

EASTERN NEIGHBORHOODS

LAND USE COMMITTEE ADOPTION HEARING 6:
COMMITTEE DISCUSSION



SAN FRANCISCO
PLANNING
DEPARTMENT

OCTOBER 15, 2008

Topics for Discussion:

- Zoning Changes
- Publicly owned parcels
- Height Changes
- Misc. Planning Code Changes
- Technical Changes
- Office/PDR
- Affordable Housing
- Youth and Family Zone
- Priority Projects and Funding
- CAC
- Monitoring

Zoning Map Changes

1. Change Hubbell Street frontage of “Daggett Triangle” parcel from UMU to PDR-1-G
2. Remove Transit-Oriented Retail Special Use District along Third Street in Central Waterfront
3. Change Potrero Center from NC-S to UMU
4. Create SUD on Potrero Center removing UMU retail size and formula retail controls
5. Clarify set of parcels along Harrison between Second and Third Streets to be retained as SSO
6. Clarify that 16th Street Transit-Oriented Retail Special Use District exists in Showplace as well as Mission

Publicly Owned Parcels

Staff researched the impacts of the Eastern Neighborhoods rezoning on publicly-owned parcels. Findings were as follows:

- 2 publicly-owned parcels mistakenly proposed to be changed from “P” to another designation. Staff requests that the Board change these parcels back to “P” at this time.
- 19 publicly-owned parcels with various current designations proposed to be changed to “P” (mainly schools, rec-park, public facilities)
- Other publicly-owned parcels currently not designated “P” not proposed to be changed to “P” (mainly Port parcels)

Height Limit Changes

- 1. Lower heights on certain PDR-zoned parcels in Showplace Square and Central Waterfront from 68 to 58 feet**
- 2. Change New Mission Theater parcel to 85 feet along Mission and 65 feet along Bartlett**
- 3. Change Potrero Center height limit from 40 feet to 85 feet**

EASTERN NEIGHBORHOODS
Community Planning
<http://eastemneighborhoods.sfplanning.org>

Changes Proposed to Height Limits
by Land Use Committee
October 15, 2008

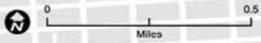
Heights in Feet

40	68
45	85
48	90
50	105
55	130
58	150-200
65	OS

Change Potrero Center height limit from 40 feet to 85 feet

New Mission Theater parcel 85 feet along Mission and 65 feet along Bartlett

Lower Heights on certain PDR zoned parcels in Showplace Square and Central Waterfront back to existing limits



BoardRubbleHeights.mxd - mwebster - October 14, 2008

Miscellaneous Planning Code Issues

- 1. Change minimum ground floor requirements from 12 or 15 feet “floor to ceiling” to 14 or 17 feet “floor to floor”**
- 2. Remove minimum ground floor height requirements from residential developments**
- 3. Clarify that any parking provided over maximum allowed would be treated as non-accessory and controlled accordingly**
- 4. Tighten retail parking controls in EN mixed use districts near transit, so they mirror NCT retail controls**

Technical Changes

Staff requests that the Board correct a variety of technical errors and staff oversights.

Details provided on staff memo dated 10-15-08.

Office – PDR Issues

Proposed Changes:

- 1. *Integrated PDR:*** Make integrated PDR a conditional use only in Central Waterfront -- **OR** – alternatively use 309.2 review process to evaluate large Integrated PDR proposals.
- 2. *Small Enterprise Workspaces:*** Allow PDR uses on the ground floor without size limitation
- 3. *Legitimization:*** Suggestion from working group that legitimization also include any tenant in place for three years that is now office
- 4. *Legitimization:*** Possible change to “3 years back” requirement that a use has been in place

Office – PDR Issues

Working Group Consensus and Clarifications :

Legitimization: Notification

- Upon adoption of the Eastern Neighborhoods Plan, Department will notify all interested parties of legitimization process and timeline.
- When Department receives applications, it will notify community stakeholders and guarantee sufficient response time

Office – PDR Issues

Working Group Consensus and Clarifications :

Legitimization: Determination of Use

- Zoning Administrator will determine which applicants are eligible to legitimize, through a Letter of Determination, appealable to the Board of Appeals

Office – PDR Issues

Working Group Consensus and Clarifications :

Legitimization: Approval

- Non-office and office < 25,000 sq. ft.: can immediately receive permits.
- Office cumulatively between 25,000 – 49,999 sq. ft.: can immediately seek “small cap” allocation from Planning Commission.
- Office cumulatively > 50,000 sq. ft. : Inventoried until the end of the 3-year legitimization window. Thereafter, can seek “large cap” allocation from Planning Commission on first-come first-serve basis. Amount seeking allocation may be metered.

Office – PDR Issues

Working Group Consensus and Clarifications :

Legitimization: Fees

- Legitimizing uses pay applicable impact fees.
- Department will offer fee deferment process allowing fees to be paid over 5-year period.

