



# 2010

## ANNUAL REPORT



## City & County of San Francisco

### **Mayor Gavin Newsom**

#### **Planning Commission**

Ron Miguel, *President*  
Christina Olague, *Vice President*  
Michael J. Antonini  
Gwyneth Borden  
Kathrin Moore  
Hisashi Sugaya  
Rodney Fong  
Bill Lee (through August 2010)

#### **Historic Preservation Commission**

Charles Edwin Chase, *President*  
Courtney Damkroger, *Vice President*  
James M. Buckley, Ph. D.  
Karl Hasz  
Alan Martinez  
Diane Matsuda  
Andrew Wolfram

#### **Planning Department Senior Management**

John Rahaim, *Director*  
Scott Sanchez, *Zoning Administrator*  
Alicia John-Baptiste, *Assistant Director*  
Kelley Amdur, *Director of Neighborhood Planning*  
David Alumbaugh, *Director of Citywide Planning (Acting)*  
Bill Wycko, *Director of Major Environmental Analysis*  
Tom DiSanto, *Chief Administrative Officer*  
Linda Avery-Herbert, *Commission Secretary*

#### **Board of Supervisors**

District 1 Eric Mar  
District 2 Michela Alioto-Pier  
District 3 David Chiu, *Board President*  
District 4 Carmen Chu  
District 5 Ross Mirkarimi  
District 6 Chris Daly  
District 7 Sean Elsbernd  
District 8 Bevan Dufty  
District 9 David Campos  
District 10 Sophie Maxwell  
District 11 John Avalos

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### **PURPOSE OF THE ANNUAL REPORT**

This Annual Report fulfills the requirement of San Francisco City Charter Section 4.103 for both the Planning Commission and the Historic Preservation Commission. The Charter requires that each board and commission of the City prepare an annual report describing its activities to accompany the Annual Statement of Purpose that will be filed with the Mayor and the Clerk of the Board of Supervisors. To reduce costs, save the environment, and in compliance with Administrative Code Section 1.56, this report is available as an electronic document at [www.sfplanning.org](http://www.sfplanning.org)



## Letter from Planning Commission President **Ron Miguel**

On behalf of the Planning Commission, I am pleased to send you our 2009-10 Annual Report. The Commission has been working closely with the Planning Department to continue implementing the Action Plan and address budget issues. The Planning Commission has seen an increase in entitlement cases indicating, at least for now, that the development economy may be rebounding.

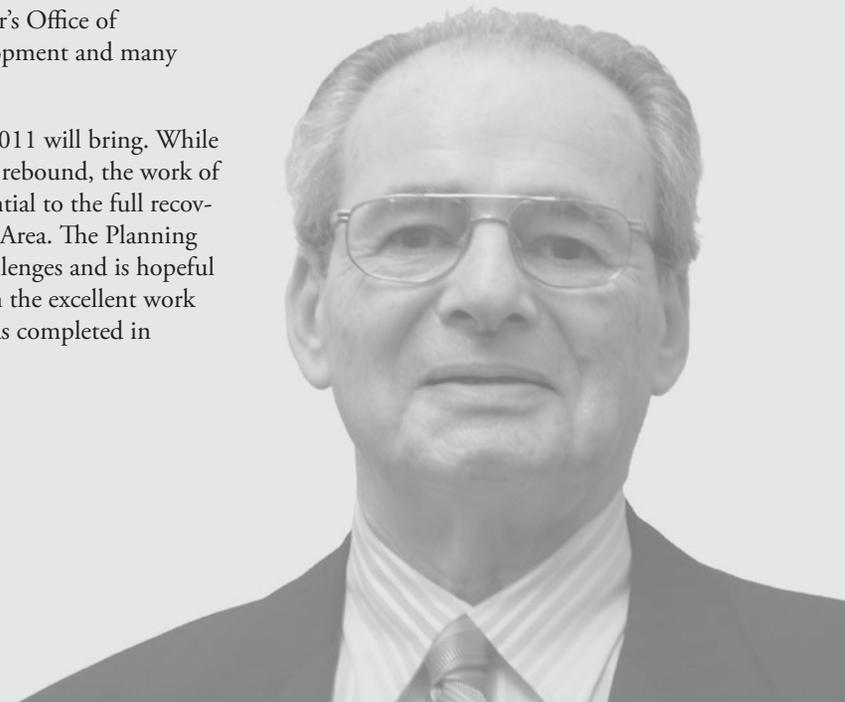
The Planning Commission has reviewed and approved projects that will add to the cultural vibrancy of San Francisco. Projects as diverse as the Masonic Auditorium in Nob Hill to the SF Jazz Museum in Hayes Valley and the Preservation Hall Jazz Society in the Mission will soon provide entertainment to citizens throughout the Bay Area. In addition, the Commission has approved CityPlace, a new mixed-use project along Market Street that will serve as the anchor for the revitalization of the mid-market neighborhood.

The Planning Commission has continued to review and approve new area plans and design programs in 2009-2010. Candlestick Park and Hunters Point Shipyard have new zoning controls and incentives and when fully developed, will rebuild a portion of San Francisco that did not see the construction boom after 2000. The Planning Commission is currently reviewing plans to transform Parkmerced and Treasure Island into contemporary residential neighborhoods, and hopes

to pass these in 2010-2011. In addition, the Planning Commission has continued to further environmental sustainability, passing innovative car-share requirements, approving improvements to the Hetch Hetchy water system, and seeing the Bike Plan finally be implemented throughout the City.

This year the Planning Commission has held several joint hearings with sister agencies about issues and projects that cross several diverse but related fields. The Planning Commission has enjoyed great cooperation and interaction with Historic Preservation Commission, the Health Commission, the Recreation and Park Commission, the Mayor's Office of Economic and Workforce Development and many others.

We look forward to what 2010-2011 will bring. While the economy continues to slowly rebound, the work of the Planning Department is essential to the full recovery of San Francisco and the Bay Area. The Planning Commission welcomes these challenges and is hopeful that the next year will build upon the excellent work that the Planning Department has completed in 2009-10.

# Letter from Historic Preservation Commission President **Charles Edwin Chase**

As the Commission entered our second year, we have enjoyed the support and guidance from the Planning Commission being heard - from approving new project entitlements to the adoption of historic resource surveys.

The Commission spent the last half of the year working on amending Articles 10 and 11 of the Planning Code, which provide the processes for designating buildings and districts and the regulations for any work to be done on a historic building. The Historic Preservation Commission has adopted policies permitting the Department to review and approve minor permits in the Downtown Area, facilitating the reuse of commercial spaces in a more timely manner. In addition, the Commission now has disclosure policies, creating transparency between the public and the Commission. Lastly, the Historic Preservation Commission adopted policies for integrating disabil-

ity access into historic buildings.

In the past year the Historic Preservation Commission has reviewed and approved several historic resource surveys, from the Dubose Triangle area in the Market-Octavia Area Plan, to Automotive Support Structures along the Van Ness Corridor, to the South Mission Survey, a part of the Eastern Neighborhoods Area Plan. These surveys create certainty for the public and the Planning Department and will serve as a great resource for San Francisco.

As 2010 comes to a close, the Historic Preservation Commission looks forward to continued cooperation with the Planning Commission and Department and the development of historic preservation policies throughout San Francisco.



## Introductory message from Planning Director **John Rahaim**

*I am pleased to present the  
Planning Department's  
2009-2010 Annual Report.*

It has been a year of change for the Department, and a year in which we have weathered many challenges. Nonetheless, I strongly believe we are on the road to a stronger, more expert agency, with the best interests of the future of San Francisco as fundamental to our core mission. The Department has internally re-organized and is now better poised to serve our constituents, both internal and external to government, and including the staff

The Department's Two Year Action Plan has reached its conclusion. In addition to several adopted reform measures affecting all parts of the Department, staff developed an innovative Project Review System, which both increases certainty for project sponsors and provides more transparency to our citizens. It also more fully addresses the connections between the divisions of the Department, involving all of them in this process. We welcome your input as the new process is fully implemented in February 2011.

I am committed to continuing the process of building the expertise and objectivity of the Planning Department. Our best success results when we put forward our best planning judgment, outside the whims and vagaries of an intense, ever-changing politicized land use process. Helping staff to remain outside that process is crucial to my role.

I am also committed to the Department becoming a better listener. To that end, I will institute several "Conversations with the Director" in the coming year on specific topic areas, and welcome invitations from any organization to learn more about your concerns and your ideas for our city.

The Department's work is essential to the successful recovery of San Francisco's economy. The past few months has seen a rise in the number of entitlement and building permits indicating that the San Francisco economy is slowly rebounding. We will do our part to make that rebound continue.

Finally, I must take this opportunity to thank the members of the Planning Commission and Historic Preservation Commission. These citizens represent the best of San Francisco, in volunteering countless hours on the City's behalf, and providing us their valuable expertise. And to staff, I give my sincere thanks for your support, your expertise and extraordinary resilience in performing our challenging work with professionalism, grace and good humor. You are what makes us work.

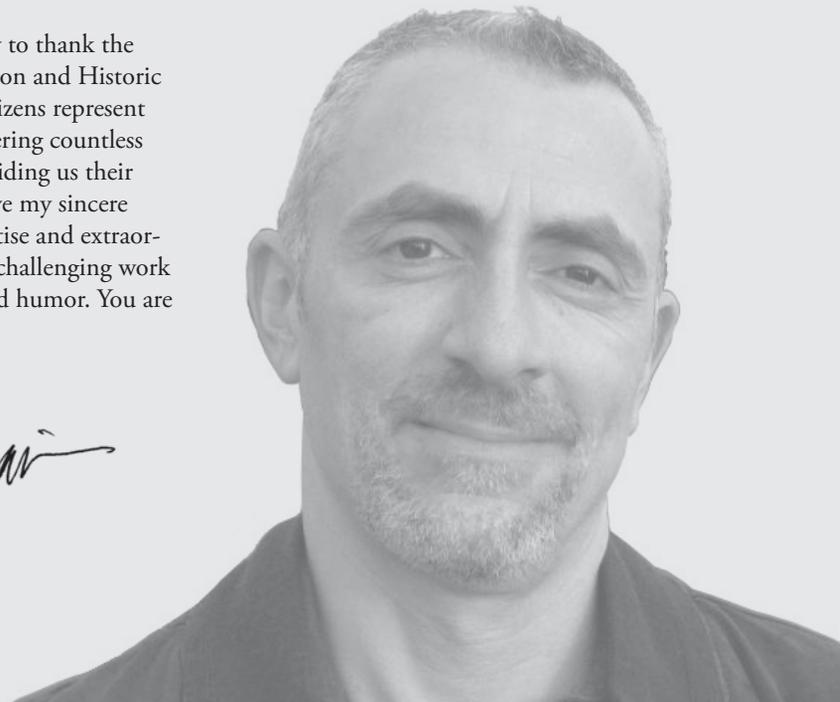





Photo courtesy of Flickr <http://www.flickr.com/photos/david907/3149811287/>

## PLANNING DEPARTMENT MISSION STATEMENT

The mission of the Planning Department is to guide the orderly and prudent use of land, in both natural and built environments, with the purpose of improving the quality of life and embracing the diverse perspectives of those who live in, work in, and visit San Francisco.

2010

# PART I

Overview of  
The Commissions &  
The Department

## OVERVIEW

The role of the SF Planning Department is to guide the physical growth of the City toward a sustainable and vibrant future. The SF City Charter establishes specific roles for the Department, the Planning Commission and the Historic Preservation Commission. Implicit in these defined roles is that the Department, through the guidance and direction of the Planning Commission, sets the standards and direction for where and how the City should grow and change.

Specifically, the City Charter sets forth that the overarching function of the Planning Commission is to adopt and maintain a comprehensive, long-term General Plan for future improvement and development of the City of San Francisco. The City Charter further establishes that the Historic Preservation Commission shall advise the City on historic preservation matters, participate in processes that involve historic or cultural resources, and take such other actions concerning historic preservation as may be prescribed by ordinance. The Planning Department functions as staff for the Planning Commission and the Historic Preservation Commission; under the Charter, the Planning Director is responsible to the Planning Commission.

The Planning Department serves a broad range of constituents, including the citizens of San Francisco, community organizations, elected and appointed policymakers, builders, architects, property owners, tenants, and advocacy groups. All rely on the City's General Plan and the Planning Code that implements it to achieve the City's development goals. It is through this lens that the Department crafts and implements land use policy.

## PRINCIPAL ACTIVITIES

The Planning Department's principal activities are:

- Developing and maintaining the City's General Plan with its long-range policies that ensure the highest quality physical environment for those living or working here or otherwise engaging in the civic life of the City, its neighborhoods and districts.
- Formulating planning controls, standards and guidelines that ensure the highest quality development.
- Analyzing development proposals for their environmental effects and developing implementation and monitoring measures to reduce impacts.
- Engaging in development proposals to ensure they constitute good city building when measured against the General Plan, the Planning Code and environmental analysis.
- Serving as a data analysis and information center to gather, analyze, interpret and disseminate data in support of land-use policy analysis.
- Analyzing development trends to help the City understand changes to the City's housing stock and commercial uses.
- Coordinating with sister agencies on application of the General Plan and fulfillment of community planning efforts as needed.
- Implementing the Planning Code and applying the Administrative Code to permit applications.

# The Planning Department

There are four divisions within the Planning Department that collectively implement this mission:

## NEIGHBORHOOD PLANNING

Guides the growth of the City by implementing the City's adopted policies and controls to ensure that development is well-designed and respectful of existing neighborhoods. This division also provides information to the public and enforces the Planning Code requirements.



**Kelley Amdur**  
Director of  
Neighborhood Planning

## MAJOR ENVIRONMENTAL ANALYSIS

Assesses the environmental impacts of all projects for the City and County of San Francisco, through the preparation of state and federally mandated environmental review documents.



**Bill Wycko**  
Chief of Major  
Environmental Analysis

## CITYWIDE POLICY PLANNING

Articulates the long-range future of the City through the creation of area plans, policies and programs that guide future physical change. This division also gathers and analyzes data in support of land-use policy and oversees compliance with the General Plan.



**David Alumbaugh**  
Acting Director of  
Citywide Planning

## ADMINISTRATION

Leads the Department through finance, budget, day-to-day management and new initiatives to improve the operations of the Department.



**Thomas DiSanto**  
Chief Administrative Officer

# Planning Commission

**OVERVIEW** The role of the Planning Commission is to adopt and maintain a comprehensive, long-term General Plan for future improvement and development of the City, review various entitlements for development, and recommend amendments to the Planning Code to the Board of Supervisors. The Commission consists of seven members. Four members are nominated by the Mayor, while the other three members are nominated by the President of the Board of Supervisors.

The Planning Commission periodically recommends to the Board of Supervisors approval, modification or rejection of proposed amendments to the General Plan. In developing these recommendations, the Commission consults with other commissions and elected officials, and holds regular public hearings as part of a comprehensive planning process. The Commission may propose for consideration by the Board of Supervisors ordinances regulating the height, area, bulk, set-back, location, use or related aspects of any building, structure or land. The Commission also has the power to hear and decide development entitlement applications, and to certify environmental impact reports (EIRs) and requests for discretionary review (DR) of building permits.

The Commission is staffed by the Director, a

Commission Secretary and Department Staff as needed.

**HIGHLIGHTS** The Commission holds regular meetings each Thursday and occasional Special, Joint and Committee meetings in 2010. The Commission voted to retain Ron Miguel as President and Christina Olague as Vice President. The remaining members of the Commission include Michael Antonini, Kathryn Moore, and Hisashi Sugaya. Bill Lee's tenure as a Commissioner ended in August 2010, and he was replaced by Rodney Fong. This fiscal year the Commission approved:

- The Bayview Hunter's Point Shipyard/ Candlestick Plans
- Adoption of a Commission DR Policy to enable consideration of abbreviated and full DR;
- Adoption of a Commission Car-Share Policy;
- Adoption of the San Francisco Bicycle Plan;
- Legislation to allow more restaurants in select neighborhood commercial districts and to enable deferral of impact fees to stimulate development.
- 150 Otis Street Development for formerly homeless veterans.
- Entertainment venues such as the Masonic Auditorium, the SF Jazz Museum, and the Preservation Hall Jazz Society.



The Planning Commission from left to right: Linda Avery (Commission Secretary), Michael Antonini, Kathryn Moore, Ron Miguel (President), Christina Olague (Vice President), Bill Sugaya, and Gwyneth Borden.

*“The Planning Commission has reviewed and approved projects that will add to the cultural vibrancy of San Francisco.”*

COMMISSION PRESIDENT RON MIGUEL

# Historic Preservation Commission

**OVERVIEW** The Historic Preservation Commission protects the City's architectural, historical and cultural heritage. Appointed by the Mayor and subject to the approval of the Board of Supervisors, the Historic Preservation Commission has the authority to make recommendations to the Board of Supervisors regarding the "landmarking" of individual buildings and historic and conservation districts. The Historic Preservation Commission also reviews all Certificates of Appropriateness and Permits to Alter, as well as historic property contracts under Chapter 71 of the Administrative Code. The Historic Preservation Commission also comments on any ordinances and resolutions concerning historic preservation issues, and recommends preservation policies for the General Plan to the Planning Commission.

**HIGHLIGHTS** The Commission holds regular meetings on the first and third Wednesdays of each month. There are periodic Architectural Review Committee hearings and occasional joint hearings with the Planning Commission. The Commission maintained Charles Chase as President and Courtney Damkroger as Vice President. The remaining members of the Commission include James Buckley, Karl Hasz, Alan Martinez, Diane Matsuda, and Andrew Wolfram.

The Commission is staffed by the Preservation Coordinator, a Commission Secretary and Department Staff as needed.



The Historic Preservation Commission from left to right: James Buckley, Andrew Wolfram, Linda Avery (Commission Secretary), Courtney Damkroger (Vice President), Charles Chase (President), Karl Hasz, Alan Martinez. Not pictured: Diane Matsuda.



TOTAL PLANNING COMMISSION  
HOURS 2009-2010



**300**



# PART II

Planning Department  
Year In Review

2010

# Goals & Accomplishments

## DIRECTOR'S VISION

**HIGHLIGHTS** The Department has made crucial improvements and achieved major milestones. These achievements were enabled by the strong support of the Commissions, the steadfast commitment of Planning Department staff, and major investments over the past several years.

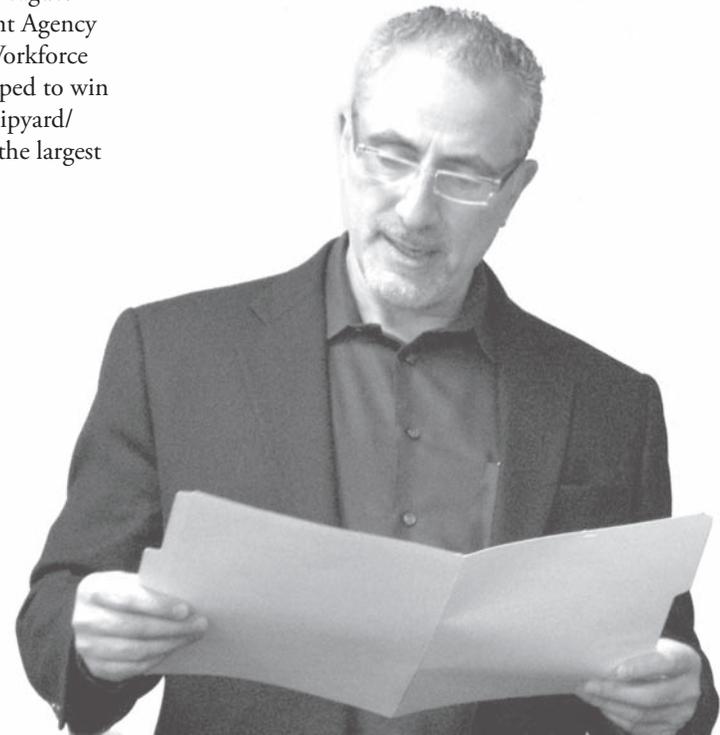
In July 2008, the Planning Commission adopted the Department's proposal for a two year Action Plan. The goals of the Action Plan were to update our review and approval procedures, improve our project management functions, support staff in their day to day functions and generally be more responsive to our many constituents. In 2010, the Action Plan was closed with the launching of a new

project review process.

