

File No. 191120

Committee Item No. 2

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight
Board of Supervisors Meeting:

Date: Dec. 11, 2019
Date: Jan. 14, 2020

Cmte Board

- Motion
- Resolution - VERSION 2
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Planning Presentation – December 5, 2019
- Revised Map – December 5, 2019
- Planning Letter – November 4, 2019
- Referral FYI – November 20, 2019
- Presidential Action Transfer Memo – November 25, 2019

Prepared by: John Carroll
Prepared by: John Carroll

Date: Dec. 6, 2019
Date: _____

1 [Application to Amend San Francisco's Priority Development Area, Priority Conservation Area,
2 and Priority Production Area Designations]

3 **Resolution authorizing the Planning Department to apply, on behalf of the City and**
4 **County of San Francisco, to confirm existing and create new and revised designations**
5 **of Priority Development Areas, Priority Conservation Areas, and Priority Production**
6 **Areas by the Association of Bay Area Governments and the Metropolitan**
7 **Transportation Commission, as part of the Plan Bay Area 2050 update.**

8
9 WHEREAS, The Association of Bay Area Governments and the Metropolitan
10 Transportation Commission (collectively, "the regional agencies") are undertaking a long-
11 range regional planning initiative called Plan Bay Area; and

12 WHEREAS, Plan Bay Area is the Bay Area's regional transportation plan and
13 Sustainable Communities Strategy ("SCS") that meets the requirements of the California
14 Sustainable Communities and Climate Protection Act of 2008 (SB 375) to integrate land use
15 and housing growth policies with transportation investments and strategies in order to meet
16 state mandated greenhouse gas reduction targets; and

17 WHEREAS, Plan Bay Area is on a four-year planning cycle; and

18 WHEREAS, The regional agencies initially adopted Plan Bay Area in 2013,
19 subsequently updated it in 2017 with a time horizon of 2040, and are currently revising it for
20 adoption in 2021 with a time horizon of 2050; and

21 WHEREAS, Plan Bay Area 2050's program goals support future regional development
22 that focuses growth in urban infill areas, limits urban sprawl, and meets the region's housing
23 needs in areas well-served by public transit and in close proximity to jobs, schools, and other
24 resources that provide access to opportunity; and

1 WHEREAS, Plan Bay Area 2050's "guiding principles" are Affordable, Connected,
2 Diverse, Healthy and Vibrant and address the four topic areas of transportation, housing, the
3 economy and the environment, while integrating Equity and Resilience; and

4 WHEREAS, The regional agencies seek local government partners to voluntarily
5 participate in creation of a growth framework for the SCS that identifies priority areas that (1)
6 accommodate growth in housing and jobs (Priority Development Areas or "PDAs"), (2) protect
7 or invest in agricultural, recreational, or environmental resources (Priority Conservation Areas
8 or "PCAs"), and (3) promote middle-wage jobs and support the region's economy through its
9 industrial sector (Priority Production Areas or "PPAs"); and

10 WHEREAS, The regional agencies have asked local jurisdictions to submit any
11 requests for revisions to such designations before January 15, 2020, including a resolution
12 from the jurisdiction's legislative body; and

13 WHEREAS, Local governments establish planning and zoning policies for these areas,
14 in consultation with their communities, and may voluntarily nominate these designations
15 based on criteria established by the regional agencies; and

16 WHEREAS, In order to meet the region's tremendous existing and projected housing
17 needs, mobility challenges, equity considerations, and environmental goals, the regional
18 agencies are encouraging local jurisdictions to nominate as PDAs, particularly for the
19 accommodation of housing growth, as many urban areas as possible that qualify as "Transit
20 Rich" or a "Connected Community/High Resource," as defined; and

21 WHEREAS, Almost all of San Francisco meets the criteria for both Transit Rich and
22 Connected Community/High Resource Areas, but the current Plan Bay Area 2040 largely
23 designates San Francisco's PDAs on the east side of the City; and

24 WHEREAS, The Board of Supervisors ("Board") recognizes that all parts of San
25 Francisco share responsibility for equitable housing growth and transit-oriented development

1 to ensure the City remains diverse, improves equity, and meets affordable housing,
2 infrastructure, and other community needs; and has endeavored to achieving geographic
3 balance for unmet affordable housing needs; and

4 WHEREAS, The Board is committed to encouraging and facilitating ongoing local
5 community conversations and community-driven planning for equitable housing growth and
6 equitable transit-oriented development throughout the City, including in areas for which area
7 plans or rezoning have not yet been adopted in recent years; and

8 WHEREAS, The City has been most successful managing growth through the adoption
9 of local community plans, which included significant upzoning and subsequent housing
10 production; and

11 WHEREAS, The City has met 100 percent of its Regional Housing Needs Assessment
12 goal for above-moderate income housing through the year 2022 but less than 30 percent of
13 moderate and low-income housing goals, and requires resources to expand local community
14 planning to meet affordable housing, infrastructure, and other community needs; and

15 WHEREAS, The Board recognizes that the City has an ongoing need to improve and
16 expand its open space and recreation system citywide to serve a growing population and
17 further resiliency, sustainability, and equitable access; and

18 WHEREAS, There are a number of major existing and proposed open spaces and
19 trails of citywide and regional significance that deserve recognition and attention as PCAs,
20 especially those that require significant investment to complete or address resiliency, access,
21 and renewal; and

22 WHEREAS, The regional agencies have introduced the PPA designation to support
23 and promote areas with concentrations of Production, Distribution and Repair ("PDR") uses as
24 key reservoirs and drivers of middle-wage jobs and economic diversity in the region, and to
25 support the functioning of the region's vibrant and innovative economy; and

1 WHEREAS, San Francisco has been on the forefront of recognizing the importance of
2 PDR uses, including the creation of adequate zoning to preserve these uses in many of the
3 City's remaining areas with concentrations of PDR uses, along with complementary economic
4 development and workforce programs; and

5 WHEREAS, San Francisco has few areas with concentrations of PDR uses and PDR
6 zoning, and, in addition to nominating the City's largest and most significant contiguous PDR
7 area as a PPA as part of this update of Plan Bay Area, the regional agencies should
8 recognize the importance of other areas of the City as complementary to the PPA designated
9 area, and meeting Plan Bay Area's goals; and

10 WHEREAS, The regional agencies plan on providing financial incentives, such as
11 grants and technical assistance, to designated PDAs, PCAs, and PPAs, and to focus
12 transportation investments and other resources in these areas, particularly PDAs, to advance
13 Plan Bay Area's goals; and

14 WHEREAS, Accommodating equitable housing growth requires additional
15 infrastructure and planning resources, and designating these zones and plan areas as PDAs,
16 PPAs, and PCAs will make them eligible for regional capital and planning funds; and

17 WHEREAS, The Board has authorized the designation of PDAs and PCAs through
18 Resolutions Nos. 323-15, 152-15, 149-15, 455-08, and 483-07; now therefore, be it

19 RESOLVED, That the Board authorizes the San Francisco Planning Department to
20 apply on behalf of the City and County of San Francisco to confirm and revise San
21 Francisco's designations of the following areas, as indicated on the maps on file with the Clerk
22 of the Board in File No. 191120, as follows:

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24 Priority Development Areas (PDAs):

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- 1 Downtown/Van Ness/Northeast Neighborhoods (existing; boundary changes)
- 2 Transbay/Rincon Hill (existing; boundary changes)
- 3 Eastern Neighborhoods (existing; boundary changes)
- 4 Mission Bay (existing; boundary changes)
- 5 Bayview/Southeast Neighborhoods (existing; boundary changes)
- 6 Lombard Street (new)
- 7 Central City Neighborhoods (existing; expansion)
- 8 Market-Octavia (existing; boundary changes)
- 9 J Church & Mission Corridor (existing, boundary changes)
- 10 Balboa Park and Southeast Corridors (existing; boundary changes/expansion)
- 11 Richmond District (new)
- 12 Sunset Corridors (new)
- 13 West Portal/Forest Hill Station Area (new)
- 14 19th Avenue (existing; boundary changes)
- 15
- 16 Priority Conservation Areas (PCAs):
- 17 Treasure Island/Yerba Buena Island Open Space (new)
- 18 Central Waterfront (new)
- 19 India Basin Waterfront Open Space (new)
- 20 Crosstown Trail (new)
- 21 Outer Mission Park Connections (new)
- 22 Lake Merced/Ocean Beach (new)
- 23 Golden Gate Park (new)
- 24 Northern Waterfront (new)
- 25 Bayview Hill (existing)