Fee Table

Legitimizing Use	Fee*
to Office	\$10.50/sq.ft.
to Integrated PDR	\$ 6.00/sq.ft.

* indexed with TIDF and Jobs-Housing Linkage Fee

Office – PDR Issues

Working Group Consensus and Clarifications :

Integrated PDR:

- Planning Commission directed that IPDR be directly linked to disadvantaged worker hiring goals
- Enterprise Zone already provides hiring incentives to employers; working group focused on incentives for building owners
- Incentives offered through a fee discount program tied to the hiring profile of IPDR tenants

Office – PDR Issues

Working Group Consensus and Clarifications :

Integrated PDR (continued):

- Building owners required to pay 50% of IPDR fees upfront. If after 5 years, if 35% of workers hired are “disadvantaged” remaining fees will be waived, with a sliding scale for partial fulfillment of the requirements
- If none of hiring goals are met, remaining 50% of fees will be due and payable
- If reporting requirements to OEWD are not met, right to reduced fees is forfeited.

Office – PDR Issues

Working Group Consensus and Clarifications :

Integrated PDR: Fees

Type of IPDR	Fee*	Amount Waivable if Hiring Goals are Met
Conversion	\$6.00 per sq. ft.	\$3.00 per sq. ft.
New Construction	\$31.50 per sq. ft.	\$15.75 per sq. ft.

* indexed with TIDF, Jobs-Housing Linkage, and Eastern Neighborhoods Fees

Affordable Housing

Project Area	Total Units	Affordability	Affordable Housing Units	Funding for Affordable Housing
BAYVIEW PLAN	3,724	38%	1,398	\$100 million
MISSION BAY	6,000	28%	1,680	\$128 million
TRANSBAY	3,465	36%	1,238	\$ 108 million
HUNTERS POINT	1,500	32%	480	\$60-\$70 million
TREASURE ISLAND	6,000	30%	1,800	\$270 million
Total	20,689	33%	6,596	\$666-776 million

- All of these plans involve tax-increment financing through redevelopment law
- The BOS resolution calls for 54% affordable housing

Affordable Housing

- 7500-10,000 new units projected

Housing Type	UMU only	Rest of EN
Market Rate	2025	3025
Inclusionary	250	525
Land Dedication	215	n/a
Middle Income	285	n/a
MOH Funded	700	450
Hsg Preservation		150
	app. 3500 new units, 42% affordable	app. 4200 new units, 27% affordable

***YIELD:
35% BMR***

***•31% affordable to
low-moderate***

***•4% to middle
income***

Affordable Housing Priority Zones: SoMa Youth & Family Zone and Mission NCT

- MOH will fund developers to secure for at least 150 units of affordable housing within 5 years.
 - Minimum of 50 in SoMa Youth and Family Zone & adjacent
 - Minimum of 50 in Mission District
- \$10 million to be spent on acquisition of existing rental housing in Mission and SOMA within 5 years

Affordable Housing Priority Zones: SoMa Youth & Family Zone and Mission NCT

Greater percentage of funds go to affordable housing preservation and development: \$3 out of every \$4:

- Fees to be used in partnership with CBOs to acquire at-risk housing
- Could result in \$20-35 million total (increase of \$5-10m)

Funds earmarked for affordable housing preservation and development shall be spent in subject neighborhood:

- All funds collected for housing in the Mission NCT must be used for housing programs in the Mission Plan Area.
- All funds collected for housing in the MUR must be used for housing programs in SoMa Youth & Family Zone & environs.





Family Housing

- **40%** of all units must be two bedrooms or more.

OR

- **30%** of all units must be three bedrooms or more.

OR

- **100%** of inclusionary units must be two bedrooms or more.

Potrero Center

- **Rezone as UMU, consistent with other formerly industrial parcels**
 - Maintain UMU affordable housing requirements
 - Require 22% on-site affordable housing to be provided.
 - Promote land dedication at 45%
 - Allow cooperative development with non-profit or CBO to produce affordable housing as joint venture.

Infrastructure/TIF/Priority Projects

Projects	Funding Still Needed
Transit	
#22 Trolley Extension	\$7,500,000
Streets	
16th St streetscape	\$8,448,000
Folsom streetscape	\$11,000,000
Townsend ped improvements	\$0
Parks	
17th & Folsom park	\$18,000,000
Draves Park ped improvements	\$611,000
Showplace Square Open Space Plan/Design/Project	\$2,600,000
Projected Cost:	\$48m

Infrastructure/TIF/Priority Projects

Plan Infrastructure Prioritization Agreement

- Agreement among City agencies responsible for implementation.
- Resolutions passed by relevant boards/commissions
- Commitment to prioritize to focus on Eastern Neighborhoods priority capital projects, and initiate within 5 years.

Infrastructure Finance Working Group

- Tasked to explore a range of financing mechanisms to fill funding gap, including best vehicle for Tax Increment Financing.
- Established by Board resolution
- Interagency composition, including community representation.
- Recommendations required 6 months.

