



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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Memo

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

3

4

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

10

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

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

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

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

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

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

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

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

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

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

23 WHEREAS, The Board of Supervisors (“Board”) recognizes that all parts of San
24 Francisco share responsibility for housing growth to ensure the City remains diverse and
25 improves equity; and

1 WHEREAS, The Board is committed to encouraging and facilitating ongoing
2 community conversations and planning for housing growth throughout the City, including in
3 areas for which area plans or rezoning have not been adopted in recent years, and

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

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

11 WHEREAS, The regional agencies have introduced the PPA designation to support
12 and promote areas with concentrations of Production, Distribution and Repair (“PDR”) uses as
13 key reservoirs and drivers of middle-wage jobs and economic diversity in the region, and to
14 support the functioning of the region’s vibrant and innovative economy; and

15 WHEREAS, San Francisco has been on the forefront of recognizing the importance of
16 PDR uses, including the creation of adequate zoning to preserve these uses in many of the
17 City’s remaining areas with concentrations of PDR uses, along with complementary economic
18 development and workforce programs; and

19 WHEREAS, San Francisco has few areas with concentrations of PDR uses and PDR
20 zoning, and, in addition to nominating the City’s largest and most significant contiguous PDR
21 area as a PPA as part of this update of Plan Bay Area, the regional agencies should
22 recognize the importance of other areas of the City as complementary to the PPA designated
23 area, and meeting Plan Bay Area’s goals; and

24 WHEREAS, The regional agencies plan on providing financial incentives, such as
25 grants and technical assistance, to designated PDAs, PCAs, and PPAs, and to focus

1 transportation investments and other resources in these areas, particularly PDAs, to advance
2 Plan Bay Area’s goals; and

3 WHEREAS, Designating these zones and plan areas as PDAs, PPAs, and PCAs will
4 make them eligible for regional capital and planning funds; and

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

7 RESOLVED, That the Board authorizes the San Francisco Planning Department to
8 apply on behalf of the City and County of San Francisco to confirm and revise San
9 Francisco’s designations of the following areas, as indicated on the maps on file with the Clerk
10 of the Board in File No. , as follows:

11

12 Priority Development Areas (PDAs):

13 Treasure Island/Yerba Buena Island (existing; no changes)

14 Downtown/Van Ness/Northeast Neighborhoods (existing; boundary changes)

15 Transbay/Rincon Hill (existing; boundary changes)

16 Eastern Neighborhoods (existing; boundary changes)

17 Mission Bay (existing; boundary changes)

18 Bayview/Southeast Neighborhoods (existing; boundary changes)

19 Lombard Street (new)

20 Central City Neighborhoods (existing; expansion)

21 Market-Octavia (existing; boundary changes)

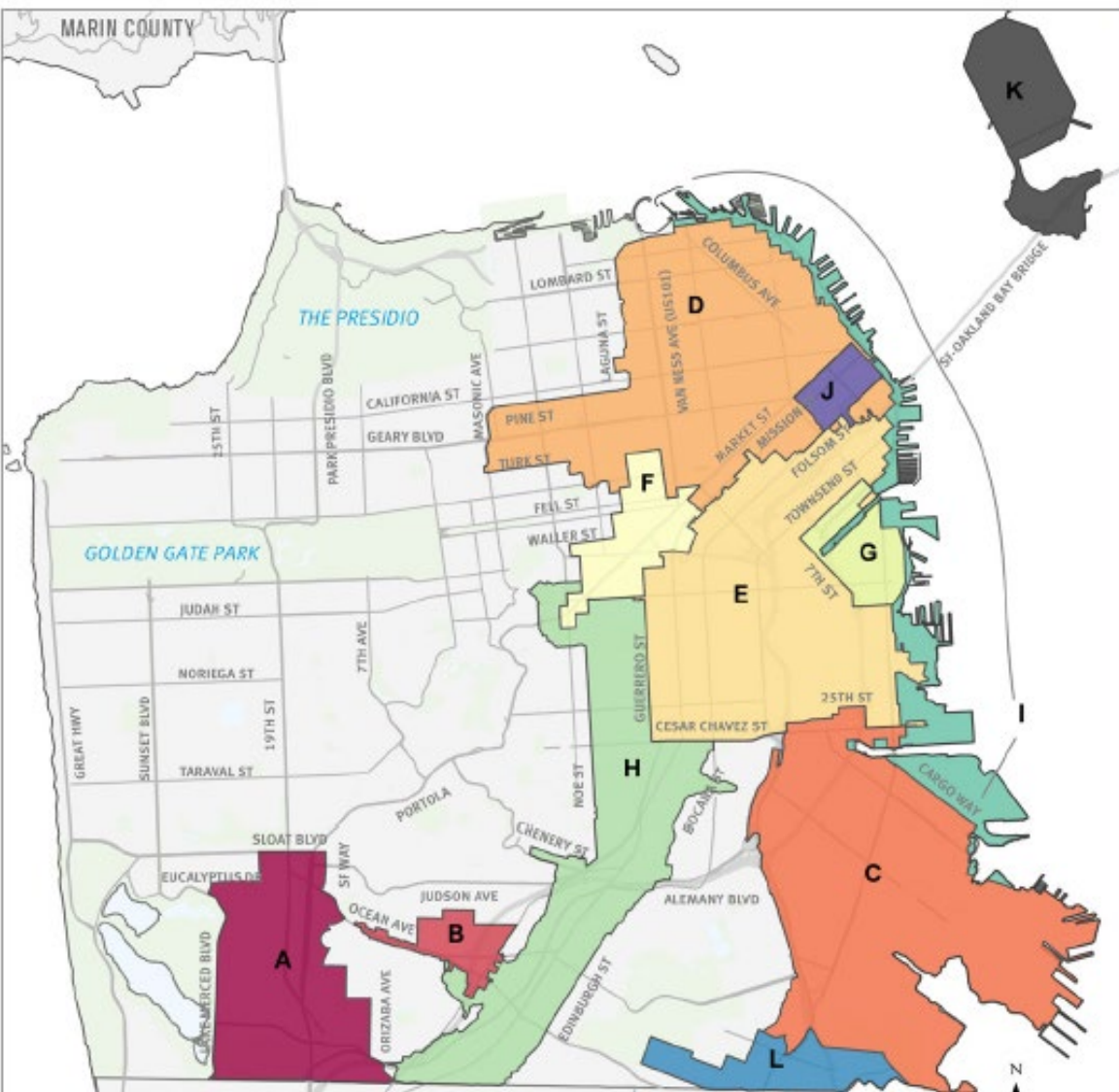
22 J Church & Mission Corridor (existing, boundary changes)