- 1 Palou Phelps Natural Area (existing)
- 2 McLaren Park (existing)
- 3 Twin Peaks/Glen Canyon Bioregion (existing)
- 4 San Francisco Bay Trail and Ridge Trail (existing)
- 5 California Coastal Trail (existing)

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7 Priority Production Area (PPA):

- 8 Bayshore/Central Waterfront/Islais Creek (new)

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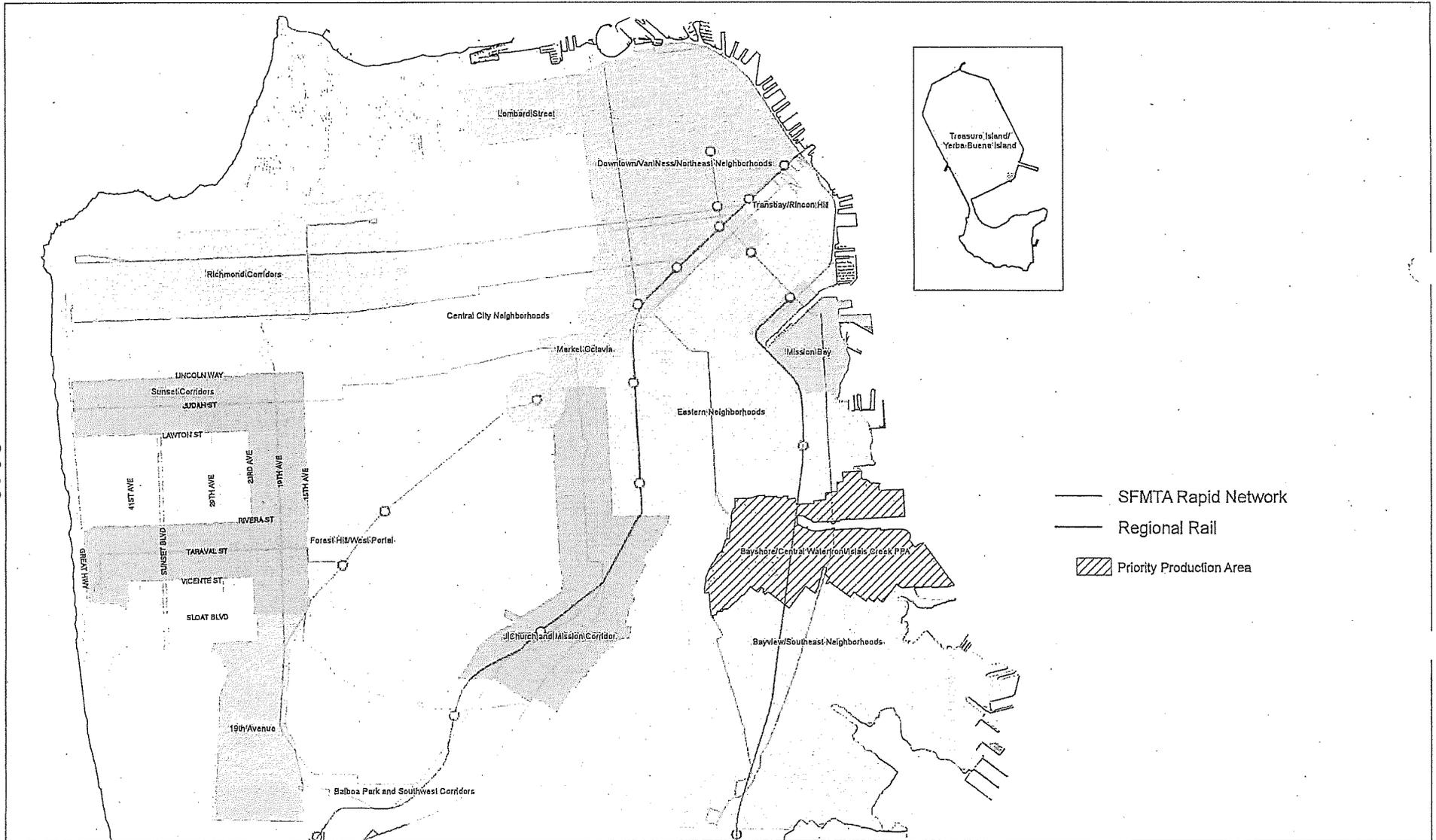
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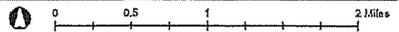
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- SFMTA Rapid Network
- - - Regional Rail
- ▨ Priority Production Area

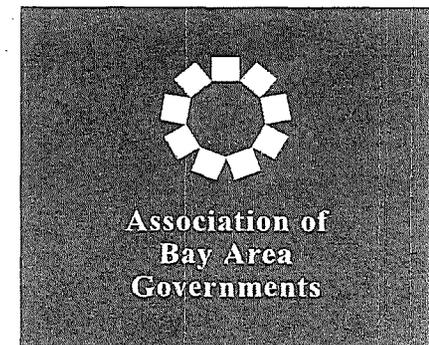
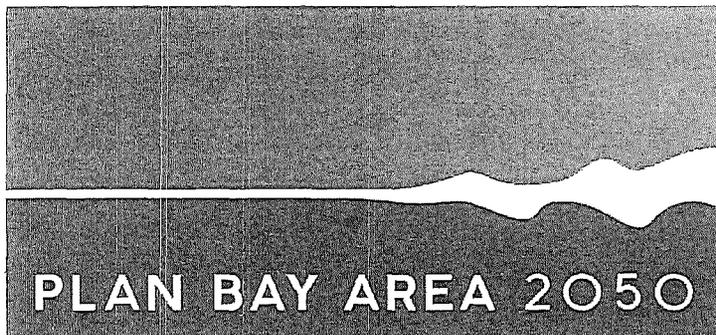


Draft Concept Priority Development Areas (PDAs)
 December 2019
 SAN FRANCISCO

PLAN BAY AREA: WHAT IS IT?

