

2/28/19

M. Snyder



Planning Commission Presentation
February 28, 2019



San Francisco
Planning

Implementing Our Community Plans

The **Plan Implementation Team** manages and facilitates the implementation of the City's adopted area plans, working with the community, agencies, project sponsors, and other stakeholders.

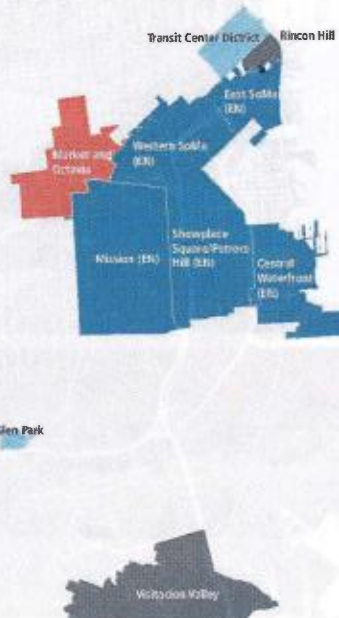


Interagency Plan Implementation Committee (IPIC)

Chapter 36 of
Administrative Code:

Major tasks:

- Prioritize projects and funding
- Coordinate with CAC(s)
- Develop & implement capital programs
- Inform the Capital Planning Committee process
- Annual Committee reports



IPIC Major Work Products

IPIC Expenditure Plan / Report

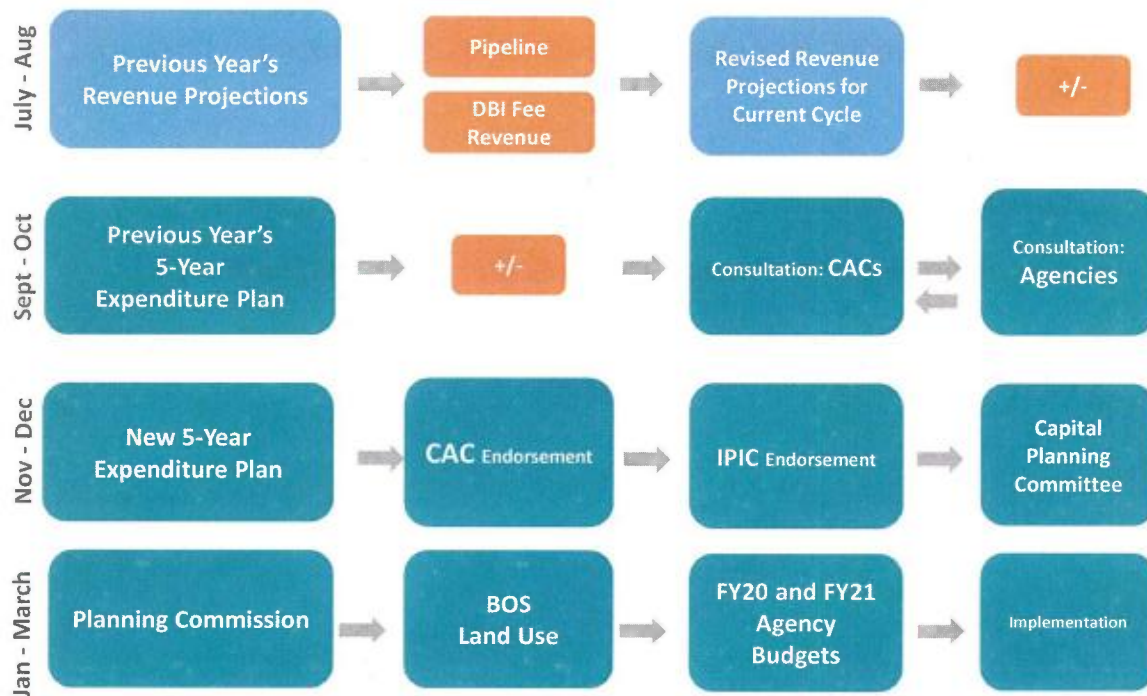
- Prepared annually to coincide with City Budget
- Includes only projects funded by impact fees
- Five-year time frame with emphasis on proposed budget years

Mini Capital Plans

- Prepared bi-annually with City-wide Ten Year Capital Plan
- Identifies exhaustive project list for each plan area
- Prioritization of projects originally proposed in Area Plans



IPIC Process



IPIC Current Spending Categories

TRANSIT

Purpose: to fund transit-related infrastructure to accommodate the increased need for bus, BRT, and LRT needed to maintain and improve the level of transit services.

Use: The fee will be used to enhance transit service through transit-related street infrastructure, and increasing transit capacity.

COMPLETE STREETS

Purpose: to fund streetscape and pedestrian infrastructure to accommodate the growth in street activity.

Use: The streetscape infrastructure fees will be used to enhance the pedestrian network in the areas surrounding new development – whether through sidewalk improvements, construction of complete streets, or pedestrian safety improvements.

