

SAN FRANCISCO PLANNING DEPARTMENT | NOVEMBER 2010

MARKET & OCTAVIA PLAN

MONITORING REPORT 2005-2009

SAN FRANCISCO
PLANNING DEPARTMENT

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MARKET & OCTAVIA PLAN MONITORING REPORT 2005-2009

San Francisco Planning Department
November 2010



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1. INTRODUCTION

The *Market & Octavia Plan* envisions a place that people of many different lifestyles and incomes, ages and ethnicities could call home. A product of a multi-year community planning process, the *Market & Octavia Plan* calls for a fine balance of housing, retail, open space, and transit. It seeks to meet San Francisco's twin challenges of housing and transportation by encouraging new housing near reliable transit lines; cars are accommodated but are no longer the main mode of transport. The *Plan* also improves the neighborhood with a full range of city services, safe and lively streets, gathering places, and an appreciation for its special character.

In response to the need for housing and to support transit-oriented development, the *Market & Octavia Plan* brought about new zoning rules for appropriate residential and commercial uses. To balance out the pressures of development and population growth encouraged by the plan, the *Market & Octavia Plan* places high-density land uses close to transit and prescribes a range of neighborhood enhancements including streetscape and open space improvements.

Map 1 shows the *Market & Octavia Plan* area boundaries: Turk, between Franklin and Laguna to the north; Larkin along Hayes to Van Ness and 11th to Mission to the east, Noe from 16th to Duboce through Scott to Waller; Webster to Oak and Franklin to Grove to the west; and 16th between Noe and Guerrero, 14th between Guerrero and Valencia and Duboce/Division/13th Streets to the south.

Following the *Plan's* Environmental Impact Report's certification in April 2007, the San Francisco Planning Commission adopted the *Market & Octavia Plan* as part of the *San Francisco General Plan* in July 2007. On April 8, 2008, the Board of Supervisors approved the area plan and it was made effective on May 30, 2008.

Plan implementation includes application of new planning code controls on new development and rehabilitation projects, application of new general plan policies by all City agencies, and development of community improvements to support new and existing residents of the plan area. The Planning Department, along with other City agencies, private developers, existing and new residents, and the Market & Octavia Plan Community Advisory Committee (MOP-CAC), play a critical role in implementing the plan.

Map 1
Market & Octavia Plan Boundaries



Monitoring Requirements:

This *Market & Octavia Five-Year Monitoring Report* covers office and retail development and employment trends; housing production and conversion trends; affordable housing; and project entitlement requirements and fees. In addition to these topics -- all of which are required in the annual reporting -- the five-year report will also describe existing and planned transit service and provide an accounting of transit impact fees related to the *Market & Octavia Plan* area. A parking inventory is also included in this report as well as an inventory of existing curb cuts in transit-preferential streets. The complete text of monitoring requirements under the ordinance can be found in *Appendix A*.

The Planning Department is issuing this first *Market & Octavia Five-Year Monitoring Report* in 2010 and will cover the period from January 1, 2005 through December 31, 2009. While the ordinance directed the initial five year time series report due on July 15, 2008, the *Market & Octavia Plan* was not adopted and approved until late 2007. In effect, this 2010 time series monitoring report will be covering development activities in the two to three years immediately preceding and following the *Market &*

Octavia Plan adoption in 2007. Because of these relatively recent actions, this first five-year time series monitoring report can only present limited information, precluding adequate and sufficient evaluation of policy objectives or program implementation. Instead, this first report will best serve as backdrop and baseline for subsequent reports. This first report will also provide information on existing conditions at the time the *Market & Octavia Plan* was adopted. Subsequent time series monitoring reports will be released in years ending in 5 and 0.

The time series report relies primarily on the *Housing Inventory*, the *Commerce and Industry Inventory*, and the *Pipeline Quarterly Report*, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

2. COMMERCIAL SPACE AND EMPLOYMENT

The vitality and strength of Market & Octavia as a place requires appropriate spaces for a range of land uses. A variety of neighborhood characteristics are found within the plan boundaries; Market & Octavia is as much a place of work and commerce as it is a place of housing. Over half of the land area is dedicated to residential uses, including about 10% in housing mixed with commercial uses, typically on the ground floor. Commercial land uses take up almost a quarter. Schools and cultural destinations comprise over 10% of the land use. (See *Appendix B, Table BT-1* for land use distribution tables for Market & Octavia and San Francisco.)

The *Market & Octavia Plan* calls for the reinforcement and improvement of existing land use patterns, employing infill development to repair the fabric rent by the Central Freeway. New mixed use development is especially encouraged in areas best served by transit or mostly accessible on foot. A full range of services and amenities in the area can thrive in the *Market & Octavia Plan* area because a critical mass of people and activities demand and can support them.

2.1 Commercial Space Inventory

The *Market & Octavia Plan* supports continuous retail activities on Market, Church and Hayes Streets and on Van Ness Avenue -- the area's core transit and commercial corridors. Monitoring requirements call for an accounting of commercial and retail space in the Market & Octavia Plan area. *Table 2.1* below is an inventory of non-residential space in Market & Octavia as of 2009.

Table 2.2A on the following page shows commercial and other non-residential development activity in the *Market & Octavia Plan* area between 2005 and 2009 while *Table 2.2B* shows corresponding figures for San Francisco. Non-residential development in Market & Octavia made up under 3% of the Citywide total commercial projects completed in the last five years.

Table 2.1
Commercial and Other Non-Residential Building Space, Market & Octavia and San Francisco, 2009

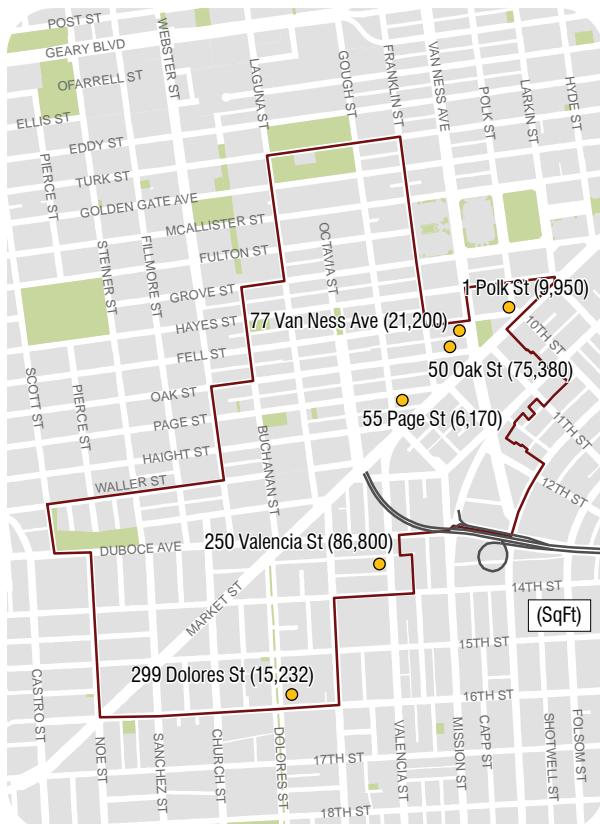
Non-Residential Land Use	Market Octavia		San Francisco		Market Octavia as % of San Francisco
	Area (Sq Ft)	% Distribution	Area (Sq Ft)	% Distribution	
Cultural, Institution, Educational	873,822	11.2%	46,593,878	16.3%	1.9%
Medical	7,300	0.1%	2,248,074	0.8%	0.3%
Office	2,933,289	37.7%	77,775,539	27.1%	3.8%
Mixed Uses	2,359,075	30.3%	67,468,229	23.5%	3.5%
Community Facilities	268,489	3.4%	16,875,971	5.9%	1.6%
PDR / Light Industrial	789,580	10.1%	36,943,211	12.9%	2.1%
Retail	511,053	6.6%	22,549,394	7.9%	2.3%
Visitor / Lodging	25,023	0.3%	15,634,483	5.5%	0.2%
Other	16,914	0.2%	558,269	0.2%	3.0%
Totals	7,784,545	100.0%	286,647,048	100.0%	2.7%