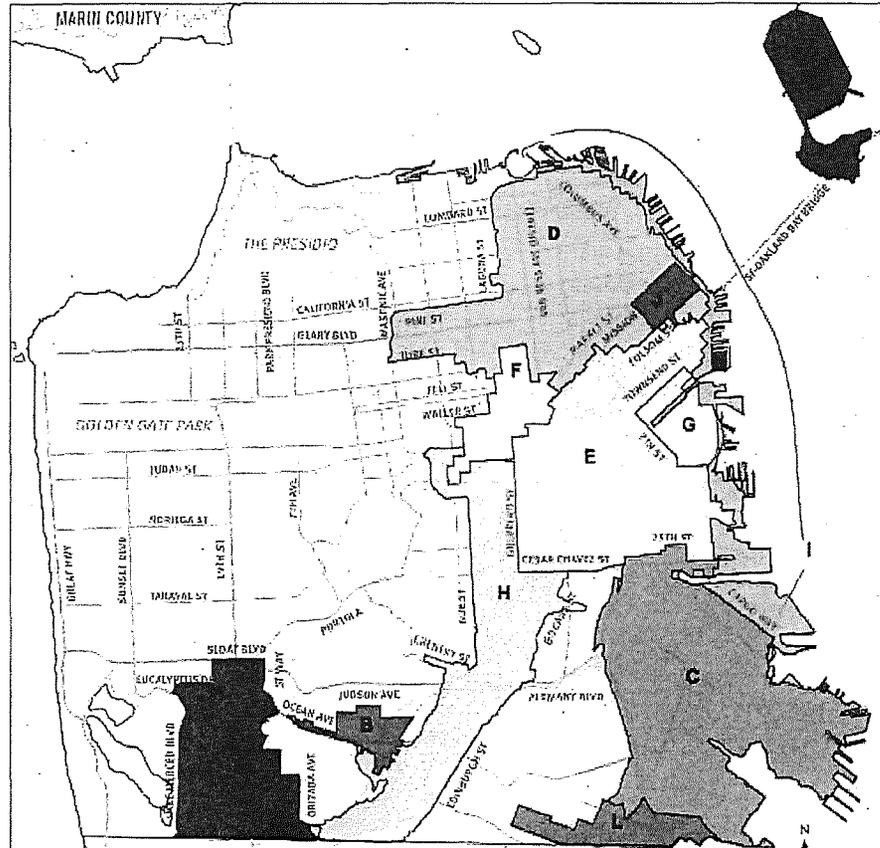
- Long-range (30-year) regional plan for the 9-county Bay Area
- Conducted and adopted by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC)
- Required to meet state and federal law
 - SB 375 requires a Sustainable Communities Strategy to achieve state-mandated greenhouse gas emissions reductions thru linking land use and transportation
 - Must accommodate all projected housing demand from population and job growth within the region
- Must be updated every 4 years
 - Last adopted in 2013 and updated 2017 (horizon 2040), next one in 2021 (horizon 2050)

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PLAN BAY AREA: GROWTH FRAMEWORK

- **Premise of the land use growth framework is to accommodate population growth in urbanized areas without sprawling further outward or developing on greenfield open space and agricultural lands**
- **Three primary designations:**
 - **Priority Development Area (PDA)**
 - Urban infill areas well served by transit or with proximity to jobs, good schools and other resources
 - **Priority Conservation Area (PCA)**
 - Regionally significant areas for protection and investment for agricultural, environmental, and recreational purposes
 - **Priority Production Area (PPA) – new for PBA 2021**
 - Regionally significant areas for industrial uses to support middle-wage jobs, economic diversity, and regional economic resiliency



Existing San Francisco PDAs

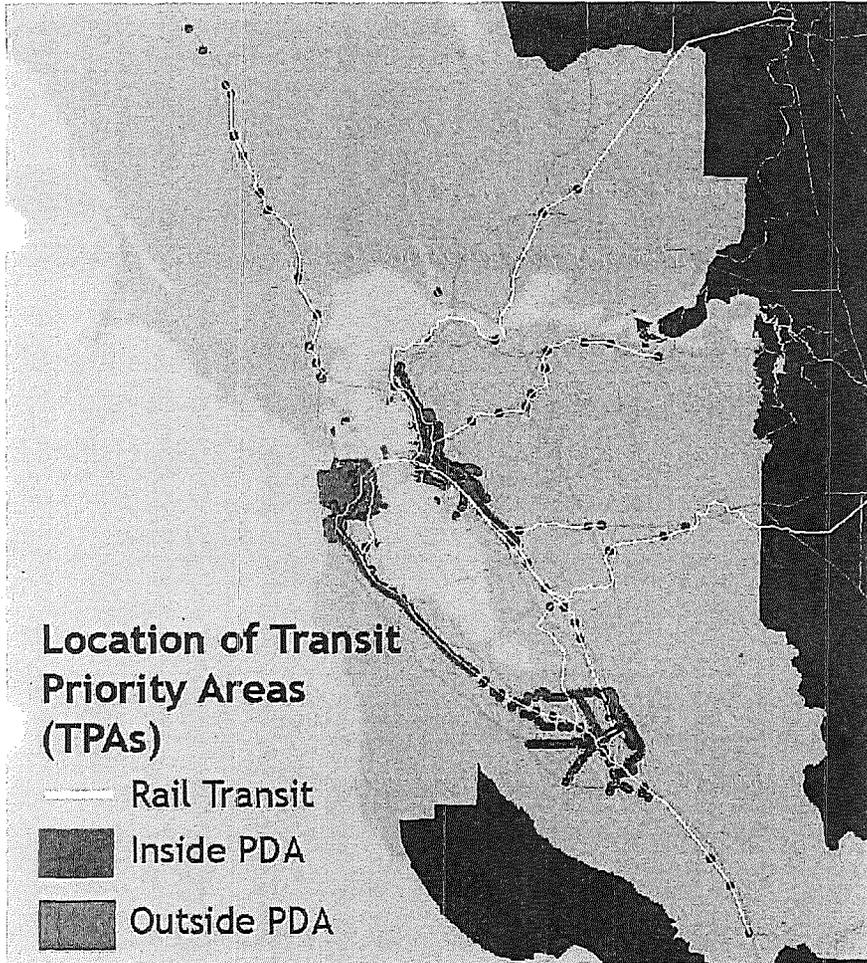
PLAN BAY AREA: WHAT IS A PDA?

- Urbanized area that is served by public transit or has proximity to jobs, good schools, and other urban resources.
 - Transit Rich PDA
 - Connected Community/High Resource Area
 - *All of San Francisco qualifies under these criteria!*
- A signal to regional agencies from a local government that it has planned or is considering planning for housing growth in the area.
- A sub-area of a city that defines a reasonably discrete plan area or adjacent areas
- Designation is a *voluntary and incentive-based* program that makes the area eligible for grants and infrastructure support.

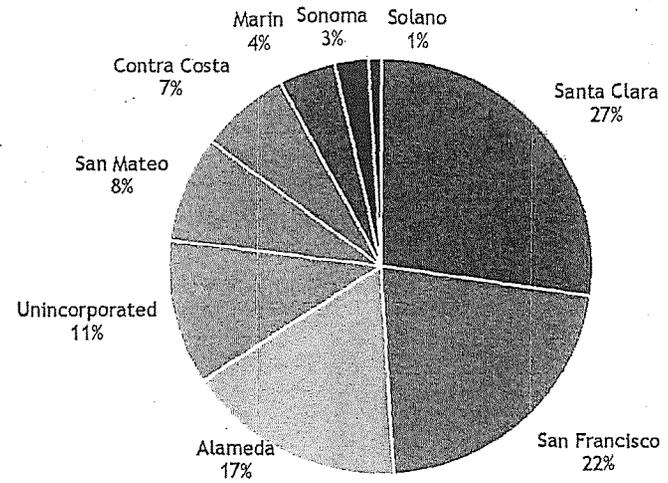
PLAN BAY AREA: WHAT IS A PDA *NOT*?

PDA designation...

- Does NOT override any local land use control, zoning or plans, or mandate any particular land use outcome
- Does NOT bind the City to adopt any particular zoning controls or growth projections by area
- Does NOT require similar treatment of all areas or parcels within a PDA or across PDAs
 - All parts of PDAs do not need to be covered by plans, and plans do not need to follow PDA boundaries.



Breakdown of Non-PDA TPA Lands - by county



Top 7 Cities for Transit-Rich Non-PDA Lands

San Francisco	13,500 acres
San Jose	8,200 acres
Berkeley	2,800 acres
Sunnyvale	2,400 acres
Oakland	2,100 acres
Santa Clara	1,600 acres
Campbell	1,400 acres

These seven cities account for over half of all transit-rich non-PDA land in the region.

