

BOARD of SUPERVISORS



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## 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

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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](mailto: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

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

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. 191120, 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)

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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)

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