planning Department shall submit relevant materials,
10 including but not limited to public workshop materials, ~~whenever available~~ as a supplement to
11 the ~~progress~~ reports; and be it

12 FURTHER RESOLVED, That the Land Use and Economic Development Committee or
13 successor committee of the Board of Supervisors shall hold regular hearings on the Planning
14 Department’s progress reports and supplemental materials.

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