

Mission

AREA PLAN



SAN FRANCISCO
PLANNING
DEPARTMENT

EASTERN NEIGHBORHOODS

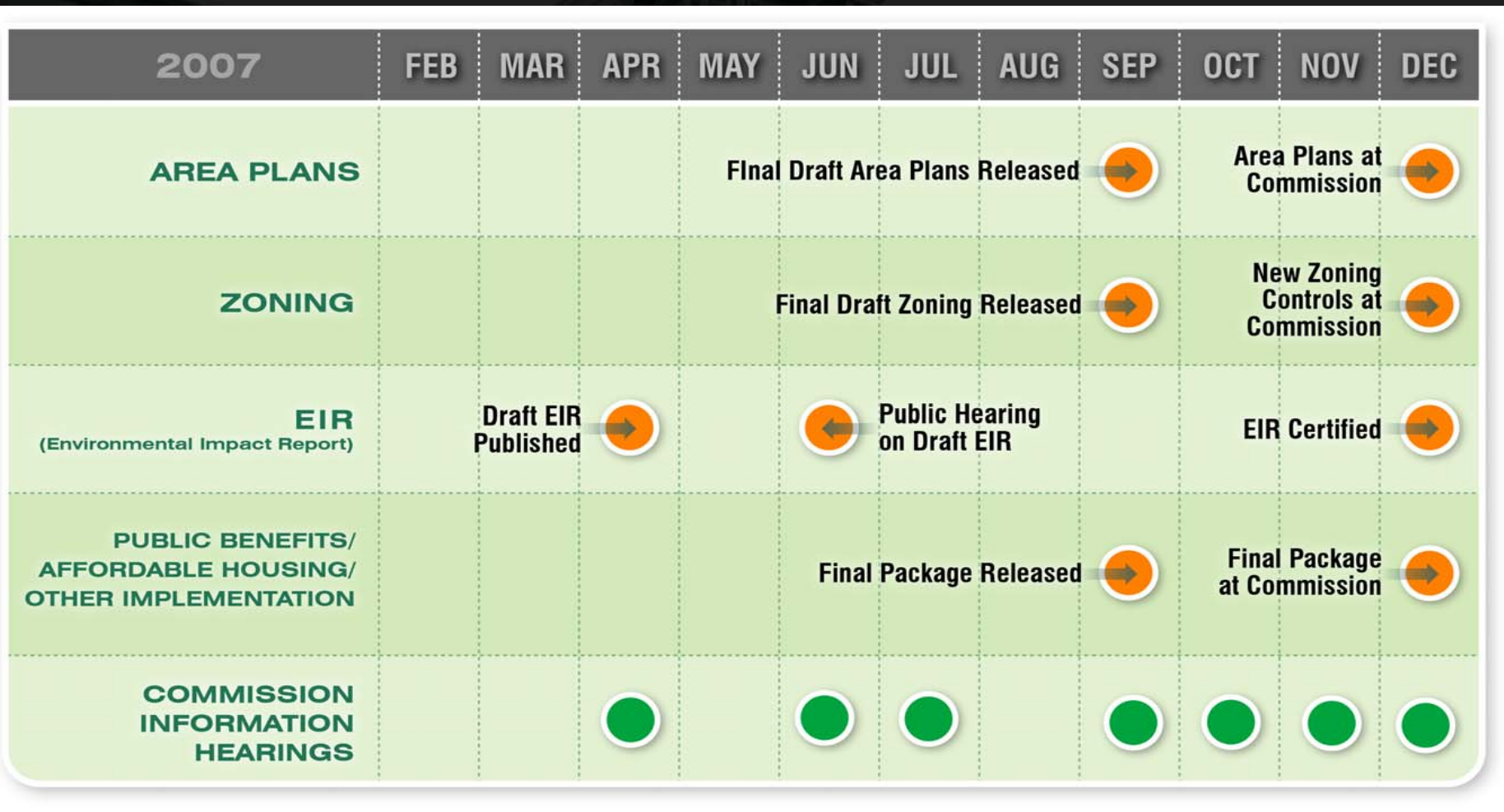
Community Workshop Series

MARCH 20, 2007

Tonight's Agenda

- 6:10** Welcome, project schedule, how to stay involved
- 6:20** Comments from previous workshops
- 6:25** Plan Overview
- 6:40** Zoning Framework
- 6:50** Q and A
- 7:00** Public Benefits and Affordable Housing
- 7:15** Q and A

Eastern Neighborhoods Schedule



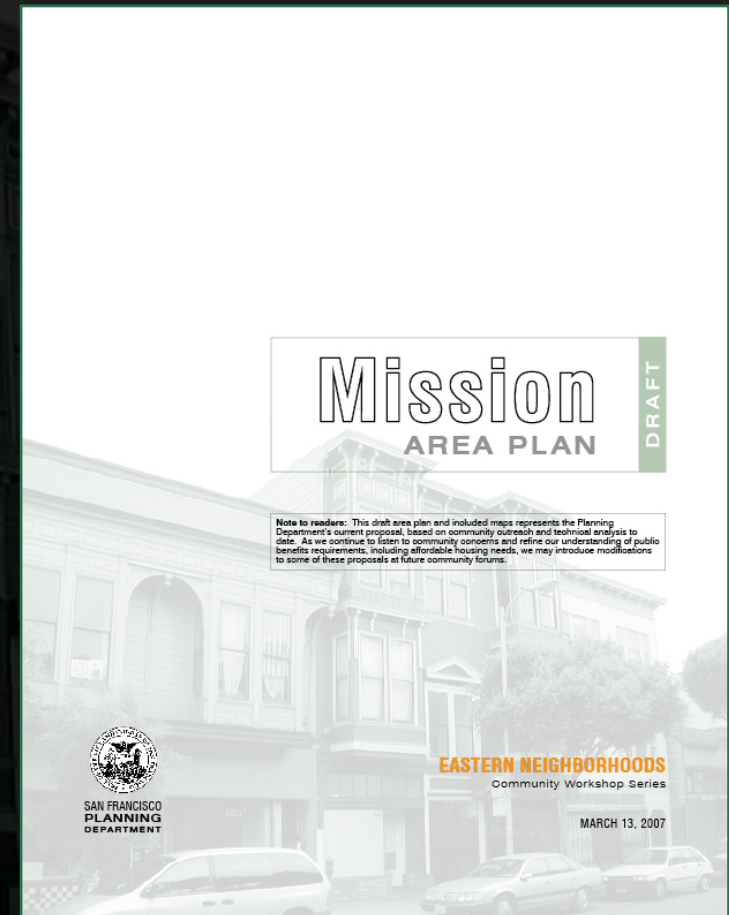
Participate & Give Us Your Input!