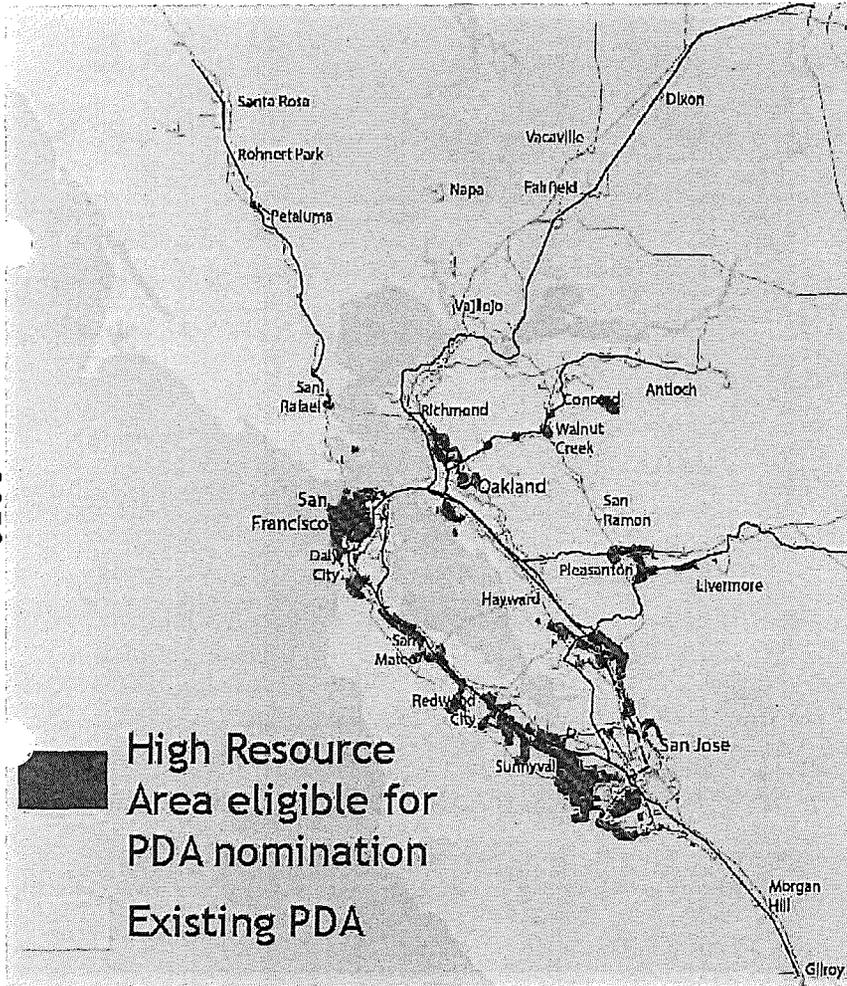
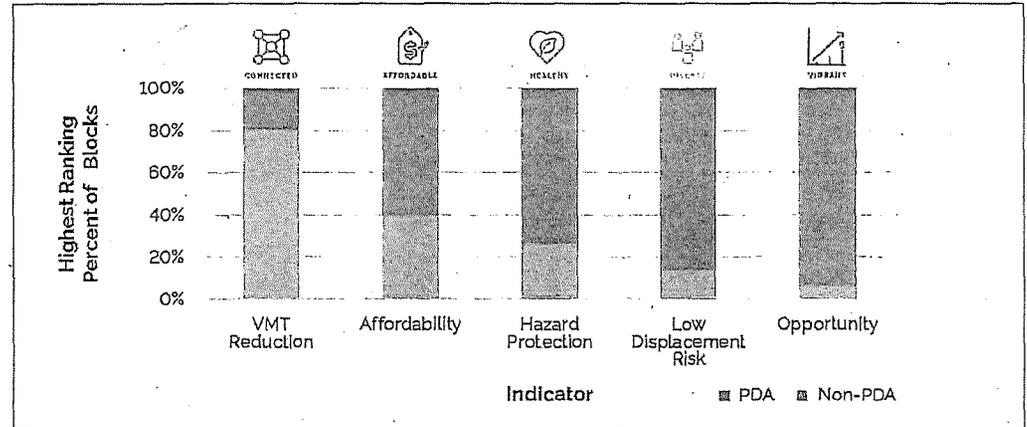