Building upon the success of the recently adopted Neighborhoods Plans, the Department has continued to work on several long-range area plans. The Transit Center District is largely complete, the Japantown Better Neighborhood Plan will be completed soon, and we are commencing a new planning process for the Fourth Street Corridor, in recognition of the new subway, now under construction. Further, with our colleagues at the San Francisco Redevelopment Agency and the Office of Economic and Workforce Development, the Department helped to win approvals for the Hunters Point Shipyard/ Candlestick Point redevelopment, the largest

such project in the City's history.

The Department has also taken the lead on creating a more viable public realm. The Better Streets Program, a comprehensive re-thinking of 25% of the City's land area, was passed by the Board of Supervisors in the fall. Similarly, the Pavement-to-Parks Program has been recognized throughout the country and has helped transform small pockets of space into communal public gathering areas.



## SAN FRANCISCO PLANNING DEPARTMENT ACTION PLAN 2008-2010

Over the course of the past two years, the Department has completed a number of the Action Plan items, including: reorganizing the organizational structure; streamlining the environmental review process; establishing a single intake application system to provide early and comprehensive information to applicants; and developing and implementing a comprehensive approach to “public benefit” planning and implementation.

In addition, a number of items which originally were identified as Action Plan initiatives have evolved into ongoing work program items, such as: improvement of the accuracy and efficiency of application processing through expanded use of GIS; investment in training resources; and improving the public experience at the planning information counter.

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SEE THIS PAGE FOR  
COMPLETE STATUS OF  
THE ACTION PLAN

The following is a status summary for a few key Action Plan initiatives that remain open:

### **Integrated Permit Tracking System**

**STATUS** The most recent bid process was requested to be repeated. DBI and Planning project staff are developing a Governance Agreement which will cover an RFP re-issuance process, contract execution, and project implementation.

### **Reconsider support staff structure, functions, and professional development opportunities.**

**STATUS** DHR is reviewing our proposal to create a Planner Technician classification. The Planner Technician classification will offer a promotive opportunity for the Department’s support staff while relieving planners of the more routine planning functions.

### **Develop an in-house 3-D modeling capability.**

**STATUS** Our IT staff is working with the Department of Technology (DT) to purchase a 3-D modeling system from a company called Pictometry. DT is providing the funds for this effort. As of January 2010, the model was expected to be ready for delivery at the end of 2010.

### **Create a master list of conditions of approval that the Planning Commission and Department can use when approving applications.**

**STATUS** The Department reduced the number of standard conditions to less than 100 (from over 300) and presented them to the Planning Commission. These conditions are now used by Department staff when presenting cases to the Planning Commission.

### **Establish a single intake application system to provide early and comprehensive information to applicants.**

**STATUS** This idea has evolved into a “Preliminary Project Assessment” (PPA) model, rather than a “single intake application” model. The working group has completed its work and the PPA will be formally rolled out in early 2011.

### **Track Planning Department conditions of approval through coordination with DBI.**

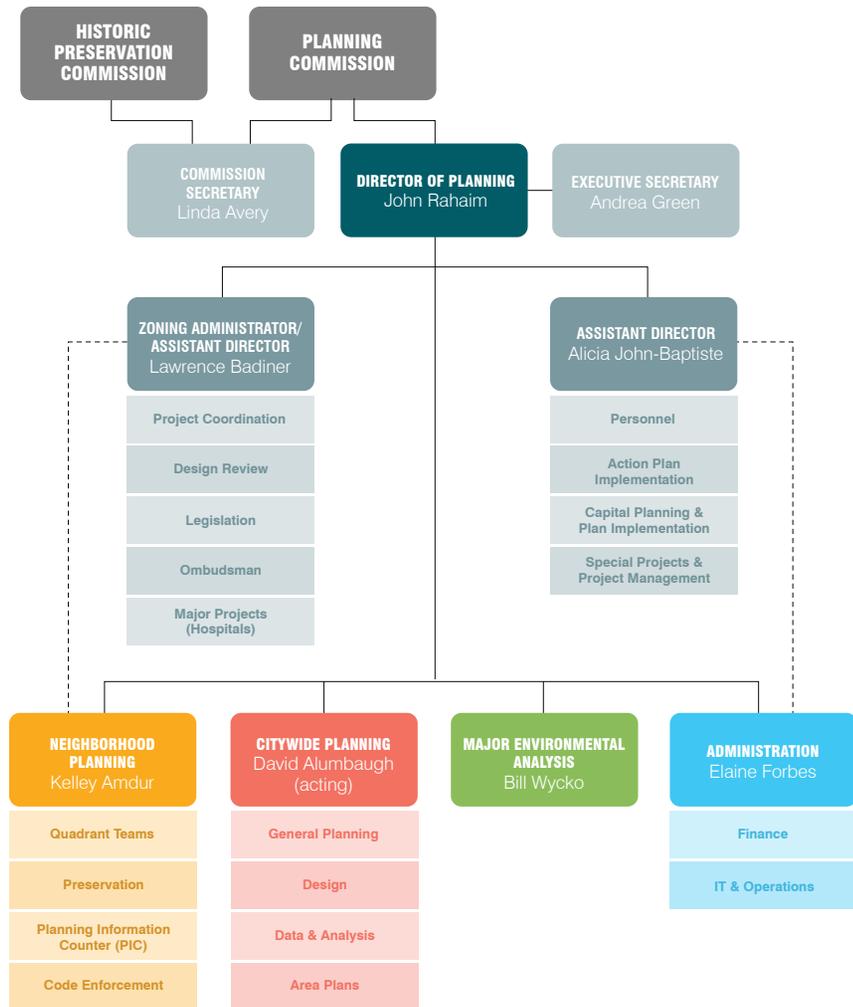
**STATUS** The working group has made considerable progress streamlining and consolidating conditions of approval. The group expects to be able to complete its work this summer.

### **Enhance the Department’s website for ease of use and access to information; develop roadmap for enhancing website.**

**STATUS** The Department received a \$32,000 grant to hire a consultant to provide a conceptual framework for restructuring and redesigning the website. The website has been undergoing changes and updates with the work continuing through 2011.

### **Update and simplify forms, handouts, and applications.**

**STATUS** The working group has made considerable progress in this work, which has been a substantial undertaking. The group expects to be able to complete its work by mid-2011.



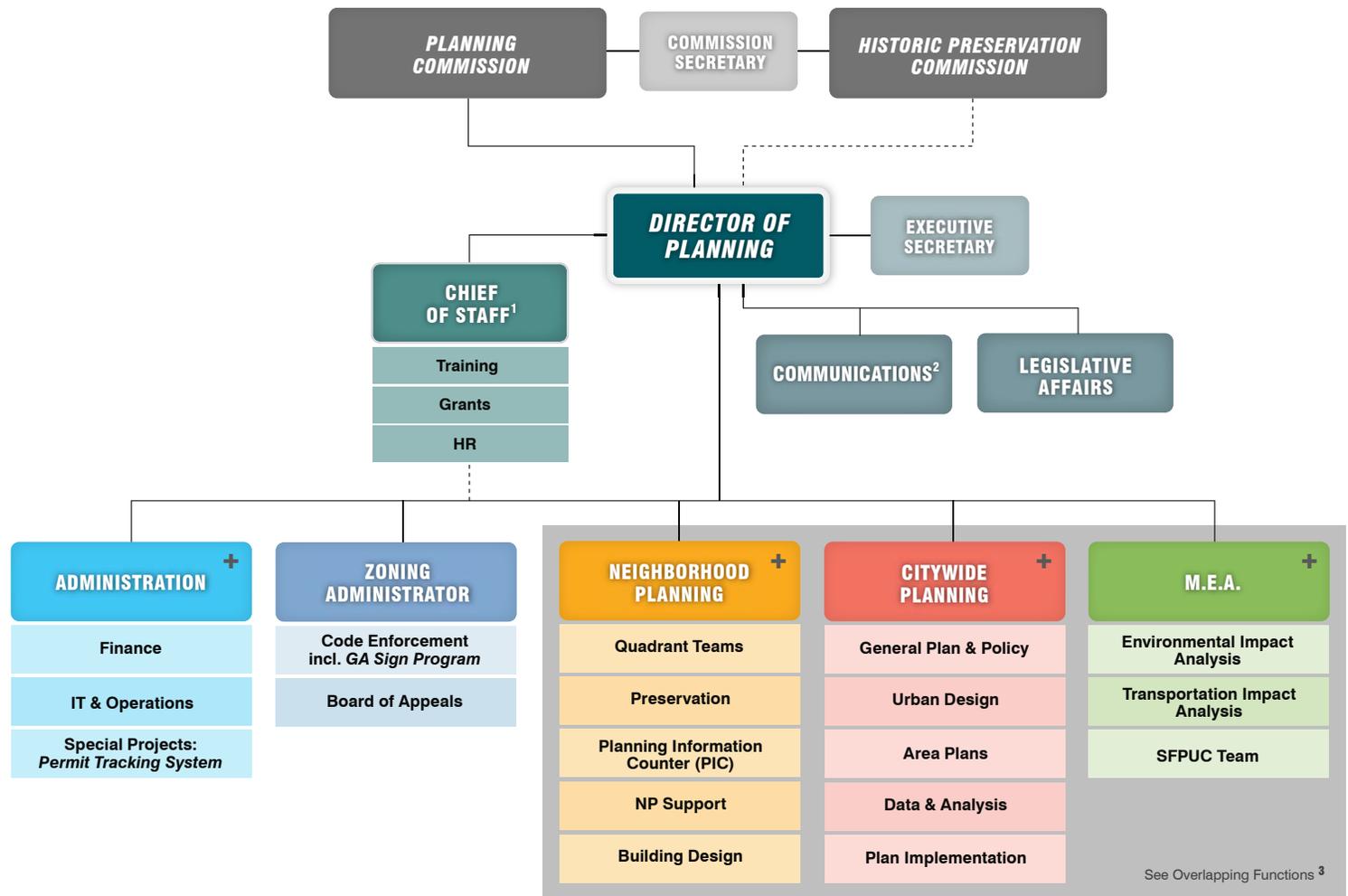
# 2009 Organization

THE PLANNING DEPARTMENT STRUCTURE LAST YEAR

Last year the Department implemented a new structure to facilitate administration of two independent commissions. The Director was supported by two Assistant Directors, one who oversaw development review and zoning matters, and one who oversaw internal operations and plan implementation, a new function for the Department. With the Director, the Senior Management Team consists of the managers of Neighborhood Planning, Major Environmental Analysis, Citywide Planning, and the Chief Administrative Officer, and the Assistant Directors. All of these positions report to the Director. The Commission Secretary is also part of the Senior Management Team, though reports directly to the Presidents of the Commissions. This structure was in place and tested for FY 2009-10. See the “A Look Ahead” in the end of the report for a look at the organizational structure moving forward.

# 2010 Reorganization

THE PLANNING DEPARTMENT STRUCTURE MOVING FORWARD



# Neighborhood Planning

**OVERVIEW** Neighborhood Planning (or “Current” Planning) includes 7 functional groups: Four geographically-based planning teams (Northwest, Northeast, Southwest and Southeast), the Planning Information Center (PIC), Preservation and Enforcement. The Neighborhood Planning (NP) Section consists of approximately 45 planners and 10 support staff responsible for:

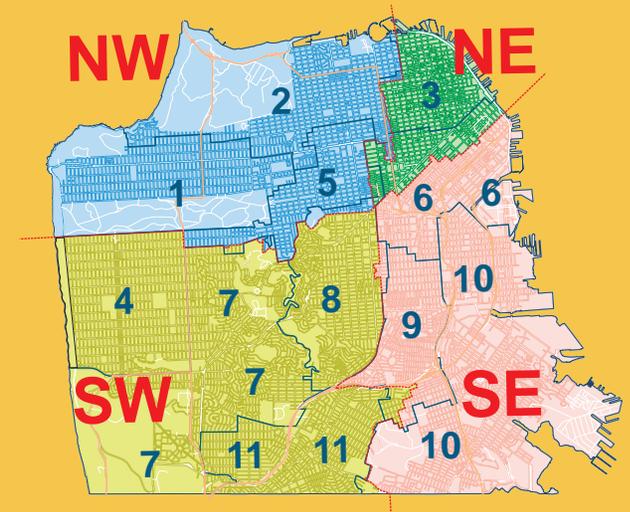
- Reviewing project applications;
- Providing public information;
- Implementing the preservation work program; and
- Implementing the Code enforcement and sign inventory programs.

Neighborhood Planning Staff review and process a wide variety of application types including Conditional Use Authorizations, Variances, Discretionary Review, Certificate of Appropriateness, Downtown Districts, Letters of Determination, Reclassifications, Text Amendments, General Plan Referrals, Building Permits, and referrals from other agencies including Department of Public Health, Fire Department, and Police Department. See the Statistical Summary Appendix beginning on page 68 for more.

**HIGHLIGHTS** Highlights of 2009-2010: Last year the volume of applications submitted to NP decreased significantly- permits by 19% and cases by 25%. This year the story is not as bleak.

The decline in applications allowed NP staff to reduce the backlog of work. As of summer, 2010, a small backlog exists and the challenge will be to increase staffing as needed if the flow of applications continues to increase.

During the past year the NP Section has focused on how to provide better public service and increase efficiency. Several categories of work are now available online for easier viewing by the public and staff, such as Planning Commission and Historic Preservation Commission case reports (linked to hearing agendas), Variance hearing notices and plans, and Categorical Exemption Determinations. In the middle of last year the staffing at the Public Information Counter (PIC) was increased from 3 people per shift to 4, to ensure shorter wait times both in person and on the phone. Also, questions can now be posed via e-mail, via links on the Department webpage. All Department planners in all Sections are now working shifts at the PIC, and training for PIC staff occurs regularly to keep up with changing procedures and Codes.



## NEIGHBORHOOD QUADRANTS

*The Four Neighborhood Planning Quadrants include Northwest, Northeast, Southwest, and Southeast. The Quadrant boundaries were drawn to coincide as much as possible with supervisory and zoning districts.*

# 45 10

PLANNERS

SUPPORT STAFF



## 2010 HIGHLIGHTS Code Enforcement

**OVERVIEW** The Planning Department's Code Enforcement group promotes compliance with the Planning Code in partnership with the people of San Francisco, helps the public to understand the Planning Code, and initiates enforcement actions to remedy Planning Code violations.

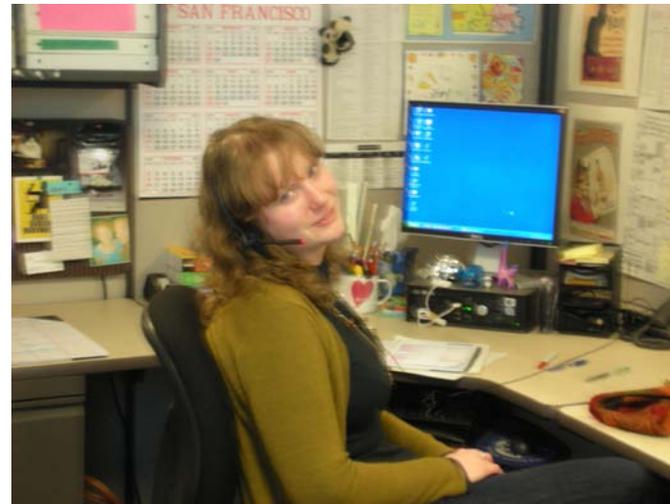
The Planning Code regulates the location and the use of buildings and land adjacent to streets and sets forth standards for development. In order to ensure that the Code is enforced, Enforcement staff works with residents, neighborhood associations, and other City departments including the Department of Building Inspection, the Police Department, the Department of Public Health, and the City Attorney's Office. The Department investigates and resolves complaints about Planning Code violations. Complaints involving compliance with other municipal codes are referred to the appropriate City departments.

**HIGHLIGHTS** This was the first full year of implementation of the Administrative Penalty Ordinance (Planning Code Sections 176 and 176.1). In general, the Code Enforcement division found that the legislation resulted in more timely abatement of violations and a higher level of compliance overall. Further, the division has implemented efficiencies, allowing it to exceed performance targets and substantially reducing its backlog despite reduced staffing.

In this past year, the Code Enforcement division launched a rigorous enforcement strategy for the Academy of Art properties. The division convened a Coordinated Interdepartmental Task Force to inspect all Academy of Art properties. The inspection program was completed ahead of schedule and will serve as a baseline for the City's continuing enforcement actions.

# 5.25

THE ENFORCEMENT TEAM IS NOW STAFFED BY 5.25 FTES: A SENIOR PLANNER AS TEAM SUPERVISOR, TWO FULL TIME PLANNERS AND THREE HALF-TIME PLANNERS AND AN ADMINISTRATIVE SUPPORT STAFF MEMBER.



### FOCUS ON:

## Interdepartmental coordination

NP staff are working alongside staff from other Sections such as MEA and Citywide to ensure thorough, timely review of applications. One of the Action Plan groups has developed a process for a coordinated, early review of proposed projects called "Preliminary Project Assessment," which is expected to be implemented in early 2011. NP staff have also worked with staff from the Department's Citywide Section to develop procedures for In-Kind agreements, for projects where a project sponsor desires to construct specific site improvements "in-lieu" of paying a fee. Lastly, Citywide staff offer presentations on policy projects at regular NP staff meetings, and vice versa, for better interdepartmental coordination.



**2010 HIGHLIGHTS**  
**General Advertising Sign Program**

**OVERVIEW** The Planning Department's General Advertising Sign Program (GASP) is the result of 2002's Proposition G, which prohibited new general advertising signs throughout the City, and subsequent legislation

that amended the Planning Code to provide for improved monitoring and enforcement of general advertising signs. The primary goals of the program are:

- to build and maintain an inventory of all general advertising signs in San Francisco;
- to correct outstanding sign-related Planning Code violations, and;
- to remove unlawful signs.

**HIGHLIGHTS** Verifying the legality of the remaining signs included in the City's sign inventory has been the primary focus of the GASP's efforts for FY 2009, along with investigating and causing the removal of new, illegal signs. As of the conclusion of the year, the team had processed approximately 85% of all signs in the City, finding that nearly half of them were completely illegal and causing the removal of more than 450 individual signs. This year the Team also mounted administrative and legal defenses of both individual enforcement actions and Proposition G.

In FY 10 the program generated \$470,000 in gross revenue. The majority of this funding stems from two streams: (1) the annual inventory maintenance fee – which is set at a cost-recovery level; and (2) fines and penalties. It should also be noted that considerable, additional penalties are now under litigation.



**2010 HIGHLIGHTS**  
**Historic Preservation**

**OVERVIEW** Preservation of significant historic and cultural properties continues to be an important aspect of planning in San Francisco. Historic Preservation program staff are responsible for a variety of tasks, including project review, environmental review,

Historic Preservation Commission support, and historic and cultural resource surveys.