- Fill out the survey
- Comments from today's & previous workshops
- Get regular updates
- Drop-in during office hours
- E-mail / Write us
- Set up a meeting / appointment
- Let us know about your meetings
- Attend public hearings

PLAN OVERVIEW

Contents

1. Land Use
2. Housing
3. Open Space
4. Transportation
5. Urban Design
6. Community Facilities
7. Historic Resources



What is Land Use Planning?

- Regulates how city land is used



- Planning Department establishes land use rules

How the Mission Area Plan Works

- Part of the City's General Plan
- Organized by:
 - Topical Sections
 - Objectives and Policies
- Will guide city implementation actions

1. Land Use

- Existing conditions
- How the plan addresses this



2. Economic Development

- Existing conditions
- How the plan addresses this



3. Housing

- Existing conditions
- How the plan addresses this
 - Policy 3.4.2 Family Units
 - Policy 3.8.1 Rent Control



4. Transportation

- Existing conditions
- How the plan addresses this

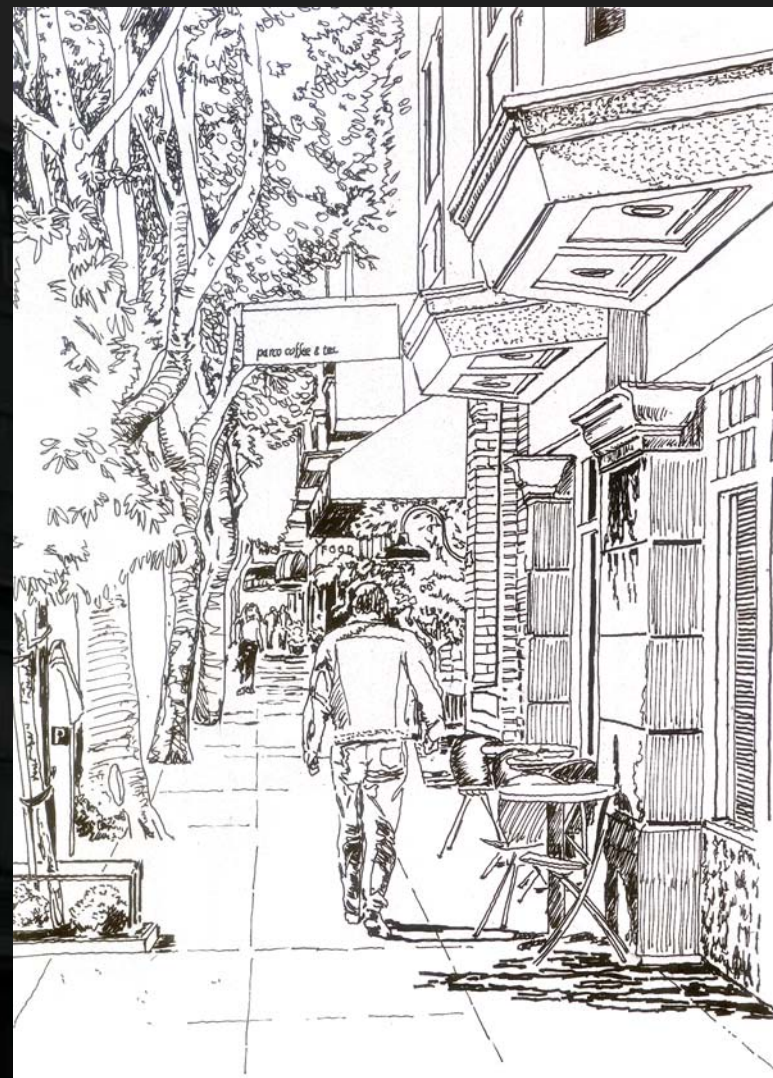


5. Open Space

- Existing conditions
- How the plan addresses this

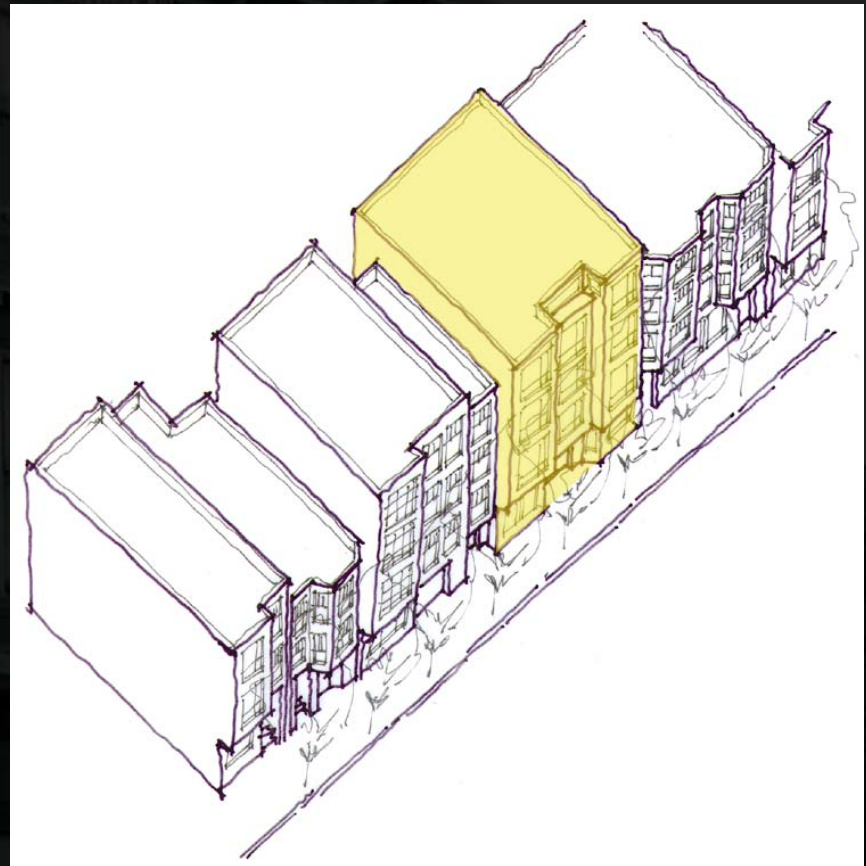


6. Urban Design



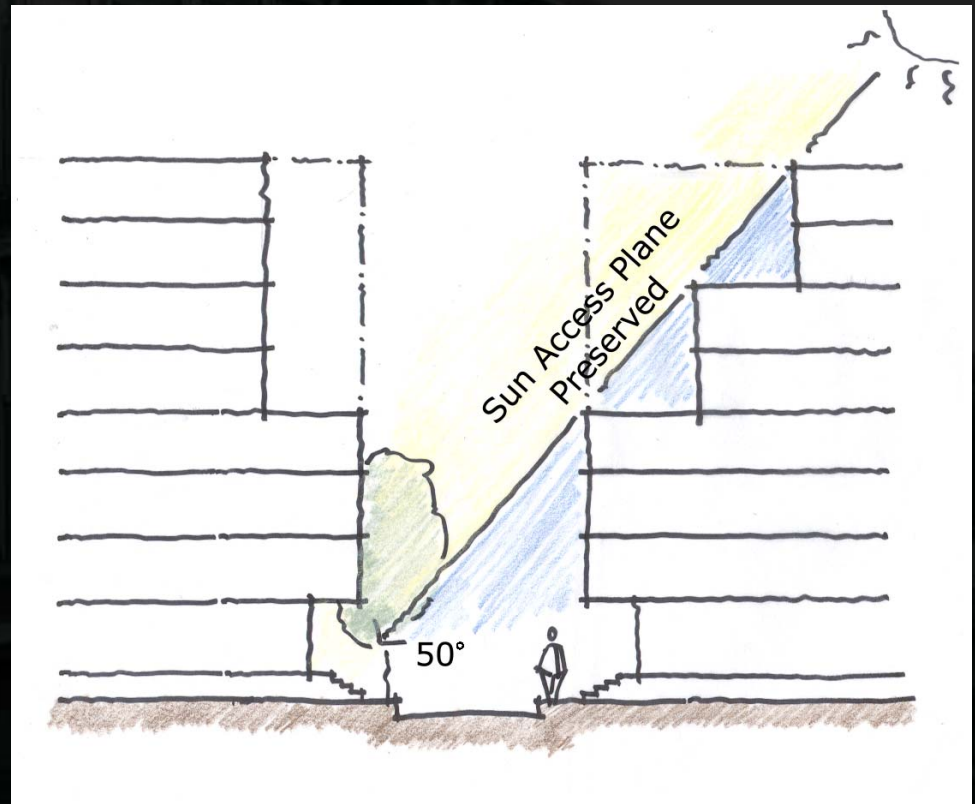
6. Urban Design

- Refined Heights



6. Urban Design

- Alley Controls



6. Urban Design

- Mission Public Realm Plan



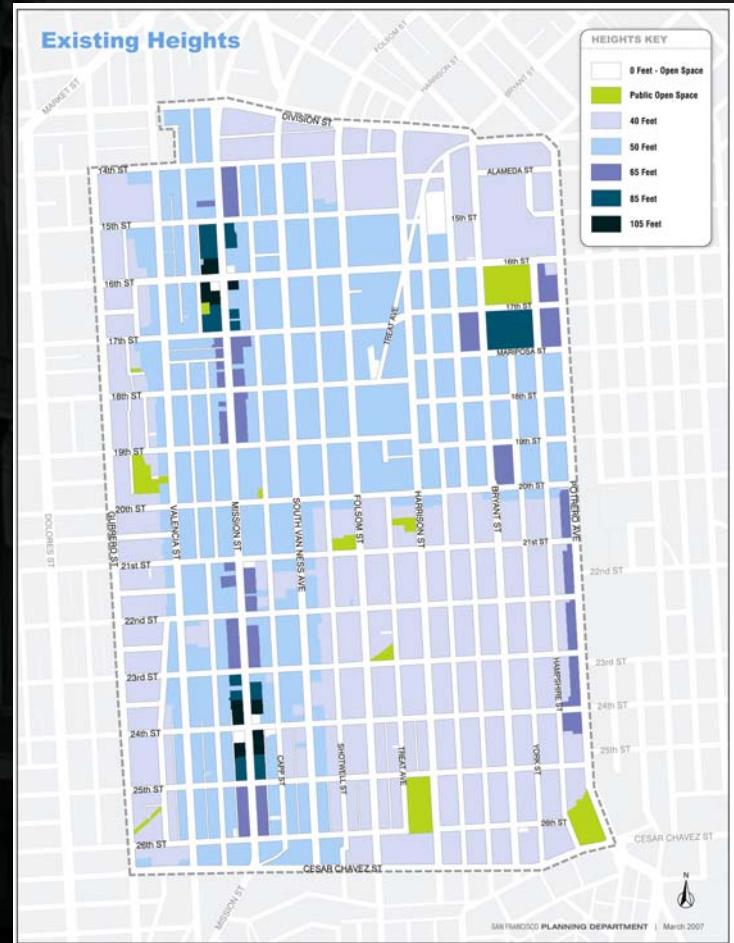




6. Urban Design

Existing Heights

- (page 39)



6. Urban Design

Proposed Heights

- (page 40)



7. Community Facilities

- Provision
- Maintenance
- Enhance cultural institutions



8. Historic Preservation

- Existing conditions
- How the plan addresses this



ZONING FRAMEWORK

Mission Goals Summary

- Preserve diversity and vitality of the Mission
- Increase the amount of affordable housing
- Preserve and enhance existing PDR businesses
- Preserve and enhance the unique character of the Mission's distinct commercial areas

(more...)