Table 2.2A Commercial and Other Non-Residential Development Trends, Market & Octavia 2005-2009

Year	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/Lodging	Mixed/Other	Total Commercial Sq Ft
2005	-	-	-	-	-	-	-	-
2006	55,830	-	19,550	-	-	-	-	75,380
2007	15,232	-	-	-	-	-	-	15,232
2008	-	-	-	(3,000)	16,120	-	-	16,120
2009	86,800	-	19,340	-	1,860	-	-	108,000
5-Year Totals	157,862	-	38,890	(3,000)	17,980	-	-	214,732

Table 2.2B Commercial and Other Non-Residential Development Trends, San Francisco 2005-2009

Year	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/Lodging	Mixed/Other	Total Commercial Sq Ft
2005	279,300		827,504	224,000	69,010	283,865	146,918	1,830,597
2006	33,300			-	48,600	19,935	822,223	924,058
2007	15,232	18,617	824,477	-	22,000	49,258	76,203	1,005,787
2008	95,414		1,286,600	-	9,783	434,000	245,306	2,071,103
2009	140,999	4,120	1,109,882	47,250	305,208	-	312,127	1,919,586
5-Year Totals	564,245	22,737	4,048,463	271,250	454,601	787,058	1,602,777	7,751,131

**Map 2
Commercial Development Trends,
Market & Octavia Plan Area, 2005-2009**

Projects recently completed in Market & Octavia include the major rehabilitation of the Conservatory of Music (50 Oak) and the conversion of the historic Levi Strauss building into the K-8 Friends School (250 Valencia). New office and retail space are part of the ground space uses in the recently-constructed mixed-use developments at 1 Polk (Argenta) and 77 Van Ness Avenue. These projects were entitled prior to the effective date for the *Market & Octavia Plan* and were thus subject to previous zoning requirements. *Map 2* shows the location of these non-residential developments. *Table BL-1* in *Appendix B* provides details on these recently completed commercial and other non-residential projects in Market & Octavia.

2.2 Commercial Development Pipeline

At the end of the fourth quarter 2009, the development pipeline in Market & Octavia Plan area consisted of some 214,640 commercial sq. ft., most in the 37 mixed residential/commercial projects. The lone wholly commercial development project totals about 35,000 sq. ft. (see *Table 2.3A*).

Of this commercial pipeline, about 4% of the square footage are under construction and will likely be completed in the next two years. Another 39% have received entitlements from the Planning Department but have yet to receive building permits. These projects are expected to be completed in the next five years. The remaining 57% are under review and have filed applications with the Planning

Department and/or the Department of Building Inspection. These projects are in the early stages of development and will likely be completed in the next five to seven years.

Table 2.3B shows the commercial development pipeline for San Francisco for comparison. The development pipeline in Market & Octavia represents about 1.2% of the city-wide pipeline. The 38,000 sq ft non-residential component of a proposed senior housing development in Market & Octavia is about 70% of new medical space citywide. About 4% of the citywide retail pipeline is located within Market & Octavia. *Map 3* shows the locations of the proposed commercial developments in the plan area.

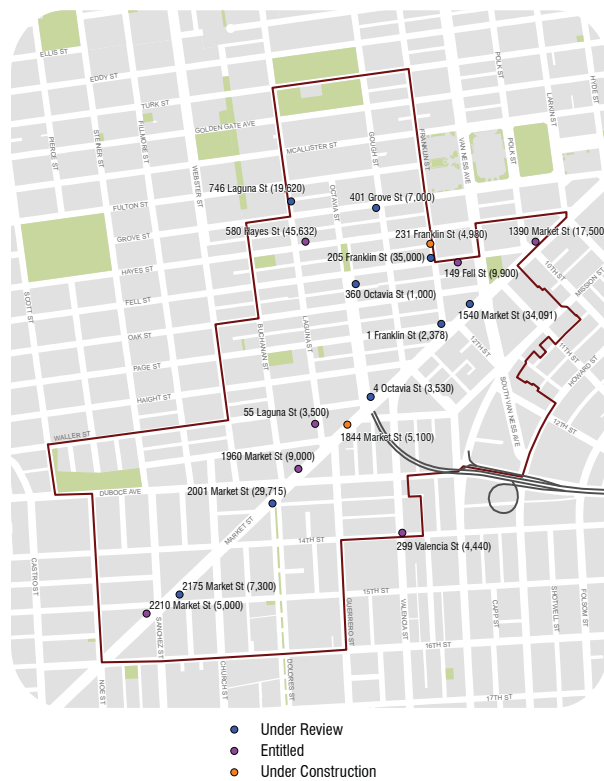
Table 2.3A Commercial and Other Non-Residential Development Pipeline, Market & Octavia Q4 2009

Development Status	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/Lodging	Total Commercial Sq Ft
Under Construction	-	-	-	-	10,080	-	10,080
PLANNING ENTITLED							
Building Permit Approved/Issued/ Reinstated	-	-	-	-	-	-	-
Building Permit Filed	-	38,000	9,900	-	-	17,072	64,972
Planning Approved	-	-	-	-	30,000	-	30,000
UNDER REVIEW							
Building Permit Filed	-	-	-	-	3,378	-	3,378
Planning Filed	12,000	-	34,901	-	89,355	-	136,256
Totals	12,000	38,000	44,801	-	132,813	17,072	244,686

Table 2.3B Commercial and Other Non-Residential Development Pipeline, San Francisco Q4 2009

