



**Western SoMa Citizens
Planning Task Force**

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2006 Progress Report

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Supervisors and Planning Commission
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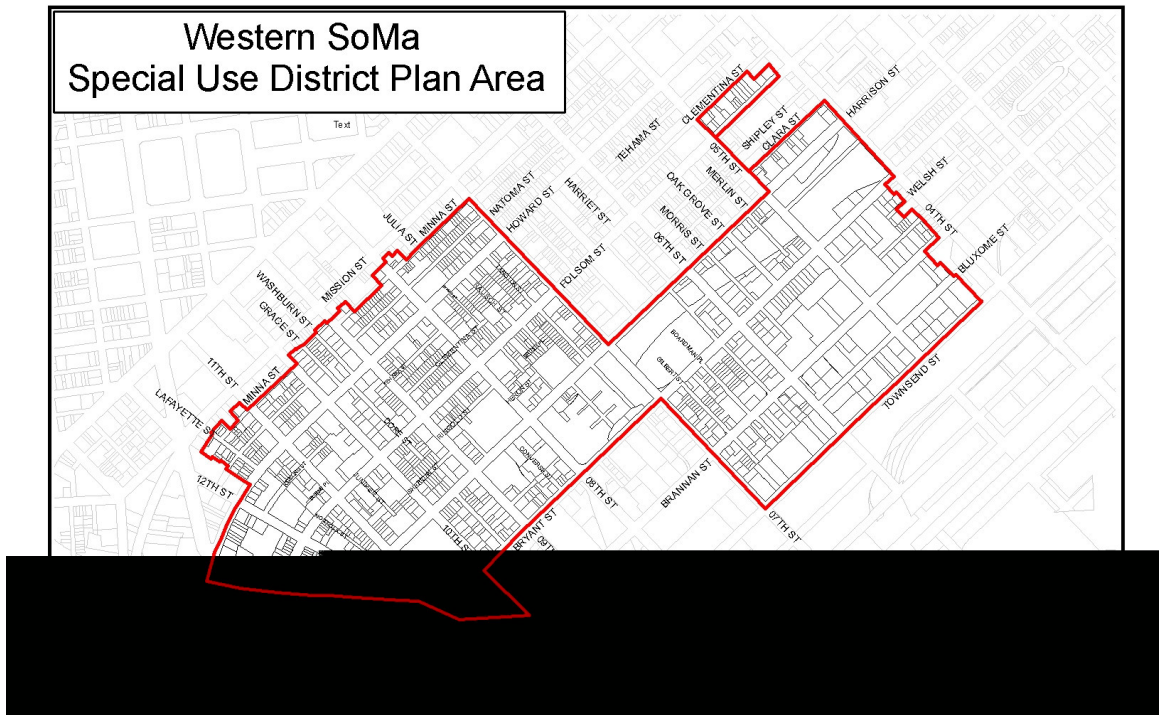
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INTRODUCTION

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. During early 2006, the Task Force presented the 2005 Progress Report to the Board of Supervisors and Planning Commission. After another productive year, the Task Force provides this document as their 2006 Progress Report.

Planning Commission Resolution 16727 delineated the area subject to the Task Force community planning recommendations. Subsequently, on June 8, 2006, the Planning Commission held a public hearing on the formal establishment of the Western SoMa Special Use District (SUD). Planning Commission Resolution 17260 adopted on June 8, 2006 made minor boundary modifications to the geography subject to the community planning efforts of the Task Force. The map below represents the current Western SoMa SUD geography.



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:

- Convened agendized public up to 4 monthly meetings for citizen's driven neighborhood planning process for 18 months
- Adoption of a "Values Statement" and "Planning Principles"(page 4).
- Secured the contractual services of Asian Neighborhood Design for provision of technical planning services. These planning services are being paid through a San Francisco Planning Department budget allocation for Fiscal year 2006-2007.
- Successfully obtained two task specific groups of student/consultants from **San Francisco State University**. A third SFSU student group has been presented with a planning task and has begun work on Residential Enclave zoning proposals.
- Following up on work by Asian Neighborhood Design (A.N.D.) and funded by the Mayor's Office of Housing the Task Force began working with a graduate planning class from **UC Berkeley** on the financial feasibility of alternative mixed use hypothetical development proposals for the San Francisco Flower Mart site.
- Engaged a class of architectural students from **Cal Poly San Luis Obispo** to begin developing design guidelines for infill resident development projects.
- Provided background information to and received planning grants or services from the Mayor's Office of Housing.
- Applied for funding for development of an **Adaptive Reuse Building Program** from the Historic Preservation Funding Committee under the direction of the Mayor's Office of Economic and Workforce Development.
- Funding for a **Public Outreach Program** has been received from the Friends of City Planning to supplement a small grant previously received from the Koshland Fund.
- Lead a SPUR sponsored walking tour of the Western SoMa SUD and the Task Force planning activities were the subject of a SPUR Brown Bag Lunch presentation.
- Received funding from the Mayor's Office of Housing for a **Housing Opportunity Site Analysis** report.

