



**Western SoMa Citizens
Planning Task Force**

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Progress Report

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Supervisors and Planning Commission
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Legislative Task Force Formation Actions

Once a part of the Eastern Neighborhood's rezoning process, the Western SoMa area was exempted by Planning Commission Resolution 16727 (February 2004) and began a separate community planning process. By November 2004, the San Francisco Board of Supervisors passed Resolution 731-04 establishing a 22 member Western SoMa Citizens Planning Task Force. After receiving applications and holding public hearings, in early 2005, the Rules Committee of the Board of Supervisors filled 20 of the 22 seats on the task force. In June 2005, the Task Force met for the first time.

Planning Commission Resolution 16727 delineated the area subject to the Task Force community planning recommendations.

General Western SoMa Planning Area

 WSoMa Boundary



Board of Supervisors Resolution 731-04 set forth the composition of the Task Force and duties. These duties included:

- Using existing zoning as the starting point for an analysis of land use decisions that will shape the future of the entire community;
- Map and evaluate existing Residential Enclave Districts (REDs) and consider modifications to existing RED zoning map boundaries;
- Recommend basic RED preservation policies including height, density and design guidelines;
- Map and evaluate land uses proximate to existing and proposed REDs and develop basic height, density and design guidelines in order to provide a buffer between REDs and area where more intense development might be allowed;
- Recommend policies for the preservation of service and light industrial jobs, residential uses, and arts and entertainment opportunities;
- Consider policies to guide increased heights and density along the major arterial streets where appropriate;
- Recommend policies that promote more community-serving retail and commercial uses and that encourage improvements to transportation, open space, street safety, bicycle circulation, and mass transit; and
- Develop recommendations to ensure that the creation of a future Folsom Boulevard be developed in such a manner as to compliment all of the above referenced goals.

The legislative life span of the Task Force was set at three years beginning on November 18, 2004. The Task Force held its first public meeting on June 22, 2005.

Task Force Accomplishments To Date

As of the drafting of this report, the major work program accomplishments include:

- Adoption of a "Values Statement" (page 3).
- Secured the Task Force directed pro bono services of Asian Neighborhood Design for working on fund raising needs and technical planning services.
- Successfully obtained two task specific groups of student/consultants from San Francisco State University.
- Provided background information to and solicited supportive planning services from the Transportation Authority, Mayor's Office of Housing, Mayor's Office of Community Development and the Historic Preservation Funding Committee under the direction of the Mayor's Office of Economic and Workforce Development.

Development of A Values Statement

The statements below are the result of a two-step process. At the conclusion of our August 2005 meeting, every task force member was asked to email in several personal “goals” for the neighborhood that they hoped would emerge from this process. The over 20 responses were distributed by email prior to and at the September 2005 meeting. Each task force member and the members of the public present reviewed the goals submitted, prioritized, commented on and added to the personal visions and values list. These statements are meant to be an evolving document, to be revisited and revised as our planning process proceeds.

Preliminary Statement of Our Values

The Western SoMa Citizens Planning Task Force shall promote neighborhood qualities and scale that maintain and enhance, rather than destroy, today's living, historic and sustainable neighborhood character of social, cultural and economic diversity, while integrating appropriate land use, transportation and design opportunities into equitable, evolving and complete neighborhoods. Throughout the life of this Task Force, the membership shall respect one another, be responsive to the constituencies they represent and foster a citizen-based democratic decision-making process.

PERSONAL VISIONS AND VALUES

DIVERSITY

This community has always been immigrant friendly and should remain so; likewise, we want it to remain:

- Family friendly
- Homeless friendly
- Welcoming to LGBT community

Our Residential Enclaves hold examples of our values

Neighborhood scale should remain human in character

It is important to support the existing community with all income levels preserved

We want to maintain social and economic diversity

We support non-ghettoized affordable, senior and disabled housing-mixed housing

We need to develop means to encourage everyone to know ones' neighbors

MIXED USE

We appreciate the mixed-use character of SoMa

We should promote smaller businesses in smaller spaces – foster smaller businesses with local owners

Living and working in the same area helps encourage a mix of businesses and housing

We need a critical mass of people to support services

Avoid disruptions ... maintain a stable community

Build “Complete Neighborhoods,” i.e. neighborhoods that provide for daily needs of its residents, in terms of services, arts, schools

STREETSCAPE AND TRAFFIC

Develop “Complete Streets,” i.e. ones that accommodate many users and uses on streets, allowing them to be compatible

Establish connectivity within the neighborhood as a goal

Super blocks of SOMA could be broken up into a smaller scale and not be a traffic pass-through even though we provide freeway and bridge access

Streets should accommodate all means of transportation

Streets should focus on quality of life where the existing population is found

Planning should promote safety – that translates into defensible spaces and visibility

PROCESS

Benefits should be due from new developments for existing uses

How much should SOMA house uses that are citywide resources?

Planning process in the neighborhood itself has to be accessible with better notification, using the draw of sharing food and multi-lingual messages for better notifications

We must remember that we are here to ensure that the many constituencies in our community are represented

This discussion of values should remain an ongoing part of our charge for the life of this task force.

Committee Formation by Topical Concerns

As of December 2005, the Task Force had established and disbanded a By-Laws committee and formed three topical working committees. The By-Laws were recommended out of committee and adopted by the full Task Force at the September 2005 meeting. The monthly meetings of November and December 2005 included action items regarding the formation of three working committees. These committees shall provide working recommendations to the full task force on work program related topics. The three committees are to focus on:

- Planning Principals – Overall goals that will guide the development of specific community planning recommendations.
- Complete Neighborhood Fabric- Evaluation of and recommendations for the existing and potential REDs, buffer zones and the quality of life issues related to residential neighborhoods in the Western SoMa planning area.
- Business and Land Use – Evaluation of and recommendations for the local and citywide needs of non-residential activities in the plan area with a watchful eye on specific development proposals in the plan area that reflect the ongoing land use competition between housing and non-residential uses.