Development Status	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/Lodging	Total Commercial Sq Ft
Under Construction	102,698	16,196	367,523	4,990	68,753	-	560,160
PLANNING ENTITLED							
Building Permit Approved/Issued/ Reinstated	84,562	-	1,083,746	35,821	75,037	40,370	1,319,536
Building Permit Filed	51,049	38,000	1,013,163	1,853	191,091	-	1,295,156
Planning Approved	805,489	-	794,733	376,231	285,125	117,554	2,379,132
UNDER REVIEW							
Building Permit Filed	50,614	-	611,428	37,600	159,362	-	859,004
Planning Filed	564,530	-	8,990,868	226,102	2,549,452	1,138,286	13,469,238
Totals	1,658,942	54,196	12,861,461	682,597	3,328,820	1,296,210	19,882,226

Map 3
Commercial and Other Non-Residential Development
Pipeline, Market & Octavia Q4 2009



2.3 Employment

2.3.1 Office Jobs

San Francisco is a regional employment hub, taking in the largest concentration of office jobs in the Bay Area including financial, legal, and other specialized business services. According to state Employment Development Department (EDD), there were about 208,420 office jobs in San Francisco at the end of the second quarter of 2009. Of these jobs, about 9,335 (or 4.5% of the citywide total) were in the *Market & Octavia Plan* area; there were approximately 403 establishments (or 3% of San Francisco establishments) with office employment (see *Table 3.4*).

2.3.2 Retail Jobs

San Francisco is also a regional shopping destination and 20% of all city jobs are in retail (*Table 3.4*). There were about 2,900 retail jobs in the *Market & Octavia Plan* area, about 18% of total jobs in the area; this also represented almost 3% of all citywide retail jobs.

2.3.3 Estimated New Jobs in Retail and Office Pipeline

As discussed in the previous section, 132,813 sq ft of retail space and 44,801 sq ft of office space are in the commercial development pipeline. Assuming an average employee density of 350 sq ft, these new commercial spaces can accommodate as many as 380 retail jobs and 128 office jobs when completed.

Table 2.4
Employment, Market & Octavia and San Francisco, Q2 2009

Land Use	Market Octavia			San Francisco		
	No of Establishments	Jobs		No of Establishments	Jobs	
		No	%		No	%
Cultural, Institution, Educational	46	1,604	9.7%	1,586	65,573	12.6%
Medical	23	1,259	7.6%	822	36,054	6.9%
Office	403	9,335	56.5%	12,992	208,418	40.1%
PDR / Light Industrial	100	894	5.4%	5,166	70,723	13.6%
Retail	245	2,901	17.6%	7,264	102,140	19.7%
Visitor / Lodging	11	73	0.4%	287	17,938	3.5%
Other	563	449	2.7%	21,879	18,802	3.6%
Totals	1,391	16,515	100.0%	49,996	519,648	100.0%

3. HOUSING

Housing and the provision of adequate shelter, especially for those with low to moderate incomes, continue to be chronic issues in San Francisco. Fundamental principles of the *Market & Octavia Plan* call for ample and diverse housing opportunities which add to the vitality of the place, and the building of efficient, affordable housing that is consistent with the neighborhood character by reducing parking requirements. The *Market & Octavia Plan* also encourages housing in infill development, especially in scales and densities that reflect the area's fine-grained fabric.

The *Market & Octavia Plan* envisioned that as many as 6,000 additional housing units can be accommodated within the plan boundaries. About 900 of these new units will be built in the 22 parcels totalling seven acres created with the removal of the Central Freeway in 2003.

The *Market & Octavia Plan* also recognizes the value of sound, existing housing stock and call for its preservation. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

3.1 Housing Stock and New Housing Production

Based on Assessor's Office information, there were just under 11,000 units in the *Market & Octavia Plan* boundaries at the end of 2004 -- about 3% of the estimated Citywide total.

Some 584 net new units were added to the *Market & Octavia Plan* area's housing stock between 2005 and 2009 (see *Table 3.1A*). These new units were entitled prior to adoption of the *Market & Octavia Plan* and were not subject to its controls. Of this total, 576 units resulted from new construction; 12 units were gained from additions to existing buildings; and four units were demolished in the five-year period.

Table 3.1B shows the Citywide figures for comparison. About 4.5% of the net increase in the City's housing stock in the last five years was in the Market & Octavia area. *Map 4* shows the location of recent housing construction. Additional details about these new development projects can be found in *Appendix B, List BL-3*.

Table 3.1A
New Housing Production, Market & Octavia, 2005-2009

Year	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change in Number of Units
2005	-	-	5	5
2006	42	-	1	43
2007	137	-	2	139
2008	332	1	3	334
2009	65	3	1	63
5-Year Totals	576	4	12	584

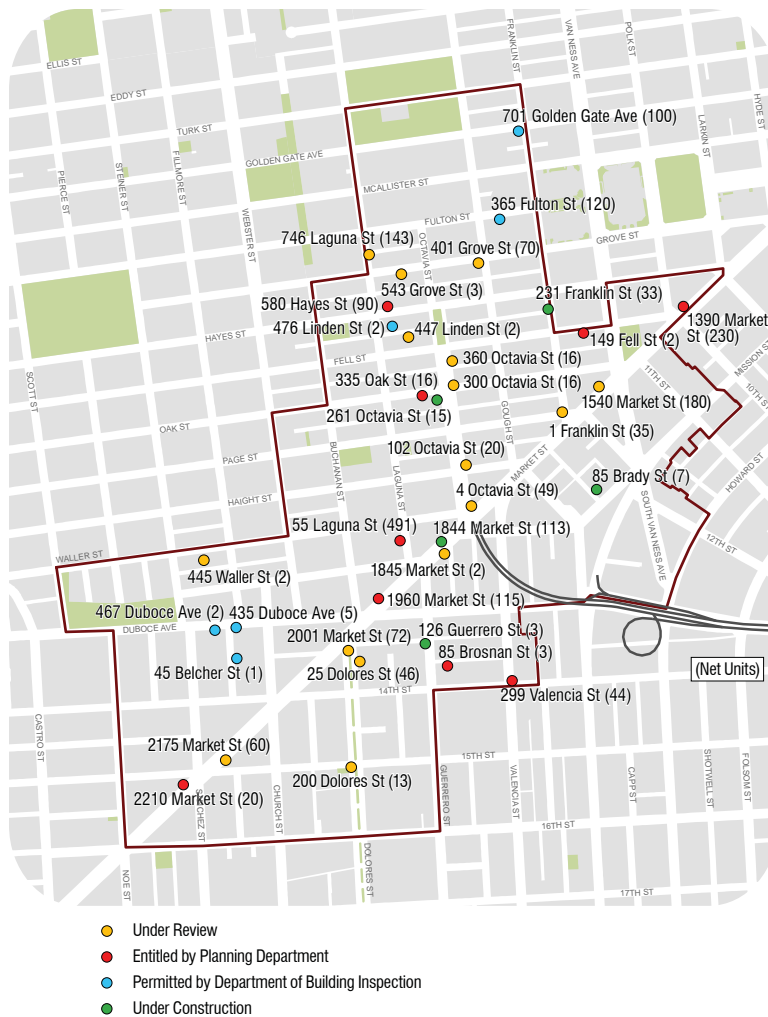
Table 3.1B
New Housing Production, San Francisco, 2005-2009