RECREATION AND OPEN SPACE

Purpose: to help maintain adequate park capacity required to serve new service population resulting from new development.

Use: to be used to fund projects that directly increase park capacity in response to demand created by new development. Park and recreational capacity can be increased either through the acquisition of new park land, or through capacity enhancement to existing parks and open space.

CHILD CARE

Purpose: to support the provision of childcare facility needs resulting from an increase in San Francisco's residential and employment population.

Use: The childcare impact fee will be used to fund capital projects related to infants, toddler, preschool-age childcare. Funds will pay for the expansion of childcare slots for infants, toddler, and preschool children.

ADMINISTRATION

Use: Administration of this fund includes maintenance of the fund, time and materials associated with processing and approving fee payments and expenditures from the Fund (including necessary hearings), reporting or informational requests related to the Fund, and coordination between public agencies regarding determining and evaluation appropriate expenditures of the Fund.

Note: Housing category also in EN only for Mission NCT and MUR Zoning Districts – payment goes directly to MOHCD
Previous categories retired: Community Facilities, Library, General

Key Issues and Considerations

- Timing of revenue for public improvements as development timelines slow down
- Balancing privately-provided in-kind improvements with publicly-delivered infrastructure
- Integrating New Plan Areas (Central SoMa, Hub – pending)
- Integrating Community Facilities Districts (Transit Center, Central SoMa) for holistic public improvements plans

Revenue Cumulative through FY 19

CATEGORY	BALBOA PARK	EASTERN NEIGHBORHOODS	MARKET OCTAVIA	RINCON HILL	TRANSIT CENTER	VISTACION VALLEY	TOTAL
HOUSING		12,635,000					12,822,000
GENERAL				19,413,000			19,413,000
TRANSPORTATION / TRANSIT	1,666,000	32,567,000	8,831,000		93,540,000		136,611,000
COMPLETE STREETS	253,000	22,694,000	14,661,000	12,965,000		777,000	51,541,000
RECREATION AND OPEN SPACE	195,000	37,639,000	7,471,000	2,627,000	32,718,000	606,000	80,796,000
CHILD CARE	113,000	5,138,000	2,814,000			770,000	8,860,000
LIBRARY		317,000	107,000			309,000	733,000
ADMIN	28,000	5,396,000	1,783,000	1,563,000		165,000	8,952,000
TOTAL	2,255,000	116,386,000	35,667,000	36,568,000	125,758,000	2,627,000	319,728,000

Revenue FY 20 – FY 24

CATEGORY	BALBOA PARK	EASTERN NEIGHBORHOODS	MARKET OCTAVIA	RINCON HILL	TRANSIT CENTER	VISITACION VALLEY	TOTAL
HOUSING		11,419,000					11,419,000
TRANSPORTATION / TRANSIT	68,000	8,028,000	15,827,000	-	11,346,000		35,269,000
COMPLETE STREETS	199,000	15,551,000	32,089,000	-		9,316,000	57,155,000
RECREATION AND OPEN SPACE	152,000	22,497,000	15,002,000	-	4,830,000	6,415,000	48,896,000
CHILD CARE	79,000	2,902,000	5,604,000	-		5,082,000	13,667,000
ADMIN	26,000	3,264,000	3,606,000	-		1,217,000	8,113,000
TOTAL	524,000	63,661,000	72,128,000	-	16,176,000	22,030,000	174,519,000

Balboa Park



Infrastructure Projects

1. Unity Plaza
2. Ocean & Geneva Corridor Design
3. Ingleside Library Garden
4. Lee Avenue and Brighton Avenue
5. Balboa Park Station Area and Plaza Improvements
6. Geneva Car Barn

Balboa Park

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	2,254,000	524,000	2,778,000
Spending Plan	2,246,000	151,000	2,397,000
Balance	8,000	373,000	381,000