Each NP Quadrant team includes planners trained in historic preservation. These planners, known as Historic Preservation Technical Specialists, conduct review of CEQA applications to identify potential impacts to historic resources.

**HIGHLIGHTS** The management of the Historic Preservation team was modified in 2010. Instead of one Preservation Coordinator who oversaw all building permits, preservation entitlement applications, CEQA work, and the historic resource surveys, the position has been divided between two managers. One position manages the CEQA applications and appeals, while the second position oversees the Historic Preservation Commission and survey work.

The Historic Preservation Commission granted the authority for the Planning Department Preservation preservation staff to review and issue certain Permits to Alter for buildings located under Article 11 jurisdiction. This delegation has greatly increased efficiency in the permit review process and reduced costs for applicants.

**3.25**  
FTE

**GENERAL  
 ADVERTISING  
 SIGN PROGRAM  
 STAFF**

**8**

**PLANNERS  
 DESIGNATED  
 AS "PRESERVATION  
 SPECIALISTS"**

## Cultural & Historic Resource Surveys

**OVERVIEW** The Planning Department's Survey Team staff is currently responsible for managing historic resource survey projects. These surveys help ensure consistent documentation and evaluation of San Francisco's cultural and historic resources by first identifying buildings and districts that should be protected, and areas or buildings that are suitable for future development.

Only a small fraction of all buildings in San Francisco have been identified and evaluated. Out of the 133,500 buildings that were built more than 45 years ago, fewer than 25,000 have been documented since the first survey was initiated in 1968. The Planning Department's Historic Resource Survey Program is charged with prioritizing the surveying, identification, and evaluation of the remaining 109,000 buildings.

**HIGHLIGHTS** The Survey Team continued its work on the Inner Mission North survey, the Transit Center District Plan, and the Automotive Support Structures along Van Ness Avenue. Several of the completed historic resource surveys were presented to the Historic Preservation Commission, including the Mission Dolores survey and the Inner Mission North survey. Survey staff also conducted extensive outreach to disseminate the information gleaned from the surveys.

## SAN FRANCISCO PLANNING DEPARTMENT ACTION PLAN 2008-2010

Several of the Department's ongoing Action Plan initiatives pertain specifically to Neighborhood Planning. In FY 2009-2010 the Planning Commission supported staff's creation of "Interim DR Procedures," and two Action Plan groups accomplished a large amount of work and expect to complete their objectives in the fall of 2010.

### FORMS GROUP

Last year the Forms group reviewed over 160 documents and selected 125 for content and graphic updates. Templates were created for forms in order to standardize the look, better organize the information presented, and enhance the public's experience and ability to process the information. Forms which previously did not exist had to be created while others received extensive content updates and were reformatted in the new templates. About half of these documents are complete and available on the Department's website.

### CONDITIONS OF APPROVAL

The Conditions of Approval group reviewed over 300 different conditions of approval currently being used in approval documents and consolidated them down to approximately less than 100. This "master" list of conditions is categorized and contains information about who to call with questions about enforcement. Other permit-issuing departments such as DPW and the Entertainment Commission were contacted and many duplicative and contradictory conditions of approval were eliminated. These improved conditions of approval should result in clear expectations for project sponsors and the public as well as easier follow-up when enforcement is needed.

### INTERIM DR PROCEDURES

In the spring of 2010 NP staff worked to develop some interim procedures that would allow staff to process DR requests more efficiently. These procedures allow staff to spend less time on certain "abbreviated" cases while still providing the Commission with the information they need to make a decision. The notification and public testimony procedures for DR cases have not changed.



## Planning Information Center

**OVERVIEW** The Department’s Planning Information Center (PIC) handles all questions about zoning, land use, environmental review, landmarks and Commission and Department policy. A core staff of five full-time planners, thirty-five planners (rotating in shifts) and two interns handle all inquiries. Currently, over one hundred phone inquiries and over fifty drop-ins are handled per day. The PIC

staff reviews and approves building permits “over-the-counter” when possible, and completes the filing process for other applications that require further review.

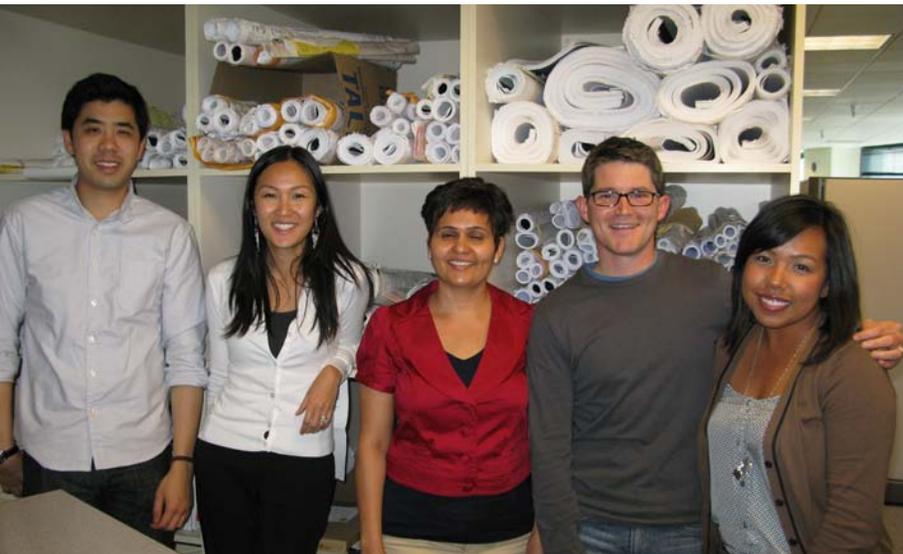
**HIGHLIGHTS** Staffing at all PIC shifts have increased from three planners to four. In addition, an additional preservation shift has been added, thus having preservation planners on hand five days a week. PIC has also worked with the Department’s Action Plan Group in updating the Department’s forms, applications and handouts, and continues to improve the quality and accessibility of information available on the Planning Department website.

### FOCUS ON:

## Interagency Coordination

During the past year, Neighborhood Planning has worked with the Department of Building Inspection to improve coordination between the two agencies. The primary objectives of these efforts have been to

- Streamline the flow of permits between these two major permit-reviewing agencies;
- Improve coordination regarding Code enforcement;
- Adapt policies regarding permit and entitlement extensions to the current economic climate; and
- Develop more “enforceable” conditions of approval.



**5.5**  
FTE

**INCREASED  
STAFFING  
DEDICATED TO  
PIC FUNCTIONS**

# Major Environmental Analysis

**OVERVIEW** The Major Environmental Analysis (MEA) Section is responsible for satisfying San Francisco's legal requirements under the California Environmental Quality Act (CEQA). MEA conducts review related to environmental impacts for all private and public projects. MEA plays a role not only in projects advanced by others but also in advancing the Planning Department's own work program including Area Plans and General Plan Elements.

**HIGHLIGHTS** Environmental documents published for major projects this fiscal year include:

- Candlestick Point-Hunters Point Shipyard Phase II Development Plan;
- Better Streets Program (Neg Dec);
- 935-965 Market Street (CityPlace);
- Fairmont Hotel Revitalization and Residential Tower;
- Mission Streetscape Plan;
- Housing Element;
- Treasure Island;
- California Pacific Medical Center Five Campus Program;
- Parkmerced; and
- Calaveras Dam Replacement.

MEA has advanced the following projects expected to be completed next fiscal year including:

- Executive Park Subarea Plan;
- Transbay Transit Center;
- West SOMA;
- Glen Park Community Plan; and
- Bayview Transportation Improvements Project.

On June 2, 2010, the Bay Area Air Quality Management District (BAAQMD) adopted a revised set of California Environmental Quality Act (CEQA) air quality thresholds. These thresholds address for the first time a project's contribution to greenhouse gas emissions. The Planning Department, in cooperation with other City agencies participated extensively in BAAQMD's CEQA Guidelines update process and made considerable contributions to the greenhouse gas emissions threshold: project compliance with a Greenhouse Gas Reduction Strategy.

On August 12, 2010, the Planning Department submitted a Draft of San Francisco's Greenhouse Gas Reduction Strategy to the BAAQMD. The document is the most comprehensive compilation

of City policies, ordinances, regulations, programs and initiatives being undertaken by the City to reduce Greenhouse Gas Emissions locally and beyond. The Greenhouse Gas Reduction Strategy will streamline the CEQA analyses of an individual project's contribution to greenhouse gas emissions.

# 26

MEA STAFFING LEVELS WERE REDUCED MID-YEAR AND AT FISCAL YEAR'S END THROUGH LAYOFFS AND UNFILLED VACANCIES WITH 26 FTE'S THIS FISCAL YEAR.

**PROJECT HIGHLIGHT****Candlestick Point-Hunters Point Shipyard Phase II EIR**

The Candlestick Point-Hunters Point Shipyard Phase II Draft EIR was published in November 2009 and the Final EIR was certified in July 2010. The Project is located on approximately 702 acres east of US-101 in the southeast area of the City. It occupies the waterfront area from south of India Basin to Candlestick Cove.

The development project is designed to provide over 10,500 residential units, over 300 acres of new waterfront parks, approximately 700,000 square feet of destination retail and entertainment space and over 2.5 million square feet of commercial space oriented around a “green” science and technology campus, targeting emerging technologies. The project is also designed to accommodate a world-class football stadium for the San Francisco 49ers.

No other project in the City has previously undertaken an environmental analysis with the breadth and complexity required to approve this project.

**PROJECT HIGHLIGHT****Treasure Island EIR**

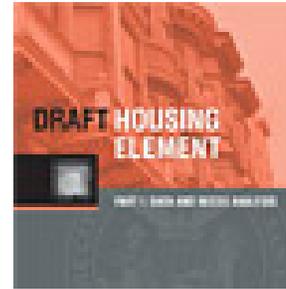
The Treasure Island/Yerba Buena Island Redevelopment Project (“Redevelopment Plan”) Draft EIR was published in July 2010. The Draft EIR is a program and project-level EIR. The Final EIR is expected to be certified in early 2011.

The Redevelopment Plan would include development on Treasure Island and Yerba Buena Island of up to 8,000 residential units; new commercial and retail space; new office space; adaptive reuse of three historic buildings; hotels; rehabilitation of the historic buildings on Yerba Buena Island; new and/or upgraded public and community facilities; new and/or upgraded public utilities; about 300 acres of parks and public open space including shoreline access and cultural uses such as a museum; new and upgraded streets and public ways; bicycle, transit, and pedestrian facilities; landside and waterside facilities for the Treasure Island Sailing Center; landside services for an expanded marina; and a new Ferry Terminal and intermodal Transit Hub. Infrastructure improvements would include geotechnical stabilization to improve seismic safety. The Redevelopment Plan would also include a Sustainability Plan, which would include green building specifications, programs to encourage transit use, design standards that would enable solar panel installation on most roofs, recycled water use, and other project components promoting sustainability.

**PROJECT HIGHLIGHT****CPMC Five Campus Program EIR**

The California Pacific Medical Center (CPMC) Long Range Development Plan (LRDP) Draft EIR was published in July 2010. The Draft EIR is a program and project-level EIR, and comprehensively covers near-term and long-term project components. Preparation of the EIR Comments and Responses (C&R) document and EIR Certification is expected to occur in the upcoming fiscal year.

The LRDP is CPMC's multiphased strategy to meet State seismic safety requirements for hospitals, expand medical facilities, and create a 20-year framework and Institutional Master Plan for its four existing medical campuses (Pacific, California, Davies and St. Luke's) and a proposed new medical campus (Cathedral Hill Campus at Van Ness Avenue and Geary Boulevard) in San Francisco. The proposed Cathedral Hill Campus would include development of a 15-story, 555-bed hospital and two medical office buildings (MOBs) by 2015, and would allow CPMC to consolidate duplicative services at existing CPMC campuses within the proposed new hospital. The existing acute-care services, primary emergency services, and Women's and Children's Center at CPMC's existing Pacific and California Campuses would be relocated to the proposed Cathedral Hill Hospital. Implementation of the LRDP at Pacific Campus would result in conversion of the existing hospital building to an ambulatory care center (ACC) and construction of a new ACC Addition building. Development at Davies Campus would include the construction of a neurosciences building and an MOB. Development at St. Luke's Campus would include construction of a new five-story, 80-bed, acute-care replacement hospital and a MOB/Expansion building. CPMC would sell California Campus after relocating that campus's inpatient acute-care services to the proposed Cathedral Hill Hospital, and its other services to Pacific Campus by 2020.

**PROJECT HIGHLIGHT****Housing Element EIR**

The Draft Environmental Impact Report for the San Francisco Housing Element was published on June 30, 2010. The Housing Element is a policy document that consists of goals and policies to guide the City and private and non-profit developers in providing housing for existing and future residents to meet projected housing demand for San Francisco residents.

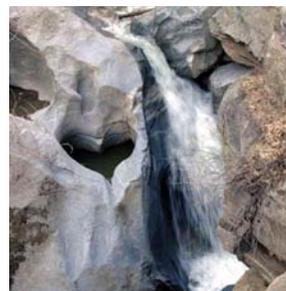
The Housing Element Draft EIR comprehensively addresses the environmental impacts of two projects: the 2004 Housing Element and the 2009 Housing Element. As required by the California Appeals Court, an EIR must be prepared for the 2004 Housing Element. At the same time State law requires that the City prepare an updated Housing Element- the 2009 Housing Element. The Housing Element EIR will satisfy the City's legal requirements for preparing an EIR on the 2004 Housing Element and also analyzes the environmental effects of the 2009 Housing Element.

**PROJECT HIGHLIGHT****Parkmerced Project EIR**

The Parkmerced Project Draft EIR was published in May 2010 and the Final EIR certification is expected in October 2010. The project site is located on about 152 acres of land in the southwest portion of San Francisco adjacent to Lake Merced.

The Proposed Project would increase residential density, provide a neighborhood core with new commercial and retail services, modify transit facilities, and improve utilities

within the site. A new Pre K-5 school and day care facility, a fitness center, and new open space uses, including athletic playing fields, walking and biking paths, an approximately 2-acre organic farm, and community gardens would also be provided. About 1,683 of the existing apartments located in 11 tower buildings would be retained. Over a period of approximately 20 years, the remaining 1,538 existing apartments would be demolished and replaced, and an additional 5,679 net new units would be added, resulting in a total of about 8,900 units on the site. The Proposed Project also includes a series of transportation system modifications, which include rerouting the existing Muni Metro M Ocean View line from its current alignment along 19th Avenue through the development, as well as a series of infrastructure improvements, including the installation of a combination of renewable energy sources, such as wind turbines and photovoltaic cells.

**PROJECT HIGHLIGHT****SFPUC Water System Improvement Program EIRs**

In FY 2009–2010, the MEA team working on San Francisco Public Utilities Commission (SFPUC) projects published six Draft EIRs and obtained certification for four Final EIRs. Notably, no appeals were filed. The team also finalized two mitigated negative declarations and processed several addenda and over thirty categorical exemptions.

These EIRs evaluated the environmental effects of the SFPUC's Water System Improvement Program (WSIP). The WSIP provides for a series of facility improvement projects, modifications to the SFPUC's regional water system operations to increase reliability during drought and nondrought periods, and a water supply strategy to serve increased water demand through 2018.

The EIR, which won a Merit Award from the Association of Environmental Planners, included a program and project-level analysis of the effects of improving a large, complex water system that serves 2.4 million people in the Bay Area.

Among the notable EIRs that were certified this past fiscal year was SFPUC's San Joaquin Pipeline (SJPL) Project EIR. The project includes major upgrades to the SJPL System, which transmits water across the Central Valley, in order to improve the reliability of the regional water system. The project is one of the facility improvement projects included in the WSIP and the EIR on this project tiered off of the WSIP EIR.

## MEA: Helping Other Departments

Under Chapter 31 of the San Francisco Administrative Code, MEA has the responsibility and the authority to conduct environmental review for all projects undertaken by the City of San Francisco, including projects undertaken by City agencies outside the City. MEA frequently works on projects sponsored by the Department of Recreation and Parks, San Francisco International Airport, the San Francisco Public Library, the San Francisco Municipal Transportation Agency (MTA), the San Francisco Public Utilities Commission (PUC), the Port of San Francisco, the San Francisco Department of Public Health, the San Francisco Housing Authority, and the San Francisco Department of Public Works (DPW). Legislative actions under consideration by the Board of Supervisors also undergo environmental review prior to being considered for approval.

As part of a Transportation Feasibility Study, MEA staff assisted the SFMTA in evaluating the effectiveness of the transportation improvements identified in the Draft Glen Park Community Plan. SF Planning staff, along with other transportation-related stakeholders, such as SFMTA, Caltrans, and BART, rated the effectiveness of the different improvements at achieving the intent of the draft plan with respect to traffic calming, bicycle service, pedestrian circulation, and transit connectivity. The outcome of the study was a set of feasible transportation improvements that are undergoing CEQA review as part of the Glen Park Community Plan EIR, which is currently underway.

MEA also conducts environmental review for the establishment of redevelopment areas and works with the San Francisco Redevelopment Agency on environmental review for major projects within established redevelopment areas.

MEA has granted priority status to many of the public agency projects, substantially accelerating the ability of these projects to move towards construction. During the fiscal year, MEA provided environmental clearance for the Better Streets Plan, the Enterprise Zone, and the Mission District Streetscape Plan. Other projects completed include the Port Prop A Waterfront Open Space Improvements, the Draft Earthquake Safety and Emergency Response Bond Ordinance and Resolution for the Incorporation of Critical Firefighting

Facilities and Infrastructure, Courtyard 2 Project EIR Addendum for the San Francisco International Airport, the Auxiliary Water Supply System Seismic Upgrade and the Cesar Chavez Auxiliary Sewer Plan, non-WSIP projects for the PUC.

Major City projects led by other Departments for which environmental review is currently underway include:

- 2004 and 2009 Housing Element EIR
- Glen Park Community Plan EIR
- North Beach Library and Playground EIR
- San Francisco Botanical Garden
- Natural Areas Management Plan EIR
- Pier 36/Brannan Street Wharf EIR

MEA is an active participant in the Department's collaboration with the Department of the Environment on the Climate Action Plan update. This update will address issues associated with global climate change in the context of the General Plan, and help the City achieve its emissions reduction targets. MEA's involvement in this effort will allow for effective consideration of the Plan-level goals in the context of environmental review.

# Citywide Policy Planning

**OVERVIEW** The Citywide planning section develops and maintains the City's General Plan, which is the City's long-range policy plan for guiding physical change in ways that enhance and strengthen San Francisco's quality of life, economic vitality and environmental well being. The section works closely with community members, business and property owners, policy makers and elected officials in the development of its work.

The Citywide planning section also oversees compliance with the General Plan through project reviews, coordination with other agencies, discussions with policy makers and elected officials, and collaboration with members of the public. It makes written determinations of conformance with the General Plan for certain proposed actions of the Board of Supervisors regarding the use of land. The Citywide planning section prepares community benefits programs for the public improvements identified in more recent area plans, and implementation and monitoring programs to ensure that these public improvements are provided. The Citywide planning section also is responsible for writing the planning code that implements the area plans of the General Plan, in close coordination with the Neighborhood Planning Section and the Department's Legislative Affairs staff.

The Citywide planning section gathers, analyzes, and reports data; interprets data and assesses its policy implications, and advises on long-range planning studies and other policy issues. It serves as the City's representative for the U.S. Census.

**HIGHLIGHTS** The Citywide planning section completed a number of key projects in FY 2009-10. These included the release of the public review draft of the Transit Center District Plan, the draft of the Glen Park Community Plan, the draft of the 2009 Housing Element, the draft of the Community Safety Element, and the public review draft of the Fisherman's Wharf Public Realm Plan and Jefferson Street Redesign. Major among the Section's work was the adoption of the Candlestick Point/Hunters Point Plan.

