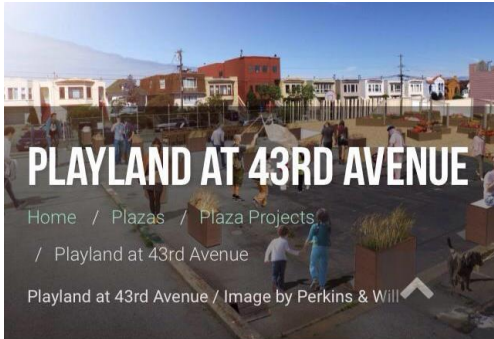




# DIRECTOR'S REPORT

May 4/5, 2016

## UPCOMING EVENTS:



### **Playland at 43<sup>rd</sup> Ave Ribbon Cutting Grand Opening Event**

**Date and Time:** Saturday, May 7, 2016 at 10:30 a.m.

**Location:** Playland at 43<sup>rd</sup> Avenue, 1360 43<sup>rd</sup> Avenue

On Saturday, May 7, Supervisor Katy Tang, San Francisco Planning's Pavement to Parks, San Francisco Unified School District School, Friends of Playland at 43<sup>rd</sup> Avenue and San Francisco Parks Alliance invite the community to celebrate the completion of the new Playland at 43<sup>rd</sup> Avenue, an underutilized site from the Francis Scott Key Annex that was transformed into a new temporary outdoor public space for the Outer Sunset community members. A ribbon-cutting ceremony will take place at 10:30 a.m. followed by family-oriented activities and music performances.

The completion of Playland at 43<sup>rd</sup> Avenue was a collaborative effort with San Francisco Planning, San Francisco Unified School District, Friends of Playland at 43rd Avenue, San Francisco Parks Alliance and Supervisor Katy Tang's Office.

### **SF General Plan, The Commerce & Industry Element Public Meeting**

**Date and Time:** Monday, May 9, 2016 at 10:00 – 11:30 a.m.

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

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

**RSVP** at <https://generalplan-commerceandindustry.eventbrite.com>. The event is free and open to the public. RSVPs are not mandatory, but helpful to ensure we have enough materials.

Please join San Francisco Planning on May 9 as we discuss a proposed amendment to the Commerce and Industry Element of the City's General Plan.

The General Plan sets goals, policies, and direction to ensure the City is addressing the needs of its current and future residents. It does not mandate specific programs, but serves as a guiding policy framework. The Planning Code serves to implement those policies, often through specific numeric controls.

As part of the General Plan, the Commerce and Industry Element (C&I Element) serves as a comprehensive guide for the public and private sectors when making decisions related to a range of economic activities that form San Francisco's employment and service base.

However, the current C&I Element contains specific language regarding eating and drinking, which includes Limited Restaurants, Restaurants, and Bars as defined in the Planning Code. This language states that when eating and drinking establishments occupy more than 20-25 percent of the total commercial frontage within a zoning district, the overall balance of commercial uses may be threatened.

At the same time, the Planning Code uses a 25 percent limit when evaluating eating and drinking uses seeking Conditional Use Authorization.

Therefore, the Department is proposing to update the language in the C&I Element of the General Plan to better reflect general policy statements and take a more consistent approach to the potential overconcentration of eating and drinking establishments within a specific zoning district.

The proposed amendment will in no way change the current Planning Code requirements. A public meeting will be held on May 9, 2016 to discuss these proposed changes. We encourage you to attend, provide your feedback to the draft General Plan language, and suggest ideas for future policy efforts related to Limited Restaurants, Restaurants, and Bars.



**District 5 Community Projects Open House**

**Date and Time:** Monday, May 9, 2016 at 10:00 – 11:30 a.m.  
**Location:** John Muir Elementary School, 380 Webster Street  
**Accessibility:** John Muir Elementary School is ADA accessible. For other disability accommodations or language assistance, please contact Candace SooHoo at candace.sooHoo@sfgov.org or 415-575-9157 at least 72 hours in advance of the event.

**RSVP** at <https://d5openhouse.eventbrite.com>. The event is free and open to the public. RSVPs are not mandatory, but helpful to ensure we have enough refreshments and materials.

Join us for a special Open House to learn more about three community-based efforts to improve the streets, sidewalks, and public places in the Western Addition, Lower Haight and Hayes Valley neighborhoods:

- The Western Addition Community-Based Transportation Plan’s overall goal is to improve the community’s transportation options and enhance access to more employment and education opportunities.
- The Lower Haight Public Realm Plan is working to develop a community-based vision that will complement and enhance the neighborhood’s public spaces.
- As part of the Octavia Boulevard Enhancement Project, the Page Street Green Connections Project is about making Page Street a more walkable, bikeable, and sustainable corridor in the Hayes Valley neighborhood.

This drop-in open house format will allow for you to learn more about these projects and ask questions of staff before providing feedback on progress made thus far, including conceptual draft designs for Haight, Page and corridors in the Western Addition.

Registration is not mandatory, but helpful to ensure we have enough materials and refreshments. Light refreshments, Spanish interpretation and child care will be provided at event.

**RESIDENTIAL PIPELINE:  
 Entitled Housing Units 2015 Q4**

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 second quarter of 2015 (Q4). 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 quarterly.

	<b>RHNA Production Goals 2015 - 2022</b>	<b>Units Built to 2015 Q4</b>	<b>Entitled by Planning in 2015 Q4 Pipeline*</b>	<b>Percent of RHNA Goals Built and Entitled by Planning</b>
<b>Total Units</b>	<b>28,869</b>	<b>2,954</b>	<b>13,689</b>	<b>57.7%</b>
Above Moderate ( > 120% AMI )	12,536	1,823	11,498	106.3%
Moderate Income ( 80 - 120% AMI )	5,460	368	329	12.8%
Low Income ( < 80% AMI )	10,873	763	1,862	24.1%

\* These totals do not include over 22,800 net new units from three major entitled projects: Treasure Island, ParkMerced and remaining phases of Hunters' Point. However, discrete buildings or phases will be included once applications for building permits are filed.