Pedestrian
Improvements at
Balboa Bart Station



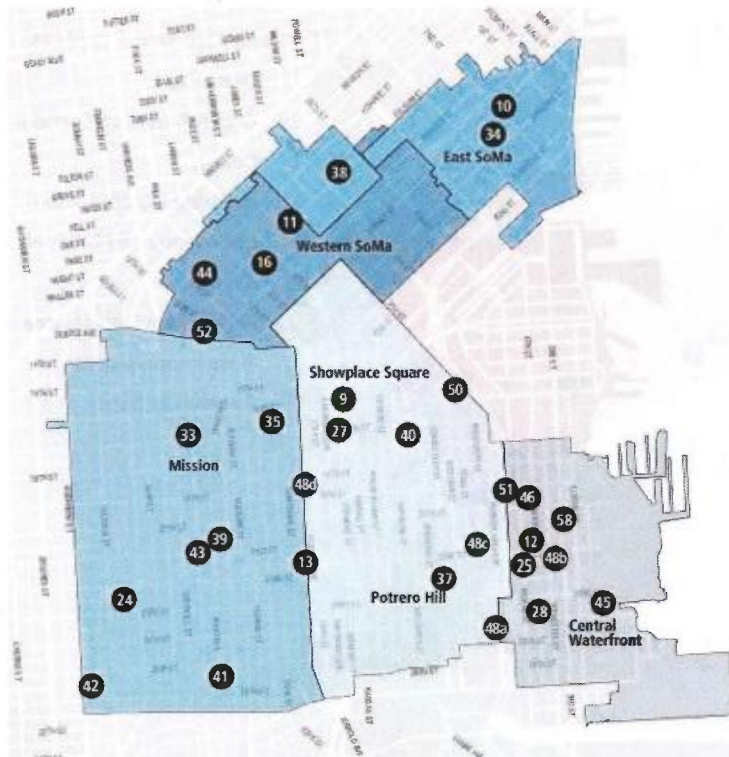
Pedestrian Safety
Improvements



Play Equipment at
Unity Plaza



Eastern Neighborhoods



IPIC Programmed Projects

9. 16th Street Streetscape Improvements
10. 2nd Street Improvements
11. Folsom Street/Howard Street Improvements
12. 22nd Street Green Connections Improvements
13. Potrero Avenue Improvements
16. Ringold Alley Improvements
24. Bartlett Street / Mission Mercado Improvements
25. Central Waterfront Short Term Improvements (Bridge Lighting)
27. The Loop and Open Space
28. Central Waterfront and Showplace Potrero Streetscapes
33. Chan Kaajal Park (17th and Folsom)
34. South Park Rehabilitation
35. Franklin Square Par-Course
37. Potrero Rec Center Trail Lighting Improvements
38. Gene Friend Park Rehabilitation
39. Mission Rec Center Rehabilitation
40. Jackson Playground Rehabilitation
41. Garfield Square Aquatic Center
42. Juri Commons
43. Jose Coronado Playground
44. 11th Street Park (New SoMa Park)
45. Central Waterfront Recreation and Open Space
46. Esprit Park Rehabilitation
48. Community Challenge Grant
 - a. Tunnel Top Park
 - b. Angel Alley
 - c. Connecticut Friendship Garden
 - d. Fallen Bridge Park
50. Daggett Park
51. Dogpatch Art Plaza
52. Eagle Plaza
58. Potrero Kids Child Care Center

Eastern Neighborhoods

	THROUGH FY 19	FY20- FY24	TOTAL THROUGH FY 24
Revenue	116,386,000	63,661,000	180,047,000
Spending Plan	122,381,000	54,441,000	176,822,000
Balance	(5,995,000)	9,220,000	3,225,000

22nd Street Green Connection: \$4.4M Total Cost / \$3.8M IPIC



Eastern Neighborhoods

	THROUGH FY 19	FY20- FY24	TOTAL THROUGH FY 24
Revenue	116,386,000	63,661,000	180,047,000
Spending Plan	122,381,000	54,441,000	176,822,000
Balance	(5,995,000)	9,220,000	3,225,000

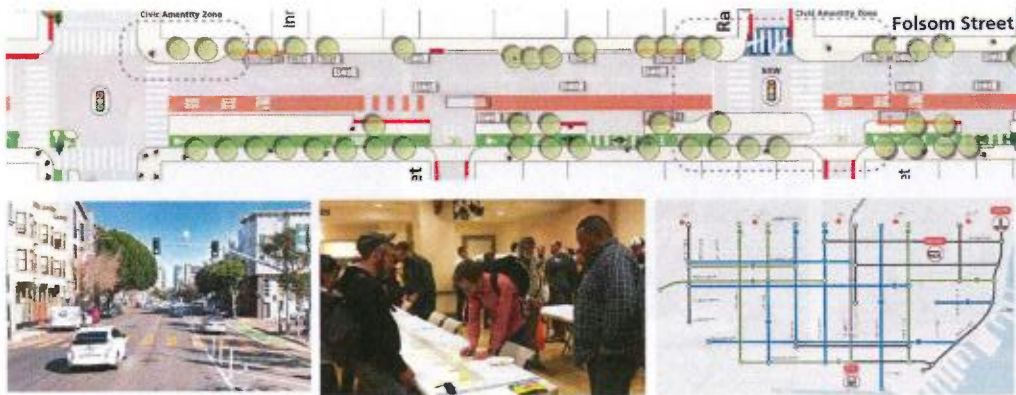
Second Street: \$35M Total / \$4.8M IPIC



Eastern Neighborhoods

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	116,386,000	63,661,000	180,047,000
Spending Plan	122,381,000	54,441,000	176,822,000
Balance	(5,995,000)	9,220,000	3,225,000

Folsom / Howard Streetscape Project : \$34M Total / \$27M IPIC



Eastern Neighborhoods

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	116,386,000	63,661,000	180,047,000
Spending Plan	122,381,000	54,441,000	176,822,000
Balance	(5,995,000)	9,220,000	3,225,000