Mission Goals Summary

(cont...)

- Promote alternative means of transportation and create a more pleasant urban environment
- Improve existing and develop new community facilities and open space
- Minimize displacement

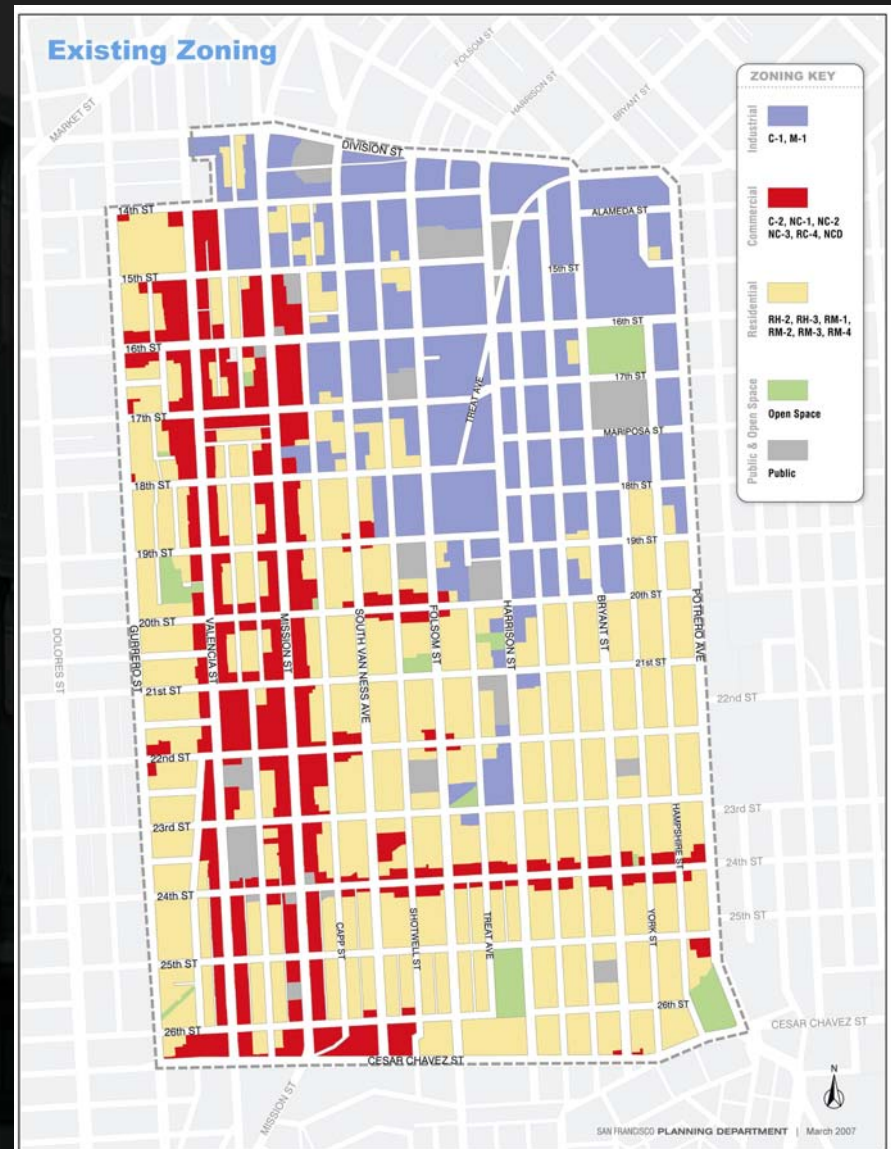
What is Zoning?