- Worked with the Planning Commission and the Board of Supervisors to pass legislation that:
 - Established a formal boundary for the Western SoMa Special Use District (SUD)
 - Enacted Notification requirements for new development projects in the SUD
 - Established formula retail use controls for the SUD
- Proposed Single Room Occupancy (SRO) interim controls for the SUD
- Developed a Position Paper on the Market Octavia Plan with recommendations to preserve physical livability qualities of a Residential Enclave District.
- Developed Formula Retail Policies for Conditional Use applications.

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Values Statement

Values And Planning Principles Statements

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.

Preliminary Statement of Our Planning Principles

Planning Principles

(adopted August 23, 2006)

The Preliminary and Operational Working Principles will be subject to revisions and additions through the life of the Task Force and its neighborhood-planning work. The original intent was to prepare Principles that compliment and add detail to the general Values Statement. These Draft Principles also serve as detailed and specific reference points for evaluating in the ongoing development of a community plan recommendations. Although the Committee only drafted thirteen principles, the full Task Force has the flexibility and prerogative to modify the drafted principles and add to the list. These Planning Principles are presented in random order.

Mitigate to the fullest extent possible neighborhood impacts resulting from

Stabilize the neighborhood against speculative land use proposals and developments.

Promote safety in all areas of the public realm (e.g., streets, sidewalks, parks, etc.).

Maintain and encourage the existing community cultural diversity.

Proposed new land use development shall primarily serve the needs of existing residents and businesses. Citywide and regional needs are subordinate to existing local needs.

Maintain and promote diversity (e.g., day/night, living/working, spectrum of uses, etc.) of neighborhood land uses.

Provide clear and simple community planning policies and zoning recommendations.

Generally maintain the existing scale and density of the neighborhood.

Promote environmental sensitivity in new development projects.

Encourage nurturing characteristics and maximize opportunities for seniors, families, youth and children.

Develop and maintain local accountability and monitoring mechanism.

Provide periodic reassessment of the community plan.

Maximize general environmental quality and health.

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Committee Structure

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 Planning Principles Committee met throughout most of 2006 and recommended draft Planning Principles out of committee that were adopted by the full Task Force with minor modifications on August 23, 2006. The Planning Principles committee was subsequently disbanded.

Two working committees and two focus groups continue the regular planning work of the Task Force. These committees and focus groups provide working recommendations to the full task force on work program related topics. The two committees are to focus on:

- Complete Neighborhood Fabric- Evaluates and recommends policies for the existing and potential Residential Enclaves, buffer zones and the quality of life issues related to residential neighborhoods in the Western SoMa planning area.
- Business and Land Use – Evaluates and recommends policies 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.
- Planning Principles – Prepared and recommended draft Planning Principles to full Task Force following citizen input and a special presentation agendas. This committee has been disbanded until funding is secured to undertake a more extensive public outreach program linked to the philosophical foundation of the Task Force planning activities.

The two focus groups are concerned with:

- Arts and Entertainment – Considers the history and future needs of the entertainment industry and arts activities in the Western SoMa SUD.
- Transportation, Transit & Pedestrians – Provides expertise and guidance to the Task Force on the movement of goods, services and people in and through the planning area.

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Operational Work Program

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 18 months remaining in the legislated life span of the Task Force, a two-year DRAFT work program is presented below. The solid lines below indicate primary work task activities, while hatched portions of the lines represent a detailed wrap-up portion of work for each specific task.

In so much as this citizen's driven effort at neighborhood planning is relatively untested in San Francisco, there is a degree of uncertainty in using definitive work program and adherence to a clearly defined schedule. The process is evolving with each public meeting without ever losing sight of the legislative mandates and the community commitment to producing a comprehensive neighborhood plan.

Western SoMa Citizens Planning Task Force		2007		2007/2008				
TASK	RESPONSIBILTiy/ RESOURCES	January – March 3 rd Quarter	April – June 4 th Quarter	July - September 1 st Quarter	October - December 2 nd Quarter	January – March 3 rd Quarter	April- June 4 th Quarter	July- September Public Hearings
Map and evaluate existing Residential Enclave Districts (REDs) and consider changes to existing RED zoning map boundaries	Neighborhood Fabric Committee, Staff, Interns, Task Force, A.N.D.							
Recommend cultural and preservation policies for theme districts and individual buildings	Neighborhood Fabric Committee, Staff, Interns, Task Force, A.N.D.							
Evaluate opportunities proximate to major transportation arterials including recommendations to ensure that the creation of a future Folsom Boulevard be appropriately developed as the ceremonial thoroughfare	Transportation Focus Group, Business and Land Use Committee, Staff, Task Force, A.N.D.							
Recommend policies for enhancements for businesses and jobs, with special consideration of and arts and entertainment opportunities	Business and Land Use Committee, Staff, Task Force, A.N.D.							

