



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 28, 2016

Date: April 20, 2016
Hearing Title: **Informational Overview of San Francisco Job and Office Trends 1985-2015 and Update on Office Development Pipeline**
Staff Contact: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **None - Informational Only**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

OVERVIEW

It has been thirty years since the Downtown Plan was adopted by the Commission and the Board of Supervisors in 1985 and Proposition M was adopted by the voters in 1986. These policy and regulatory frameworks for directing, shaping and metering growth in San Francisco, particularly job growth, were a response to the context, trends and dynamics occurring at that time in history, and they continue to form the basis by which decision-makers, particularly the Planning Commission, administer the land use aspects of San Francisco's ever-evolving and growing economy. San Francisco's economy and job base has grown very robustly in recent years, as has the Bay Area's generally. In 2012 the City surpassed its previous high number of jobs, and with the present condition of record low commercial vacancy and record high commercial rental rates, millions of square feet of office space are proposed to seek entitlement in the coming years. Additionally, in approximately a year or so, the Planning Commission will be faced, for the first time in at least 15 years, the necessity of selecting, on an annual basis, which office projects will be entitled given the annual limits established by the Office Allocation Program (made permanent through Prop M).

Given these current dynamics, the Planning Department has embarked on a data-gathering and research effort to unearth and examine how the City's economy and job base has evolved over the past thirty years since these landmark policy frameworks, including how the City has evolved relative to the Bay Area regionally, in comparison to peer cities across the country, and the context of the nation as a whole.

The Department intends and hopes that this data proves useful in informing future policy conversations and decision-making at all scales, from citywide policy considerations, to neighborhood plans, to specific developments (such as may be the case in future office allocation decisions).

Staff is proposing a series of informational hearings on the topic of local and regional employment trends, similar to the recent series on housing policies. For the first informational hearing on April 28, staff will provide an initial overview of these job and office space trends, along with a brief snapshot of the current Office Allocation pipeline. Staff will continue this research, including delving into the relationships between job growth and the other two "legs" of the stool framed as part of the Downtown Plan/Prop M

policy framework – ie housing and transportation. We will return to the Commission this summer with a continuation of this informational series in a set of deeper dives on these topics.

RECOMMENDATION: None. Informational Only
--