- Tool for implementing the Plan
 - Map
 - Zoning Controls



Existing Zoning

- Industrial
- Neighborhood Commercial
- Residential



Existing Zoning

- Industrial



Existing Zoning

- Neighborhood Commercial



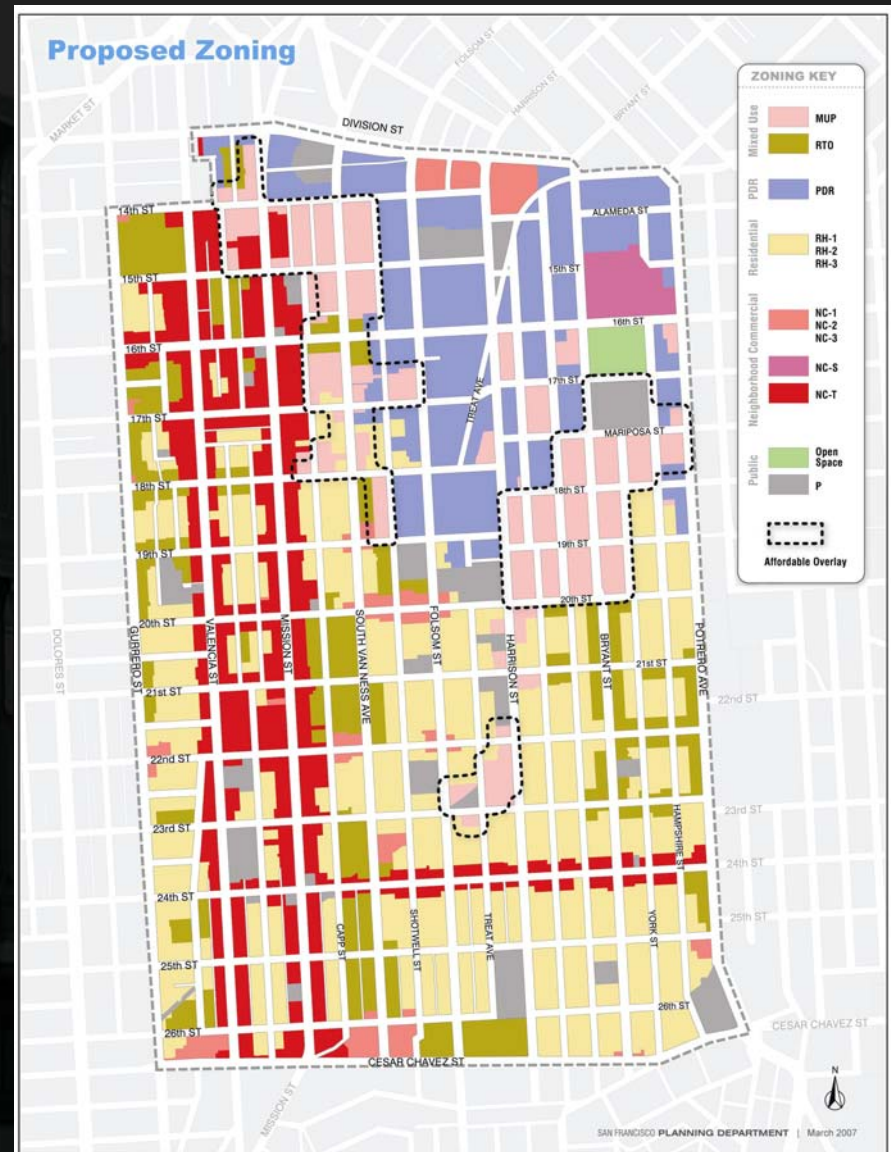
Existing Zoning

- Residential



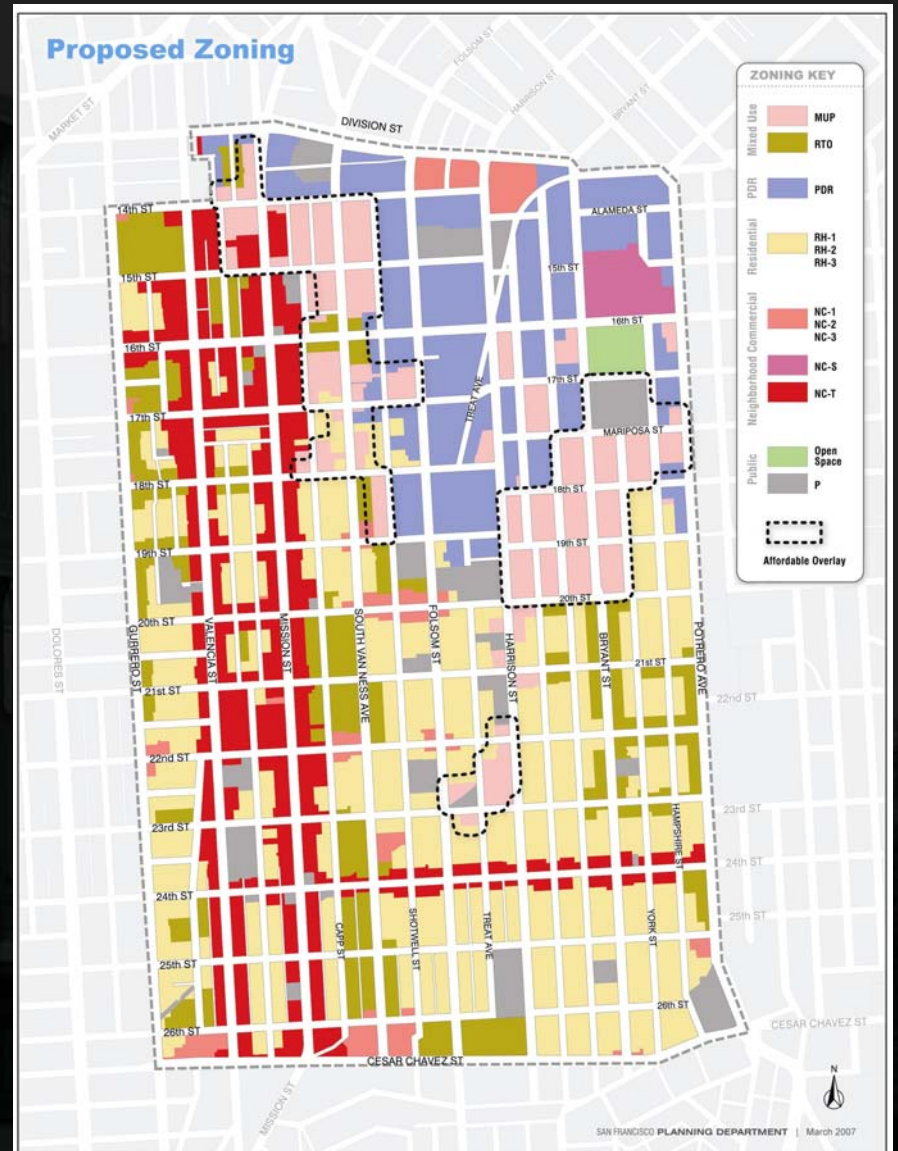
Proposed Zoning

- Production Distribution Repair (PDR)
- Mixed Use – PDR
- Neighborhood Commercial – Transit
- Residential Transit Oriented (RTO)