Garfield Square Aquatic Center: \$19.7M Total Cost / \$8.7M IPIC



Eastern Neighborhoods

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	116,386,000	63,661,000	180,047,000
Spending Plan	122,381,000	54,441,000	176,822,000
Balance	(5,995,000)	9,220,000	3,225,000

Juri Commons Rehabilitation: \$1.37M Total Cost \$825K IPIC



Eastern Neighborhoods

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	116,386,000	63,661,000	180,047,000
Spending Plan	122,381,000	54,441,000	176,822,000
Balance	(5,995,000)	9,220,000	3,225,000

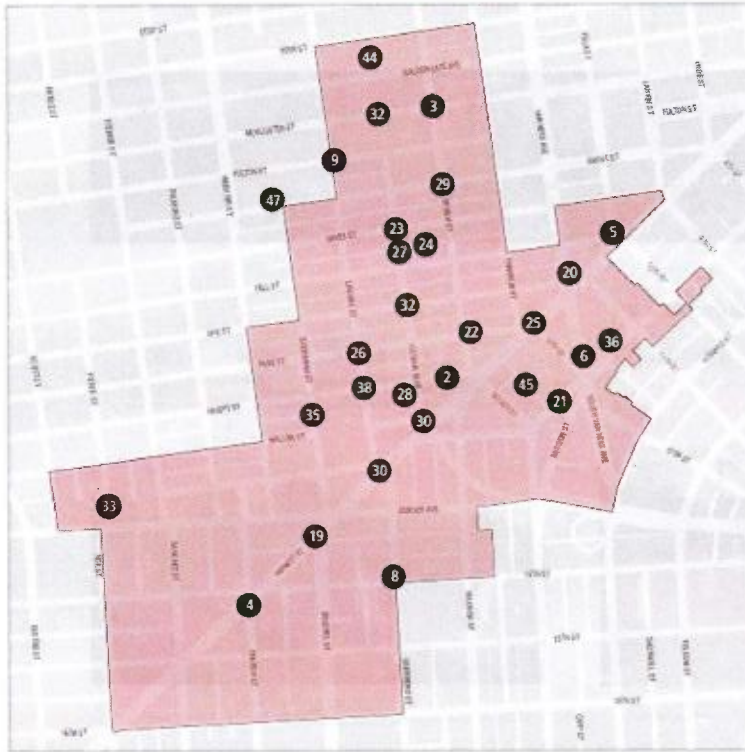
Gene Friend Rehabilitation: \$2.8M IPIC



Esprit Park Rehabilitation: \$7.7M Total / \$2.7M IPIC



Market Octavia



IPIC Programmed Projects

2. Haight Two-Way Transportation and Streetscape
3. Muni Forward
4. Light Rail Service Enhancement
5. Polk Street Northbound Bicycle Improvements
6. Van Ness BRT – Van Ness & Mission Ped. Improvements
8. Valencia Bikeway
9. Western Addition CBTP Improvements
19. Dolores and Market Intersection Improvements (In-Kind)
20. Oak Plaza (In-Kind)
21. 12th/Otis Plaza (Potential In-Kind)
22. Gough Plaza (Potential In-Kind)
23. Hayes Two-Way
24. Living Alleys Community Challenge Grants
25. Better Market Street – 10th to Octavia
26. Page Street Neighborway
27. Patricia's Green Rotating Art Project
28. Market/Octavia Plazas Rotating Art Project
29. Franklin/Gough Pedestrian Improvements
30. Upper Market Pedestrian Improvements
31. Pradevelopment – Upper Market Ped. Improvements
32. Re-establish Octavia Blvd. ROW with Hayward Park
33. Sidewalk Greening Program
35. Koshland Park Access Improvements
36. Van Ness BRT – Van Ness Miss Ped. Improvements
38. Octavia Blvd. Irrigation System
44. Hayward Park Rehabilitation
45. Brady Block Park – Design
47. Re-connect Buchanan St. Mall ROW Study

Market Octavia

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	35,657,000	72,128,000	107,795,000
Spending Plan	43,598,000	36,164,390	79,762,390
Balance	(7,931,000)	35,963,610	28,032,610