Figure 10. Location of Highest-Ranking* Census Blocks

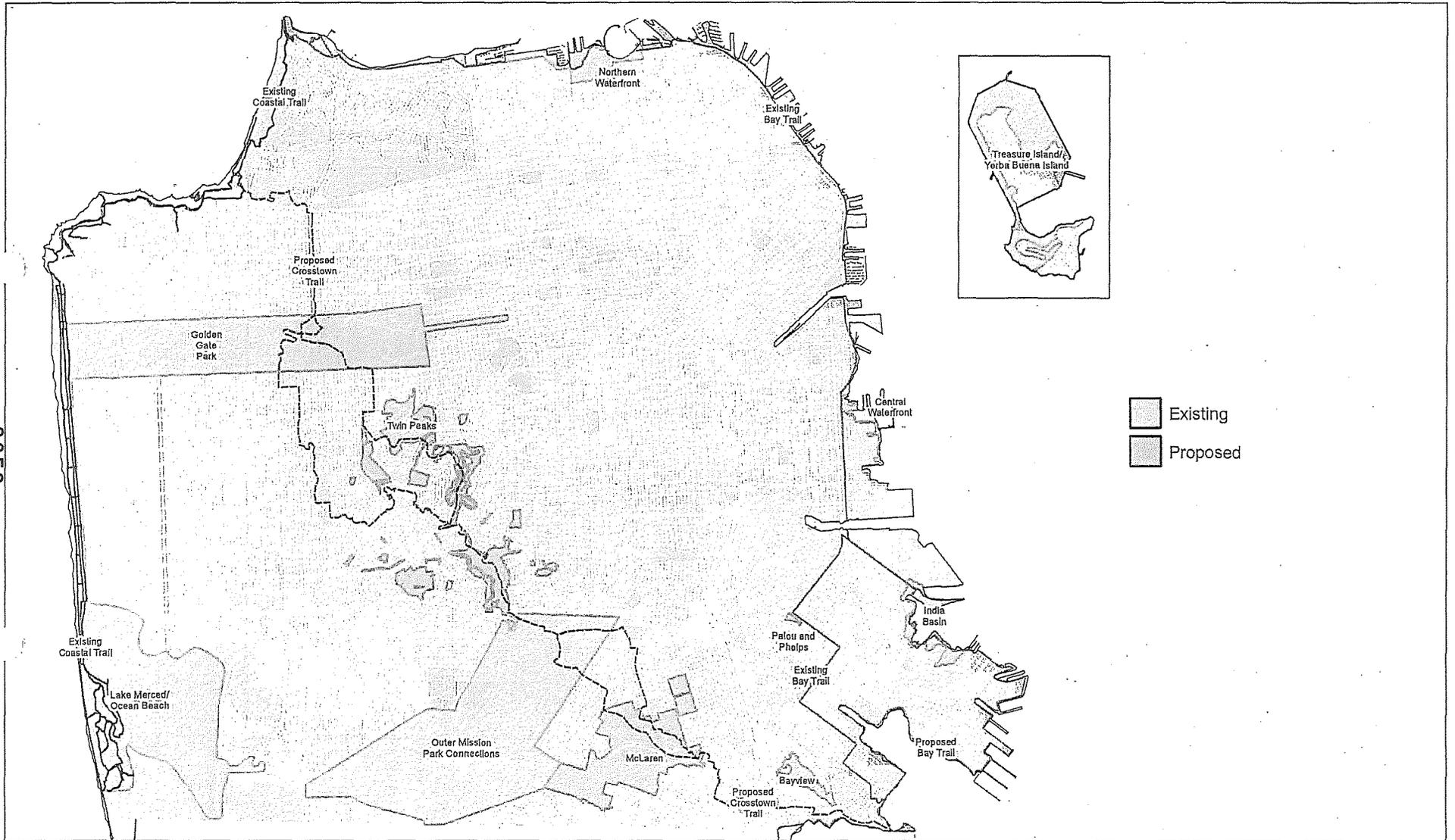


* Top 20% of Census Blocks in the Bay Area by Indicator

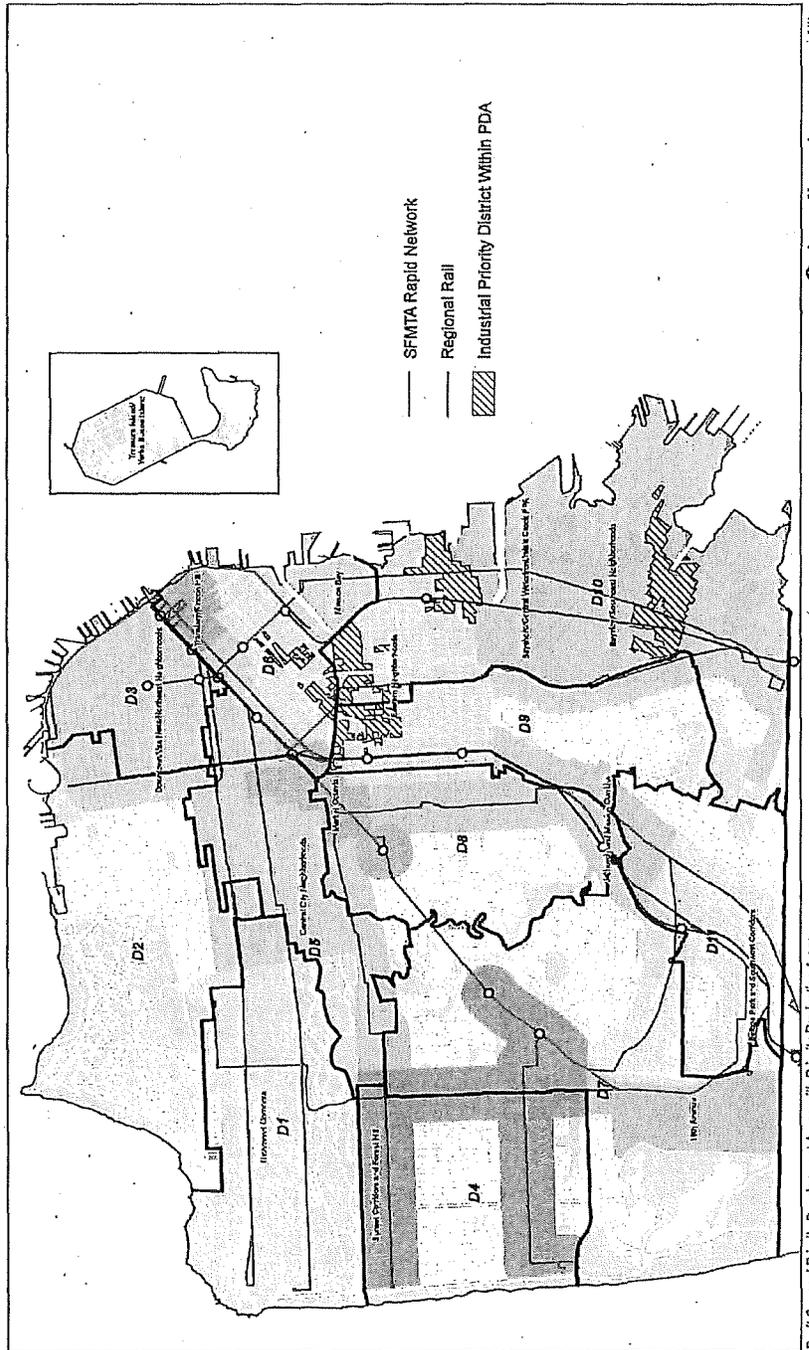
PLAN BAY AREA: WHY EXPAND SAN FRANCISCO'S PDAS?

- **Funding for Planning and Infrastructure.**
 - PDA status makes that area eligible to receive grants to support planning and prioritize the area for infrastructure investment in regional and state planning. Since 2007, SF has received >\$60m for PDAs from MTC.
- **Signal that Local Planning for Housing is Active and Advancing.**
 - Designation signals to region and state that we are engaging in local conversations about housing and will undertake planning that is crafted locally while meeting regional goals.
 - Ongoing conversations with Supervisors about how to advance these conversations and planning efforts.
- **Equity.**
 - SF's current PDAs are heavily concentrated on the east side, though all of SF qualifies under PDA criteria. All of SF shares responsibility to plan for housing.

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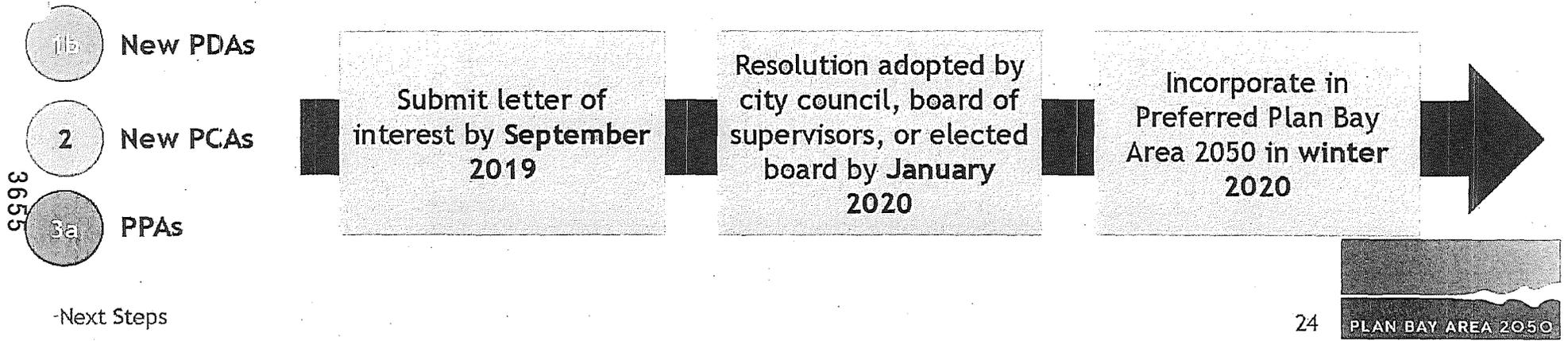


Proposed and Existing Priority Conservation Areas (PCAs)
 October 2019



Draft Concept Priority Development Areas with Priority Production Areas
 September 2019
 SAN FRANCISCO

Growth Framework Designation Process





SAN FRANCISCO PLANNING DEPARTMENT

Plan Bay Area/Priority Development Area Fact Sheet October 2019

What is Plan Bay Area?

It is a long-range (30-year) regional plan for the 9-county Bay Area adopted by the Association of Bay Area Governments and the Metropolitan Transportation Commission that is required to meet state and federal laws and must be updated every four years. The plan must comply with SB 375, which mandates a Sustainable Communities Strategy (SCS) that achieves state mandated greenhouse gas reduction targets by linking land use to transportation. The Plan must accommodate all of the projected housing growth in the region for the population and jobs projected. The basic premise of the Plan is generally to accommodate population growth in existing urbanized areas without sprawling further outward or developing on greenfield open spaces and agricultural lands, while meeting objectives for equity, environmental resiliency, and mobility.

The Plan uses a land use growth framework that has three primary designations: Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs). There are minimum criteria for each designation, but they are locally nominated by local governments.

What is a Priority Development Area (PDA)?

- An urbanized area that is served by public transit or has proximity to jobs, good schools, and other urban resources. All of San Francisco qualifies under these standards.
- A signal to regional agencies from a local government that it has planned or is considering planning for housing growth in that area.
- The geography of a PDA generally is a sub-area of a city that defines a reasonably discrete plan area or adjacent areas (i.e. not the whole city as a single PDA).
- PDA designation is voluntary and is an Incentive-based program that makes the area eligible for grants and infrastructure support.

Designation as a PDA *does not override local control:*

- Does not override any local land use control, zoning or plans, or mandate any particular land use outcome.
- Does not bind the City to adopt any particular zoning controls or growth projections by area

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- Does not require similar treatment of all areas within a PDA or across PDAs— we can define our plans, zoning based on the geography and controls that make sense to us. Every part of a PDA does not need to be zoned or treated the same. All parts of PDAs do not need to be covered by plans, and plans do not need to follow PDA boundaries.