Work continued on a number of key plans and programs, including the Better Streets Plan, the Mission Streetscape Plan, the Cesar Chavez Phase One Redesign, the Northeast Embarcadero Study, and the Implementation Program.

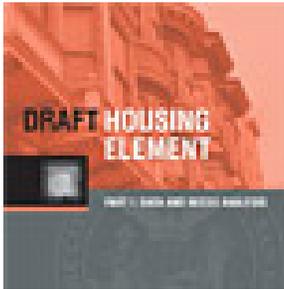
The Citywide planning section's City Design Group strengthened its role in urban design and public realm planning and design. This is evidenced by substantially increased work orders from other City agencies and the winning of substantial grants both for planning initiatives to be conducted by staff and capital funding for key projects.

The Citywide section's Implementation Team also has strengthened its role in monitoring and implementing the adopted plans and programs, including the Rincon Hill Plan, Market and Octavia Better Neighborhoods Plan, the East SoMa Plan, the Showplace Square Area Plan, the Central Waterfront Area Plan, and the Mission Area Plan.

Key projects completed or underway this year include:

- Housing Element 2009 update;
- Recreation and Open Space Element update;
- Community Safety Element update;
- Transit Center District Draft Plan;
- Candlestick Point/Hunters Point Planning;
- Treasure Island Plan participation;
- Parkmerced Plan participation;
- Northeast Embarcadero Study;
- Glen Park Community Plan;
- Fisherman's Wharf Public Realm Plan and Jefferson Street redesign;
- Mission Streetscape Plan;
- Better Streets Plan;
- Cesar Chavez Urban Design Plan, Phase 1;
- Showplace Square Open Space Plan and Design;
- Pavement to Parks program; and
- Newcomb Avenue Model Block design and implementation.

## 2009 Housing Element Update



**OVERVIEW** The Department, in cooperation with the Mayor's Office of Housing and in consultation with a roundtable of City agencies, has been working towards the development of the 2009 Update of the Housing Element of the General Plan. The 2009 update of the Housing Element is required by State Law.

This document will include a Data and Needs Analysis section characterizing San Francisco's population, household and employment trends, existing housing characteristics, and housing needs. It will also include Objectives, Policies and Implementation Programs to address the identified needs.

**HIGHLIGHTS** As part of a community-based effort, the Department worked closely with community leaders, stakeholders, City agencies, and community members starting in September of 2008. Work began when the 15 member Community Advisory Body (CAB) convened to assist staff on the development and refinement of a draft version of objectives, policies and implementation programs. The Department hosted fourteen stakeholder sessions on the needs and policy interests of special interest housing groups and organizations. Information gathered from the stakeholder sessions informed the CAB's working draft. Staff facilitated over 30 public workshops and presentations throughout the City, with several in each supervisorial district. Community members were also invited to provide input at monthly office hours, through an online and written survey, or through written comments.

The first draft of the 2009 update was presented to the Planning Commission in the spring of 2009, a second draft, based on community and Commission input, was released in spring 2010, and the draft EIR was published in summer 2010. The Department hopes to achieve full adoption of the plan, including CEQA certification, in late 2010 or early 2011.

### FOCUS ON:

#### Coordination With Other City Agencies

As chair of the Interdepartmental Plan Implementation Committee (IPIC), the Department has engaged both capital and program staff from MTA, DPW, Parks and Recreation, and DCYF regarding the infrastructure plans for each area plan. Key successes include developing preliminary capital plans for each area, incorporating the area plans into the City's 10 year capital plan, and incorporating plan identified infrastructure into MTA and DPW's work program. Interagency coordination has resulted in the additional planning efforts and secured grants discussed on the next pages.

### FOCUS ON:

#### Coordination with the Community

Market and Octavia and Eastern Neighborhoods both have Citizens Advisory Committees (CAC) that focus on the implementation of each area plan. These committees each meet monthly and are staffed by the Department. The Market and Octavia CAC developed a preliminary list of priority capital projects for the plan area. The Eastern Neighborhoods CAC vetted an in-kind agreement for a childcare center on Third Street.

**35.19**  
FTES

**STAFFING LEVELS HELD  
STEADY THIS FISCAL YEAR**

## Public Realm Design

**OVERVIEW** The City Design Group provides public realm design services with the goal of enhancing the livability and civic environment of our streets and public spaces. The City Design Group's public realm design seeks to balance all the functions of a street and to create a truly gracious, people-centered public realm in San Francisco. The Group conducts this mission through creating long-range design plans, street design guidelines and designs for key corridors, and through designing and building trial street improvements.

### HIGHLIGHTS

#### AUGUST 2009:

Cesar Chavez Streetscape Plan completed.

#### SEPTEMBER 2009:

Showplace Triangle and Guerrero Park Pavement to Parks projects open.

#### JANUARY 2010:

Cesar Chavez Streetscape Improvement Project initiated with DPW, MTA, and PUC.

#### MARCH/APRIL 2010:

Pavement to Parks first two 'parklets' open (Divisadero and 22nd/Bartlett).

#### JUNE 2010:

Fisherman's Wharf Public Realm Plan released; Mission Streetscape Plan Preliminary Mitigated Negative Declaration released.

#### JULY 2010:

Two Mission Streetscape Plan projects (24th St/Mission BART plaza improvements; Folsom Street traffic calming) awarded over \$4 million in competitive grant funds; Mission Community Market (as described in Mission Streetscape Plan) opens; Better Streets Plan Final Draft and PMND released.

#### AUGUST 2010:

Mission Streetscape Plan Draft for Public Review to be released.

#### FALL 2010:

Proposed General Plan and planning code amendments related to the Better Streets Plan expected to come before the Planning Commission; Better Market Street plan public kick-off.

## Pavement to Parks Program



Pavement to Parks is an interagency effort to recapture portions of City streets for pedestrian use. Many streets are overly wide and contain large unused areas, especially at unusual intersections. Pavement to Parks projects temporarily reclaim these spaces, and quickly and inexpensively turn them into new public plazas and parks. During the trial period, the success of these plazas are evaluated to gauge adjustments, and to determine

whether the improvements should be made permanent. Each effort has a pro-bono designer who collaborates with the Department on a design; DPW builds the improvements.

To date, the program has built 3 temporary plazas, including Castro Commons at 17th and Castro Streets, Guerrero Park in the Mission, and Showplace Triangle in the Showplace Square. The Castro plaza was recently updated to make the plaza permanent. The program is now focusing on designing and building temporary 'parklets' by reclaiming a few parking spaces for public space use. The first two parklets have been built on Divisadero Street and 22nd Street in the Mission with more to come.

## Mission Streetscape Plan

The Mission Streetscape Plan is a community-based planning process to identify improvements to streets, sidewalks and public spaces in the Mission District. The Plan creates a framework for these improvements, and provides designs for 28 specific projects to improve pedestrian safety and comfort, increase usable public space, and support sustainable stormwater management. Many of these projects are funded and moving forward, including traffic calming on Folsom and Bryant Streets, pedestrian access improvements to the 24th St/Mission BART station, and the "Mission Community Market," a weekly outdoor market that opened in July 2010.

## Better Streets Plan

The Better Streets Plan is San Francisco's first comprehensive set of design guidelines for the public right-of-way: a unified set of policies and guidelines to govern how the City designs and builds its pedestrian environment. By providing a consistent and simple framework for improvements, the plan serves as a resource for City agencies, private developers, and community members – many of whom have already begun using the draft of the plan to inform their designs. The Better Streets Plan carries out the intent of San Francisco's Better Streets Policy, adopted by the Board of Supervisors in February 2006.

The Better Streets Plan creates a unified set of standards, guidelines, and implementation strategies to govern how the City designs, builds, and maintains its sidewalks, crosswalks and other areas of the public right-of-way. The Plan seeks to balance the needs of all street users, with a particular focus on the pedestrian environment and how streets can be used as public space that serves a variety of social, recreational and ecological needs. By providing a consistent and simple framework for improvements, the plan will serve as a resource for City agencies, private developers, and community members – many of whom have already begun using the draft of the plan to inform their designs.

## Better Market Street Design



Market Street is the central feature in San Francisco's civic design and peoples' understanding of the City. Over time, the street has been tinkered with and changed; major public investments have strengthened Market Street's role in moving people and goods. There is a growing recognition that Market Street must have more of a civic presence that contributes to the public life of the City, by providing places for people to promenade and engage in a range of social, cultural and economic activities.

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Market Street must better accommodate the pedestrians, bicyclists, and transit users using the corridor. To this end, the City has initiated the Better Market Street process, managed by DPW and with the Planning Department leading urban design efforts. The Better Market Street Project will engage key stakeholders to help design improvements that will contribute to the long-term success of Market Street.

## Cesar Chavez Street Design



The Cesar Chavez Street Design Plan is an interagency design effort led by the Planning Department to re-envision Cesar Chavez Street through the Mission District. The project's goal is to create a safe, pleasant, and attractive corridor for people, bikes, and transit that unifies, rather than divides, the neighborhood. The design builds off the San Francisco Bicycle Plan's proposal to add a bike land and remove a traffic lane in each direction, while adding a wide planted median, and corner bulb-outs and stormwater planters at intersections. This project is fully funded, in part by federal and state grants awarded to the Planning Department. The total construction cost is estimated at \$8M, and is scheduled to begin in December of 2010, pending the anticipated release of the bicycle plan injunction.

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## Design Services to Other Departments

The City Design Group also provides public realm design services to other City departments, advising on placemaking aspects of transportation and infrastructure projects, and helping to create green, people-centered civic spaces out of routine engineering projects. In FY09/10, the City Design Group provided design assistance on a number of projects, including Church and Duboce re-railing, Carl and Cole re-railing, Masonic Avenue corridor study (MTA), and Bayshore streetscape design (SFRA).

## Plan Implementation

**OVERVIEW** In the last several years, the City has adopted a number of new Area Plans. Each plan identifies opportunities for new housing and jobs, community improvements necessary to support that new growth, and strategies to help fund the improvements. The Department is dedicated to working with other City agencies and the community to ensure the infrastructure side of the plans is implemented in coordination with new development. Key efforts include capital planning, infrastructure specific planning processes, pursuing grants, and capital project implementation.

### HIGHLIGHTS

#### IMPLEMENTATION PLANNING

### Eastern Neighborhoods Transportation Implementation Planning Study



The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) is studying the transportation network of San Francisco's Eastern Neighborhoods, and surrounding high-growth areas of Western SoMa, Transbay

District, Rincon Hill and Mission Bay. EN TRIPS is planning for area wide circulation improvements, developing detailed concepts for modal coordination and street design along priority corridors, and creating guidance for recurring transportation challenges throughout the study area. It is a coordinated multi-agency partnership between the Planning Department, the San Francisco Municipal Transportation Agency, and the San Francisco County Transportation Authority. The EN TRIPS Existing Conditions, Issues & Opportunities Report was published in May, 2010, summarizing current transportation issues and opportunities for improving system performance and transportation circulation. In addition to the report, the Planning Department continues to work with EN TRIPS's Technical Advisory Committee and Community Task Force.

### Eastern Neighborhoods Infrastructure Finance Working Group



The Eastern Neighborhoods Infrastructure Finance Working Group (ENIFWG) identified potential funding mechanisms for constructing new infrastructure in the Eastern Neighborhoods. The ENIFWG released a report identifying two key strategies for funding public infrastructure and calling for the City to pursue pilot projects. Subsequently the Planning Department, in coordination with Capital Planning, the Office of Economic and Workforce Development, and the Board of Supervisors, developed a strategy for moving forward with the report's recommendations. A Board sponsored resolution will create an Area Plan Infrastructure Finance Committee to oversee the development of policies and pilot projects stemming from the recommendations of the ENIFWG report.

### Showplace Square Open Space Plan



The Showplace Square Open Space Plan was a collaborative process between the Planning Department and the Showplace Square community. Through a series of public workshops, the Plan identified, designed, and prioritized opportunity sites for new open space in Showplace Square. Such open space will be necessitated to meet the expected demands from new development in this neighborhood. In the spring of 2010, staff completed the report for the Plan. Based on this work, staff identified projects for near-term, mid-term, and long-term implementation.

## 17th and Folsom Park



As part of the implementation of the Eastern Neighborhoods Plans, the Planning Department facilitated a visioning process focusing on an opportunity site in an underserved area of the Mission District at 17th & Folsom Streets. The Department worked with the Recreation and Parks Department and with the community group People Organizing to Demand Environmental and Economic Rights (PODER) to host a series of public workshops to develop a preliminary conceptual design of the park space, including major recreation features and support amenities. These conceptual designs supported the City's application for a state grant that could provide funding for the acquisition and construction of the park portion of the site, or for when other funding becomes available.

## PROJECT HIGHLIGHT FUNDING

**OVERVIEW** In the past year the Department, along with the City's implementing agencies, secured funding to realize a variety of infrastructure improvements in Plan Areas.

**PLAN AREA:** Balboa Park

**PROJECT:** Phelan Loop

**FUNDING:** \$6.8M - Federal Transit Administration (FTA) Grant

**DESCRIPTION:** Reconfiguration Muni's Ocean Avenue bus turnaround to create new open space, retail areas and affordable housing.

**PLAN AREA:** Market & Octavia

**PROJECT:** Haight & Market Transit/Pedestrian Improvements

**FUNDING:** \$3.1M – Transportation for Livable Communities Grant and Prop K

**DESCRIPTION:** Conversion of Haight Street between Octavia Boulevard and Market Street into a two-way street with new transit lanes and pedestrian improvements.

**PLAN AREA:** Eastern Neighborhoods (Mission)

**PROJECT:** 24th Street BART Station Plaza Redesign

**FUNDING:** \$2.5M – Transportation for Livable Communities Grant and Prop K

**DESCRIPTION:** Transit and pedestrian bulb-outs along Mission Street, BART plaza redesign and raised crosswalks to improve pedestrian access to the station.

**PLAN AREA:** Eastern Neighborhoods (Mission)

**PROJECT:** Folsom Streetscape and Road Diet

**FUNDING:** \$1.3M – Congestion Management Agency Block Grant and Prop K

**DESCRIPTION:** Street trees, bus bulb-outs, transit signal priority and "road diet" on Folsom Street between 19th Street and Cesar Chavez Street to benefit transit, bicyclists and pedestrians.

**PLAN AREA:** Eastern Neighborhoods (East Soma)

**PROJECT:** 2nd Street Streetscape Project

**FUNDING:** \$1.3M – Congestion Management Agency Block Grant and Prop K

**DESCRIPTION:** Streetscape, roadway, bicycle and pedestrian improvements along Second Street from Market Street to King Street.

## PROJECT HIGHLIGHT BAYVIEW HUNTERS POINT

**OVERVIEW** Planning work in the Bayview is dynamic and collaborative. It is also challenging, passionate and sometimes hard fought. With the recent adoption of the Hunters Point Shipyard and Candlestick Point Plans by the Planning and Redevelopment Commissions, the spotlight has turned to the City's Southeast corner. As most of the neighborhoods lie within redevelopment project areas under the authority of the San Francisco Redevelopment Agency (SFRA), the Department is partnered with SFRA and other City agencies in a coordinated effort promoting economic development, community building, and delivery of needed services and physical improvements.

The Department is leading land use, urban design and streetscape planning in a multi-agency effort seeking the revitalization of this commercial corridor, capitalizing on the new Lowe's home improvement store now under construction. Two community meetings have been held and an economic development strategy is being formulated with the local community through the Bayview PAC. This effort is a collaboration of the Redevelopment Agency, OEWD and Planning Department.

While the EIR is now underway for the India Basin Shoreline Plan, community deliberations on the Plan and refinements continue. Approval of the adjacent Candlestick / Hunters Point project provides further clarity to the context, and the completed removal of the decommissioned PG&E power plant inspires new possibilities for this unique waterfront area.

Bayview Hunters Point Redevelopment Project ("Area B") implementation coordination continues, where the Department is responsible for permits and entitlements under the Planning Code and special reporting to the Project's Citizen Advisory Committee (CAC). Likewise, preservation, design and permitting support is provided to the Agency's Third Street Façade Improvement Program.



*Greater Bayview Hunters Point Area*

# Administration

**OVERVIEW** The Administration Section provides overall leadership and daily direction for the Department, managing staff and resources to realize Departmental goals. In FY 2009/10 (prior to the recent reorganization), the Administration Section included: the Zoning Administrator and Assistant Director functions; the Commission Secretary; Personnel; Operations; Finance; and Information Technology. The Assistant Director/Zoning Administrator oversees the Project Coordination, Design Review, Legislative Affairs, Ombudsman, and Major Projects functions. The Assistant Director for Internal Operations oversees the Personnel, Action Plan Implementation, Area Plan Implementation, and Special Projects functions.

Funding in this section supports department-wide services such as staff training and the Integrated Permit Tracking System. Administration is also directly responsible for the coordinating implementation of process improvements, technology and communication improvements outlined in the Department's FY2009 goals.

**HIGHLIGHTS** The most significant changes over the past fiscal year affecting the Administration Section include: Action Plan implementation, the impact of staff reductions of 8 FTEs, the Department's mid-year cuts; and hte changes in workload resulting from the economic downturn and citywide hiring freeze.

## Internal Operations

**OVERVIEW** The Administration Section oversees internal operations including management and support of personnel and execution of the Action Plan, capital planning and plan implementation, and special projects.

**HIGHLIGHTS** This year's efforts were dominated by responding to a difficult economic climate and retaining staff. The Department anticipated a difficult FY 10 budget with an approximate 9% decline in fee revenues and a request to take a 5% reduction in our General Fund support. Despite the forecast, the Department was able to balance the budget while largely keeping the high-caliber staff intact. The budget was balanced by:

- Identifying new areas of cost recovery through work orders for work done for other departments.
- Identifying new sources, such as grants to reimburse Planning costs.
- Increasing existing fee revenue to cover increases in Consumer Price Index, cost increases, and volume increases.
- Reducing all non-essential non-salary expenditures, including 46% of the materials and supplies budget.
- An overall decrease in labor costs as a result of labor agreements, layoffs, and eliminating vacant positions,
- Shifting resources to funded and priority work such as: 1) environmental review; 2) long-range planning, including Area Plan implementations, urban design projects, and sustainable growth strategy; and 3) Action Plan implementation.

## Zoning Administrator Functions



**OVERVIEW** The Zoning Administrator (ZA) is responsible for interpreting, administering and enforcing the Planning Code. Duties and responsibilities of the ZA include: hearing and making determinations on variance applications; providing written interpretations and clarifications of the Planning Code; advising the Director of Planning and Planning Commission

on amendments to the Planning Code; acting as a technical resource for Department staff; monitoring and maintaining data related to the ongoing implementation of the Planning Code; and appearing before the Board of Supervisors, Board of Appeals, Planning Commission and other bodies on Planning Code matters.

# 6

## FTES WORK UNDER THE DIRECTION OF THE ZONING ADMINISTRATOR

### Staff Reporting to the Z.A.

The Zoning Administrator is assisted by a Senior Planner and Executive Secretary, and oversees the Department's Code Enforcement Division and staffing for the Board of Appeals.

## The Board of Appeals



**OVERVIEW** The Board of Appeals has jurisdiction over appeals of most building permits, with the general exception of those that are issued pursuant to a Conditional Use Authorization at the Planning Commission. The Board considers appeals of Notices of Violation issued pursuant to Planning Code Section 176, Stop Work/Suspension/Revocation Requests, Variance Decision Letters and Letters of Determination; and

the majority of Historic Preservation Commission (HPC) decisions. Planning Department staff represents and explains the decisions of the Planning Department, the Planning Commission and the Historic Preservation Commission before the Board of Appeals.