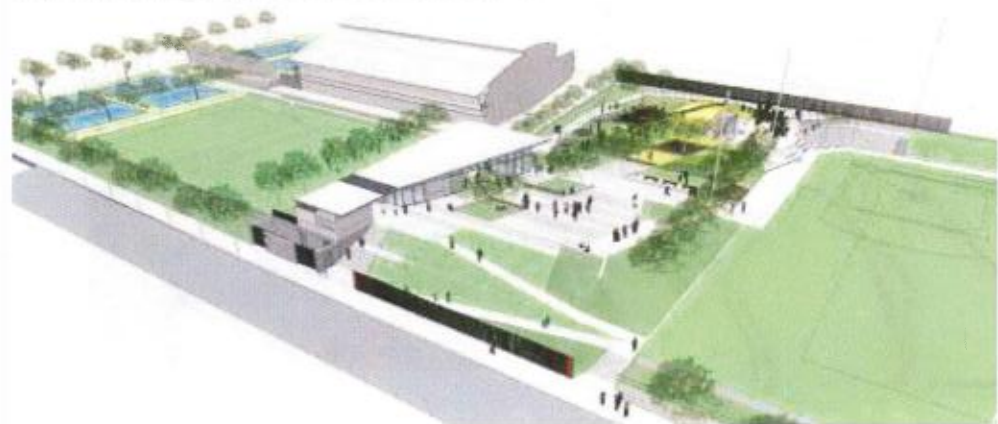
Sidewalk Greening Program: \$100K / year through FY 23



Market Octavia

	THROUGH FY 19	FY20- FY24	TOTAL THROUGH FY 24
Revenue	35,667,000	72,128,000	107,795,000
Spending Plan	43,598,000	36,164,390	79,762,390
Balance	(7,931,000)	35,963,610	28,032,610

Margaret Hayward Playground Rehabilitation: \$28M Total / \$7.9M IPIC



Market Octavia

	THROUGH FY 19	FY20- FY24	TOTAL THROUGH FY 24
Revenue	35,667,000	72,128,000	107,795,000
Spending Plan	43,598,000	36,164,390	79,762,390
Balance	(7,931,000)	35,963,610	28,032,610

Upper Market Pedestrian Improvements \$9.7M total / \$4.3M IPIC



TOTAL THROUGH FY 24	
107,795,000	
79,762,390	
28,032,610	

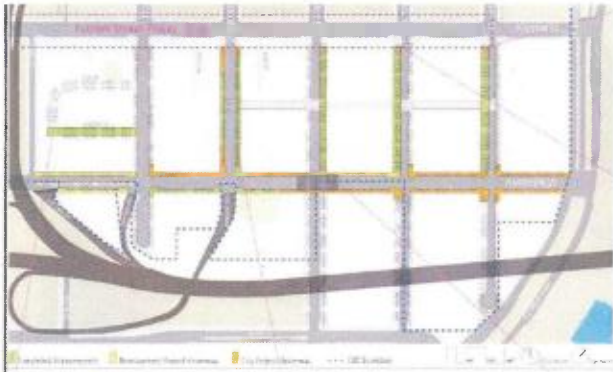


6. Streetscape Priority 1 – Harrison St. and Fremont St.
7. Streetscape Priority 2 Projects
 - a. Living Streets
 - b. Guy Place Streetscape
 - d. First Street
8. Guy Place Park
12. Harrison Street, between Essex and First (In-Kind)
13. Mid-block Ped. Path. Folsom and Harrison (In-Kind)
14. First Street and Harrison Street (In-Kind)
15. Rincon Hill Park

Rincon Hill

	THROUGH FY 19	FY20-FY24	TOTAL THROUGH FY 24
Revenue	36,568,000		36,568,000
Spending Plan	35,657,000	911,000	36,568,000
Balance	911,000	(911,000)	

Rincon Hill Priority 1 Streetscape (Harrison and Fremont)
IPIC Fees: \$12.5M



Rincon Hill Priority 2 Streetscape
IPIC Fees: \$0.9M



Transit Center



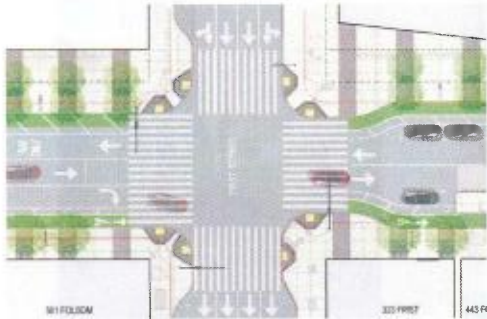
IPIC Programmed Projects

- 3. Transit Center Streetscape
- 5. Transit Center and DTX
- 9. Better Market Street
- 10. SODA Streetscape
- 11. Mid-block Crossings (In-Kind)
- 12. Natoma Streetscape (In-Kind)
- 13. Bus Boarding Island on Mission (In-Kind)
- 14. Transit Center (In-Kind)
- 20. Salesforce Park (AKA City Park)
- 21. Downtown / Chinatown Parks
- 22. Central Subway Open Space
- 23. Portsmouth Square Improvements

Transit Center

	THROUGH FY 19	FY20 - FY24	TOTAL THROUGH FY 24
Revenue	125,758,000	16,176,000	141,934,000
Spending Plan	119,071,000	10,200,000	129,271,000
Balance	6,687,000	5,976,000	12,663,000

