



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

March 18/19, 2015

EVENTS:

Francis Scott Key Annex Discussion for a New Public Space

Date: March 19, 2015

Time: 6:30 – 8:00 p.m.

Location: Francis Scott Key Annex Building, 1351 42nd Avenue

The Pavement to Parks Program of the San Francisco Planning Department in collaboration with the Office of Supervisor Tang, San Francisco Unified School District and Perkins & Will are looking to activate and beautify the underutilized site of Francis Scott Key Child Care Annex. This project emerged after neighborhood discussions on land use opportunities in the Sunset from the City's Invest in Neighborhood Program.

Join us for a public discussion on Thursday, March 19th and share your ideas on temporary improvements for this site. Let's transform this blank canvas into an amenity for the neighborhood! Children are welcome to attend.

Mills Act Workshop in the Tenderloin

Date: March 19, 2015

Time: 6:30 – 8:30 p.m.

Location: The Center for New Music, 55 Taylor Street

Join us on Thursday, March 19th for a workshop on the Mills Act! The Mills Act is a state-sponsored legislation that allows the City of San Francisco to provide historic preservation-related economic incentives. Through the Mills Act, qualified owners may reduce their property taxes and use the savings to offset costs associated with the rehabilitation, restoration and maintenance of their property.

At the workshop, planners will be available to discuss the Mills Act; including information on application requirements, property eligibility, qualified rehabilitation projects, developing a maintenance plan, and terms of the contract.

The Department encourages building owners that support facilities for SROs, non-profits, assisted-living facilities, and other community-based support services to attend to determine if their building is eligible for the Mills Act Program.

Your property may be eligible for the Mills Act if it is designated as a contributing building to either the National Register-listed Uptown Tenderloin or the Lower Nob Hill Apartment Hotel Historic Districts. To find out if your property is a contributor, enter your address into our Property Information Map at: <http://propertymap.sfplanning.org>.

For more information, please contact Shannon Ferguson at Shannon.ferguson@sfgov.org or 415-575-9074.

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EVENTS CONTINUED:

Central SoMa Plan Open House

Date: March 25, 2015

Time: 6:30 – 8:00 p.m.

Location: SPUR Urban Center, 654 Mission Street

Please join for a community open house and update on the Central SoMa Plan.

The purpose of this community open house is to share how the Plan has been refined since the release of the draft Plan in April 2013. We will focus on a discussion of the neighborhood character components of the Plan, including the preservation of existing buildings, design controls for new buildings, and ecological benefits. There will also be an opportunity to review the results of the Central SoMa Historic Resources Survey.

To RSVP for the upcoming event, visit <https://www.eventbrite.com/e/central-soma-plan-open-house-tickets-15984943396>. Please note the event is free and open to the public. RSVPs are not mandatory, but helpful to ensure we have enough materials and food.

Discussion on the Proposed Japantown Neighborhood Commercial District

Date: March 26, 2015

Time: 6:00 – 7:00 p.m.

Location: Nihonmachi Terrace, 1610 Sutter Street

To support the Japantown Cultural Heritage and Economic Sustainability Strategy's (JCHES) objectives and the existing Japantown Special Use District's ordinance, a Japantown Neighborhood Commercial District (NCD) is being proposed. The proposed Japantown NCD will change the zoning controls of the Japan Center Malls, Post Street, and the commercial properties along Buchanan and Sutter.

Zoning controls govern land use considerations such as size and use of buildings, allowed business types, and any special permission needed to build, renovate, or open a business. The proposed Japantown NCD is not significantly different from the current neighborhood commercial zoning districts, and the zoning changes will only apply to future changes of the current commercial and residential uses in this area.

Representatives of the Japantown Task Force Inc. and the San Francisco Planning Department will describe the proposed NCD zoning, and address any questions.

For more information, please contact Steve Wertheim at the San Francisco Planning Department at steve.wertheim@sfgov.org or 415-558-6612.

ANNOUNCEMENTS:

Pavement to Parks Releases the San Francisco Parklet Manual v2.0

This spring marks the fifth anniversary of the Parklet Program in San Francisco. In celebration of this milestone, Pavement to Parks recently released the San Francisco Parklet Manual v2.0, a comprehensive overview of the goals, policies, processes, procedures and guidelines for establishing a parklet in the City. In the Manual, you'll find information about the proposal and review processes, siting and design guidelines, and hosting responsibilities. It also includes detailed guidance for the challenges of building parklets on the steeper San Francisco streets.

If you're thinking about proposing a parklet in your neighborhood, the Pavement to Parks team strongly encourage you to read the updated Parklet Manual in its entirety and to refer to it throughout the process. To view and download the updated version, visit <http://pavementtoparks.sfplanning.org/parklets.html>.

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RESIDENTIAL PIPELINE:

Entitled Housing Units 2007 to 2014 Q3

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 2014 (Q3). 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.

2014 QUARTER 3	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q2	Units Entitled in 2014 Q3 Pipeline*	Percent Built and Entitled
Total Units	31,193	19,267	14,448	108.1%
Above Moderate (> 120% AMI)	12,315	12,726	12,178	202.2%
Moderate Income (80 - 120% AMI)	6,754	1,213	839	30.4%
Low Income (< 80% AMI)	12,124	5,328	1,431	55.7%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*