23 Balboa Park and Southeast Corridors (existing; boundary changes/expansion)

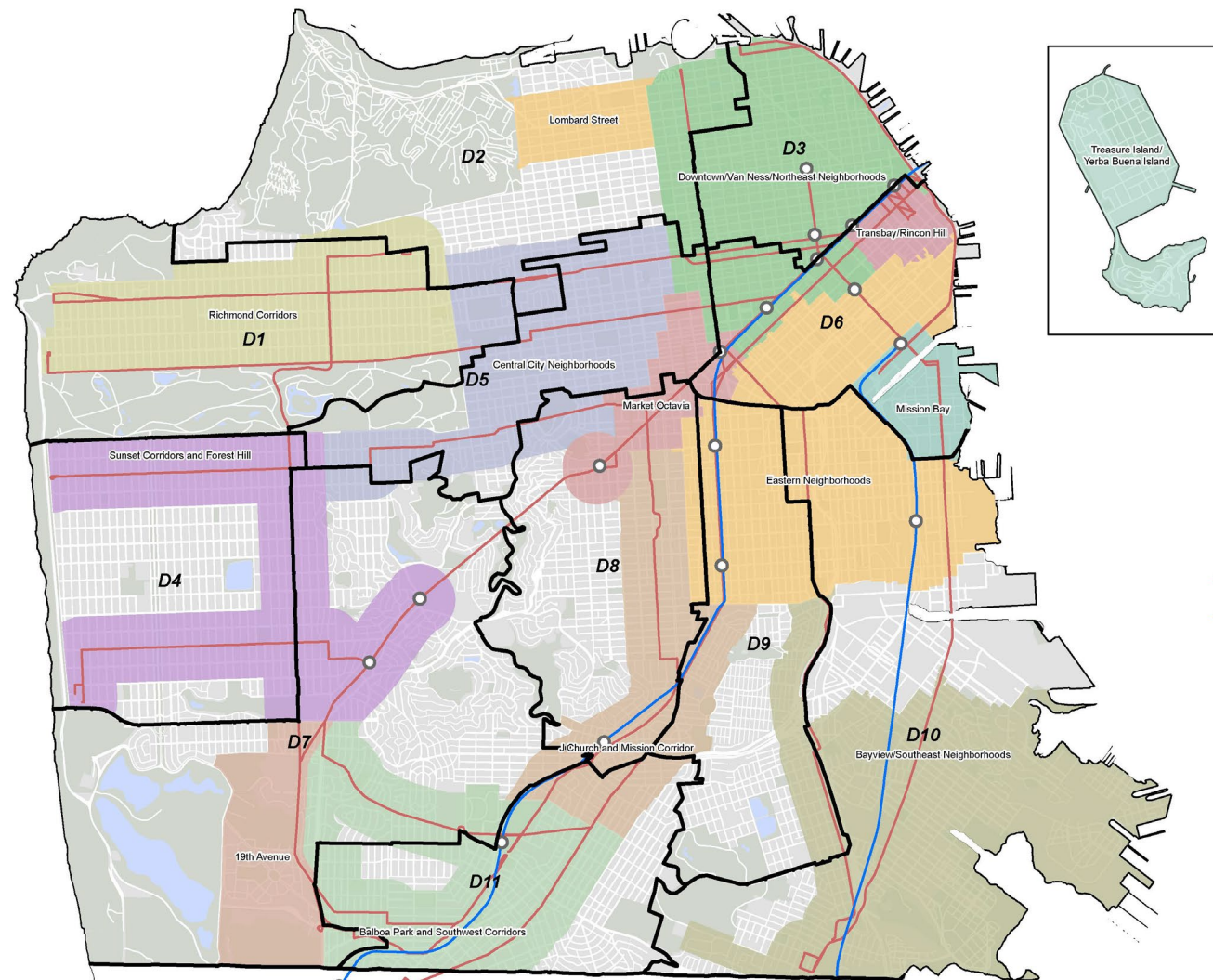
24 Richmond District (new)