**HIGHLIGHTS** Within the past fiscal year, there were 93 planning-related appeal cases scheduled for hearing. Of these cases more than 1/3 were withdrawn, more than 1/2 were upheld and 7 were overruled while the remaining 7 cases await final action. This past year the number of withdrawn cases and overruled cases remained constant while there was doubling of the planning cases (up to 47 from 25 last fiscal year) that were successfully upheld at the Board.

## Legislative Affairs



**OVERVIEW** The Legislative Affairs staff is responsible for analyzing proposed changes to the Planning Code or Zoning Map that are introduced by the Board of Supervisors and the Mayor's Office. Legislative Affairs staff also proactively develops legislative changes and shepherds those changes through the adoption process. Legislative Affairs staff develops and administers trainings

to both Planning Department staff and elected officials on a regular basis. Legislative Affairs must disseminate technical zoning information to the Board of Supervisors and the Mayor's Office in the preparation of proposed amendments.

**HIGHLIGHTS** This fiscal year, the legislative affairs staff handled 62 pieces of legislation. The Department sponsored or co-sponsored 21 pieces of legislation while 41 pieces of legislation were introduced by the Board of Supervisors or the Mayor. Twenty-five pieces of legislation became law during the fiscal year and thirty ordinances are still pending before either the Commissions or the Board. Major legislation that became law this fiscal year included the Green Landscaping Ordinance and the Fee Deferral Legislation. Significant pieces of legislation pending before the Commissions or the Board at the end of the fiscal year included proposed revisions to Articles 10 and 11, the car-share controls, the affordable housing update and CEQA reform.

## Finance, Information Technology & Operations



**OVERVIEW** The Chief Administrative Officer has direct responsibility for the Department's Finance, Information Technology (IT) and Operations functions. These units perform complex analysis and contribute to significant decisions on the Department's fiscal resources and operations. IT serves as a Department-wide resource. The Finance unit includes contracts, accounting, budget and revenue; it also oversees fee setting and

collection.

**HIGHLIGHTS** This year's efforts were dominated by responding to the continuing difficult economic climate, including declining fee revenue while trying to maintain adequate resource levels to carry out the work of the Department. The FY 2009-10 budget forecast included an anticipated 9% decline in fee revenues and a request to take a 5% reduction in our General Fund support. To address declining fee revenues and the need to maintain adequate resource levels while largely keeping the high-caliber staff intact, the Department balanced its budget by:

- Continuing its prior year efforts to identify new areas of cost recovery through work orders for work done for other departments.
- Identifying new funding sources, such as grants to reimburse Planning costs.
- Further reducing all non-essential non-salary expenditures, including 46% of the materials and supplies budget.
- Decreasing overall in labor costs as a result of labor agreements, layoffs, and eliminating vacant positions.
- Shifting resources to funded (including additional workorders and grant revenues) and priority work in the Department's environmental review and long-range planning functions.

## Office of Analysis & Information Systems



**OVERVIEW** The Office of Analysis and Information Systems (OASIS) is the Department's Information Technology unit. As such, OASIS develops and implements departmental office automation. OASIS provides staff with the computer capabilities needed to perform their duties; makes available departmental data and information to staff and the public; and assists with problems related to office automation.

Major OASIS work items include:

- Administering, monitoring and managing the local area network and ensuring continuous operation.
- Monitoring the Department's wide area network connection to DTIS and other City and County departments for access to the City & County's Intranet, electronic mail (Lotus Notes) and the World Wide Web (Internet).
- Creating and maintaining the Department's computerized management information reports such as Time Accounting, SF-Stat Performance Measures and Case Tracking.
- Planning, installing, maintaining and conducting inventories of the Department's servers, software, and hardware.
- Maintaining and updating the Departments Oracle Databases: Planning Code, Case Tracking, Parcel Information, Planner Table, Case Editing and Intake, Pipeline Tracking, and Permit Tracking.
- Developing and maintaining the Department's Intranet web pages, IT budget, and providing GIS mapping support.

**HIGHLIGHTS** In the past fiscal year OASIS has made progress in the following areas:

- Configured the SharePoint 2010 Services Web Portal for Department collaboration, and document and case management.
- Successfully migrated the Department's database to a Linux Oracle clustered server environment to ensure continuous service in case one server fails.
- Migrated the Department's web page to a new system for easier public access to planning information and commission packets and resolutions.
- Integrated copiers and scanners to scan directly onto the network.
- Trained Department staff in the use of GIS mapping software, GIS tools, shadow analysis and web location maps.
- Expanded and maintained a centralized, secure GIS database for the Planning Department with over 500 datasets.
- Developed a 3-5 year IT Strategic Plan to help guide decision making.
- Initiated consolidation of an enterprise server room, which includes relocating the Department's server from 1660 Mission Street to 1650 Mission Street. This will become the primary data center for the Planning Department and the Human Services Agency and will serve as a backup and disaster recovery system for the Public Library.

**20.75**  
FTES

WORK IN FINANCE (9), IT (6)  
AND OPERATIONS (4.75)



# PART III

Compendium  
of Active Projects

2010

# Action Plan Status

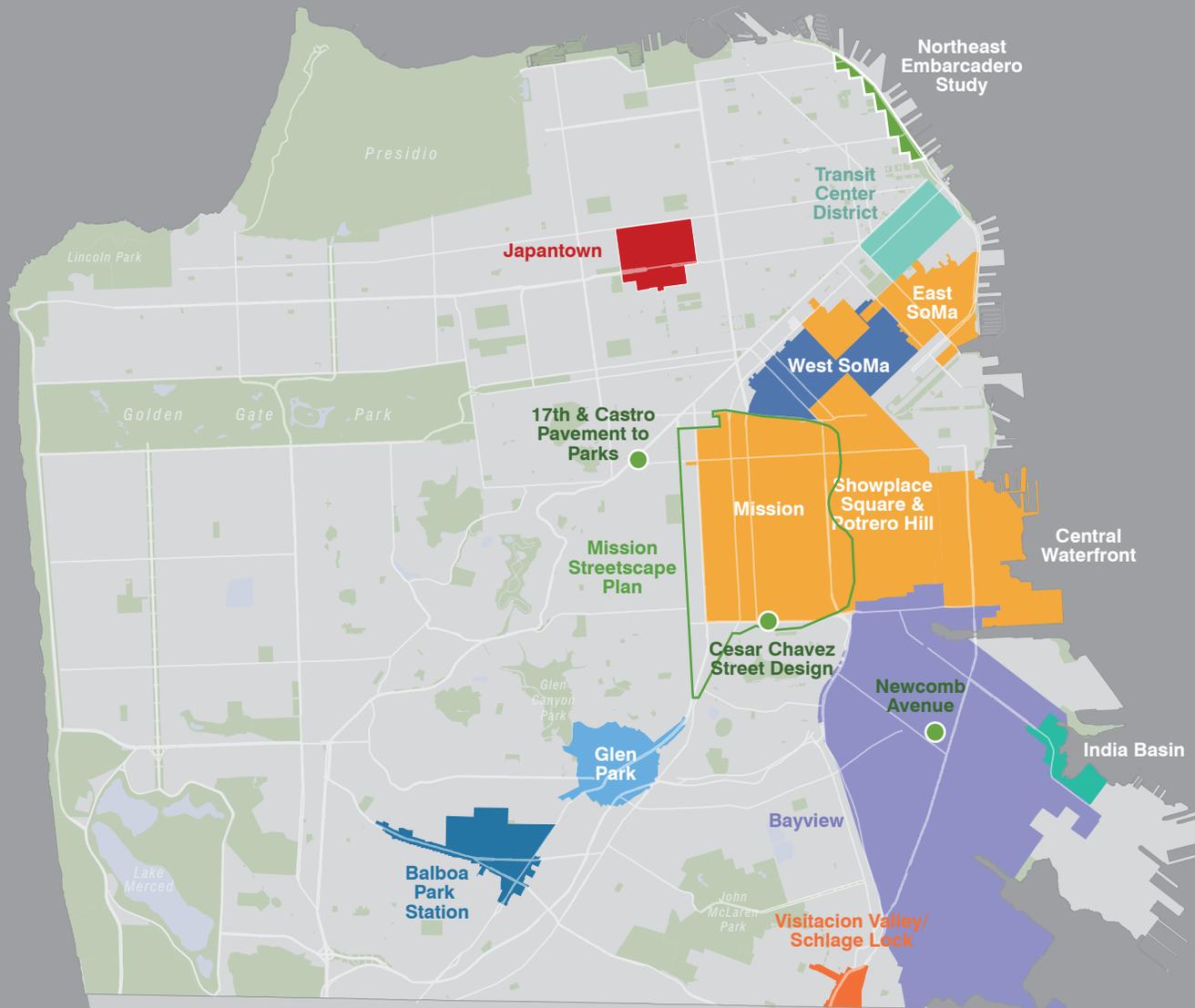
SAN FRANCISCO PLANNING DEPARTMENT  
**ACTION PLAN 2008-2010** 

	OBJECTIVES	TIMEFRAME	STATUS AS OF 9/2010
<b>I. STAFF SUPPORT</b> Improve staff effectiveness and morale by providing needed tools, systems, and structures			
1.	Acquire and implement an integrated permit tracking system	UNDERWAY; COMPLETE BY SUMMER 2011	Bid Process was cancelled due to RFP process problems. New RFP to be issued Oct 2010. Project kick-off will be Jan 2011.
2.	Improve the accuracy and efficiency of application processing through expanded use of GIS	ONGOING	Ongoing tool development
3.	Reconsider the organizational structure to support streamlined application review, improved communication and community input, more timely and informed long-range planning efforts, and support the consistent application of the General Plan by the Neighborhood Planning and MEA divisions	IMPLEMENTED	COMPLETE
	Reconsider support staff structure, functions, and professional development opportunities		Pending review by Dept. of Human Resources.
4.	Develop an in-house 3-D modeling capability	WINTER 2008 - WINTER 2011	Model is expected to be ready for delivery in Jan 2011.
5.	Invest resources in training, including a better understanding of compliance with the Planning Code and Building Code, and building design. Provide time-management training and management tools to manage work performance.	ONGOING	ONGOING
<b>II. REVIEW AND APPROVALS</b> Provide more comprehensive, consistent, and timely review of projects			
1.	Streamline the environmental review process:		
	Implement a procedure for streamlining environmental review in neighborhood plan areas (Community Plan Area Streamlining)	IMPLEMENTED	COMPLETE
	Codify common mitigation measures to ensure compliance and streamline environmental review → Perform outreach to other departments concerning ordinances to implement common mitigation measures → Draft legislation and monitor approval	UNDERWAY; COMPLETE BY WINTER 2011	Work is underway and proposed policy and legislative changes are expected in the winter.
	Review applications for environmental analysis upon intake and identify necessary special studies and level of review	UNDERWAY; COMPLETE BY FALL 2010	Fees were established and this effort is now part of the PPA process which is currently being tested.
	Transition to use of established pool for consultant selection	IMPLEMENTED	COMPLETE
	Modify procedures for simple categorical exemptions involving historical resource review	IMPLEMENTED	COMPLETE
	Add planning staff to increase in-house resources for transportation planning	IMPLEMENTED	COMPLETE

OBJECTIVES	TIMEFRAME	STATUS AS OF 9/2010
<p>2. Establish a single intake application system to provide early and comprehensive information to applicants:</p> <p>Implement single intake for all Planning cases:</p> <ul style="list-style-type: none"> <li>→ Develop procedures for staging review (including pre-application review) and fee collection from initial intake through filing of final entitlements</li> <li>→ Draft legislation and monitor approval of legislation</li> <li>→ Develop internal procedures and forms by project type</li> <li>→ Training staff</li> <li>→ Develop document templates</li> </ul> <p>Implement an interdepartmental review committee for major projects</p>	<p>WINTER 2008 - WINTER 2010</p> <p>IMPLEMENTED</p>	<p>Pilot Projects are currently being processed and pending input from Advisory Committee, Stakeholders, Staff, and Planning Commission, the process will be rolled out in late 2010.</p> <p>COMPLETE</p>
<p>3. Establish a case management system to enhance timely application processing, including management of priority applications, and including enhanced internal and external communication:</p> <ul style="list-style-type: none"> <li>→ Develop case management system recommendation based on re-organization</li> <li>→ Training: Standards of public service, role of case manager, procedures, communication with applicants and public</li> <li>→ Training: Develop and present case studies on case management</li> </ul>	<p>FALL 2008 - FALL 2010</p>	<p>This process is being tested as part of the PPA Process.</p>
<p>4. Track Planning Department conditions of approval through coordination with DBI.</p>	<p>FALL 2008 - FALL 2010</p>	<p>Final draft list of conditions has been compiled and will be vetted with Planning Staff. Anticipated completion in December 2010.</p>
<p>5. Develop a consistent and comprehensive design review process</p>	<p>FALL 2008 - FALL 2010</p>	<p>Process developed and will be reviewed by the Advisory Committee along with the PPA process.</p>
<p>6. Improve the public experience at the Planning Information Counter:</p> <p>Establish interdepartmental training for core PIC staff, to include provisions and procedures of relevant departments (e.g., DBI, Fire), so that core PIC staff can effectively address applicants' and staff's questions</p> <p>Clarify regulations regarding window replacement</p> <p>Handle triage during initial screening at the IPR station.</p>	<p>FALL 2008 - WINTER 2009</p> <p>ONGOING</p> <p>IMPLEMENTED</p> <p>COMPLETE</p>	<p>COMPLETE</p> <p>ONGOING</p> <p>COMPLETE</p> <p>COMPLETE</p>

	OBJECTIVES	TIMEFRAME	STATUS AS OF 9/2010
<b>III. COMMISSION AND DR</b> Enable the Planning Commission to focus on higher-level policy issues			
1.	Reform the DR process, with both the CPC and staff as intended beneficiaries	UNDERWAY - SPRING 2011	The Board of Supervisors placed the policy on hold for a year. Efforts will resume in Spring 2011.
2.	Clarify roles and expectations and improve communication and the working relationship between the Commission, the LPAB, and staff, including senior staff	FALL 2008 - WINTER 2009	PENDING
<b>IV. COMMUNICATION</b> Improve the public experience of the Planning process through improved communication			
1.	Enhance the Department's web site for ease of use and access to information; develop road map for enhancing web site.	UNDERWAY; COMPLETE BY SPRING 2011	Consultant is on board and completion is expected in the Spring 2011.
2.	Update and simplify forms, handouts, and applications	UNDERWAY; COMPLETE BY SPRING 2011	Phase I (Bulletins) is complete. Phase II (Applications and Affidavits) is underway. Phase VI (Forms) is largely completed. The project will be complete by May 2011.
3.	Develop and implement a communications program → Develop scope for a communications strategy → Improve transparency on Department initiatives and impact to stakeholders → Enhance consistency of communication	WINTER 2008 - SUMMER 2010	Communications position was added to the FY 11 budget and hiring is pending.
<b>V. PROJECT MANAGEMENT</b> Improve Department effectiveness by providing appropriate management structures and oversight			
1.	Develop consistent policies and procedures for opening, closing, and reopening cases	UNDERWAY; COMPLETE BY WINTER 2009	Draft recommendations under internal review.
2.	Develop a comprehensive strategy for continued reduction to the backlog	JULY 2008 - JANUARY 2009	Pending due to economic changes
3.	Finish work on time and on budget Establish appropriate scope control and communication mechanisms for long-range plans	WINTER 2008 - FALL 2010	Pilot the draft policies and procedures with the Central Subway Corridor planning initiative in Fall 2010.
4.	Implement an interim strategy to produce meaningful case tracking data based management reports	COMPLETED	Management reports are now available on the Plan Portal. This effort is complete.
<b>VI. PRESERVATION</b> Provide more comprehensive, consistent, and timely review of projects			
1.	Streamline preservation review at the Planning Information Counter	FALL 2008 - SPRING 2010	ONGOING Additional Preservation shifts have been added.
2.	Increase certainty and consistency of review process	UNDERWAY; COMPLETE BY WINTER 2009	ONGOING , protocols for staff review and consistency have been established.
3.	Modify procedures for simple categorical exemptions involving historical resource review	IMPLEMENTED	COMPLETE
<b>VII. GENERAL</b>			
1.	Develop and implement a comprehensive approach to "public benefit" planning and implementation	IMPLEMENTED	COMPLETE
2.	Increase the General Fund support to the Planning Department	FALL 2008 -SUMMER 2009	Not Feasible at this time.

# Area Plans & Street Design Projects



# Area Plans

## Greater Bayview Hunters Point Area



**OVERVIEW** Planning work in the Bayview is dynamic and collaborative. It is also challenging, passionate and sometimes hard fought. With the recent adoption (**David, this was adopted this fiscal year, correct? Focus on this year's accomplishments**) of the Hunters Point Shipyard and Candlestick Plan by the Planning and Redevelopment Commissions, the spotlight has turned to the City's Southeast corner. As most of the

neighborhoods lie within redevelopment project areas under the authority of the San Francisco Redevelopment Agency (SFRA), the Department is partnered with SFRA and other City agencies in a coordinated effort promoting economic development, community building, and delivery of needed services and physical improvements.

**PURPOSE** These efforts aim to further the goals and objectives of both the Area Plan and the Redevelopment Plan.

**HIGHLIGHTS** Adoption of the following plans:

**A new Bayshore Boulevard Green Home Improvement District:** The Department is leading land use, urban design and streetscape planning in a multi-agency effort seeking the revitalization of this commercial corridor, capitalizing on the new Lowe's home improvement store now under construction. Two community meetings have been held and an economic development strategy is being formulated with the local community through the Bayview PAC. This effort is a collaboration of the Redevelopment Agency, OEWD and Planning Department.



*Hunters View: Aerial View From the Northeast*

**India Basin Shoreline Plan:** While the EIR is now underway, community deliberations on the shoreline plan and refinements continue. Approval of the adjacent Candlestick / Hunters Point project provides further clarity to the context, and the completed removal of the decommissioned PG&E power plant inspires new possibilities for this unique waterfront area.

**Bayview Hunters Point Redevelopment Project ("Area B"):** Implementation and coordination of this effort continues. The Department is responsible for permits and entitlements under the Planning Code and special reporting to the Project's Citizen Advisory Committee (CAC). Likewise, preservation, design and permitting support is provided to the Agency's Third Street Façade Improvement Program.

## Glen Park Community Plan



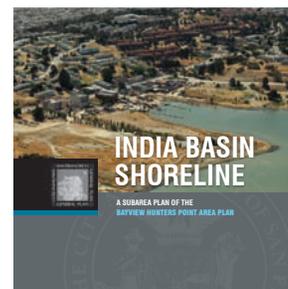
**OVERVIEW** The draft Glen Park Community Plan was created during a series of intensive planning workshops held at the Glen Park Elementary School in the summer of 2003. The Community Plan is a policy document that presents an overall concept for enhancing the existing neighborhood.

**PURPOSE** The Plan proposes general design features and policies to guide future infrastructure improvements and to update

zoning, design guidelines and other City policies for future development.

**HIGHLIGHTS** With environmental review funding finally secured, the Department officially re-launched the Glen Park community planning effort in April 2009 in partnership with the San Francisco Municipal Transportation Agency (SFMTA). In FY 2010/11 the Department will hold a series of public workshops to refine the vision for the neighborhood contained in the Draft Community Plan. The planning process will also be used to identify projects for implementation with funding secured through a grant from the Federal Transit Administration (FTA). The Notice of Preparation for the Glen Park Community Plan was published on July 1, 2009. Publication of the DEIS/DEIR is anticipated in Spring 2010.