These three committees began meeting and reporting to the full task force in January 2006.



A Legislative Goals Driven Work Program

Based on the Board of Supervisor's goals for the Task Force listed in the Introduction to this report and approximately two years remaining in the legislated life span of the Task Force, a two-year DRAFT work program is presented below.

Western SoMa Citizens Planning Task Force		2006/2007				2007/2008			FINAL
TASK	RESPONSIBILITY/ RESOURCES	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	
Map and evaluate existing Residential Enclave Districts (REDs) and consider modifications to existing RED zoning map boundaries	Neighborhood Fabric Committee, Staff, Interns, Task Force								
Recommend basic RED preservation policies including height, density and design guidelines	Planning Principals Committee, Neighborhood Fabric Committee, Staff, Interns, Task Force								
Map and evaluate land uses proximate to existing and proposed REDs and develop basic height, density and design guidelines in order to provide a buffer between REDs and area where more intense development might be allowed	Planning Principals Committee, Neighborhood Fabric Committee, Business Services Committee, Staff, Interns, Task Force								
Recommend policies for the preservation of service and light industrial jobs, residential uses, and arts and entertainment opportunities	Business Services Committee, Staff, Interns, Task Force								

**Western SoMa Citizens
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		2006/2007				2007/2008			
TASK	RESPONSIBILITY/ RESOURCES	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	F I N A L
Consider policies to guide increased heights and density along the major arterial streets where appropriate	Planning Principals Committee, Business Services Committee, Staff, Interns, Task Force								
Recommend policies that promote more community-serving retail and commercial uses and that encourage improvements to transportation, open space, street safety, bicycle circulation, and mass transit	Business Services Committee, Neighborhood Fabric Committee, Staff, Interns, Task Force								
Develop recommendations to ensure that the creation of a future Folsom Boulevard be developed in such a manner as to compliment all of the above referenced goals	Planning Principals Committee, Neighborhood Fabric Committee, Business Services Committee, Staff, Interns, Task Force								
Status Reports to Board of Supervisors & Planning Commission	Staff, Task Force, Community								
Prepare Draft Recommendations Report	Staff, Interns, Task Force								
Prepare Final Recommendations Report	Staff, Task Force, Community								

Integrated Budgetary Resources

The Western SoMa Citizens Planning Task Force deserves funding and support from the City and County of San Francisco. As a Board of Supervisors legislated task force responsible for the development of complex community planning recommendations, this effort warrants funding support commensurate with prior and ongoing community planning efforts conducted by the Planning Department. Upon completion of the Task Force work and the consideration of a community plan by the Planning Commission and Board of Supervisors, an appropriate budget allocation should be made for required environmental review of proposed zoning modifications.

In an effort to augment governmental funding allocations, the Task Force is currently exploring a working partnership with a non-profit community planning consulting group. In addition the potential use of student interns to supplement the work effort is being considered.

For Fiscal Year 2006-2007 the table below reflects a minimum budgetary request from the City and County of San Francisco. Most appropriately, this funding should be integrated and earmarked specifically as a line items in the Planning Department's budget for FY2006-2007.

In the following table one FTE, or Full Time Equivalent, approximately represents 1,920 hours of work (40 hours per week time 48 work weeks).

The total request for the Planning Department support in the coming fiscal year comes to \$177,000. This total dollar amount breaks down as part staff support and part hard costs. A total of 1.72 staffing FTEs and \$4,600 in non-staff hard costs are needed in FY2006-2007.

Western SoMa Citizen's
Planning Task Force

REQUIRED STAFF
RESOURCES
(FTEs)

SUB-TASK	PLANNER IV	PLANNER III	PLANNER II	GIS SPECIALIST	ADMINISTRATIVE SUPPORT	GRAPHIC SUPPORT	TOTAL FTEs	Non-Staff Hard Costs ¹
Notice Preparation, WWW Presence, Agendas, Meeting Locations & Posting	0.03		0.003		0.05	0.005	0.088	\$2,500
GIS Mapping (land uses, non-residential buildings, jobs, buildings by type and size, historic structures, proposed land use, zoning, etc)	0.02	0.01	0.01	0.1	0.05	0.05	0.240	\$200
Recommend Residential Enclave District (RED) preservation policies including height, density and design guidelines	0.1	0.05	0.03		0.05	0.05	0.280	\$300
Map and evaluate land uses proximate to REDs and propose buffer design guidelines	0.05	0.03	0.02	0.05	0.003	0.003	0.166	\$100
Map overall Western SoMa existing land use conditions	0.05	0.02	0.05	0.005	0.003	0.003	0.158	\$300
Recommend policies for non-residential, arts and entertainment opportunities	0.07	0.05	0.03		0.05	0.05	0.250	\$300
Consider policies to guide increased heights and density along major arterial streets where appropriate	0.01	0.05	0.03		0.08	0.08	0.250	\$300
Recommend policies that promote more community serving retail, encourage transportation improvements, open space, street safety, bicycle and mass transit circulation	0.05	0.03	0.02		0.003		0.103	\$300
Develop recommendations to ensure the creation of future Folsom Boulevard	0.05	0.03	0.02	0.002	0.003	0.08	0.185	\$300
TOTALS	0.43	0.27	0.223	0.157	0.319	0.321	1.720	\$4,600

¹ NOTE: Non-Staff Hard Costs include paper, printer inks, Central Reproduction Services and misc. office supplies