Citywide Totals	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change in Number of Units
2005	1,872	174	157	1,855
2006	1,675	41	280	1,914
2007	2,197	81	451	2,567
2008	3,019	29	273	3,263
2009	3,366	29	117	3,454
5-Year Totals	12,129	354	1,278	13,053



Table 3.2
Housing Development Pipeline, Market & Octavia, and San Francisco, Q4 2009

Development Status	Market Octavia		San Francisco	
	No. of Projects	No. of Units	No. of Projects	No. of Units
Under Construction	5	171	121	1,511
Planning Entitled				
Building Permit Approved/ Issued/ Reinstated	6	230	175	2,274
Building Permit Filed	6	175	90	2,079
Planning Approved	3	836	95	6,829
Not Entitled				
Building Permit Filed	8	89	202	2,386
Planning Filed	9	640	115	35,152
Totals	37	2,141	798	50,231



3.3 Affordable Housing in Market & Octavia

The *Market & Octavia Plan* recognizes that housing affordability, together with a mix of housing types, makes for a diverse population that in turn makes for a diverse and vibrant place. The *Market & Octavia Plan* relies on three mechanisms to provide affordable housing in the plan area:

- The existing citywide inclusionary affordable housing requirement;
- Additional fees for affordable housing in the Market & Octavia Plan area that requires projects in the neighborhood commercial areas and the Van Ness DTR Special Use district to contribute \$4 or \$8 per square foot of residential development towards affordable housing. Projects in the Van Ness DTR Special Use district can also choose to contribute to the Citywide affordable housing fund should they want to achieve increased FAR (above 6:1 to 9:1);
- The San Francisco Redevelopment Agency has committed to funding about 450 affordable housing units on the former freeway parcels.

At the time of the *Market & Octavia Plan* adoption and approval, there were some 650 affordable units in nine publicly subsidized housing projects within the plan area boundaries; this represented under 4% of the citywide total of public housing. By 2004, a total of 38 inclusionary affordable units were in market-rate residential developments in the area, providing income-restricted housing affordable to households with low to moderate incomes. Overall, these income-restricted affordable housing unit types made up fewer than 13% of all housing in Market & Octavia; citywide, 18% of all housing are made affordable through public subsidies and/or income restrictions. In addition, the 20 single-room occupancy residential hotels (SROs) in Market & Octavia area provide a total of 500 units. SROs typically provide housing affordable to lower income, single-person households. These SROs units made up less than 3% of the citywide total of SROs.

3.4 New Affordable Housing Production, 2005-2009

Of the 576 new units built in Market & Octavia between 2005 and 2009, 144 or 25% were affordable units (Table 3.3A); for comparison, the citywide share of new affordable housing construction is 27% (Table 3.3B). The majority of the new affordable housing units were in the 101-unit senior housing at 881 Turk, also identified as Parcel A of the 22 Central Freeway parcels. An additional 43 units were made affordable through the City's inclusionary affordable housing requirement. These new affordable housing units comprised about 4% of the affordable units built in the City in the last five years. *Map 6* shows the location of these affordable housing units. Additional details about these affordable housing projects can be found in *Appendix B, List BL-5*.

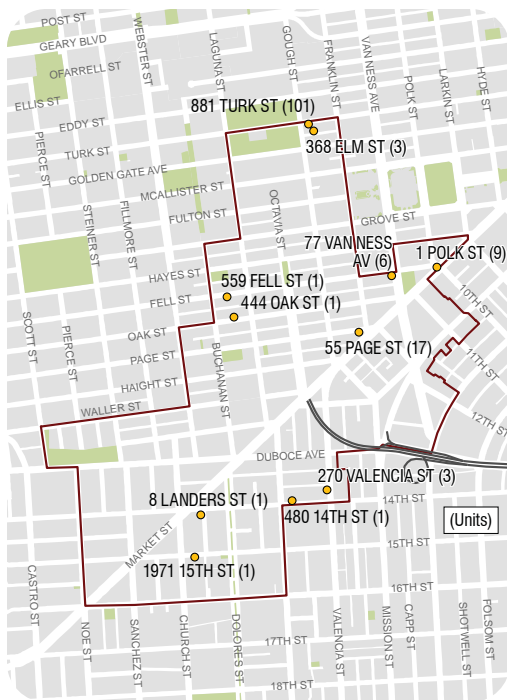
Table 3.3A
Affordable Housing Production, Market & Octavia, 2005-2009

Year	Public Subsidy	Inclusionary	Total
2005	-	-	-
2006	-	4	4
2007	101	3	104
2008	-	29	29
2009	-	7	7
Totals	101	43	144

Table 3.3B
Affordable Housing Production, San Francisco, 2005-2009

Year	Public Subsidy	Inclusionary	Total
2005	688	111	799
2006	265	189	454
2007	517	167	684
2008	385	379	764
2009	832	44	876
Totals	2,687	890	3,577

Map 6
New Affordable Housing, Market & Octavia, 2005-2009



3.5. Housing Stock Preservation

The *Market & Octavia Plan* supports the preservation of the area's existing housing stock and prohibits the residential demolition unless these would result in sufficient replacement of housing units. Demolitions are also restricted to ensure the preservation of affordable housing and historic resources.

In the reporting period, four units in the *Market & Octavia Plan* area were demolished (*Table 3.4A*). Citywide, the number of units lost through demolition totaled 534. Replacement of the four units lost to demolition in Market & Octavia will result in nine units.

Housing units can also be lost through dwelling unit mergers. The Market & Octavia Plan discourages this practice to ensure diversity in housing unit type and size. *Table 3.4A* below shows that only one unit was lost due to merger into a larger unit. *Table 3.4B* shows citywide figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are just adjustments to the housing count.

Table 3.4A
Units Lost, Market & Octavia, 2005-2009

Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2005	38	38	-	7	83	174	257
2006	12	21	-	7	40	41	81
2007	10	16	4	1	31	81	112
2008	19	28	-	1	48	29	77
2009	2	42	5	12	61	29	90
Totals	81	145	9	28	263	354	880

Table 3.4B
Units Lost, San Francisco, 2005-2009

Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2005	38	38	-	7	83	174	257
2006	12	21	-	7	40	41	81
2007	10	16	4	1	31	81	112
2008	19	28	-	1	48	29	77
2009	2	42	5	12	61	29	90
Totals	81	145	9	28	263	354	880

3.6. Other Changes in Housing Stock Characteristics

The type of housing opportunities determines the type of people who live in the neighborhood. For example, single-family homes tend to support families and/or larger households, which are typically homeowners, while flats or apartments tend to be occupied by a single-person or smaller households, which are largely renters; group housing and assisted living quarters are housing types available for the elderly and people who have disabilities.