Why Expand San Francisco's PDAs:

Funding for Planning and Infrastructure. PDA status makes that area eligible to receive grants to support planning and prioritizes the area for infrastructure investment in regional and state planning. Since 2007, SF has received >\$60 million for PDAs from MTC.¹ The state is also increasingly using PDAs to target infrastructure and grant programs, like the new program for parks on Caltrans property and scoring for community planning grants.

Signal that Local Planning is Advancing. PDA designation signals to regional and state agencies that we are engaging in local ongoing conversations about housing growth in these areas and will undertake planning on our own terms that support broader regional goals. This dovetails with ongoing conversations with Supervisors about how best to consider housing growth and what kind of planning activities to advance.

Equity. SF's current PDAs are heavily concentrated on the east side of the City, though all of San Francisco qualifies under the PDA criteria. All of SF shares responsibility for planning for housing. Including more of SF and substantial parts of all Supervisory districts, is a more equitable path forward.

Contact: Joshua Switzky, Land Use & Community Planning Program Manager,
joshua.switzky@sfgov.org, (415)575-6815

¹ Examples of funding through the One Bay Area Grant (OBAG) program have included: *Planning Grants:* Market & Octavia Area Plan; Treasure Island Mobility Study; Bi-County (SF-Brisbane) Transportation Study; Mission-San Jose Ave Housing Feasibility Study. *Capital Grants:* Safe Routes to School (Chinatown), Geary Bus Rapid Transit Phase 1, Central Subway, McLaren Park Street Improvements.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

November 4, 2019

Dear Clerk of the Board of Supervisors,

The San Francisco Planning Department is pleased to submit for the Board's consideration a resolution directing the Planning Department, on behalf of the City of San Francisco, to officially submit to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) (herein "the regional agencies") a set of applications for new and revised Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and a Priority Production Area (PPA). These designations would be reflected in Plan Bay Area 2050, and a Board resolution affirming these designations must be submitted to the regional agencies by January 15, 2020.

The proposed designations and revisions described in this resolution build on the City's current set of designations approved by the Board in recent Plan Bay Area cycles, reflect consideration by numerous city agencies, including SFMTA, SFCTA, Recreation & Parks Department, the Port, and SF Environment, and have been shaped by recent conversations with members of the Board. Highlights of the designations include:

Priority Development Areas: With the additions and revisions, all eleven Supervisor Districts in the City will have significant coverage by PDAs, as will all major transit corridors in the City (as measured by SFMTA's Rapid Network). These expansions represent a more equitable distribution of PDAs citywide and reflect ongoing conversations with Supervisors in areas with new or expanded PDAs to advance community conversations on housing growth, making these areas eligible for funding opportunities to support planning and infrastructure.

Priority Conservation Areas: The new PCAs include several significant open spaces of regional significance, mostly along the city's ocean and bay edges, including both new spaces in the planning and development phases and existing spaces that require substantial investment to address resiliency, public access, connectivity, and other challenges to meet the needs of the coming decades.

Priority Production Area: San Francisco has been one of the regional leaders in protecting and promoting PDR as a vital and essential component of the city's and region's economy and its diversity. The PPA proposed encompasses the most significant and largest contiguous PDR area in San Francisco.

We look forward to working with the Board of Supervisors to schedule this resolution for hearing and keeping the Board apprised of the evolution of Plan Bay Area 2050 as it takes shape through its adoption in 2021. Please do not hesitate to contact Joshua Switzky (415-575-6815, Joshua.Switzky@sfgov.org) on my staff with any questions regarding this resolution or other matters related to Plan Bay Area 2050.

Thank you,

John Rahaim
Planning Director

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Memo

FILE NO.

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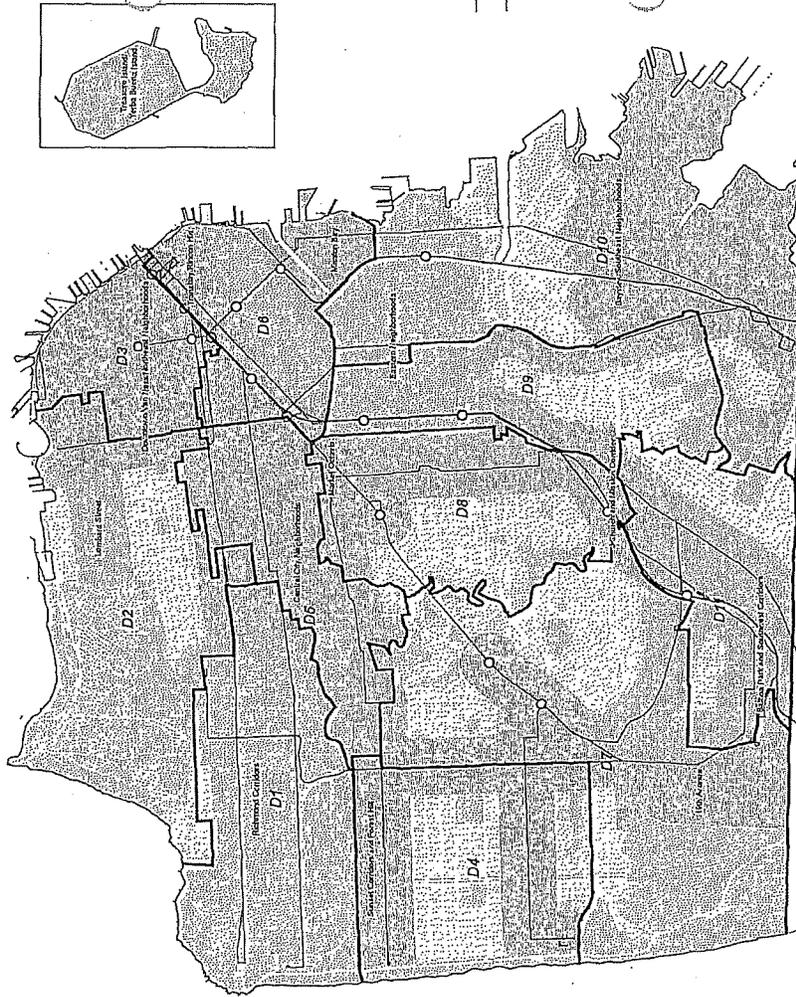
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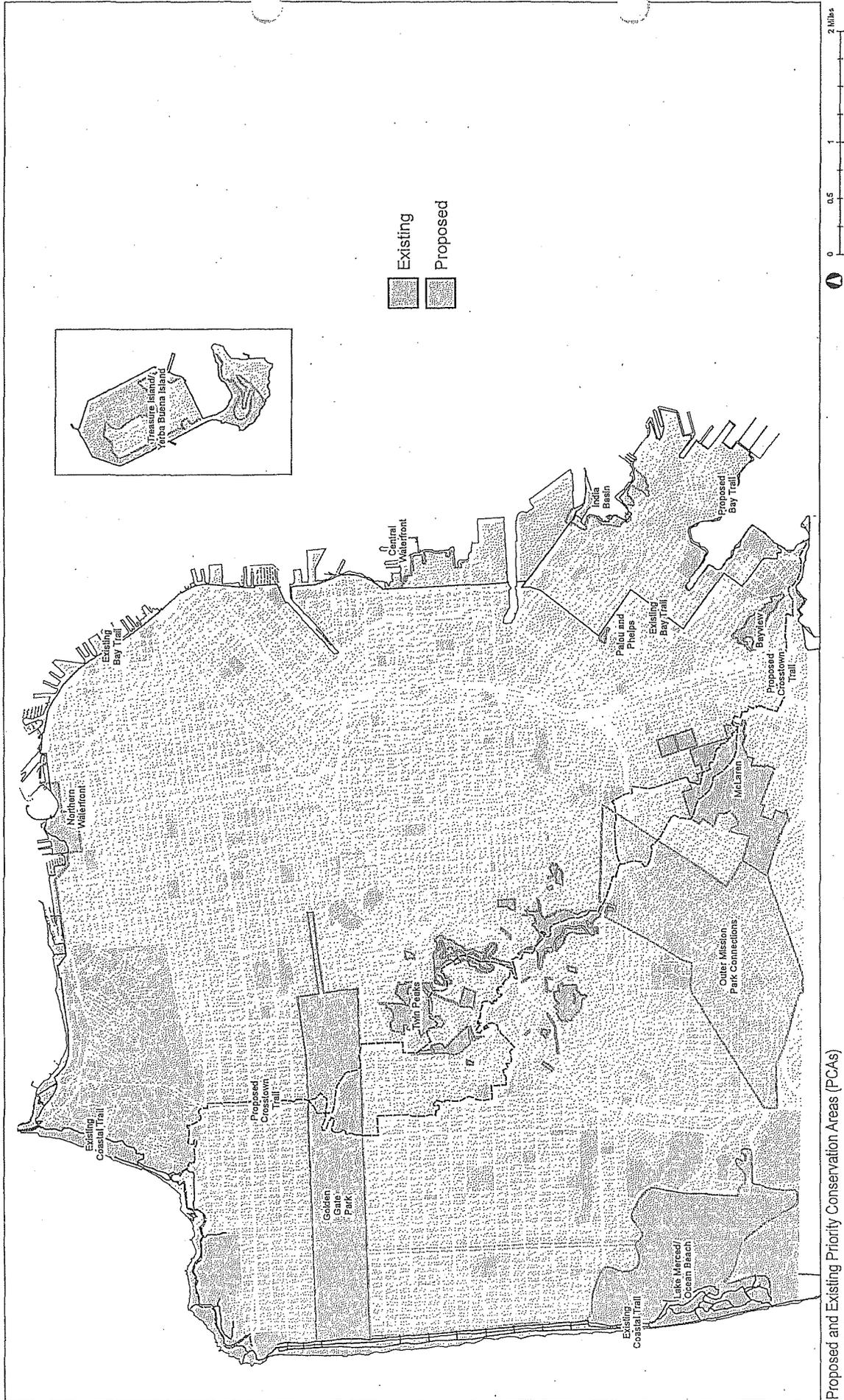
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- 3 Priority Conservation Areas (PCAs):
- 4 Treasure Island/Yerba Buena Island Open Space (new)
- 5 Central Waterfront (new)
- 6 India Basin Waterfront Open Space (new)
- 7 Crosstown Trail (new)
- 8 Outer Mission Park Connections (new)
- 9 Lake Merced/Ocean Beach (new)
- 10 Golden Gate Park (new)
- 11 Northern Waterfront (new)
- 12 Bayview Hill (existing)
- 13 Palou Phelps Natural Area (existing)
- 14 McLaren Park (existing)
- 15 Twin Peaks/Glen Canyon Bioregion (existing)
- 16 San Francisco Bay Trail and Ridge Trail (existing)
- 17 California Coastal Trail (existing)
- 18
- 19 Priority Production Area (PPA):
- 20 Bayshore/Central Waterfront/Islais Creek (new)
- 21
- 22
- 23
- 24
- 25