25 Sunset Corridors and Forest Hill Station Area (new)

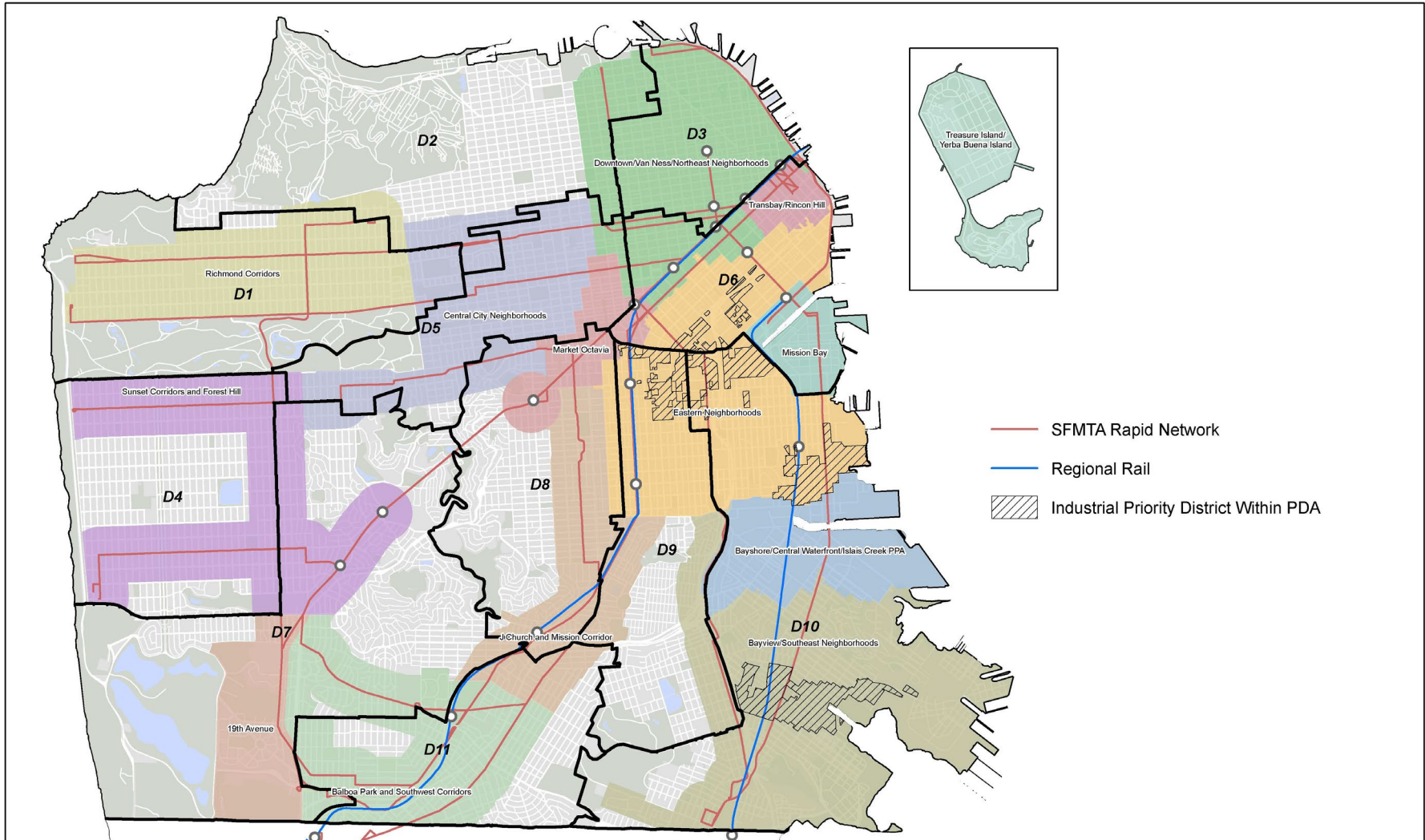
- 1 19th Avenue (existing; boundary changes)
- 2
- 3 Priority Conservation Areas (PCAs):
- 4 Treasure Island/Yerba Buena Island Open Space (new)
- 5 Central Waterfront (new)
- 6 India Basin Waterfront Open Space (new)
- 7 Crosstown Trail (new)
- 8 Outer Mission Park Connections (new)
- 9 Lake Merced/Ocean 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)



Draft Concept Priority Development Areas with Priority Production Areas
September 2019

