

1 [Western SoMa Community Stabilization Policy]

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3 **Resolution urging the Planning Commission to incorporate into the Western SoMa**
4 **Community Plan the Policies and Objectives of the Western SoMa Community**
5 **Stabilization Policy adopted by the Western SoMa Citizens Planning Task Force.**

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7 WHEREAS, On November 23, 2004, by Resolution No. 731-04, the Board of
8 Supervisors ("Board") established the 22-member Western SoMa Citizens Planning Task
9 Force ("Task Force") to advise the Board and the Planning Commission on planning for
10 Western SoMa and to carry out specific duties; and

11 WHEREAS, The Task Force expired on December 1, 2007, but subsequently has been
12 extended by further resolutions of the Board; and

13 WHEREAS, On July 18, 2006, the Board finally passed Ordinance No. 206-06, which
14 became effective on July 25, 2006 and amended the Planning Code and Zoning Map to
15 establish the Western SoMa Planning Area Special Use District in the area generally bounded
16 by Mission Street to the north, Townsend Street to the south, Division Street to the west, and
17 4th Street to the east, and consisting of specified blocks and lots; and

18 WHEREAS, On August 10, 2006, the Task Force, in consultation with the Board of
19 Supervisors and the community in a series of Town Hall meetings, adopted a set of Planning
20 Principles meant to be a framework for preparation of a Western SoMa Community Plan,
21 which included, among other things, a commitment to "stabilize the neighborhood against
22 speculative land use proposals and developments;" and

23 WHEREAS, The Task Force has voted to recommend the City's adoption of a Western
24 SoMa Community Plan for the area within the Western SoMa Special Use District as an area
25 plan within the San Francisco General Plan; and

1 WHEREAS, On September 18, 2008, the Planning Commission voted to initiate
2 environmental review of the Western SoMa Community Plan; and

3 WHEREAS, On April 22, 2009, The Task Force adopted a resolution that establishes a
4 Western SoMa Community Stabilization Policy based upon specified Planning Principles
5 ("Stabilization Policy") for the Western SoMa Community Plan; and

6 WHEREAS, on May 31, 2011, the Task Force updated the original Stabilization Policy
7 with a new draft proposal that recognized that:

- 8 1. Recent master planned development including Mission Bay,
9 Bayview/Hunter's Point Shipyard, and Treasure Island/Yerba Buena Island
10 will yield developments with 30% affordable housing, inclusive of both
11 inclusionary housing and nonprofit affordable housing.
- 12 2. A principal goal of the Western SoMa Community Plan is to ensure a mixed
13 income community for the long term.
- 14 3. Since the 1990 SOMA zoning was adopted, the number of BMR/affordable
15 housing units built in Western SoMa (inclusionary units and nonprofit units
16 combined) has actually been 38 percent of the total housing units built – 707
17 units of affordable housing, out of 1,862 total housing units.
- 18 4. Therefore the same 30 percent minimum standard for affordable housing
19 development can reasonably be set as a community and civic goal for new
20 residential development in Western SoMa.
- 21 5. Data used in the environmental analysis for the Western SoMa Community
22 Plan shows a 2005 jobs/household mix of 7.67:1
- 23 6. Without the Western SoMa Community Plan, by 2030, the jobs/household
24 mix is anticipated to be 5.81:1 as household growth is projected to outpace
25 job growth in the neighborhood.

1 7. With the provisions in the Western SoMa Community Plan, the 2030
2 projections are the jobs/household mix is anticipated to be 6.61:1.

3 WHEREAS, The Stabilization Policy evaluates the existing conditions and sets forth
4 metrics for the preservation of the historic balance of housing affordability and neighborhood
5 land uses that are proposed for use by the Planning Commission in evaluating project
6 approvals and conditional uses; and

7 WHEREAS, metrics can serve as a valuable mechanism for monitoring and evaluating
8 development in the City; and

9 WHEREAS, The Task Force resolution requests the Board to enact legislation that
10 adopts the Stabilization Policy; and

11 WHEREAS, The environmental review of the Western SoMa Community Plan is
12 nearing completion and once that review is approved and the Planning Commission adopts an
13 area plan for the Western SoMa, there will be trailing legislation to implement the Objectives
14 and Policies of the area plan; now, therefore, be it

15 RESOLVED, That the Board urges the Planning Commission to ensure that policies to
16 maintain the historical balance between affordable and market rate housing and the
17 jobs/housing mix are incorporated into the Western SoMa Community Plan.



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 110556

Date Passed: June 14, 2011

Resolution urging the Planning Commission to incorporate into the Western SoMa Community Plan the policies and objectives of the Western SoMa Community Stabilization Policy adopted by the Western SoMa Citizens Planning Task Force.

June 06, 2011 Land Use and Economic Development Committee - REFERRED WITHOUT RECOMMENDATION

June 14, 2011 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

June 14, 2011 Board of Supervisors - ADOPTED AS AMENDED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110556

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 6/14/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Edwin Lee

Date Approved

Date: June 24, 2011

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.

for Angela Calvillo
Clerk of the Board

File No.
110556