Existing PDAs (2017)



Draft Concept Revised PDAs (Sep 2019)



Proposed and Existing Priority Conservation Areas (PCAs)
 October 2019

SAN FRANCISCO

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, December 12, 2019 3:39 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SFBOS GAO Committee Meeting Dec. 5th 2019

Categories: 191120, 190398

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Wednesday, December 4, 2019 3:05 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SFBOS GAO Committee Meeting Dec. 5th 2019

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Government Audit and Oversight Committee

Please accept this email as my comments on the legislation pending as I am unable to attend and submit comments in person.

190398 - I am opposed to Senate Bill SB50 and scott wiener's legislation to circumvent local review of proposed projects.
We are lacking transit and infrastructural changes citywide and need to be sure to address local concerns on housing developments proposed.

191120 - The proposed new and revised areas ignores completely the concerns raised in terms of equity investment in transportation and new systems, lines and loops and linkages of transit in the areas where the majority of development is occurring citywide. That there is no north to south link along sunset blvd. or 19th ave to show a connection north to south ignores connectivity between districts and public amenities (PARKS) that should have amped up public transit services to get to these locations. With the India basin, and larger D10 developments alongside the Balboa Park Station and D11, and D7 district density and proposed new projects there is a succinct need to address transit lacking connectivity and address HUB designation like the Balboa Park Station (Links the J-K-M-T) lines and creates an intermodal station that will link future areas to HSR and the BART system.

Please look carefully at the maps you are approving and ensure that these edits are created equitably to include public access to the Presidio, Golden Gate Park and McLaren Park along with India Basin and the new Warriors Waterfront areas via public mass-transit access in 20 min or less citywide.

Thank you

Aaron Goodman D11

Carroll, John (BOS)

From: Liz Kind <lkind@pacbell.net>
Sent: Wednesday, December 11, 2019 4:00 PM
To: Stefani, Catherine (BOS)
Cc: Brown, Vallie (BOS); Peskin, Aaron (BOS); Marstaff (BOS); Carroll, John (BOS)
Subject: I oppose creating new PDAs
Categories: 191120

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am very concerned about the decision to create new Priority Development Areas as add-ons to existing ones and strongly believe there should be more analysis and debate from the public on this matter.

Sincerely,
Elizabeth A. Kind

Carroll, John (BOS)

From: John Lucena <john@caixabaixa.com>
Sent: Monday, December 9, 2019 7:09 PM
To: Stefani, Catherine (BOS)
Cc: Brown, Vallie (BOS); Peskin, Aaron (BOS); Marstaff (BOS); Carroll, John (BOS)
Subject: BOS File 191120 – Amending SF’s PDAs

Categories: 2019.12.11 - GAO, 191120

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Hi Catherine,

Hope you are doing well. For the record I oppose creating the new PDAs.

Thanks,
-John
Jordan Park Improvement Association - Board Member

Carroll, John (BOS)

From: gumby5@att.net
Sent: Monday, December 9, 2019 2:54 PM
To: Stefani, Catherine (BOS)
Cc: Brown, Vallie (BOS); Peskin, Aaron (BOS); Marstaff (BOS); Carroll, John (BOS)
Subject: BOS-GAO File No. 191120 - Amending SF's PDAs

Categories: 2019.12.11 - GAO, 191120

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Stefani,
I heard on the grapevine about creating new Priority Development Areas (PDAs).

PDAs are not a required element to continue with planning projects in SF. There is no need to even refer to the proposed PDA map. Projects can continue to be approved per our regular Planning process. If you are trying to get affordable housing projects streamlined, why do not the people tell everybody where they will be instead of holding off months before telling the public? It is not a given that the creation of PDAs has any direct impact to speed up the entitlement process. Sometimes the rush to do things becomes more of a waste of time and energy for all or the rush jobs create unintended consequences for neighbors especially as no substantive and robust meetings have been held to determine any of this in re PDAs.

I have not had the pleasure of having any meetings on this even from the project sponsors – Supervisors Fewer & Mar. Planning only got this ordinance/resolution from the sponsors in early November 2019. This is beginning to be like SB-50 as SF does not count in Sacramento & neighbors do not count in SF.

Thank you, but I am opposed to these new PDAs.
Sincerely,
/s
Rose H.
Member JPIA

Order of the Board

10000000 10000000

From: Kathy Howard [kathyhoward@earthlink.net]
Sent: Wednesday, December 04, 2019 4:40 PM
To: (Gordon.Mar@sfgov.org)
Cc: 'Daisy Quan'
Subject: Item #3 - PDAs -please either remove from agenda or do not vote on Dec. 5th

Supervisor Mar,

I am concerned about the impact that the proposed new Priority Development Areas (PDA's) will have on the City. Although the Planning Department is characterizing these newly designations as areas set aside only for planning purposes, the ultimate outcome from these designations can be very different. The public has only had a short time to review this proposal. In addition, it has been brought to our attention during the winter holidays, a time when people are more focused on family than on civic issues.

