

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, Eastern South of
8 Market, Showplace Square/Potrero Hill, and the Central Waterfront, otherwise known as the
9 Eastern 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 1.1 Encourage higher residential density in areas adjacent to downtown, in
5 underutilized commercial and industrial areas proposed for conversion for housing,
6 and in neighborhood commercial districts where higher density will not have harmful
7 effects, especially if higher density provides a significant number of units that are
8 affordable to lower income households;
- 9 (c) Policy 1.2 Encourage housing development, particularly affordable housing, in
10 neighborhood commercial areas without displacing jobs, particularly blue-collar, or
11 discouraging new employment opportunities;
- 12 (d) Policy 1.9 Require new commercial developments and higher educational
13 institutions to meet the housing demand they generate, particularly the need for
14 affordable housing for lower income workers and students;
- 15 (e) Objective 4 Support affordable housing production by increasing site availability and
16 capacity;
- 17 (f) Policy 4.1 Actively identify and pursue opportunity sites for permanently affordable
18 housing;
- 19 (g) Policy 4.2 Include affordable units in larger housing projects;
- 20 (h) Policy 6.2 Ensure that housing developed to be affordable is kept affordable;
- 21 (i) Policy 7.1 Enhance existing revenue sources for permanently affordable housing;
- 22 (j) Policy 7.2 Create new sources of revenue for permanently affordable housing,
23 including dedicated long-term financing for housing program;
- 24 (k) Policy 8.1 Encourage sufficient and suitable rental housing opportunities and
25 emphasize permanently affordable rental units wherever possible;

1 (l) Policy 11.1 Use new housing development as a means to enhance neighborhood
2 vitality and diversity;

3 (m) Policy 11.2 Ensure housing is provided with adequate public improvements,
4 services and amenities;

5 (n) Policy 11.3 Encourage appropriate neighborhood serving commercial retail
6 activities in residential areas, without causing affordable housing displacement.

7 WHEREAS, The Commerce and Industry Element of San Francisco's General Plan is
8 framed with three overriding goals which call for continued economic vitality, social equity, and
9 environmental quality; and,

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

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

15 (a) Policy 2.1 Seek to retain existing commercial and industrial activity and to attract
16 new such activity to the city;

17 (b) Objective 3 Provide expanded employment opportunities for city residents,
18 particularly the unemployed and economically disadvantaged;

19 (c) Policy 3.1 Promote the attraction, retention and expansion of commercial and
20 industrial firms which provide employment improvement opportunities for unskilled
21 and semi-skilled workers;

22 (d) Policy 3.3 Emphasize job training and retraining programs that will impart skills
23 necessary for participation in the San Francisco labor market;

24 (e) Policy 4.3 Carefully consider public actions that displace existing viable industrial
25 firms;

- 1 (f) Policy 4.5 Control encroachment of incompatible land uses on viable industrial
2 activity;
- 3 (g) Policy 4.6 Assist in the provision of available land for site expansion;
- 4 (h) Policy 4.7 Improve public and private transportation to and from industrial areas;
- 5 (i) Policy 4.10 Enhance the working environment within industrial areas.

6 WHEREAS, The Arts Element of San Francisco's General Plan identifies the arts as a
7 major industry in San Francisco, with a significant impact on the city's economy and culture;
8 and,

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

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

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

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

1 WHEREAS, Substantial new residential development is contemplated within the Plan
2 Area, introducing new residents into areas not previously contemplated as neighborhoods;
3 and,

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

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

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

11 (a) Policy 2.1 Provide an adequate total quantity and equitable distribution of public
12 open spaces throughout the City;

13 (b) Policy 2.7 Acquire additional open space for public use;

14 (c) Policy 3.5 Provide new public open spaces along the shoreline;

15 (d) Policy 4.4 Acquire and develop new public open space in existing residential
16 neighborhoods, giving priority to areas which are most deficient in open space;

17 (e) Policy 4.6 Assure the provision of adequate public open space to serve new
18 residential development.

19 WHEREAS, The Urban Design Element of the General Plan concerns the physical
20 character and order of the city, and the relationship between people and their environment;
21 and,

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

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- 1 (a) Objective 1: Emphasis of the characteristic pattern which gives to the city and its
2 neighborhoods an image, a sense of purpose, and a means of orientation;
- 3 (b) Policy 1.1: Recognize and protect major views in the city, with particular attention to
4 those of open space and water;
- 5 (c) Policy 2.4 Preserve notable landmarks and areas of historic, architectural or
6 aesthetic value, and promote the preservation of other buildings and features that
7 provide continuity with past development;
- 8 (d) Policy 3.4 Promote building forms that will respect and improve the integrity of open
9 spaces and other public areas;
- 10 (e) Policy 3.8 Discourage accumulation and development of large properties, unless
11 such development is carefully designed with respect to its impact upon the
12 surrounding area and upon the city;
- 13 (f) Policy 4.1 Protect residential areas from the noise, pollution and physical danger of
14 excessive traffic;
- 15 (g) Policy 4.8 Provide convenient access to a variety of recreation opportunities;
- 16 (h) Policy 4.10 Encourage or require the provision of recreation space in private
17 development.

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

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

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

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

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

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

1 neighborhoods that are well served by transit and are convenient to neighborhood
2 shopping;

3 (j) Objective 38 Provide efficient and direct routes for trucks/service vehicles into and
4 through San Francisco without disturbing neighborhood areas and inhibiting the
5 safe movement of transit vehicles, bicycles and pedestrians;

6 (k) Policy 38.1 Improve the existing regional network of truck routes by making
7 designated routes in San Francisco convenient for non-local freight trips with the
8 aim of making the routes direct and connected to other routes; now, therefore, be it

9 RESOLVED, That 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 be in conformity with the General Plan policies
12 and objectives listed in this legislation; and, be it

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

17 (a) Facilitate the housing production percentage targets identified in the Housing
18 Element of the San Francisco General Plan – 28% of housing production affordable
19 to Moderate Income households, 10% of housing production affordable to Low
20 Income households, and 26% of housing production affordable to Very Low Income
21 households – as applied to housing production in the Plan Area through the
22 identification and protection of affordable housing sites as well as through acquiring,
23 rehabilitating, and making existing housing permanently affordable, the City’s
24 inclusionary housing requirement on market-rate housing projects, the construction
25 of permanently affordable housing, and other applicable strategies;

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

1 FURTHER RESOLVED, That the area plans and zoning map amendments proposed
2 for adoption by the San Francisco Planning Department for the Plan Area shall include an
3 analysis of their impact on families and the retention of children within San Francisco; and,

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

8 FURTHER RESOLVED, That the Environmental Impact Report (EIR) for the Plan Area
9 shall ~~an analysis of the consistency of~~ address the consistency of the proposed area plans
10 and zoning map amendments with the General Plan including the policies and objectives
11 listed in this legislation; and, be it

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

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

- 18 (a) ~~August~~ April 2007: Publication of draft EIR;
- 19 (b) August – October 2007: Planning Commission hearings;
- 20 (c) October 2007: Certification of final EIR;
- 21 (d) November 2007: Adoption of area plans and zoning map amendments.

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

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

6 FURTHER RESOLVED, That the Land Use and Economic Development Committee or
7 successor committee of the Board of Supervisors shall hold regular hearings on the Planning
8 Department's progress reports and supplemental materials.

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