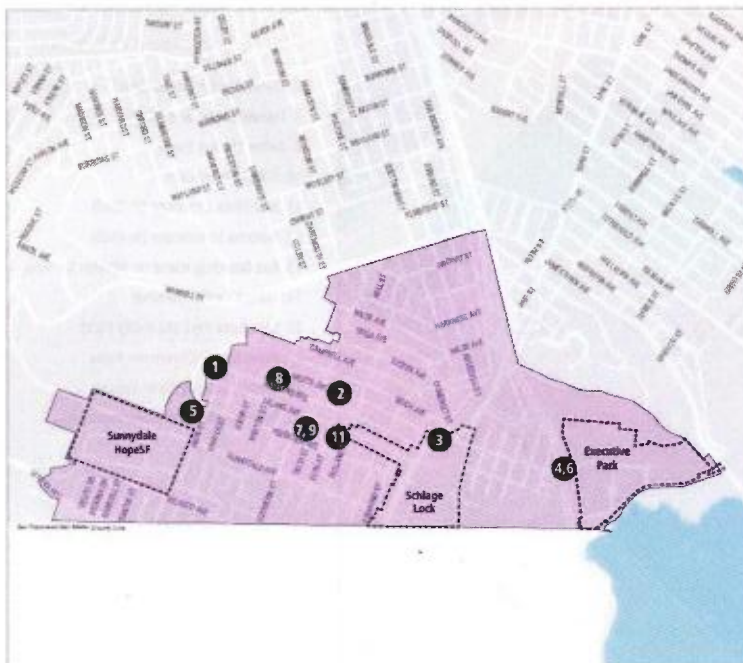
Transit Center Streetscape
\$39.6M (TC and South of Downtown Area)



Transit Center – Bus Planning



Visitation Valley



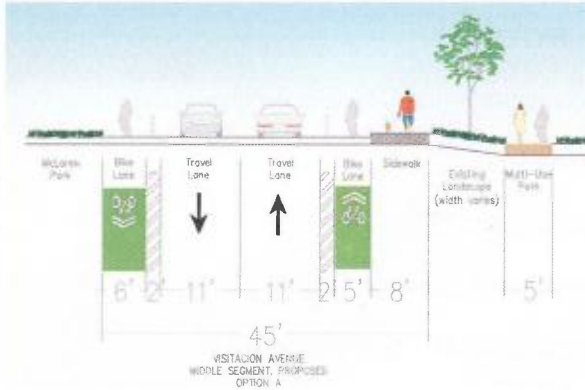
IPIC Programmed Projects

1. Visitation Avenue Sidewalks to McLaren Park
2. Visitation Valley Greenway mid-block crossings
3. Aleta Avenue intersection improvements
4. Blanken Avenue improvement
5. Herz Playground Renovation
6. Blanken underpass art mural
7. Visitation Valley Ballfield Renovation
8. Elliot Street Stair
9. Visitation Valley Playground Renovation
10. Bike Routes to Bay Trail and Candlestick Point
11. Leland and Cora bulbout and sidewalk widening

Visitation Valley

	THROUGH FY 19	FY20- FY24	TOTAL THROUGH FY24
Revenue	2,627,000	22,030,000	24,657,000
Spending Plan	11,428,000	2,160,000	13,588,000
Balance	(8,801,000)	19,870,000	11,069,000

Visitation Avenue Streetscape Improvements



In-Kinds



IPIC Next Steps

- Winter – Spring 2019
 - Budget Requests and Expenditure Authorization
 - New Soma CAC
- Spring – Summer 2019
 - New IPIC Cycle
 - Needs Assessment / Nexus Study
- Revisions to IPIC
 - IPIC's Role in CFDs
 - Eastern Neighborhoods MOU
 - New Expenditure Plan for Soma





Declaring a Shelter Crisis

Planning Commission

February 28, 2019



The Homelessness Crisis in San Francisco

- **7,500** people experience homelessness in San Francisco on any given night.
 - **4,300** of are unsheltered living on the streets
 - 32% of the homeless population is over the age of 51
 - 39% of people experiencing homelessness report a psychiatric condition
 - 31% report a chronic health issue
 - 41% report drug or alcohol abuse
- There are consistently over 1,100 people in the shelter waiting list



2018 Shelter Emergency

- The 2018 ordinance expedited the contracting procedures for specifically named shelter crisis sites.
- Helped expedite the opening of 340 new temporary shelter beds in 3 navigation centers
- Expedited the master lease of 50 units of permanent supportive housing at the Minna Lee Hotel
- The ordinance expires on March 1, 2019
- However the crisis on our streets continues and the 2019 ordinance will build upon the success of the more modest 2018 ordinance.



Shelter Crisis Overview

- On January 15, 2019 Mayor Breed introduced two ordinances declaring a shelter crisis.
 - **During a declared shelter crisis**, Homeless Shelters shall be P, Principally Permitted in PDR and SALI and may be permanent.
 - Streamlines the contracting process for the construction and operations of new homeless shelters and programs.
 - The ordinance allows existing navigation centers to operate for longer than two years.