In addition to tracking new housing development and demolitions, the *Market & Octavia Plan* specifies that the monitoring reports document other changes to the housing stock, including condo conversions.

Condo conversions increase San Francisco's homeownership rate - estimated to be at about 39% in 2008, up from 35% in 2000. However, conversions also mean a reduction in the City's rental stock. In 2000, some 88% of households in the Market & Octavia Plan area -- almost nine out of every 10 -- were renters. Almost 5% of San Francisco's rental units are in the Market & Octavia Plan area.

Table 3.5 shows that, in the last five years, some 227 units in 92 buildings in the *Market & Octavia Plan* area were converted to condominiums. This represents almost 7% of all condo conversions citywide.

Another indicator of change in housing characteristic is the incidence of owner move-in and/or Ellis Out evictions. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions. Between 2005 and 2009, there were owner move-in evictions in 23 units and 70 units were withdrawn from the rental stock under the Ellis Act; citywide totals are 963 and 1,017, respectively (see *Table 3.6* below). Owner move-in and Ellis Act evictions in Market & Octavia constituted over 2% and about 7% of citywide totals. Other types of evictions, while noted in the table below, do not necessarily result in the rental units being converted to other tenure type.

Table 3.5
Condo Conversion, Market & Octavia, 2005-2009

Year	Market Octavia		Market Octavia as % of Citywide Total	
	No. of Bldgs	No. of Units	No. of Bldgs	No. of Units
2005	7	17	5.7%	5.6%
2006	18	49	5.9%	6.7%
2007	28	69	8.2%	8.8%
2008	24	56	6.5%	6.6%
2009	15	36	4.4%	4.5%
Totals	92	227	6.2%	6.6%

Table 3.6
Evictions by Type, Market & Octavia, 2005-2009

Year	Market Octavia			
	Owner Move-In	Ellis Act Withdrawal	Other Eviction	Totals
2005	3	16	28	47
2006	10	10	44	64
2007	5	7	35	47
2008	5	37	39	81
2009	-	-	49	49
Totals	23	70	195	288

Year	Market Octavia as % of Citywide Totals			
	Owner Move-In	Ellis Act Withdrawal	Other Eviction	Totals
2005	1.1%	5.4%	2.6%	2.9%
2006	4.3%	4.0%	4.2%	4.2%
2007	2.7%	3.1%	3.0%	3.0%
2008	3.0%	19.1%	3.5%	5.5%
2009	0.0%	0.0%	4.6%	4.0%
Totals	2.4%	6.9%	3.6%	3.9%

CENTRAL FREEWAY PARCELS

The removal of the Central Freeway and subsequent construction of Octavia Boulevard released for development approximately seven acres of land in some 22 publicly owned parcels. Approximately one-half of these parcels have been earmarked for affordable housing, including a substantial amount of affordable senior housing. Commercial uses are also encouraged on the ground floor of new development on the freeway parcels and are required on those lots fronting Hayes Street and portions of Octavia Blvd.

In the last five years, three projects with 150 units have been built on three parcels. One project is a 100% affordable 101-unit senior housing with supportive services provided on the ground floor. The remaining two projects have a total of 49 units, including six inclusionary affordable units. In addition, some 407 units in eight projects are in various stages of development. Over 270 units or approximately 67% of these will be affordable units. (See Table 3.6 for additional details on completed and pipeline projects in the Central Freeway parcels.)

The remaining undeveloped parcels are listed in Appendix B, List BL-6. All told, these parcels have the zoned capacity to accommodate up to 535 units.

Map 7
Central Freeway Parcels

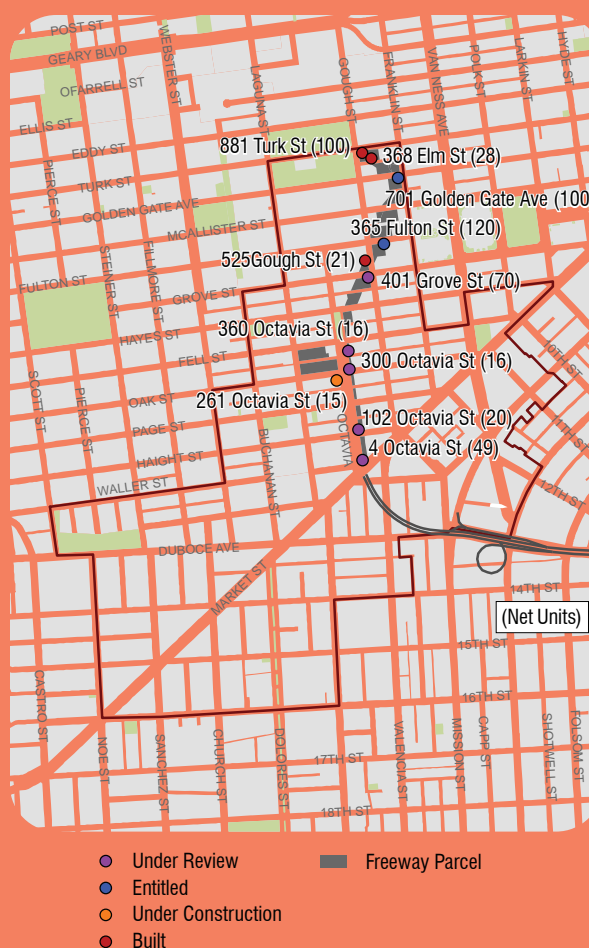


Table 3.7
Central Freeway Parcels

	Parcel	Address	No. of Units	No. of Affordable Units	Development Status
COMPLETED	A	881 Turk St*	101	101	Completed
	A	368 Elm St	28	3	Completed
	H	527 Gough St	21	3	Completed
	Total Completed		150	107	
PIPELINE	C	701 Golden Gate Ave*	100	100	Permitted
	G	365 Fulton St	120	120	Permitted
	I	401 Grove St	61	9	Entitled
	M	360 Octavia Blvd	16	-	Under Review
	N	300 Octavia Blvd	16	-	Under Review
	Q	261 Octavia Blvd	15	15	Under Construction
	U	102-04 Octavia Blvd	30	30	Under Review
	V	4 Octavia Blvd	49	-	Under Review
Total Pipeline			407	274	
TOTALS			557	381	

* 100% affordable projects with one building manager unit in each project, which is also assumed as an affordable unit for the purpose of this report.

4. TRANSPORTATION AND PARKING

The Market & Octavia neighborhood has long been a walkable place with good access to public transit. The *Market & Octavia Plan* seeks to strengthen the area's accessibility and prioritize movement by foot, bicycle and transit. The *Plan* also discourages new parking facilities as these generate traffic, use up space that could be devoted to other uses such as housing, and have an overall negative effect on the neighborhood.

