



DIRECTOR'S REPORT

June 15/16, 2016

UPCOMING EVENTS:

Planning Code Reorganization Project, Article 7 Public Meeting

Date and Time: Wednesday, June 22, 2016 from 6:30 – 8:00 p.m.

Location: San Francisco Planning, 1650 Mission Street, Suite 400, Room 431

Accessibility: San Francisco Planning is ADA accessible. For other disability accommodations or language assistance, please contact Candace SooHoo at candace.soofoo@sfgov.org or 415-575-9157 at least 72 hours in advance of the event.

RSVP: Email aaron.starr@sfgov.org to ensure enough materials available

Initiated in 2013, the Code Reorganization Project seeks to restructure the Planning Code so that it's easier to read, understand, and use. This project is divided into three phases. The Department is now proposing to initiate Phase 2. This phase of the project will focus on Article 7 of the Planning Code, which addresses controls for Neighborhood Commercial Districts.

Phase 2 will delete the definitions in Article 7 (Planning Code Section 790) so that Neighborhood Commercial Districts will use the same consolidated definitions created in Phase 1, and update the format of the Zoning Control Tables. The final phase, Phase 3, will do the same thing for Article 8 of the Planning Code (Mixed Use Districts), and will be initiated once Article 7 is complete.

One of the benefits of the new zoning control tables is that they will account for every use in the Code. This will allow users to easily find out what uses are allowed in a particular zoning district in one chart, rather than having to rely on interpretations by the Zoning Administrator or complex cross referencing. It will also allow for greater customization by removing use groupings that limit how certain uses can be regulated.

For more information about the Planning Code Reorganization Project, visit <http://sf-planning.org/code-reorganization-project>.



Market Street Hub Project Workshop #2

Date and Time: Wednesday, June 22, 2016 from 6:00 – 8:00 p.m.

Location: Red Cross Building, 1663 Market Street

Accessibility: The Red Cross Building is ADA accessible. For other disability accommodations or language assistance, please contact Candace SooHoo at candace.soofoo@sfgov.org or 415-575-9157 at least 72 hours in advance of the event.

RSVP: The event is free and open to the public. RSVPs are not mandatory, but helpful to ensure we have enough materials and refreshments. Visit <https://thehubworkshop2.eventbrite.com>.

With major transportation projects and building planned or underway in the Hub, San Francisco Planning is considering making amendments to the 2008 Market & Octavia Area Plan that will better ensure that the area's growth supports the City's goals for housing, transportation, the public realm and the arts.

At the first workshop in April 2016, Planning provided a presentation introducing the project and an overview of three topic areas for discussion: land use, urban form and public benefits.

This second workshop will focus on open space, public realm and streetscape improvements that build on the initial concepts from the Market & Octavia Area Plan. This workshop will be an opportunity to learn more and share your ideas on how the area's streets and public spaces can better serve community needs.

Program Schedule:

- 6:00 p.m. - Registration opens
- 6:15 p.m. - Welcome & presentation begins
- 6:45 p.m. - Open house with an opportunity to ask questions and share your thoughts on the materials presented

Hacking the Public Engagement Process: Innovative Approaches for Developers

Date and Time: Wednesday, June 22, 2016 from 5:30 – 8:30 p.m

Location: Gensler, 2 Harrison Street, 3rd Floor

Cost & RSVP: There is a cost associated for attending the event, please visit <http://sf.uli.org/event/hacking-public-engagement-process-innovative-approaches-developers/>.

Under-planned or short-sighted public engagement strategies can create unintended roadblocks to development and are often set up for failure and contentiousness. Join us for a lively discussion with our expert panelists as they share successful examples of public engagement on a variety of project types, showing how meaningful outreach can lead to win-win outcomes that yield higher value and often an accelerated approval process. Geared towards a development audience, this event is open to all interested in “hacking” new and more effective ways of engaging communities in the development process.

Panelists Include:

- Neil Hrushowy, Planner, San Francisco Planning
- Lou Vasquez, Managing Director, BUILD
- Dan Parham, Co-Founder, Neighborland
- Sarah Syed, Founder, Sage Vista & Project Manager, Owlized

Public Health, Public Spaces Panel

Date and Time: Monday, June 27, 2016 at 6:30 p.m.

Location: 555 Post Street, San Francisco

RSVP: The event is free and open to the public. RSVPs are required at <https://www.commonwealthclub.org/events/2016-06-27/public-health-public-spaces>.

In recent years, there has been growing scientific evidence indicating a connection between public health and how places—particularly our cities and suburbs—are designed and built. From higher car use in suburban sprawl to urban neighborhoods lacking green space and walkways, every aspect of the built environment surrounding us impacts our health. What is being done to rethink the structure of our towns and cities? How can we improve the health of our communities through design? Come for a discussion on our cities, our health, and what we can do to increase the number of healthy spaces in our growing communities.

Panelists Include:

- Lisa Chen, Planner, San Francisco Planning
- Richard Jackson, MD Professor and Former Chair, Environmental Health Sciences, Fielding School of Public Health, UCLA
- Fran Weld, Vice President of Strategy and Development, San Francisco Giants
- Bill Worthen, Executive Director, Urban Fabrick

RESIDENTIAL PIPELINE:

Entitled Housing Units 2016 Q1

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents completed units and development projects in the current residential pipeline to the first quarter of 2016 (Q1). The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the Quarterly Pipeline Report. Subsidized housing units – including moderate and low income units – as well as inclusionary units are tracked by the Mayor’s Office of Housing; these are also updated

	RHNA Production Goals 2015 - 2022	New Units Built to 2016 Q1	Entitled by Planning in 2016 Q1 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	4,564	18,242	79.0%
Above Moderate (> 120% AMI)	12,536	3,860	15,879	157.5%
Moderate Income (80 - 120% AMI)	5,460	297	317	11.2%
Low Income (< 80% AMI)	10,873	407	1,730	19.7%
Affordability to be Determined			316	

quarterly.

** This column does not include three entitled major development projects with a remaining total of 22,710 net new units: Hunters' Point, Treasure Island and ParkMerced. However, as phases of these projects will be included when applications for building permits are filed. These three projects will include over 5,170 affordable units (23% affordable).*