

**New Planning Code & General Plan Summary:  
Rincon Hill Streetscape Plan Adoption**

**Amended Sections:** 138.1 and Rincon Hill Area Plan (a sub-plan in the General Plan)  
**Case Number:** *none*  
**Board File/Enactment #:** 150401/124-15, 150357/123-15  
**Initiated by:** Supervisor Kim  
**Effective Date:** August 17, 2015

**Summary of Interim Control:**

The legislation formerly adopts the Rincon Hill Streetscape Plan and makes minor modifications to the Planning Code and the General Plan to reflect the plan's adoption.

**The Way It Was:**

1. Policy 5.1 of the Rincon Hill Area Plan (adopted into the General Plan 2005) included vague policy statements about how streets in Rincon Hill neighborhood should be designed. Policy 5.1 of the Area Plan instructed City departments to further articulate those ideas in a Rincon Hill Streetscape Plan
2. The Rincon Hill Streetscape Plan was initially drafted in 2007. Alas in late 2007, the global recession hit and San Francisco's real estate market crashed. Several pending projects in Rincon Hill went dormant. The Streetscape Plan was never taken though final adoption by the Commission or the Board and has persisted in "draft" status since that time.
3. Section 138.1 of the Planning Code acknowledged the liminal status of the Streetscape Plan by instructing developers to either 1) design the sidewalks in accordance with the Rincon Hill Streetscape Plan or 2) in case the plan wasn't yet adopted, to work with the Planning Department staff to meet the intent of the draft plan document.

**The Way It Is Now:**

1. Policy 5.1 of the Area Plan has been amended. Instead of instructing the City to *draft* a Streetscape Plan, the City is now instructed to *implement* the streetscape plan.
2. The Planning Code has been simplified and cleaned up. Developers now have clear guidance that they are expected to build construct the public realm in accordance with the ideas articulated within the Streetscape Plan.
3. The unsightly word "Draft" has been removed from the cover of the Rincon Hill Streetscape Plan document.

**Link to Signed Ordinance:**

General Plan

Amendment: <https://sfgov.legistar.com/LegislationDetail.aspx?ID=2267005&GUID=6A036C0F-AE08-4B4F-B734-DBCC717482E8&Options=ID|Text|&Search=rincon>

Planning Code Amendment:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2261095&GUID=13FC4C2B-A32A-4140-B308-B6CCAD5DD273&Options=ID|Text|&Search=rincon>

**p a u l c h a s a n**

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