Shelter Crisis Overview

- Requires HSH to undergo a robust community process prior to the opening of any site-based service like a shelter.
- To ensure accountability, the ordinance requires HSH and DPW to submit detailed annual reports on all contracts awarded under this expedited procedure.
- The proposed changes to the Administrative Code will be in effect for 5 years or until homelessness is reduced by 30%



Planning Code Changes

- **During a declared shelter crisis**, Homeless Shelters shall be P, Principally Permitted in PDR and SALI.
- Currently PDR and SALI require a CUA and limit operation to 4 years. Most Zoning districts allow Homeless Shelters.
- The ordinance will also allow shelters constructed during a shelter crisis to be permanent.



Administrative and Public Works Code Changes

- Authorized HSH and Public Works to enter into and amend contracts without requiring competitive bidding.
- This ordinance will allow HSH to operate Homeless Shelters for more than two years.



Sunset Provision

- The proposed changes to the PDR and SALI Districts in the Planning Code are in effect during a declared shelter crisis and do not sunset.
- The proposed changes to the Administrative and Public Works Code have a sunset provision of five years or on the effective date of an ordinance making the findings that there are fewer than 5,250 homeless persons in San Francisco.



Related Legislation

- This Ordinance seeks to remove the requirement for discretionary building permits for homeless shelters.
- The ordinance also adopts Appendix N of the California Building Code which only applies to emergency housing and is set to expire on January 2021.
- DBI, Fire, Public Works, and Planning will enter into an MOU that outlines the procedure for written confirmation that the project complies with all applicable zoning, health and safety standards.

from Kevin Levine:

- 1) Does Galería de la Raza have a contractual agreement with the developer presently?
- 2) is it for a purchase or a lease? If for a lease what is the term of the lease?
- 3) is this project funded?
- 4) Does Galería de la Raza have a business plan? If so, can this plan be publicly viewed?
- 5) Is Galería de la Raza still planning or considering purchasing or a leasing a space in the 1990 Folsom TNDC and MEDA project?

These questions don't show any lack of support for Galería de la Raza, just concerns of the long term viability and reality of the project in this location.

- See local article: <https://missionlocal.org/2018/10/breaking-sf-missions-galeria-de-la-raza-forced-out-of-longtime-space-by-rent-hike/>
- See Galería de la Raza Oct/Nov 2018 announcement: <http://www.galeriadelaraza.org/cng/events/index.php?op=view&id=7351>
- See 1990 Folsom: <http://www.tndc.org/indevelopment/1990-folsom-street/>

from Toby Engelberg:

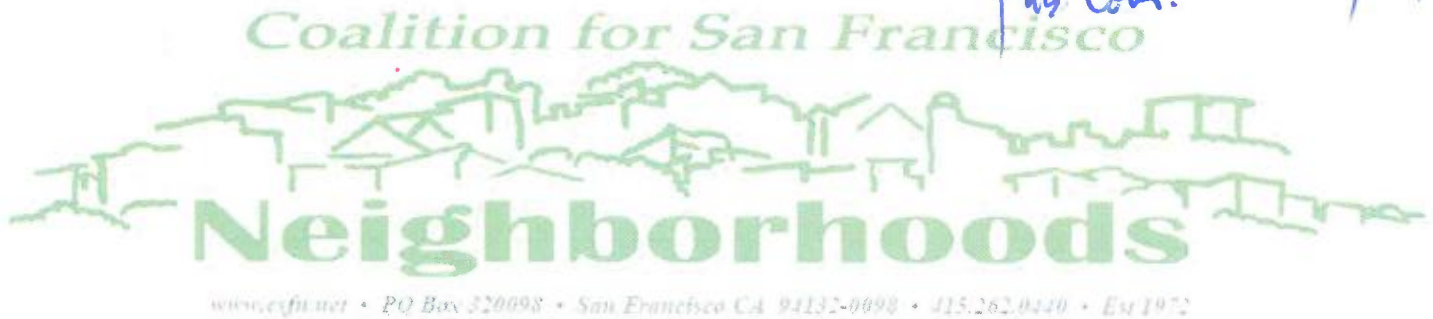
1. **Input:** What is on the table or are we just wasting our time?
2. Is the variance on the table, setbacks, height, materials?
3. **Changes on drawing:** What has changed on the drawing since the community meeting?
4. Which of our concerns were incorporated?
5. **Variance:** I think all of us behind the project have no problems with a community organization, and with housing. My concerns mainly are with the wall becoming a blank characterless thing, and with potential loss of sunlight in my yard in what is at best only partial sunlight already. (I know this is not necessarily a concern of the code. As Jennifer pointed out at the last meeting, this is really the only garden, at least visually, for about 6-8 households.
6. What leverage does the city have re the variance? i.e. if the the city gives the variance is it for a minimum length of time - so that the space cannot be rezoned after the building envelope has been set based on this variance? What if no community organizations move in?
7. If the variance were not given, how far would the building set back be from the rear lot line?
8. Why isn't the setback at the 2nd, 3rd, 4th floors to this setback?
9. **Original wall:** The three of us that face the back of the building all want the original wall to remain rather than a new characterless wall, and in one case one of our buildings actually butts up against the back wall of the project. What will happen with this?
10. If it impossible to keep the original back wall can we get something to look at such as horizontal fencing or a lattice, perhaps out of cable, to grow vines, etc.