## India Basin Shoreline Community Planning Process

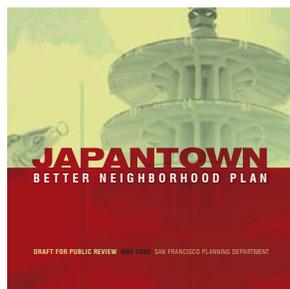


**OVERVIEW** The San Francisco Planning Department and the Redevelopment Agency are collaborating on a community planning process for the India Basin Shoreline (also known as Redevelopment Survey Area C). The current planning process builds on the 2002 Bayview Hunters Point Revitalization Concept Plan, a visioning document prepared by the Project Action Committee (PAC).

**PURPOSE** The Concept Plan outlines a wide range of programs intended to encourage physical and economic improvements in the Bayview Hunters Point community. The PAC's vision for the Plan area includes new mixed-use development, water-oriented and recreational activities, integration of San Francisco Housing Authority residential development on Hunters Point Hill, and improved pedestrian waterfront access.

**HIGHLIGHTS** The two Departments have been working with the community for over two years. To date, there have been over six community-wide workshops along with many informal office hours. Last year the Department released a set of draft planning documents including a draft Sub-Area Plan, draft height and zoning proposal, and Design Guidelines. The Redevelopment Agency also released draft Redevelopment documents. Staff from both agencies will be working to finalize the documents based on community feedback as the EIR progresses.

## Japantown Better Neighborhood Plan



**OVERVIEW** The Japantown Better Neighborhood Plan sets forth a 20-year vision for the community. The planning effort responds to three major changes including the sale of major properties; the proposed Geary Corridor Bus Rapid Transit project; and the sunsetting of the Redevelopment Agency's Area A-2 Plan.

**PURPOSE** The City and the community seek to secure the cultural character and physical resources that make Japantown unique and thriving.

**HIGHLIGHTS** During the 2007- 2009 community process, the Department conducted 23 Focus Groups—with stakeholders ranging from seniors, youth, residents, business owners, and service providers. The focus groups were held in English, Japanese and Korean. Six Community Town Hall meetings were held, with attendance ranging between 70-200 people at each meeting. The Steering Committee has met publicly at least monthly and has been comprised of a range of community stakeholders.

In May 2009, the Planning Department published its draft “Better Neighborhood Plan” for Japantown (“Draft BNP”). In June 2009, the Planning Commission sent the Draft BNP back to the community for further review. An ad hoc community committee immediately took up the organizing effort. After further community discussion with the Department, a Japantown BNP Organizing Committee was established by Supervisor Ross Mirkarimi and Department Director John Rahaim.

For the past year, the Japantown community has reviewed the Draft BNP through community meetings hosted by the BNP Organizing Committee. Based on this analysis and input, the Organizing Committee and its subcommittees have formulated their own planning principles and recommendations which are designed to serve one overarching goal: to preserve, restore and enhance Japantown as a vital, prosperous, and livable community that authentically reflects, embodies and continues its cultural heritage and history into the future.

## Transit Center District Plan



**OVERVIEW** The Transit Center District Plan is a comprehensive planning effort for the area around the new Transbay Transit Center. See map on page 37.

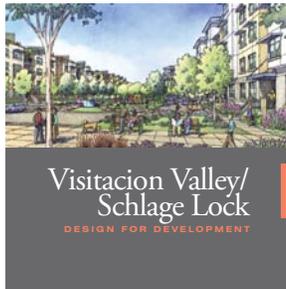
**PURPOSE** The Plan will result in new controls, requirements, and policies for all aspects of the area, including land use, urban form, public realm (streets and open space), circulation, resource sustain-

ability (energy and water), and revenue generating mechanisms to partially fund the public improvements in the area (and provide additional funding for the Transit Center itself). This Plan will build on the City's renowned 1985 Downtown Plan that envisioned the area around the Transbay Terminal as the heart of the new downtown. The new plan will respond to the maturation of the southern side of downtown since 1985 and the major infrastructure investments now planned.

The planning effort is being led by the Department in conjunction with the Redevelopment Agency and Transbay Joint Powers Authority, with the involvement and review of other City agencies. The Planning Department is being assisted by a consultant team.

**HIGHLIGHTS** The plan was initiated in the latter half of 2007. Four major public workshops have been held to present findings and initial plan concepts and solicit comment, in addition to numerous discussions and presentations at the Transbay Redevelopment Area Citizen's Advisory Committee. A Notice of Preparation (NOP) for the proposed Transit Center District Plan (Plan) and Transit Tower was published in July of 2008. Publication of the Draft EIR is anticipated in Spring 2010.

## Visitation Valley / Schlage Lock Redevelopment Plan



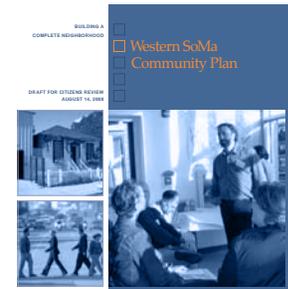
**OVERVIEW** The Visitation Valley Redevelopment Program included preparation of a Plan for the redevelopment of a 20 acre vacant industrial parcel, as part of a plan to improve a 46 acre portion of the Visitation Valley neighborhood. Work on the project included a number of planning reports and documents, including an Environmental Impact Report, Redevelopment Plan, Design for Development document and amendments to the General Plan, Planning

Code and Zoning Map. The Department worked in close association with the Redevelopment Agency and Visitation Valley residents on the project.

**PURPOSE** The Visitation Valley Redevelopment Plan and the Visitation Valley Design for Development document will implement the community's vision for redevelopment and reuse of the 20 acre vacant industrial site, allow for environmental cleanup of the brownfield site and incorporation of the site as part of the neighborhood. Development will be consistent with Visitation Valley's land use pattern, will take advantage of the neighborhood's transit resources (MUNI's T-Third light rail line, recently completed, serves the community). The Program will provide new housing including affordable units, create new parkland, extend neighborhood streets and infrastructure, strengthen the neighborhood's commercial core, and incorporate sustainable design features on all new development, through implementation of development controls and design guidelines.

**HIGHLIGHTS** The Final EIR for the Visitation Valley Redevelopment Program was certified by the Redevelopment Commission on December 16, 2008 and by the Planning Commission on December 18, 2008. The EIR provided environmental clearance for a number of actions taken by the City, including adoption of the Redevelopment Plan, Amendments to the General Plan, Planning Code and Zoning Map, and approval of the Design for Development Document that will implement the plan. Together, the program will result in significant improvements to improve adverse physical and economic conditions that currently exist in the neighborhood.

## Western SoMa Community Plan



**OVERVIEW** The Western SoMa Citizens Task Force was established in 2005 by the Board of Supervisors to plan for the Western SoMa Area. This area was removed from Eastern Neighborhoods by the Planning Commission after neighbors there requested to lead their own planning process.

**PURPOSE** The Plan proposes to create a Western SoMa Special Use District establishing standards for building a viable mixed-use neighborhood north of Harrison Street and a 21st Century commercial/light industrial/arts district proximate to housing and key San Francisco commercial activity nodes, south of Harrison Street. The basic zoning features of this mixed-use neighborhood would include a wide range of retail, light industrial and residential uses with changes to the allowable built form and creation of a community benefits program to promote neighborhood qualities and scale that maintain and enhance the existing neighborhood character.

**HIGHLIGHTS** During this fiscal year, the Planning Commission acknowledged the "community preferred plan". The task force adopted the draft plan as the "community preferred alternative for environmental review and became the project sponsor for the upcoming EIR". The Commission directed staff to begin work on the EIR in September 2008. Publication of the Notice of Preparation is anticipated in the late summer of 2009. Department staff provides professional planning support to this citizen group.

# Street Design

**OVERVIEW** The City Design Group provides public realm design services with the goal of enhancing the livability and civic environment of our streets and public spaces. The City Design Group's public realm design seeks to balance all the functions of a street and to create a truly gracious, people-centered public realm in San Francisco. The Group conducts this mission through creating long-range design plans, street design guidelines and designs for key corridors, and through designing and building trial street improvements.



Guerrero Plaza | Pavement to Parks

## Pavement to Parks Program



**OVERVIEW** The Planning Department is leading this interagency effort to recapture portions of City streets for pedestrian use. Each effort has a pro-bono designer charged with both developing a design in collaboration with the Planning Department and soliciting material and capital donations for implementation. DPW builds the improvements.

**PURPOSE** Many of our streets are overly wide and contain large zones of wasted space, especially at intersections. San Francisco's new "Pavement to Parks" projects seek to temporarily reclaim these unused swaths and quickly and inexpensively turn them into new public plazas and parks. During the temporary closure, the success of these plazas will be evaluated to gauge needed adjustments, and ultimately, decide whether the temporary closure should become permanent.

**HIGHLIGHTS** The Castro/17th Street Plaza is the first built example. Two more – at the intersections of Guerrero and San Jose in the Mission and at 8th and 16th in Showplace Square will be implemented by Labor Day. Naples Green in the Excelsior and the Piazza Site in North Beach are likely to be implemented by the end of the year. Community workshops have been conducted and most are supportive of the closure. Environmental review has been completed.

## Mission Streetscape Plan



**OVERVIEW** The Mission Streetscape Plan is a community-based planning process to identify improvements to streets, sidewalks and public spaces in the City's Mission District.

**PURPOSE** The Mission Streetscape Plan introduces designs that will improve pedestrian safety and comfort, increase the amount of usable public space in the neighborhood, and support

environmentally-sustainable stormwater management. Highlights of the plan include:

- Flexible spaces for outdoor markets;
- A new flexible parking permit process for gathering and outdoor seating uses;
- New gateway plazas and a temporary plaza (included in the new *Pavement to Parks* program priority list);
- Traffic calming ideas for Capp street and Shotwell street;
- Greening of mixed-use streets in the Northeast side of the District;
- 4-to-3 lane conversion concepts for main residential throughways;
- An alley network strategy for small residential streets;
- Design review for improvements of existing public spaces (24<sup>th</sup> BART plaza, Mission Playground Park).

**HIGHLIGHTS** The Mission Streetscape Plan held three community workshops between March 2008 and March 2009. These workshops guided the development of a draft plan and preliminary concept designs for prioritized areas in the district.

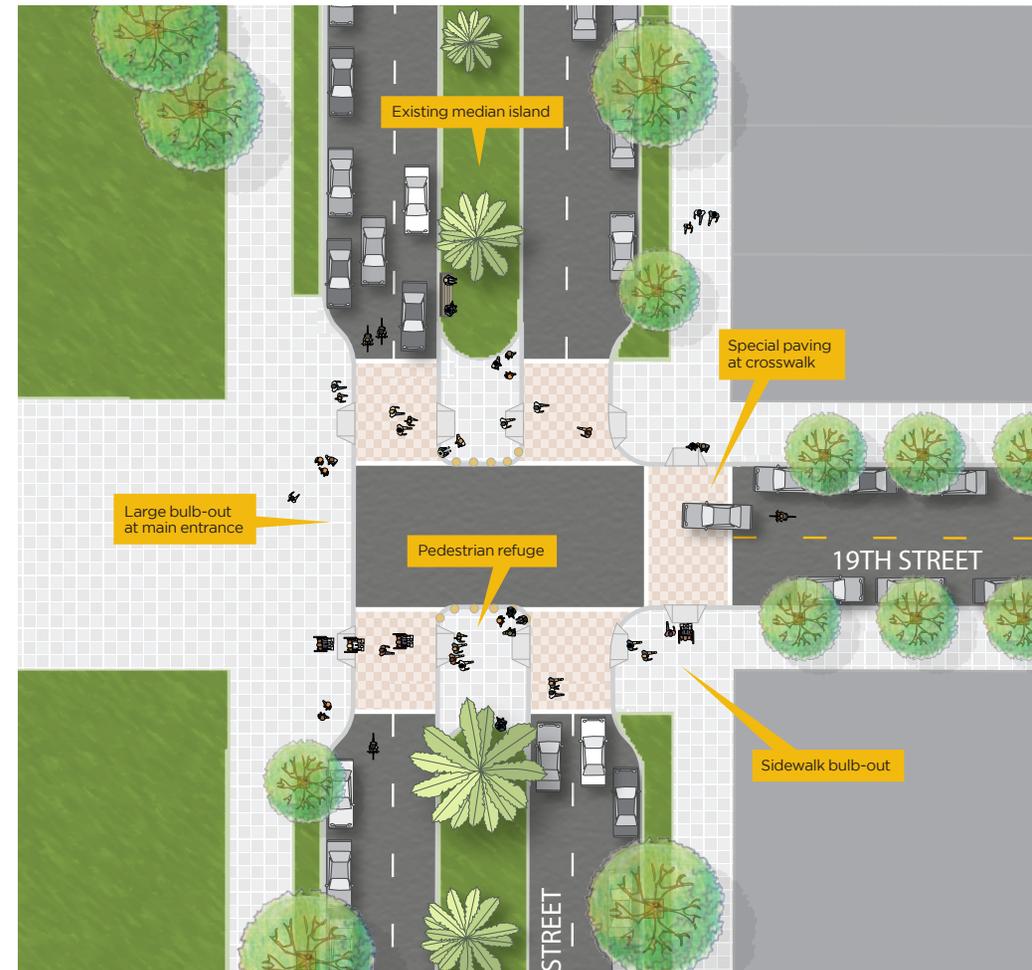


Diagram from the Mission Streetscape Plan

## Cesar Chavez Street Design



**OVERVIEW** The Cesar Chavez Street Design Plan is a detailed design effort to re-envision Cesar Chavez Street from Hampshire to Guerrero Streets in the Mission District. While led by the Planning Department, the design effort is cosponsored by DPW, MTA, and the PUC and builds on the proposals analyzed in the Bicycle Plan EIR.

**PURPOSE** The design for Cesar Chavez replaces the 4' center concrete median with a 14' planted center median with a double row of trees. Bike lanes are added in both directions. Sidewalks are widened significantly at corners to shorten pedestrian crossing distances, to make pedestrians more visible, and to allow for planters that infiltrate stormwater. One lane of traffic is removed in each direction to allow for these improvements, while left hand turn pockets are added where left turns are permitted. The outreach and design process has identified ways to make Cesar Chavez Street a safe, pleasant, and attractive corridor for people, bikes, and transit that unifies, rather than divides, the neighborhood.

**HIGHLIGHTS** Planning and conceptual design work has been completed. Environmental review is being conducted through the Bicycle Plan EIR. The project is estimated at \$10M and to date \$7.5M has been identified. Construction scheduling is being developed, but will likely begin in late Summer of 2010.

## Newcomb Avenue Model Block



**OVERVIEW** The Newcomb Model Block Project is an innovative synthesis of community stewardship, agency collaboration, public realm enhancement, and environmental benefit in one of San Francisco's most environmentally challenged neighborhoods – the Bayview. The Newcomb Model Block is a partnership between the Redevelopment Agency, DPW, MTA, and the Planning

Department. Planning was awarded a grant from the US EPA in the amount of \$492,500. Total project costs are approximately \$1.4M. Planning is the interdepartmental project manager, managing financing, grant requirements, design development, and City approvals.

**PURPOSE** The streetscape design will provide a repeating series of green areas integrally connected to the overall design treatment. Significant areas for stormwater management, permeable surfaces, and a dense canopy of street trees along both block frontages will also be added. The enhancements will beautify the block, create gathering places for residents, and transform a barren strip of concrete into an urban oasis that functions with, instead of against, the natural functions of the landscape.

**HIGHLIGHTS** Planning has completed all public outreach and secured all financing for the project. Additional ARRA (stimulus) funds may also be awarded in the coming months. The design has been approved and DPW is actively working on construction drawings.

# Special Projects

## Information and Analysis Group

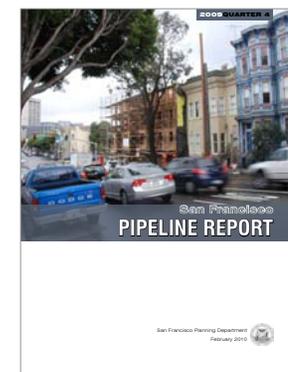
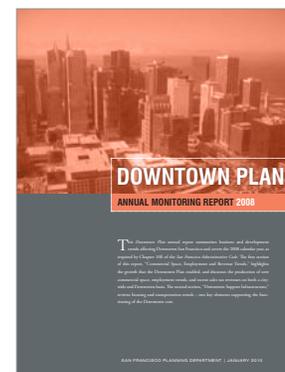
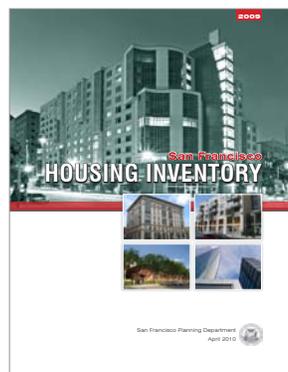
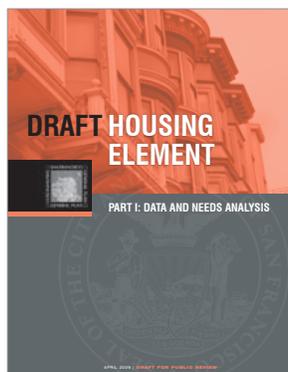
**OVERVIEW** The Information and Analysis Group (IAG) is responsible for the gathering, analyzing and reporting of data; interpreting data and conveying policy implications; and preparing technical reports. It supports the numerous planning programs initiated by the Department. The group provides land use information, demographic and socioeconomic data, and residential and commercial development trends and projections. The IAG is also the Department's main resource for geospatial analysis and cartographic representation. The IAG staff represents the Planning Department as the City's official Local Affiliate of the Census. As such, the Department is required to respond to all Census data requests and to participate in local and regional Census-related activities.

**HIGHLIGHTS** The IAG's accomplishments over the past fiscal year include:

- **Draft Housing Element 2009 Part I: Data and Needs Analysis.** This document contains a description and analysis of San Francisco's population and employment trends, existing housing characteristics, overall housing need, and capacity for new housing based on land supply and site opportunities. An evaluation of the 2004 Housing Element is included as an appendix.
- Staged a successful challenge with the City Administrator of the U.S. Census Bureau's 2007 American Community Survey estimate of San Francisco's population, increasing the count from 764,976 to 799,585.
- Completion and submittal of materials for the upcoming 2010 Decennial Census through various programs including the Local Update of Census Addresses (LUCA), Participant Statistical Areas Program (PSAP), and Complete Count Committee.

In addition the IAG is responsible for the following annual inventories and reports:

- **Housing Inventory** – an annual survey of housing production trends. The Housing Inventory has consistently reported on changes to the City's housing stock – including keeping track of new housing construction, demolitions and alterations – since 1967. The "Housing Inventory 2008" was released in April 2009.



- **Commerce & Industry Inventory** – an annual account of economic activities in San Francisco. The C&I reports on population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity data for San Francisco. C&I 2008, covering 2007, was released in October 2008.
- **Downtown Annual Monitoring Report** – an annual summary of business and development trends affecting Downtown San Francisco, highlighting production of new commercial space, employment trends, and recent sales tax revenues. The report also reviews housing and transportation trends in the City’s Downtown core. A report covering the calendar year 2007 was released in September 2008.
- **Pipeline Report** – reports on residential and commercial development trends, noting the location and scale of current and proposed construction as well as changes in land uses. A database of the development pipeline – which lists projects that are under construction, projects which have received building permits, projects that have been entitled, and projects that have filed an application with the Planning Department and/or the Department of Building Inspection – accompanies the quarterly report. The Pipeline 2008 Q2 report was released September 2008.