**Western SoMa Citizens
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		2007		2007/2008				
TASK	RESPONSIBILITY/ RESOURCES	January – March 3 rd Quarter	April – June 4 th Quarter	July - September 1 st Quarter	October - December 2 nd Quarter	January – March 3 rd Quarter	April- June 4 th Quarter	July- September Public Hearings
Consider policies to guide increased heights and density along the major arterial streets where appropriate	Business and Land Use Committee, Transportation Focus Group, Staff, Task Force, A.N.D.							
Recommend public outreach programs and policies that promote appropriate community serving benefits and needs	Business and Land Use Committee, Neighborhood Fabric Committee, Staff, Task Force, A.N.D.							
Develop policies that promote improvements to transportation, open space, street safety, bicycle circulation, and mass transit	Neighborhood Fabric Committee, Business and Land Use Committee, Staff, Task Force, A.N.D.							
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							

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Proposed Budget

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.

Prior to 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. The budget allocations for environmental review need to be made for FY 2007-2008 for the timely hearing and adoption of Task Force recommendations.

In an effort to augment governmental funding allocations, the Task Force is currently developing working partnerships with numerous Universities, funding opportunities with a variety of quasi-governmental organizations and continued pro-bono work from non-profit community planning consulting groups.

For Fiscal Year 2007-2008 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 line items in the Planning Department's budget for FY2007-2008. 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 approximately \$402,451. This total dollar amount breaks down into three categories. Staff support, A.N.D. consultant support, and part hard costs are the three itemized budget categories.

1. **A total of 2.40 Planning Department staffing FTEs (4,608 hours, \$302,431)**
2. **\$90,720 in A.N.D. Consultant costs, and**
3. **\$9,300 in non-staff hard costs is needed in FY2007-2008.**

In addition to the funding request specified above and further detailed on the following page, there is the fiscal need for Environmental Evaluation of the forthcoming neighborhood plan. The Environmental Evaluation, which will likely take the form of an addendum to the Eastern Neighborhoods EIR, is estimated to consultant costs of \$25,000 for an addendum and approximately \$100,000 should a supplemental EIR be required. These approximate costs for environmental evaluation are exclusive of Planning Department staff costs for oversee the consultant document production.

Finally, there is a \$50,000 request for a special consultant study to evaluate the non-residential use market opportunities for the land in the Western SoMa SUD. This study would provide detailed economic development identification for comparative and market advantages of appropriate business location in this neighborhood.

**Western SoMa Citizen's
Planning Task Force**

**REQUIRED STAFF
RESOURCES
(FTEs)**

SUB-TASK	PLANNER IV	PLANNER III	PLANNER II	PLANNER I	ADMINISTRATIVE SUPPORT	A.N.D. Technical Contract (not reflected in TOTAL FTEs)	TOTAL FTEs	Non-Staff Hard Costs ¹
Notice Preparation, WWW Presence, Agendas, Meeting Locations & Posting	0.03				0.08	0.05	0.110	\$2,500
GIS Mapping and 3D modeling (land uses, non-residential buildings, jobs, buildings by type and size, historic structures, proposed land use, zoning, transportation data, etc)	0.15	0.12	0.01	0.03		0.15	0.310	\$200
Map and evaluate existing Residential Enclave Districts (REDs) and consider changes to existing RED zoning map boundaries	0.10		0.05	0.02		0.05	0.170	\$300
Recommend cultural and preservation policies for theme districts and individual buildings	0.05		0.05		0.03	0.03	0.130	\$100
Evaluate opportunities proximate to major transportation arterials including recommendations to ensure that the creation of a future Folsom Boulevard be appropriately developed as the ceremonial thoroughfare	0.10	0.15	0.02		0.03	0.10	0.520	\$300
Recommend policies for enhancements for businesses and jobs, with special consideration of and arts and entertainment opportunities	0.10	0.05		0.05	0.03	0.05	0.230	\$300
Recommend public outreach programs and policies that promote appropriate community serving benefits and needs	0.07	0.05			0.03	0.05	0.150	\$300
Recommend policies that promote more community serving retail, encourage transportation improvements, open space, street safety, bicycle and mass transit	0.05	0.03	0.02			0.05	0.100	\$300
Prepare Final Recommendations Report	0.25	0.10	0.10	0.15	0.08	0.10	0.680	\$5,000
TOTALS	0.90	0.50	0.25	0.25	0.50	0.63	2.400²	\$9,300

¹ NOTE: Non-Staff Hard Costs include paper, printer inks, Central Reproduction Services and misc. office supplies and \$800 of the Notice Preparation hard cost being set aside for food and beverage costs for the public participation Town Hall meetings.

² Total does not include A.N.D. FTE allocations.