

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.**

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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

25

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):

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

- 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)
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- 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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