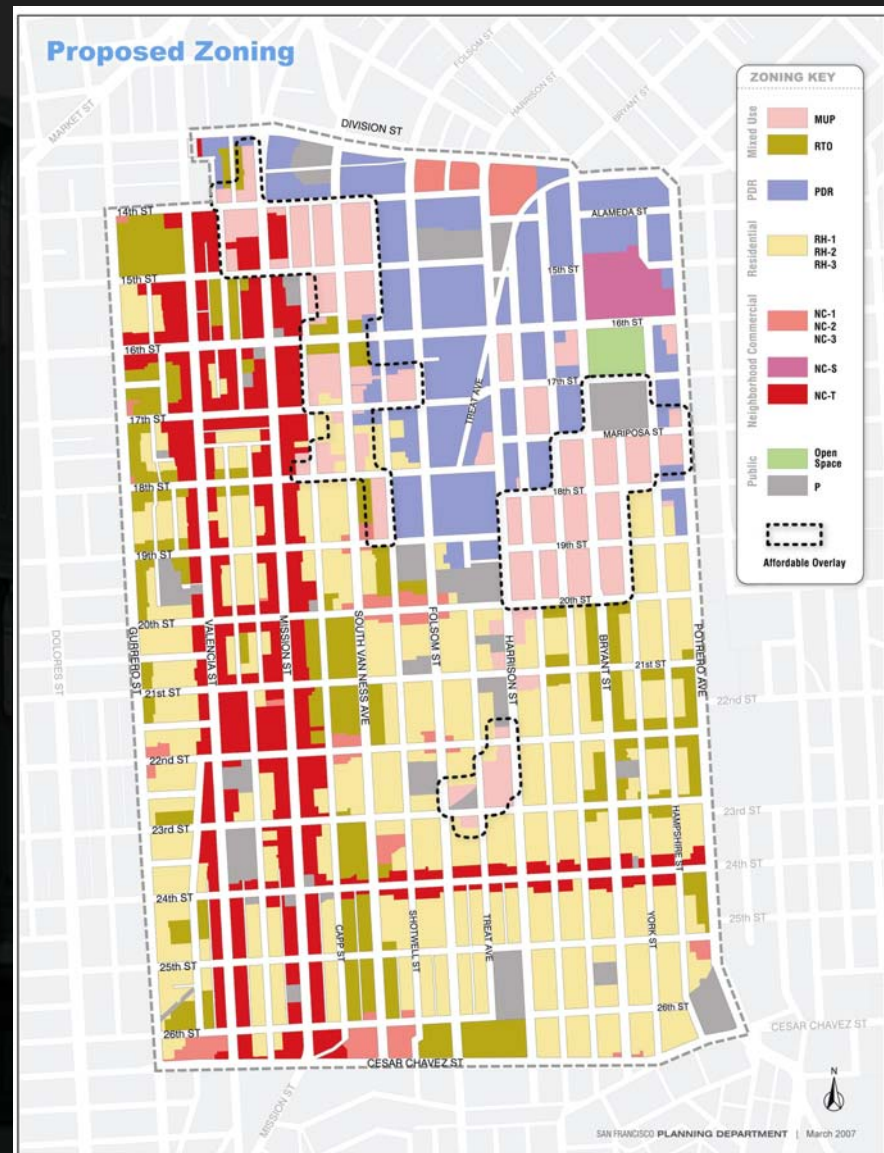
Proposed Zoning

- Production Distribution Repair (PDR)