## SAN FRANCISCO PLANNING DEPARTMENT **ACTION PLAN 2008-2010**



### Discretionary Review (DR) Reform

**OVERVIEW** Discretionary Review (DR) is the Planning Commission’s authority to review code-complying projects and modify or deny a project if the Commission finds the case demonstrates “exceptional and extraordinary” circumstances. It derives from Article 1, Section 26 of the Business and Tax Regulations Code. In 1954, the City Attorney’s interpretation noted that the Commission has discretion over building permits but noted that this is “a sensitive discretion and one which must be exercised with the utmost restraint.”

The Planning Department receives approximately 200 discretionary review requests per year, which cost approximately \$300,000 in direct staff time. Unlike most applications, the majority of the cost of the DR process is borne not by the applicant but by the project sponsor through fee surcharges, project delays and other costs, and by the Commission and larger public in terms of the lost opportunity to focus on higher-level policy issues.

**PURPOSE** The primary goal of the reform is to retain the benefits of the current process (public input, identification of policy issues, and improved projects) while minimizing the negative impacts of DR (misuse of Commission time, impact on staff resources, and costly delays to projects that comply with design standards).

**HIGHLIGHTS** A Department team conducted extensive public outreach among organized neighborhood groups, coalitions of groups, land use professionals, parties who had undergone DR, and other interested individuals

including 123 individuals at five large outreach meetings.

Three Planning Commission hearings were held on this topic. The Commission considered amendments to the Planning Code and adopted a policy to implement those aspects of the DR reform that do not require legislation on June 18, 2009. Many of the DR Reform items are currently being implemented as Commission and Department policy prior to adoption. Currently the Department is:

- Bringing DRs to the Commission with staff’s analysis of the applicability of the exceptional and extraordinary standard;
- Requiring a standardized pre-application packet and procedures, requiring project sponsors to meet with community members;
- Reviewing projects against the Residential Design Team’s checklist and bringing projects to this team for review when required;
- Providing DR information as available on the website;
- Adhering to the DR timeline;
- Identifying policy issues for the Commission’s consideration; and
- Establishing Commission decisions as precedent-setting policy guidance for review of future projects.

The remaining part of the reform proposal is pending before the Board of Supervisors as a legislative change to the Planning Code.

## Design Review



**OVERVIEW** The Senior Urban Designer is responsible for promoting and guiding sustainable building policies, including serving on the Green Building and Urban Wind Power task forces; coordinating the Department's architectural design review as a leader of the Residential Design Team, and

co-managing the Design Review process improvement group.

**HIGHLIGHTS** This past fiscal year the work of the Senior Urban Designer has focused on the following projects:

- Assisting with the development and implementation of Discretionary Review reform;
- Updating the Residential Design Standards as an on-going project;
- Implementing procedures for review of loss of dwelling units as adopted in revisions to the Planning Code;
- Implementing and updating procedures for all Code-mandated review of shadow impacts;
- Providing technical guidance to staff and management on the implementation of Code-mandated wind issues; and
- Working on the Department's team to evaluate and acquire a new Property and Permit Tracking system.

Once funding becomes available, the senior urban designer will also lead the development of Neighborhood Commercial Design Standards.

## Plan Implementation

**OVERVIEW** In the last several years, the City has adopted a number of new Area Plans. Each plan identifies opportunities for new housing and jobs, community improvements necessary to support that new growth, and strategies to help fund the improvements. The Department is dedicated to working with other City agencies and the community to ensure the infrastructure side of the plans is implemented in coordination with new development. Key efforts include capital planning, infrastructure specific planning processes, pursuing grants, and capital project implementation.

As chair of the Interdepartmental Plan Implementation Committee (IPIC), the Department has engaged both capital and program staff from MTA, DPW, Park and Recreation, and DCYF regarding the infrastructure plans for each area plan. Key successes include developing preliminary capital plans for each area, incorporating the area plans into the City's 10 year capital plan, and incorporating plan identified infrastructure into MTA and DPW's work program. Interagency coordination has resulted in the additional planning efforts and secured grants discussed on the next pages.

Market and Octavia and Eastern Neighborhoods both have a Citizens Advisory Committee (CAC) that focus on the implementation of each area plan. These committees each meet monthly and are staffed by the Department. The Market and Octavia CAC developed a preliminary list of priority projects for the plan area. The Eastern Neighborhoods CAC vetted an in-kind agreement for a childcare center on Third Street.

**HIGHLIGHTS** This year the major accomplishments of the Department's implementation work include:

**The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS)** is studying the transportation network of San Francisco's Eastern Neighborhoods, together with surrounding high-growth areas of Western SoMa, Transbay District, Rincon Hill and Mission Bay. It is a coordinated multi-agency partnership between the Planning Department, the San Francisco Municipal Transportation Agency, and the San Francisco County Transportation Authority. The EN TRIPS Existing Conditions, Issues & Opportunities Report was published in May, 2010, summarizing current transportation issues and opportunities for

improving system performance and transportation circulation. In addition to the report, the Planning Department continues to work with EN TRIPS's Technical Advisory Committee and Community Task Force.

**The Showplace Square Open Space Plan** was a collaborative process between the Planning Department and the Showplace Square community. Through a series of public workshops, the Plan identified, designed, and prioritized opportunity sites for new open space in Showplace Square. Such open space will be necessitated to meet the expected demands from new development in this neighborhood. In the spring of 2010, staff completed the report for the Plan. Based on this work, staff identified projects for near-term, mid-term, and long-term implementation.

**The Eastern Neighborhoods Infrastructure Finance Working Group** (ENIFWG) identified potential funding mechanisms for constructing new infrastructure in the Eastern Neighborhoods. The ENIFWG released a report identifying two key strategies for funding public infrastructure and calling for the City to pursue pilot projects. Subsequently the Planning Department, in coordination with Capital Planning, the Office of Economic and Workforce Development, and the Board of Supervisors, have developed a strategy for moving forward with the report's recommendations. A Board sponsored resolution will create an Area Plan Infrastructure Finance Committee to oversee the development of policies and pilot projects stemming from the recommendations of the ENIFWG report.

As part of the implementation of the Eastern Neighborhoods Plans, the Planning Department facilitated a visioning process focusing on an opportunity site in an underserved area of the Mission District at 17th & Folsom Streets. The Department worked with the Recreation and Parks Department and with the community group People Organizing to Demand Environmental and Economic Rights (PODER) to host a series of public workshops to develop a preliminary conceptual design of the park space, including major recreation features and support amenities. These conceptual designs supported the City's application for a state grant that could provide funding for the acquisition and construction of the park portion of the site, or for when other funding becomes available.

**Project Implementation:** In the past year the Department, along with the City's implementing agencies, have secured funding to realize a variety of infrastructure improvements in Plan Areas. Specific projects funded this fiscal year include:

**PLAN AREA:** Balboa Park

**PROJECT:** Phelan Loop

**FUNDING:** \$6.8M - Federal Transit Administration (FTA) Grant

**DESCRIPTION:** Reconfiguration Muni's Ocean Avenue bus turnaround to create new open space, retail areas and affordable housing.

**PLAN AREA:** Market & Octavia

**PROJECT:** Haight & Market Transit/Pedestrian Improvements

**FUNDING:** \$3.1M – Transportation for Livable Communities Grant and Prop K

**DESCRIPTION:** Conversion of Haight Street between Octavia Boulevard and Market Street into a two-way street with new transit lanes and pedestrian improvements.

**PLAN AREA:** Eastern Neighborhoods (Mission)

**PROJECT:** 24th Street BART Station Plaza Redesign

**FUNDING:** \$2.5M – Transportation for Livable Communities Grant and Prop K

**DESCRIPTION:** Transit and pedestrian bulb-outs along Mission Street, BART plaza redesign and raised crosswalks to improve pedestrian access to the station.

**PLAN AREA:** Eastern Neighborhoods (Mission)

**PROJECT:** Folsom Streetscape and Road Diet

**FUNDING:** \$1.3M – Congestion Management Agency Block Grant and Prop K

**DESCRIPTION:** Street trees, bus bulb-outs, transit signal priority and "road diet" on Folsom Street between 19th Street and Cesar Chavez Street to benefit transit, bicyclists and pedestrians.

**PLAN AREA:** Eastern Neighborhoods (East Soma)

**PROJECT:** 2nd Street Streetscape Project

**FUNDING:** \$1.3M – Congestion Management Agency Block Grant and Prop K

**DESCRIPTION:** Streetscape, roadway, bicycle and pedestrian improvements along Second Street from Market Street to King Street.

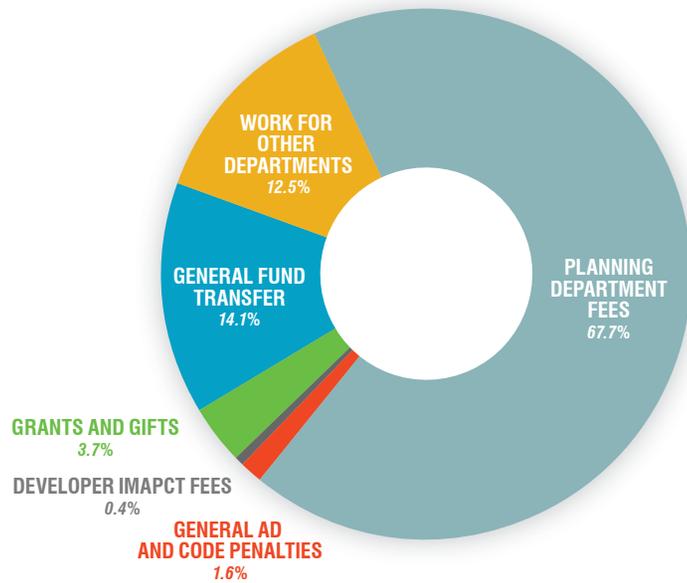


# PART IV

## Statistical Summary

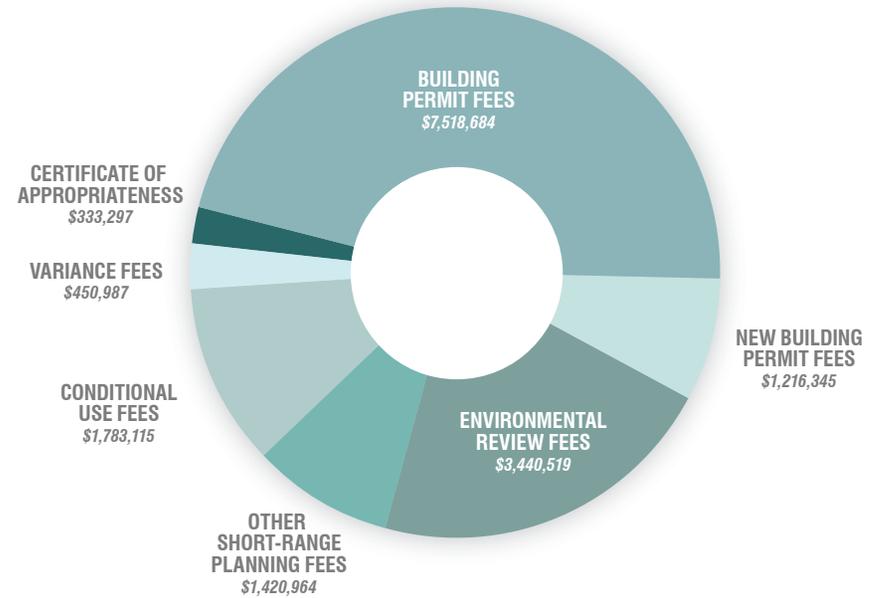
# Funding

**HOW THE DEPARTMENT IS FUNDED**



TOTAL 2010 BUDGET  
**\$23,891,191**

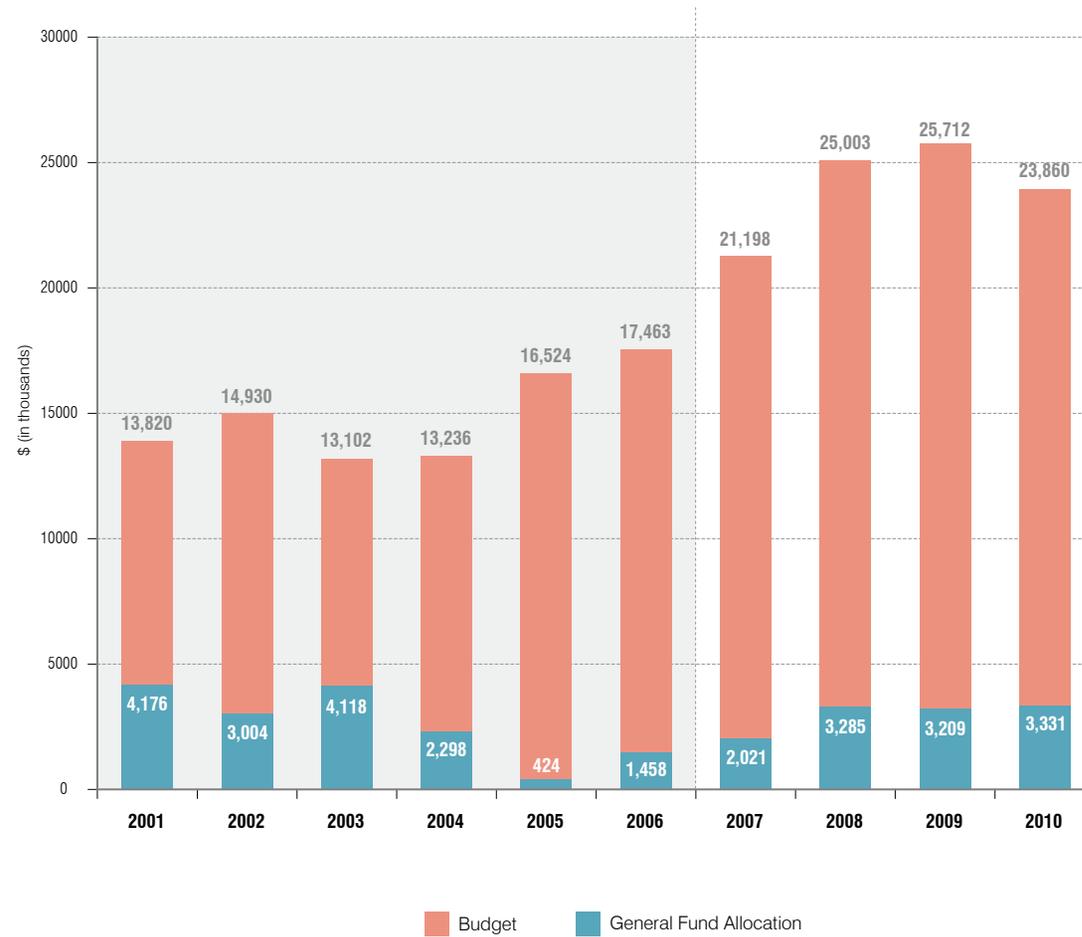
**FEE REVENUE BUDGET BY TYPE**



TOTAL 2010 FEE REVENUES  
**\$16,163,911**

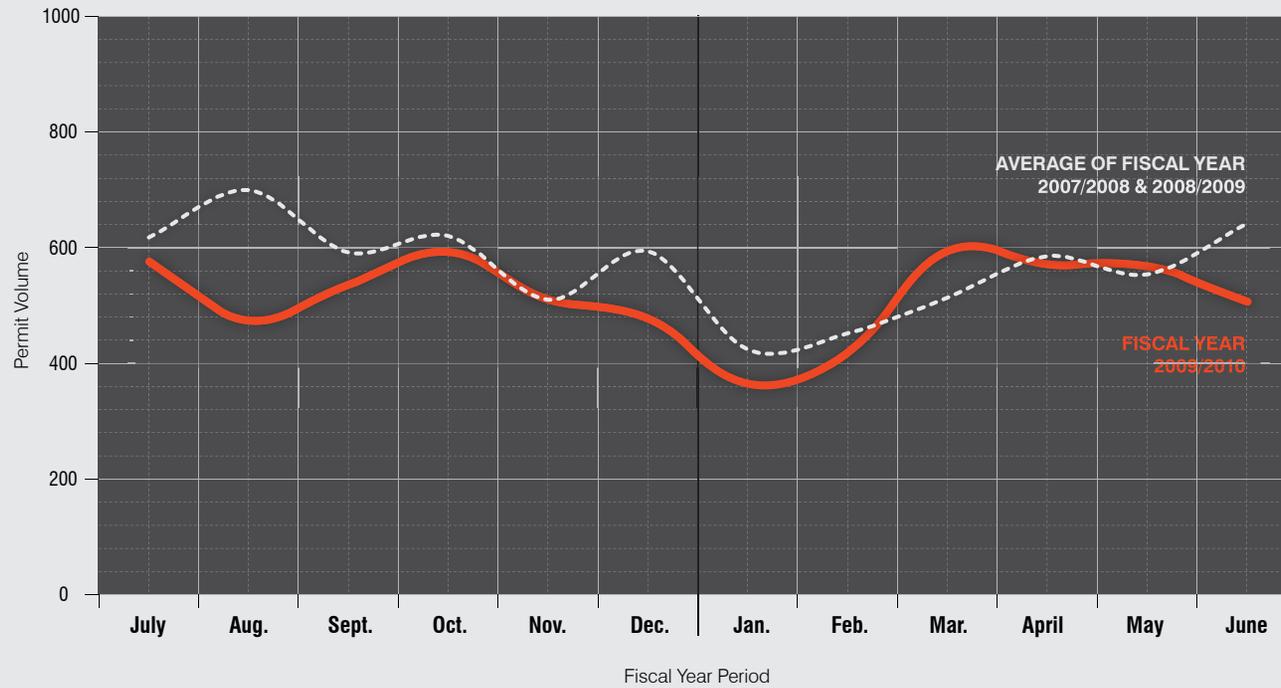
**BUDGET AND GENERAL FUND ALLOCATION OVER TIME**

2007	\$21,198,000	\$2,021,000
2008	\$25,003,000	\$3,285,000
2009	\$25,712,000	\$3,209,000
2010	\$23,860,000	\$3,331,000