11. **Height and setbacks/ balcony rails:** Can we get poles set up to see what the heights and setbacks are? Will the poles also reflect the height and or opacity of balcony railings? How?
12. **Downlights:** Can all of the exterior lighting be capped so that it only shines down, including on the balconies?
13. **Surveys:** Have surveys been done on the conditions of the exterior walls and the original foundations?
14. **Trust/ construction:** The owners have been doing work that we're guessing is not blessed with permits, (both demo and building, over the last year or so) and also letting the rear of the building go to hell (roof "protected" only with loose plastic, and wide open windows – in rainy season) so how can we trust the quality of the construction?

Contact info:

Toby Engelberg

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February 28, 2019

President Melgar, Vice-President Koppel & Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: Senate Bill 50 ("SB-50") <Wiener>
"Planning & Zoning: Housing Development: Equitable Communities Incentive"

The Coalition for San Francisco Neighborhoods (CSFN) opposes Senate Bill 50 ("SB-50") <Wiener>.

Concerns include the following:

1. SB-50 up-zones all parcels in San Francisco
2. SB-50 will result in the loss of residential areas
3. SB-50 will result in developers making zoning decisions (deregulates local zoning)
4. SB-50 does *not* create affordability:
 - a. No "trickle-down" effect
(Less housing will be built due costs for labor, land, materials, e.g.)
 - b. No "fee-out" for affordable housing
(Process creates entitlements to raise property values without certainty of buildings getting built.)

CSFN's understanding is that a public hearing before the Planning Commission would occur on SB-50. Please advise when as SB-50 is on the fast track in Sacramento.

Thank you.

Sincerely,

/s

Rose Hillson

Chair, Land Use & Transportation Committee

As authorized by CSFN General Assembly

Cc: Corey Teague, Zoning Administrator; John Rahaim, Director of Planning; Jonas P. Ionin, Director of Commission Affairs; Commission Affairs; Board of Supervisors; Mayor Breed

2/28/19

WSS 2/1/2019 San Francisco Penthouse Seeks Record

A penthouse in San Francisco's fast-growing Transbay district is coming on the market for a record-seeking \$41 million.

That price would set a record for a home in the city, which boomed over the last decade due to its proximity to Silicon Valley and the center of the digital economy. The boom is fading, however: Patrick Carlisle, an analyst at real-estate firm Compass, said the San Francisco market has dampened significantly, due in part to the recent volatility of tech stocks. He said there were more price reductions and fewer bidding wars over the past few months than in the first half of 2018.

Gino Canori, executive vice president and chief development officer for Related California, the affiliate of Related Companies that is developing the building, said he believes the area can support luxury housing thanks to the expansion of companies such as Salesforce.com and Facebook. He also noted



BIVAN STUDIOS FOR RELATED'S THE AVERY (RENDERING)

firm of Pritzker Prize-winning architect Rem Koolhaas, the tapered glass tower is one of a spate of high-rises that is transforming the formerly industrial area.

The apartment has four bedrooms and six bathrooms, a library, a media room, a gym, a family room and a 1,580-square-foot private rooftop terrace with views of the San

Francisco Bay and the Bay Bridge, according to Related. A rendering of a unit is pictured here. The building's amenities include a fitness center, a 60-foot pool and a game room.

—Katherine Clarke

that supply in the city is heavily regulated by strict planning restrictions, which lowers the risk of condo oversupply compared with other cities.

The roughly 8,500-square-foot, full-floor penthouse is atop the Avery, a new 56-story tower near the multibillion-dollar Transbay Transit Center and three blocks from the city's new Salesforce Tower. Designed by OMA, the

A quail-hunting plantation in Georgia asks \$39 million. **M10**

FROM THE WALL STREET JOURNAL
FEBRUARY 1, 2019

(950 LOMBARD STREET WAS A HIGHER ASKING PRICE BUT APPARENTLY IT HAS NOT SOLD YET)

HIGH-END UNITS LIKE THIS ARE MOST LIKELY TO BE OCCUPIED PART-TIME. AS ARE MANY IN THE NEWER ULTRA-LUXURY MULT-UNIT HIGH RISES BUILT. IT WOULD BE GOOD TO UNDERSTAND FULL-TIME OCCUPANCY. WATER BILLS CAN BE AN INDICATOR OF FULL OR PARTTIME OCCUPANCY BASED ON USAGE AND WOULD BE A GOOD DATA SOURCE.