4.1 Commute Mode Split

Table 4.1 confirms the neighborhood's accessibility by modes other than the automobile. According to the 2000 Census, 42% of employed residents in the *Market & Octavia Plan* area took public transit, some 10% more than the Citywide figure. Another 12% walked to work, compared to about 9% citywide. Almost 5% biked to work; in comparison, only 2% biked to work citywide. As for automobile commuters, over half of San Francisco workers drove or carpooled compared to over a third of *Market & Octavia Plan* area commuters.

4.2 Curb Cuts

The *Market & Octavia Plan* states that transit running time can be more efficient if the number of turning movements made by automobiles or other private vehicles on transit priority streets are kept to a minimum. This can be achieved by restricting the number of driveways and curb cuts on transit preferential streets. Off-street parking, especially for new development projects, are best accessed from side streets, back alleys or other adjacent streets without transit lines.

Under the *Market & Octavia Plan*, curb cuts are not permitted on specific street frontages. A survey of the area was conducted in May 2010 to set the baseline of existing curb cuts. Locations of these curb cuts are indicated on *Map 8*. Subsequent monitoring will track changes in the area where new curb cuts are prohibited.

Table 4.1
Commute Mode Split, Market & Octavia and San Francisco, 2000

Transport Mode	Market Octavia		San Francisco		Market Octavia as % of San Francisco
	No of Commuters	%	No of Commuters	%	
Car	4,802	34.7%	214,660	51.3%	2.2%
Drove Alone	3,829	79.7%	169,508	79.0%	2.3%
Carpooled	973	20.3%	45,152	21.0%	2.2%
Transit	5,803	41.9%	130,311	31.1%	4.5%
Motorcycle	286	2.1%	3,951	0.9%	7.2%
Bike	655	4.7%	8,302	2.0%	7.9%
Walk	1,602	11.6%	39,192	9.4%	4.1%
Other	89	0.6%	2,761	0.7%	3.2%
Worked at Home	620	4.5%	19,376	4.6%	3.2%
Totals	13,857	100.0%	418,553	100.0%	3.3%



Map 8
Street Frontages and Curb Cuts
in Market Octavia Where New
Curb Cuts are Prohibited

4.3 Parking Inventory

In March 2010, the San Francisco Metropolitan Transit Authority (SFMTA) released a comprehensive census of the City's on- and off-street parking supply. This survey showed a total of about 440,250 parking spaces in San Francisco and included all paid or free, publicly available parking spaces. It does not, however, include off-street residential parking spaces and other unmarked "private" parking.

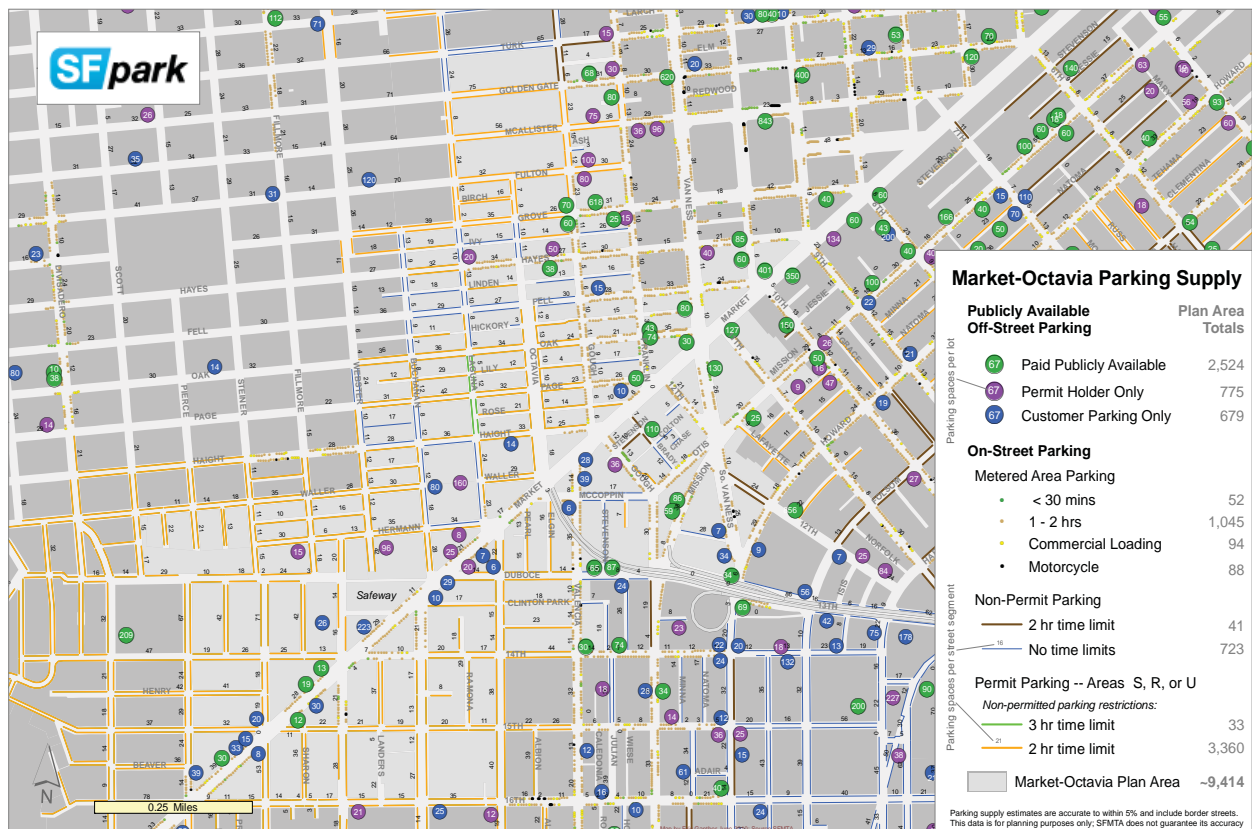
Table 4.2 below shows that an estimated 257,000 spaces or approximately 58% of non-residential parking in San Francisco is free, unmetered on-street parking. There are also over 24,460 parking meters citywide, and about 1,200 or almost 5% are within the *Market & Octavia Plan* area.

About 103,760 publicly accessible parking space - meaning parking lots and garages open to the public and priced with hourly, daily or monthly rates - are available citywide; just over 2% or about 2,520 are in the Market & Octavia area. Additionally, customer parking and permit holder parking total about 48,230 off-street parking; about 1,420 or 3% are in the *Market & Octavia Plan* area. Exclusive of unmetered parking spaces, the number of on- and off-street non-residential parking in Market & Octavia amount to about 3% of the citywide total. Map 9 shows the location of on-street parking meters and off-street commercial and publicly-accessible parking within Market & Octavia.