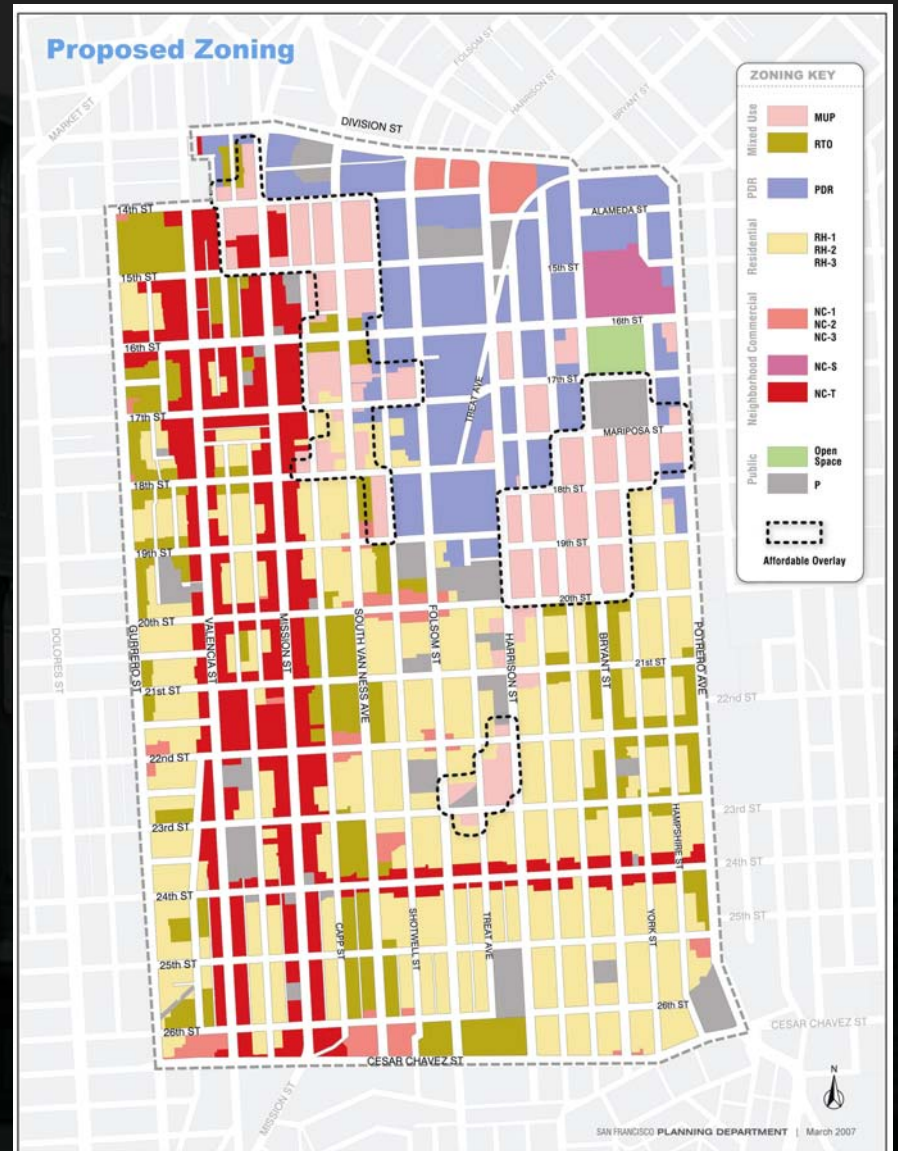
Proposed Zoning

- Mixed Use – PDR



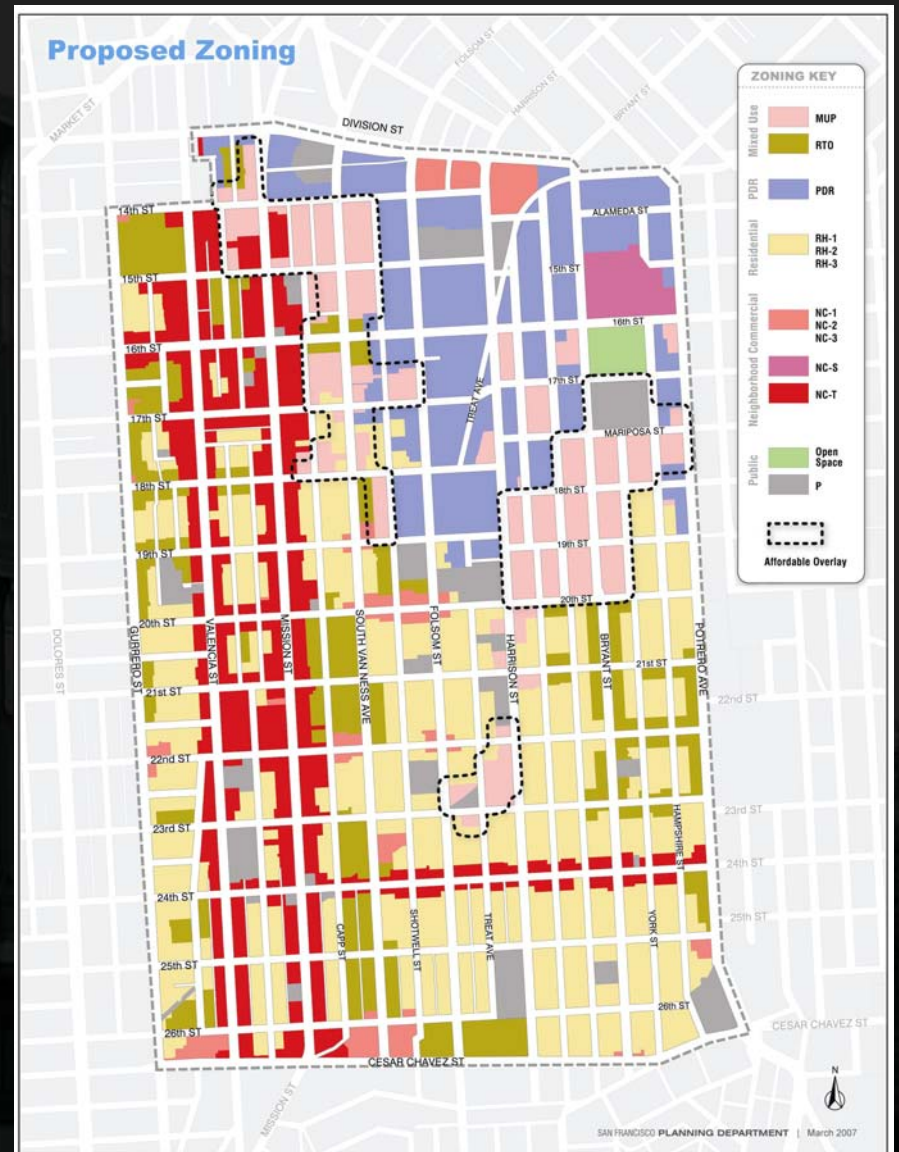
Proposed Zoning

- Neighborhood Commercial - Transit



Proposed Zoning

- Residential Transit Oriented (RTO)

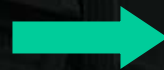


Zoning Summary

Existing...

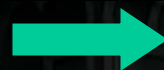
Proposed...

Industrial Areas



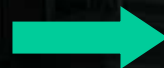
PDR, MU-PDR

**Neighborhood
Commercial Areas**



NC-T

Housing Areas



**Generally remains the
same; some goes to
RTO**

**PUBLIC BENEFITS &
AFFORDABLE HOUSING**

Community Goals

- Increased Affordable and Family Housing
- Business and Employment Opportunities
- Improve Public Transit
- Open Space that meets the needs of the community
- Support of Neighborhood Businesses
- Community and Human Services