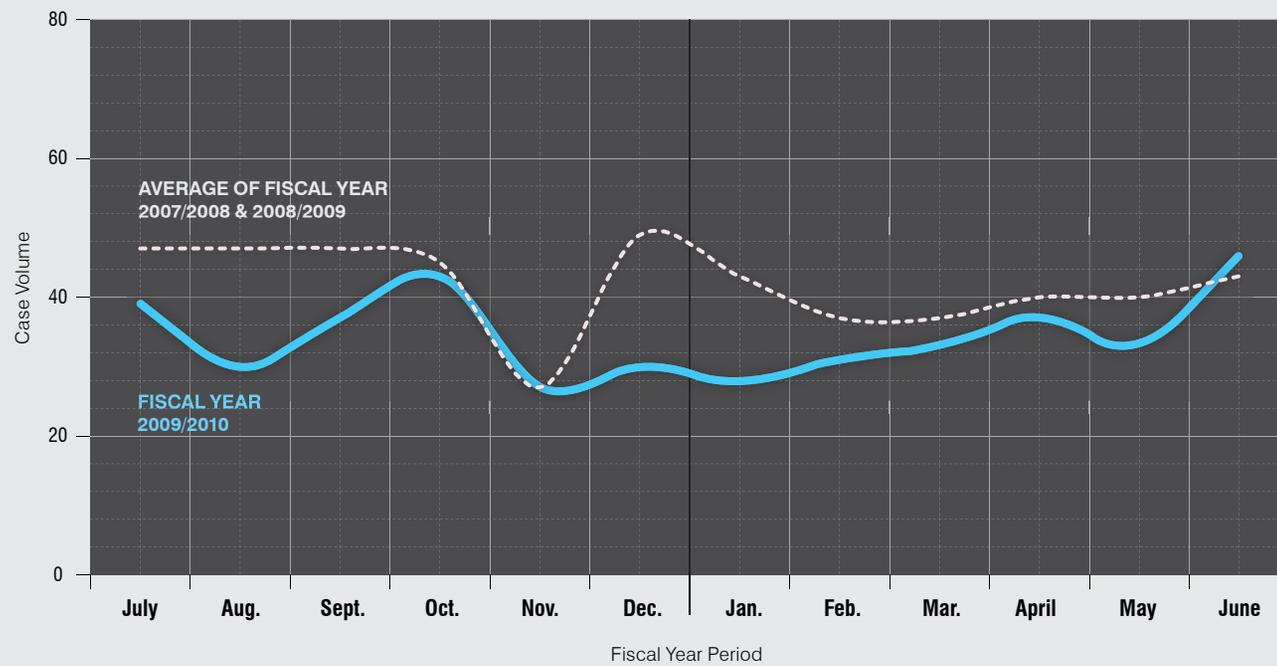
# Total Permit Volume

FY2010 COMPARED TO AVERAGE OF FY2008 & FY2009



# Total Case Volume

FY2010 COMPARED TO AVERAGE OF FY2008 & FY2009



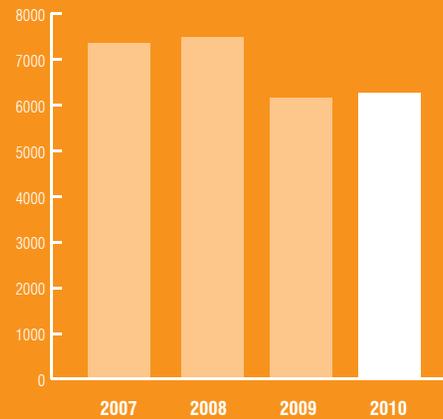
\* Major cases include Conditional Use, Environmental Review & EIR (excluding appeals), Variance, and Certificate of Appropriateness/Permit to Alter  
 \* Major cases exclude Letter of Determination, DR, Shadow Study, and Section 311/312

# 2010 Planning Stats

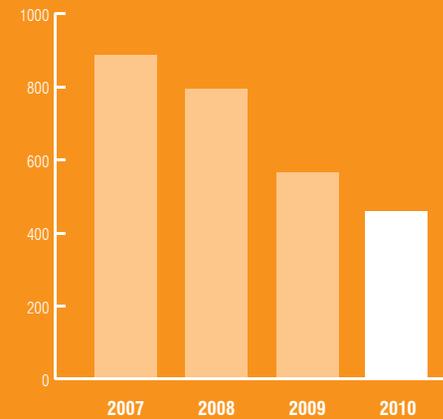
## BUILDING PERMITS

Neighborhood Planning work includes reviewing building permit applications; administering the Residential Design Guidelines and urban design policies; and weighing the proposals against General Plan policies. Building permit application review also often includes initiating neighborhood notification and addressing questions and comments generated through that process.

Many building permit applications are reviewed and approved “over-the-counter” by planners at the Planning Information Counter. Projects that exceed certain thresholds in terms of use changes or increased building dimensions are required to be forwarded to one of the four Neighborhood Planning Division quadrants for in-depth review.



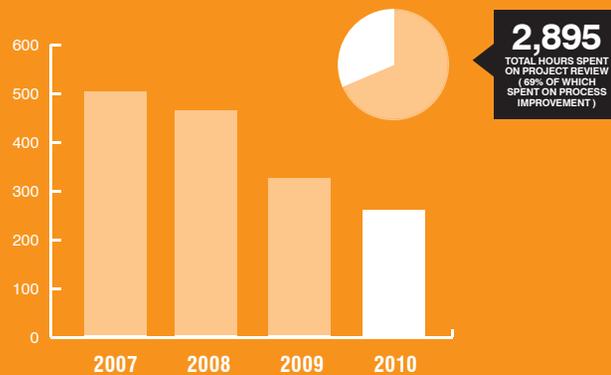
**6,269**  
PERMITS ROUTED  
TO NEIGHBORHOOD  
PLANNING



**460**  
PERMITS REQUIRING  
SECTION 311/312  
NOTIFICATION

### PROJECT REVIEW MEETINGS

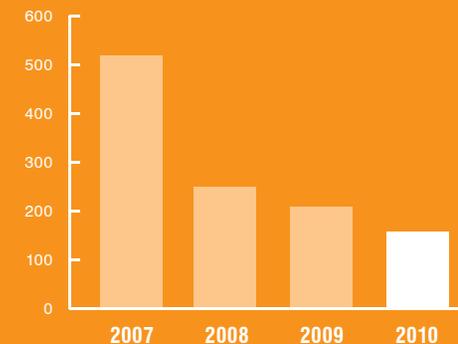
Potential project sponsors may schedule project review meetings with Neighborhood Planning planners. The purpose of these meetings, for which the Department charges a fee, is most often to identify Planning issues that must be considered in the development of a project for submittal to the Department for review.



**261**  
PROJECT REVIEWS

### ZONING ADMINISTRATOR LETTERS

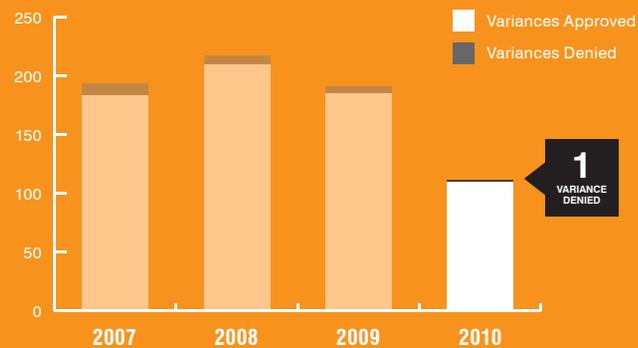
Neighborhood Planning is responsible for researching and drafting responses to letters requesting the Zoning Administrator's determination on complex Planning Code-related issues.



**158**  
ZA LETTERS OF DETERMINATION

### VARIANCES

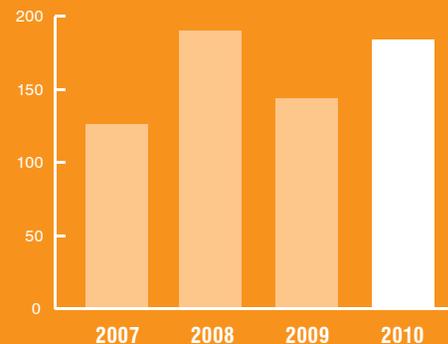
Variations are exceptions to certain sections of the Planning Code which may be granted by the Zoning Administrator following a public hearing. Neighborhood Planning staff are assigned to review the applications, assess the merits of the request, draft the mailed notification of the hearing, and following the actual hearing, draft the decision letter.



**110**  
VARIANCES APPROVED

### CONDITIONAL USES

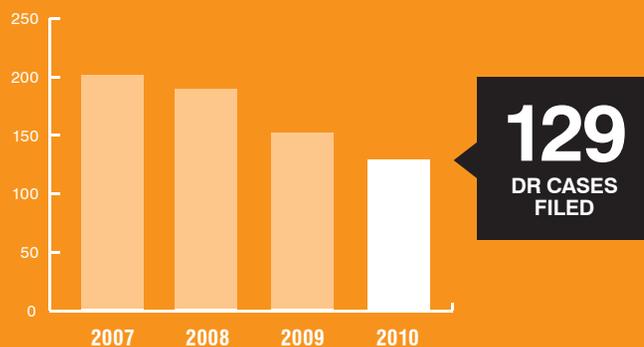
The review of applications for conditional use authorization is another major component of Neighborhood Planning's work program. Planners review these applications (which may be related to projects as small as ATMs and as large as high-rise mixed use buildings) for consistency with the Planning Code, the General Plan, appropriate design guidelines, and other Department policies. Conditional use cases require a public hearing before the Planning Commission following neighborhood notification. Preparation for these cases include: mailing notifications that include descriptions of the project; fielding phone calls and e-mails from the public; preparing a case report, draft motion, and related graphic material for the Planning Commission; and delivering a presentation of the case to the Commission at the public hearing.



**184**  
CONDITIONAL USE CASES FILED

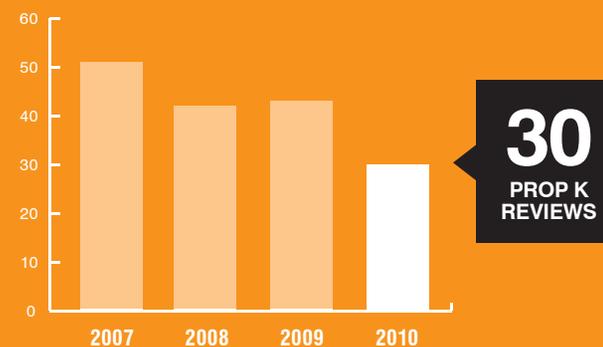
## DISCRETIONARY REVIEW

Neighborhood Planning is responsible for the processing of Requests for Discretionary Review (DR). DRs are typically filed by members of the public in response to notifications mailed to neighbors by the Department. Although relatively few in number, the processing of DR requests can be time-consuming for the planner assigned to the project. The planner's job is to analyze the DR request to ascertain if it meets the "exceptional and extraordinary" criteria, draft a case report with the staff recommendation, provide related graphic material and make an oral presentation to the Planning Commission at the public hearing. For more on DR, see the Discretionary Review Reform project described on page 53.



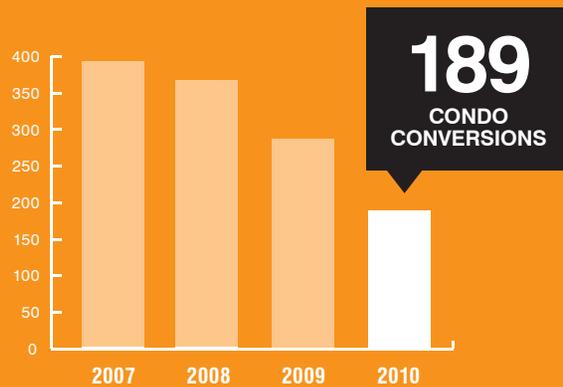
## PROP K REVIEW

All new structures or additions to buildings that exceed 40 feet in high are subject to Prop K review. The intent of the review is to assure that proposed projects do not cast additional shadows on properties protected by the Sunlight Ordinance. The tool used to calculate shadows cast by projects within the time period dictated by the ordinance is a diagram that shows the maximum extent of shadows. This diagram is referred to as a "shadow fan."



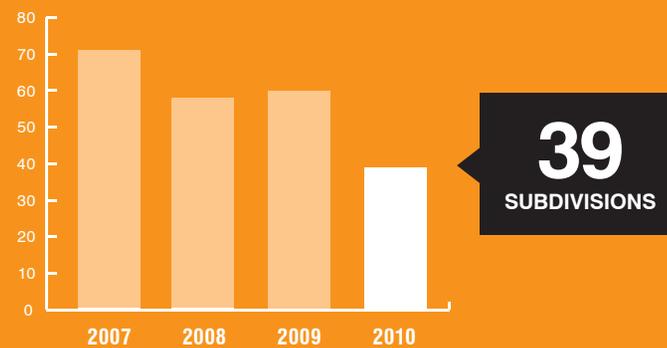
## CONDOMINIUM CONVERSIONS

Condominium applications are primarily “conversions” of existing dwelling units from rental status to ownership status. However, some new construction dwelling units built to be condominiums are referred to Neighborhood Planning by the Department of Public Works, the City agency responsible for “mapping” such units. Neighborhood Planning’s review examines issues such as density, off-street parking, useable open space and conformity with the General Plan.



## SUBDIVISIONS

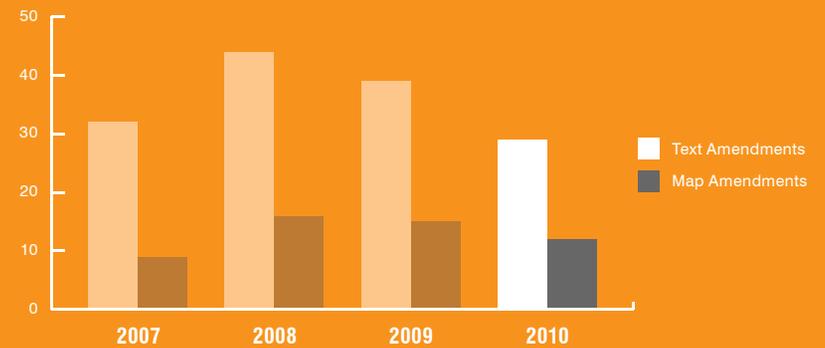
NEED SOME DESCRIPTIVE TEXT HERE.



### MAP & TEXT AMENDMENTS

Changes to City’s Official Zoning Map may include amendments to zoning districts, height districts or special use districts. Each case may represent a wide variety of scales, from a simple change of a single parcel to a large rezoning such as the Eastern Neighborhood Area Plans. In these charts, each rezoning counted as “one case”. All cases must be reviewed by the Planning Commission followed by approval of the Board of Supervisors, and Mayor.

Changes to the text of the Planning Code must also be heard by both the Planning Commission and the Board of Supervisors. The cases below may have been introduced by the Planning Department, a Board Member, or the Mayor.



29

PLANNING CODE AMENDMENTS

12

ZONING MAP AMENDMENTS

### OTHER STATS

Here’s some other numbers that are not worthy of sexy bar graphs, but might be useful anyway.

2

PERMIT TO ALTER  
(101 REVIEWS)  
CASES FILED

9

SEC. 309  
(DOWNTOWN)  
CASES FILED

45

CERTIFICATE OF  
APPROPRIATENESS  
CASES FILED

2

ARTICLE 11  
CASES FILED

1

MILLS ACT  
CASE FILED

# A Look Ahead 2011

## GOALS

- Illustrate a visionary and sustainable future for the City by assembling current and upcoming planning initiatives from all parts of the City, from all agencies and communities, which forcefully addresses the role of urban development in impacting sustainability.
- Develop an efficient and focused Department organization that empowers staff and creates a culture of citizen service.
- Provide a key role in the economic recovery of the City by creating a climate which rewards well-designed investments that are consistent with adopted plans and City policy.
- Steward the implementation of adopted plans through internal and external coordination of plan policies and programs.

## OBJECTIVES

- Continue to Implement the Department's Action Plan.
- Allow for flexibility in the Department work plan to address changing demands and funding realities.
- Create a focused Community Development program that implements key plans and programs, including Better Streets, Eastern Neighborhoods, Market & Octavia, etc.
- Provide timely environmental review for City projects and programs.
- Assemble current plans and policies into a focused illustration of the coming two decades of growth.
- Enhance internal services to provide staff with the best available resources to accomplish their work plans.
- Guide planning efforts by other agencies toward the best planning and urban design solutions.
- Work toward a more efficient and responsive Planning Code.



REPEAT IN  
**2011**



# Acknowledgements

The Planning Commission and the Historic Resource Commission wish to acknowledge and thank all staff of the Planning Department for their work during the 2009-2010 fiscal year.

In addition, the Commissions wish to thank the many volunteers and interns who have served the Department and the public without material reward.

This report was edited by AnMarie Rodgers from material submitted by the managers and staff of the Planning Department.

Graphic design and layout by Gary Chen.

## 2009-2010 Staff Roster

<a href="#">Moises Aceves</a>	Scott Dowdee	Lily Langlois	Jessica Range	<a href="#">Monica Way</a>
David Alumbaugh	Kimberly Durandet	Agnes Lau	<a href="#">Ken Rich</a>	Michael Webster
Kelley Amdur	Debra Dwyer	Melissa LaValley	Gregory Riessen	Matt Weintraub
<a href="#">Evamarie Atijera-Taylor</a>	Susan Exline	Josie Lee	AnMarie Rodgers	Steve Wertheim
Linda Avery	Gladys Fausto-Chan	Don Lewis	Illaria Salvadori	Viktoriya Wise
<a href="#">Larry Badiner</a>	Claudia	David Lindsay	Diego Sánchez	Donnie Wong
Julian Banales	Flores-Somera	Paul Lord	Scott Sanchez	Susan Wong
<a href="#">Sonya Banks</a>	<a href="#">Elaine Forbes</a>	Erika Lovejoy *	Michael Sanders	Bill Wycko
Jeremy Battis	Chelsea Fordham	Mark Luellen	Janice Shambray	Mike Wynne
Brett Becker	Tim Frye	<a href="#">Dean Macris</a> *	Stephen Shotland	Raymond Yip
Amnon Ben-Pazi	Ben Fu	Paul Maltzer	Dan Sider	Genta Yoshikawa
Brittany Bendix	Patricia Gerber	Jim McCormick	Steven Smith *	Sharon Young
John Billovits	Lisa Gibson	Kate McGee	Brian Smith	Margaret Yuen
Brett Bollinger	Andrea Green	Susan Mickelsen	Michael Smith	Karen Zhu
Mary Brown	Kevin Guy	<a href="#">Jim Miller</a>	Mathew Snyder	<a href="#">Ileana Zuniga</a>
Kevin Brusatori	Christine Haw	<a href="#">Andrea Modena</a>	Elizabeth Skrondal	
Vimaliza Bryd	Sophie Hayward	Joy Navarrete	Diana Sokolove *	
Glenn Cabrerros	Aaron Hollister	<a href="#">Sheila Nickolopoulos</a>	Sandra	
Shelley Caltagirone	Neil Hrushowy	<a href="#">Craig Nikitas</a>	Soto-Grondona	
Lisa Chau	Lulu Hwang	Irene Nishimura	Aaron Starr	
Gary Chen	Jonas Ionin	Teresa Ojeda	Tara Sullivan	
<a href="#">Queenie Cheng</a>	Michael Jacinto	Aksel Olsen	Jonathan Swae	
Irene Cheng-Tam	Erika Jackson	Isoken Omokaro	Joshua Switzky	
Mary Cheung-Woods	Devyani Jain	Edgar Oropeza	Ozzie Taeb	
Alton Chinn	Johnny Jaramillo	Maria Oropeza-Singh	Tina Tam	
Kate Conner	<a href="#">Cecilia Jaroslowsky</a>	Mark Paez**	Corey Teague	
Andrea Contreras	Alicia John-Baptiste	Monica Pereira*	Cathy Thai	
Richard Cooper	Tim Johnston *	Nicholas Perry	<a href="#">Angela Threadgill</a>	
Moses Corrette	Frank Jones	Jeanie Poling	Nannie Turrell	
Rick Crawford	Sarah Jones	Georgia Powell	Anthony Urbina	
Jamie Dean *	Chris Kern *	Andres Power	Adam Varat	
Randall Dean	<a href="#">Abigail Kiefer</a>	Nora Priego	Sarah Vellve	
<a href="#">Tom DiSanto</a>	<a href="#">Leigh Kienker</a>	Jonathan Purvis	<a href="#">Isabelle Vuilis</a>	
Sarah Dennis-Phillips	Yvonne Ko	Adrian Putra	Tom Wang	
Kearstin Dischinger	Sharon Lai	Rachna Rachna	Delvin Washington	
Carrie Dovzak *	Christine Lamorena	John Rahaim	Elizabeth Watty	

Indicates staff no longer with the Department.

Indicates new staff.

\* Indicates planning staff funded by other departments.

\*\*Indicates planning-funded staff at other departments.