Therefore, I am asking that this agenda item either be taken off of the calendar or that there not be a vote on these new PDA's on December 5th, so that there can be further discussion in the communities affected.

Here are a few of the concerns:

- At the November 21st Planning Commission hearing, many housing and community leaders expressed concern that PDA's would be used as a signal to developers that those areas are now open to development. In fact, some leaders suggested that it is time to remove the PDA designation from some other areas, not to add new ones.
- Although the Planning Department insists that these areas are being designated for planning purposes only, the fact remains that these are called Priority **Development** Areas, not Priority **Planning** Areas.
- A Powerpoint by the Planning Department stated that the PDA designation...
 - "Does NOT override any local land use control, zoning or plans, or mandate any particular land use outcome;"
 - "Does NOT bind the City to adopt any particular zoning controls or growth projections by area "
- However, an October, 2019 memo from the Planning Department defines a PDA as:
 - "... A signal to regional agencies from a local government that it has planned or is considering planning for housing **growth** in that area. "
- The October 2019 memo also states that a "... PDA designation is **voluntary** ...". The designation may be deemed 'voluntary' by the City, but if it is imposed on the community, then it is not voluntary for the local residents.
- Furthermore, a quick review of the document, "MTC/ABAG PDA PLANNING GRANT PROGRAM CYCLE SEVEN" shows the following concerning language (emphasis added):

" Eligible Planning Activities

The PDA Planning Program provides financial support for planning processes that **seek to intensify land uses** as noted above. Planning processes that have **the greatest potential for resulting in land use zoning and policy changes leading to new development** will be the most competitive. Specific plans—or an equivalent—are preferred due to the ability to conduct programmatic Environmental Impact Reports (EIRs) and **zoning updates that facilitate and streamline the development process.**

...

In all cases, there must be a strong implementation component for any planning process funded through this program, including agreement by the local jurisdiction to formally adopt the completed plan, as well as **corresponding zoning code and General Plan amendments.** Jurisdictions that do not formally adopt an MTC-funded plan, along with corresponding zoning and appropriate General Plan amendments, will be **subject to repayment of the grant.** "

- The reality that PDA's are used to encourage development is supported by a SF Planning Department Senior Planner, who was quoted in the *SF Chronicle* (12-3-19) as saying,

- "' These are sites on transit corridors that have not seen a lot of development in part because they have not been incorporated into larger area plans,' said Grob."
- These is some confusion about how funding is granted and to whom and for what reasons. Funding does not go directly to the community but is rather funneled through the SF Planning Department, which has supported many pro-growth policies over neighborhood objections.
- San Francisco does not have to establish a PDA in order to obtain funding. According to " MTC/ABAG PDA PLANNING GRANT PROGRAM CYCLE SEVEN" PART ONE: Screening Criteria , **an area can just be a potential PDA in order to qualify for funding:**
 - "(a) Planning area is a planned or **potential PDA** in Plan Bay Area 2040 . . ."
- A new idea is gaining support in San Francisco - to have **community-based planning**. Yet the PDA areas are selected by a city department, the SF Planning Department. The residents in the areas listed on the current map of proposed new PDA's have not been consulted as to how they would like to see their community planning move forward.
- In January, Sen. Wiener will reintroduce SB-50. It is possible that SB50 will have modifications that might make PDA's more binding or otherwise increase their potential negative impact on neighborhoods and the City as a whole.

For these reasons, and in the interest of participation in a full public process, I request that the PDA topic be removed from the agenda and meetings be held in the impacted neighborhoods to allow the residents to understand and have input into these plans.

Thank you for your consideration,
Katherine Howard

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Fred Castro, Clerk of the Board, Association of Bay Area Governments
Robert P. Beck, Treasure Island Director, Treasure Island Development Authority
Tom Maguire, Interim Executive Director, Municipal Transportation Agency
Phil Ginsburg, General Manager, Recreation and Parks Department
Deborah Raphael, Director, Department of the Environment

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: November 20, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following hearing matter, introduced by the Planning Department on November 12, 2019:

File No. 191120

Resolution authorizing the Planning Department to apply, on behalf of the City and County of San Francisco, to confirm existing and create new and revised designations of Priority Development Areas, Priority Conservation Areas, and Priority Production Areas by the Association of Bay Area Governments and the Metropolitan Transportation Commission, as part of the Plan Bay Area 2050 update.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Kate Austin, Treasure Island Development Authority
Nikki Ivey, Treasure Island Development Authority
Kate Breen, Municipal Transportation Agency
Janet Martinsen, Municipal Transportation Agency
Joel Ramos, Municipal Transportation Agency
Sarah Madland, Recreation and Parks Department
Peter Gallotta, Department of the Environment
Charles Sheehan, Department of the Environment

President, District 7
BOARD of SUPERVISORS



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Deps, LU, GAO, Dep City
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TDD/TTY No. 544-6546

Norman Yee

PRESIDENTIAL ACTION

Date: November 25, 2019
To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. _____ (Primary Sponsor)
Title. _____

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2019 NOV 25 7 PM 2: 51

Transferring (Board Rule No 3.3)

File No. 191120 Department _____ (Primary Sponsor)

Title. Application to Amend San Francisco's Priority Development Area, Priority Conservation Area, and Priority Production Area Designations.

From: Land Use & Transportation Committee

To: Government Audit & Oversight Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ Meeting
(Date) (Committee)

Duration: Partial Full Meeting

Start Time _____ End Time _____
 Until original Committee Member returns

Norman Yee, President
Board of Supervisors



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

November 4, 2019

Dear Clerk of the Board of Supervisors,

The San Francisco Planning Department is pleased to submit for the Board's consideration a resolution directing the Planning Department, on behalf of the City of San Francisco, to officially submit to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) (herein "the regional agencies") a set of applications for new and revised Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and a Priority Production Area (PPA). These designations would be reflected in Plan Bay Area 2050, and a Board resolution affirming these designations must be submitted to the regional agencies by January 15, 2020.

The proposed designations and revisions described in this resolution build on the City's current set of designations approved by the Board in recent Plan Bay Area cycles, reflect consideration by numerous city agencies, including SFMTA, SFCTA, Recreation & Parks Department, the Port, and SF Environment, and have been shaped by recent conversations with members of the Board. Highlights of the designations include:

Priority Development Areas: With the additions and revisions, all eleven Supervisor Districts in the City will have significant coverage by PDAs, as will all major transit corridors in the City (as measured by SFMTA's Rapid Network). These expansions represent a more equitable distribution of PDAs citywide and reflect ongoing conversations with Supervisors in areas with new or expanded PDAs to advance community conversations on housing growth, making these areas eligible for funding opportunities to support planning and infrastructure.

Priority Conservation Areas: The new PCAs include several significant open spaces of regional significance, mostly along the city's ocean and bay edges, including both new spaces in the planning and development phases and existing spaces that require substantial investment to address resiliency, public access, connectivity, and other challenges to meet the needs of the coming decades.

Priority Production Area: San Francisco has been one of the regional leaders in protecting and promoting PDR as a vital and essential component of the city's and region's economy and its diversity. The PPA proposed encompasses the most significant and largest contiguous PDR area in San Francisco.

We look forward to working with the Board of Supervisors to schedule this resolution for hearing and keeping the Board apprised of the evolution of Plan Bay Area 2050 as it takes shape through its adoption in 2021. Please do not hesitate to contact Joshua Switzky (415-575-6815, Joshua.Switzky@sfgov.org) on my staff with any questions regarding this resolution or other matters related to Plan Bay Area 2050.

Thank you,

John Rahaim
Planning Director

Memo

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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