Public Benefit Zoning Concept



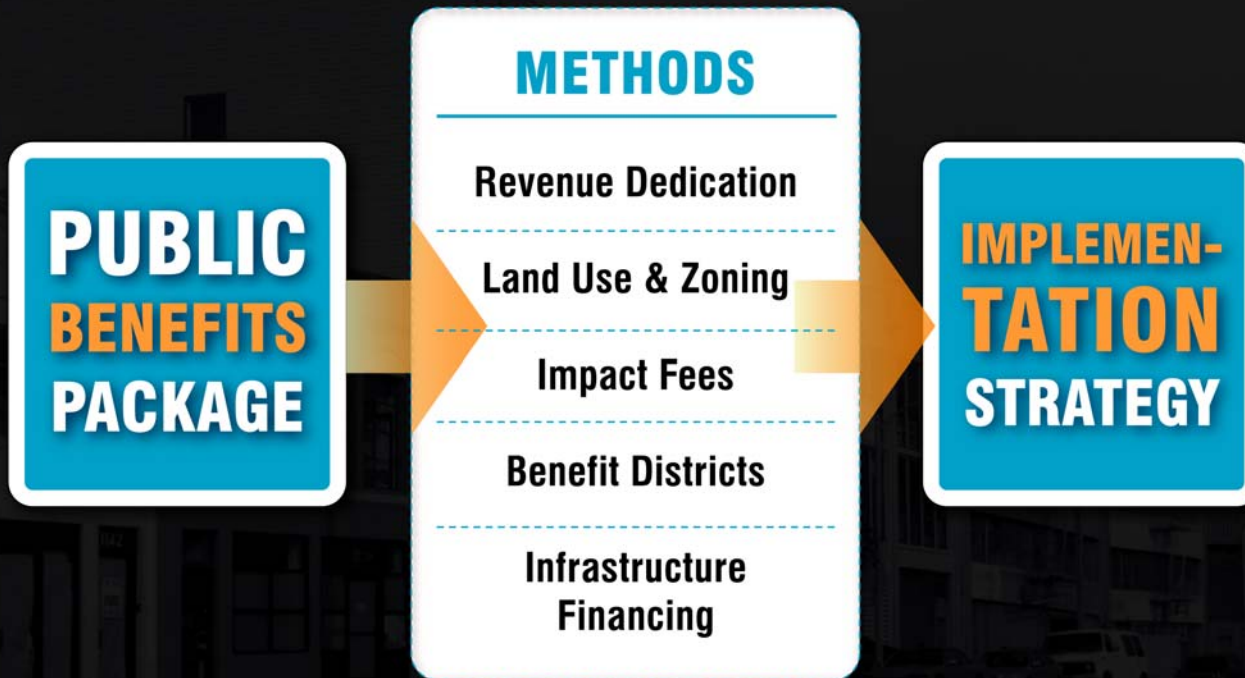
Public Benefit Zoning - how it works

- **ASSESSING THE COMMUNITY'S NEEDS**
 - Consultant Needs Assessment

- **QUANTIFYING THE COMMUNITY'S NEEDS**
 - Stated Community Goals
 - Impacts of New Housing

- **MEETING THE COMMUNITY'S NEEDS**
 - Public Benefits Package

Public Benefit Zoning - how it works



Priorities?

- **AFFORDABLE HOUSING!**
- **Parks & Recreation Spaces**
- **Schools**
- **Libraries**
- **Police & Fire**
- **Child Care**
- **Health Care Facilities**
- **Social and Human Services: Job Training**
- **Arts & Cultural Facilities**
- **Neighborhood Shops & Services**
- **Streets, Sidewalks, Bicycle and Pedestrian Facilities**
- **Transit**
- **Historic Preservation**

**FOCUS ON
AFFORDABLE HOUSING**

Existing Housing Conditions in the Mission

- 60,000 people live in the Mission, about half are immigrants
- Family sizes are much larger and incomes are much lower than other parts of the City
- 80% rent and are vulnerable to displacement

Existing General Plan Housing Policies

- Provide More Affordable Housing
- Increase sites for affordable housing
- Expand financial resources for affordable housing

A Primary Goal of the Eastern Neighborhoods Planning Process = *Increase Affordable Housing*

Current Affordable Housing Strategies

- Inclusionary housing requirements of 15% or more
- City-sponsored construction of new affordable units.
- Demolition policies to preserve existing affordable housing

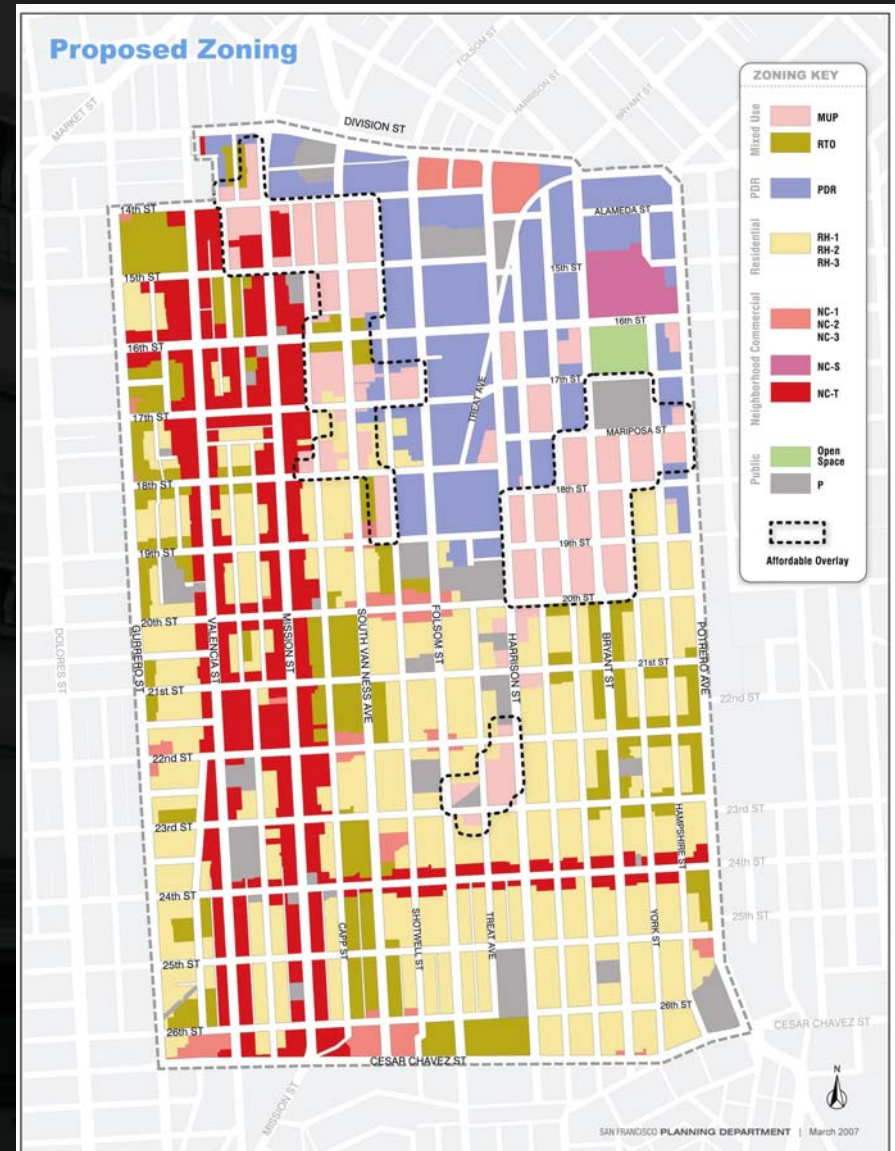


Community Priorities

- **Coordination with Mayor's Office of Housing**
- **Plan for housing that meets community's needs**
 - Preserve existing housing
 - Develop new rental housing
 - Develop family housing
- **Plan to acquire – and pay for - sites for new housing.**

Proposed Affordable Housing Strategies

- Increased Inclusionary Requirements
- Affordable Housing Priority Areas
- Increased Funding for New Affordable Housing



Sign up on the mailing lists to stay informed! We need your input!

**THANKS FOR
COMING!**