SoMa Youth and Family Zone



- Pedestrian improvements to connect family infrastructure
- Traffic and crossing improvements
- Renovation of Eugene Friend SoMa Recreation Center
- Coordination with SoMa Stabilization Fund, including envisioned youth center.

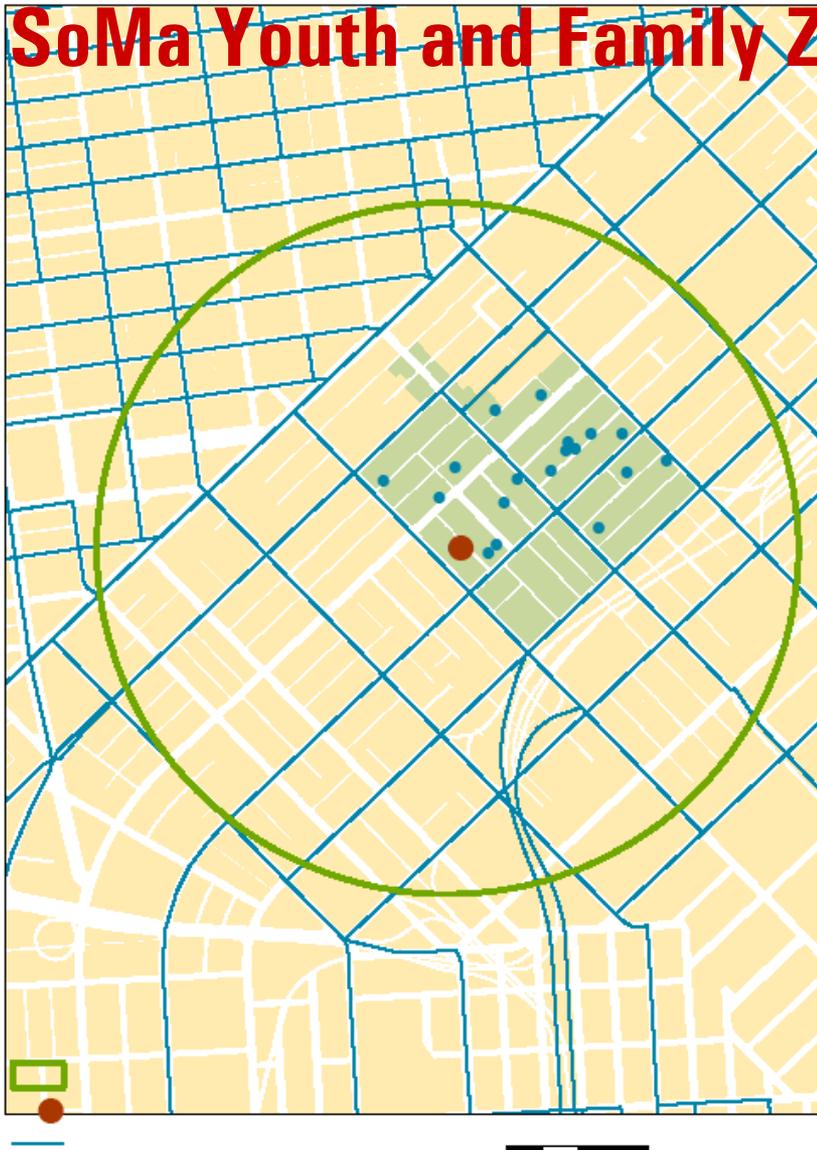
SoMa Youth and Family Zone



- Folsom Boulevard: bulbouts and pedestrian spaces.
- Living streets & alleys:
 - Living streets along Clara, Tehama, Clementina & Shipley Streets
 - Alley improvements on Russ, Harriet & Moss Streets



SoMa Youth and Family Zone



Affordable Housing in Construction or Planned

- 1400 Mission Street
- 1036 Mission Street
- 9th and Jessie
- 10th and Mission
- 275 Tenth Street
- Westbrook Plaza (227 Seventh)
- 474 Natoma

Citizens' Advisory Committee

Staff-proposed changes to address some community concerns regarding the CAC, including:

- **Ensuring the CAC is recognized as the primary advisory body on all Eastern Neighborhoods implementation and monitoring**
- **Clarifying that the CAC is Eastern Neighborhoods-wide, but may establish sub-committees as desired**
- **Clarifying that one of the CAC's functions is to remain informed and convey information about development activity to interested community members**

Monitoring

1. Monitor progress according to implementation actions:

- Specifically calls out monitoring of middle-income units.
- Reports on progress of Integrated PDR program

2. Measure growth against needed improvements:

- Quantify affordable housing development, open space, transit and public realm improvements, community facilities and services, etc according to new growth
- Targets to meet: 5 Year Capital Plan, PDR goals, housing goals

3. Analyze and update fees and housing requirements:

- Regularly increase fee according to rise in construction costs
- Adjust housing requirements if proven too high OR too low; amend as necessary

***If monitoring surveys indicate failure in key areas >
ACTION***