Table 4.2
Parking Census, San Francisco and Market & Octavia, 2010

	Parking Type	Citywide	Market Octavia	Parking Type Description
ON-STREET	Metered	24,464	1,204	All metered parking, including parking managed by SFMTA, the Port of San Francisco and the Presidio Trust
	Unmetered	256,900	n/a	An estimate of non-metered on-street parking *
OFF-STREET	Paid publicly available (PPA)	103,756	2,524	Parking lots and garages that are open to the public and priced (e.g., with hourly, daily, monthly rates)
	Free publicly available (FPA)	6,896	-	Parking in City parks that does not have fees and daytime restrictions
	Customer parking only (CPO)	28,922	585	Parking available to customers only; typically for businesses or religious institutions, for example
	Permit holder only (PHO)	19,308	834	Parking requiring some form of permit (e.g., paid monthly permit and/or employee- or student-only parking lots)
	Totals	440,246	5,147	

* Estimate based on a random sample of no less than 20% of city blocks (32% of all San Francisco blocks were surveyed).
Source: SFMTA, Planning Department



Map 9
Market-Octavia Parking Supply

4.4 Off-Street Residential Parking

The *Market & Octavia Plan* seeks to develop and implement parking policies that encourage travel by public transit and alternative transport modes to reduce traffic congestion. Three new zoning districts have been crafted to reflect the area's historic and transit-intensive qualities: a) residential transit oriented (RTO); b) the neighborhood commercial transit oriented (NC-T); and c) the Van Ness and Market Downtown Residential Special Use District (VNMDRSUD). These new zoning districts do not require off-street residential parking, allowing instead for a maximum of three parking spaces for every four units (a 3:4 ratio), two parking spaces for every four units (2:4), or one space for every four units (1:4), respectively. Conditional use approvals could increase the allowable parking by one car per every four units (hence, 4:4 for RTO; 3:4 for Market & Octavia Area Plan NCT; and 2:4 for VNMDRSUD). There are similar caps for the various non-residential uses in all districts.

Table 4.3 below shows the number of parking spaces associated with residential development entitled by the Planning Department in the *Market Octavia Plan* area between 2005 and 2009. In the last five years, some 600 parking spaces in eight proposed projects have received Planning approvals; roughly, this translates roughly to four parking spaces for every five units. In 2007, an additional four commercial parking spaces were also approved in a mixed use project. A number of these projects were entitled previous to the *Market & Octavia Plan* adoption and were not subject to the new parking controls. However one of the projects in 2008 and all in 2009 were entitled under *Market & Octavia Area Plan* controls.

Table 4.3
Parking Spaces in Entitled Residential Developments, Market & Octavia, 2005-2009

Year	No of Projects	No of Housing Units	No of Parking Spaces
2005	1	-	3
2006	1	113	83
2007	1	33	33
2008	4	464	415
2009	1	115	69
Totals	8	725	603

5. IMPLEMENTATION OF PROPOSED PROGRAMMING

5.1 Market & Octavia Plan Community Advisory Committee

The Market/Octavia Community Advisory Committee (MOP CAC), a nine-member body appointed by the Board of Supervisors and the Mayor, began meeting monthly in the spring of 2009. Planning Code Section 341 identifies the following tasks for the CAC:

1. Collaborate with the Planning Department and the Inter-Agency Plan Implementation Committee on prioritizing the community improvement projects and identifying implementation details as part of annual expenditure program that is adopted by the Board of Supervisors;
2. Provide an advisory role in a report-back process from the Planning Department on enforcement of individual projects' compliance with the *Market & Octavia Area Plan* standards and specific conditions of project approvals, including the specific first-source hiring requirements for the Plan Area such that those agreements will be more effectively implemented;
3. Collaborate with the Planning Department in updating the community improvements program at a minimum of every fifth year in coordination with relevant City agencies; Providing input to Plan area monitoring efforts for required time-series reporting.

The MOP CAC has been meeting monthly since April 2009. Key accomplishments for this reporting period include: developing a mission statement, developing a community improvements prioritization process, finalizing a draft list of priority projects, and drafting a CAC-initiated monitoring report to complement this five year time series monitoring report. The MOP CAC has worked diligently to become familiar with proposed infrastructure projects, develop a project ranking methodology, and develop initial recommendations which have been routed to the IPIC. The CAC is also advisory to the Planning Commission and Board of Supervisors, and will provide their input on the priority projects at the relevant public hearings.

The Market Octavia CAC

The Market/Octavia Community Advisory Committee (MOP CAC) is a representative body that provides advice to the Planning Director, the Interagency Plan Implementation Committee (IPIC), the Planning Commission, and the Board of Supervisors regarding implementation of the Market & Octavia Plan and the plan's community improvements. In consultation with the San Francisco Planning Department staff and other relevant professional staff, and informed by criteria established by the committee, the Market/Octavia CAC will prioritize projects in the Plan for community improvements funding.

The MOP CAC will also provide advice on the dispersal of project funding to ensure that it is consistent with those criteria. Projects eligible for funding must be ones that are identified in the Market & Octavia Plan that are consistent with the Plan's goals, objectives and philosophy, and that can be clearly evaluated. The CAC provides continuity over the life of the plan and long term oversight and guidance on developments in the plan area consistent with the Market & Octavia Plan's spirit and objectives.

5.2 Transportation and Infrastructure Improvements

The Planning Department projects nearly \$12 million in impact fee revenue in the *Market & Octavia Plan* area over the next five years. Projected impact fee revenue will cover roughly 30% of funds necessary for plan implementation. Given the limited revenue dedicated to plan implementation, careful capital planning is critical. The Interagency Plan Implementation Committee (IPIC), including representatives from key implementing agencies, developed a 10 year capital plans for the project area to ensure efficiency and effectiveness of capital fund expenditures. Capital Plans are constrained by projected revenue for each planning area. Key revenue sources include projected development impact fees and secured grants. The Planning Department projects development impact fee revenue based on known development projects and an assumed rate of planned growth in the next five years.

The IPIC Capital Plan for Market & Octavia has been incorporated into the City's 10-Year Capital Plan, starting with the FY2008-2017 plan. The Planning Department chapter of the Capital Plan includes a 10-year projection of capital projects by implementing agency and revenue projections by plan area. The IPIC worked to refine the proposed capital expenditures and projected revenues for FY2009-2018 and FY2010-2019. Capital plans for each area plan will be updated annually. The Planning Department will update revenue projections based on projected growth. Specific capital projects may change based on recommendations of the IPIC and Citizens Advisory Committees (CACs). The existing capital plans have not benefited from CAC input; however the next update of the Capital Plans will integrate the recommendations of the Market & Octavia CAC (MOP CAC), incorporating projects that they prioritized through their scorecard ranking system.

Since plan adoption, progress has been made on the planning and development of a number of transportation projects and open space projects. Additionally the Market & Octavia CAC has begun meeting and working to further the implementation of the plan. It should be noted that the Octavia Boulevard and Patricia's Green in Hayes Valley --

central, plan-defining infrastructure projects in the Market & Octavia Plan area were completed in 2003, a few years before the plan was adopted.

Below is an accounting of recent and current transportation and infrastructure activities:

- The San Francisco County Transit Authority (SFCTA) has launched an Octavia Boulevard Circulation Study which takes a comprehensive look at regional and local transportation issues in the area surrounding Octavia Boulevard. This project will conclude in 2010 with recommendations on key priority projects.
- The San Francisco Municipal Transportation Agency (SFMTA) is leading a comprehensive transit and pedestrian project at the intersection of Church and Duboce Streets, consistent with the *Market & Octavia Plan*. This project includes re-railing, repaving, streetlight upgrades, pedestrian bulb outs at corners, expanded boarding islands and some greening. Funding is secured and construction is scheduled to start within a year.
- The Haight and Market Streets transit and pedestrian project is identified by the Market & Octavia Plan and the Transit Effectiveness Project (TEP) as a key transit improvement. The project would return the Haight Street buses to Haight Street between Octavia and Market Streets, add pedestrian signals and pedestrian bulb-outs, and enhance the crosswalks at the Market and Haight intersection. The SFMTA and the Planning Department are pursuing a grant for full funding of this project. If the grant request is successful, construction would start in one year.
- The *Market & Octavia Plan* calls for the conversion of Hayes Street between Van Ness and Gough to a two-way street, as does the TEP. Since plan adoption, the SFMTA, the SFCTA, and the Planning Department have coordinated on a design for this project, including conducting additional community meetings. The project requires \$100,000 to \$250,000 for completion.

- The SFCTA is leading the Van Ness Bus Rapid Transit (BRT) Project. The project includes a package of treatments that provide rapid, reliable transit, including dedicated bus lanes, transit signal priority, proof of payment, high-quality stations, and related pedestrian amenities. The SFCTA has secured some funding and is working toward project completion as early as 2014.
- The Planning Department developed conceptual designs for pedestrian improvements at a number of Market Street intersections, as part of the *Upper Market Community Plan*. These designs advance the implementation of proposed pedestrian improvements in the Plan Area. Implementation of some of these projects could be implemented in concert with pending development projects.
- The *San Francisco Bicycle Plan* identifies a number of bicycle improvements for the plan area, consistent with the *Market & Octavia Plan*. The SFMTA's recent update of the plan included detailed design for major bicycle improvements along identified bike routes. A bicycle lane on Otis Street was recently installed between Van Ness and Gough Streets. Pending the current injunction on bicycle improvements, the SFMTA will complete additional bicycle amenities in the plan area.
- The Department of Public Works, in coordination with SFCTA, has completed detailed design for a number of infrastructure projects ancillary to the Octavia Boulevard. The projects were selected by the Central Freeway Community Advisory Committee, including the McCoppin Street stub new open space, traffic calming on key streets, and a new skate park below the freeway. Funds will become available when the City sells the former freeway parcels.

5.3 Fees Program and Collection

The Market & Octavia Community Improvements Neighborhood Program was established to fund community improvements specific to the plan area. An impact fee of \$10 per occupiable square foot would be levied on proposed residential projects or the residential component of mixed use projects. Projects that yield an addition of residential units or incremental addition that contributes to a 20% increase in residential space are also subject to this impact fee. A \$4.00 per square foot fee would also be imposed on

commercial developments or commercial components of mixed-use projects; similarly, net addition beyond 20% of non-residential uses would also be subject to the impact fee.

The Market & Octavia Community Improvements Program fees are collected prior to issuance of the construction permit from the Department of Building Inspection. Based upon projected growth in the plan area, the Market & Octavia Development impact fee is expected to generate nearly \$12 million in five years. Table 14 below shows projected revenue over five years by expenditure category as defined in the *Market & Octavia Plan* fee ordinance (see Appendix C for complete text of ordinance).

As of December 31, 2009, a total of \$103,618 has been collected from two projects. The funds have yet to be expended at the time this report was written.

Table 5.1
Projected Five Year Fee Revenue, Market & Octavia Plan

Impact Fee	Projected 5 Year Revenue
Greening	\$3,971,146
Open Space	948,066
Recreational Facilities	1,571,709
Transportation	3,467,028
Childcare	996,039
Library	108,141
Administration / Monitoring	935,870
Five Year Projected Total	\$11,997,999

Source: Planning Department

5.4 Historic Preservation

The San Francisco Planning Department conducts historic resource surveys that serve as a planning tool to gather data and to identify historic buildings, structures, sites, objects, and historic districts. Three surveys have been completed and endorsed by the Historic Preservation Commission since the adoption of the *Market & Octavia Area Plan*: 1) an area plan level survey; 2) an augmentation survey; and 3) the Mission Dolores Neighborhood Survey.

- **Area Plan Level Survey:** In 2006, the Planning Depart-

ment contracted Page & Turnbull to a survey of 1,563 buildings within the *Market & Octavia Area Plan* area. The survey consists of buildings within the plan area boundaries, built in or before 1961, and not previously surveyed. The context statement was prepared in conjunction with the survey and was reviewed and endorsed by the Landmarks Preservation Advisory Board (Landmarks Board) on December 19, 2007. All 1,563 buildings were documented on State of California Department of Parks and Recreation (DPR) 523A forms. Of those, 1031 buildings were more fully researched and evaluated for historic designation. This research included individual evaluations for 155 buildings on DPR 523B forms, as well as 736 buildings evaluated as part of a group or district on DPR 523D forms. There are also 261 buildings with preexisting survey data, and 68 buildings previously surveyed and reassessed by Page & Turnbull. The survey was adopted by the Landmarks Preservation Advisory Board and Planning Commission in February 2009.

- **Augmentation Survey:** At the conclusion of the area plan survey, approximately 750 buildings were left without an assessment. The Planning Department responded to community requests to augment the plan-level survey, and commissioned the firm of Kelley and VerPlanck to assess an additional 200 properties on DPR 523B forms. Alongside that effort, Department staff analyzed the Hayes Valley Residential District and did extensive clean-up work to classify an additional 176 buildings within the boundaries of the survey where previous documentation was silent. The Historic Preservation Commission (HPC) adopted this survey at its July 21, 2010 meeting.
- **Van Ness Automotive Support Structures Survey:** A study of automobile-related buildings between Larkin and Gough Streets from Pacific to the north and Mission Street to the south was completed by architectural historian William Kostura. There are 17 buildings within the *Market & Octavia Area Plan* boundaries that were assessed in this survey effort. The Historic Preservation Commission (HPC) held a hearing on July 21, 2010 to adopt this survey.
- **Mission Dolores Neighborhood Survey:** The Mission Dolores Neighborhood Association (MDNA), a neighborhood group, commissioned Carey & Co. to expand on the area plan level survey, both in depth of documentation and area, bringing a study beyond

the boundary of the *Market & Octavia Plan* area. The survey found a National Register eligible district over a large area, partially within the *Market & Octavia Plan* area.

The Planning Department's survey activities are reported to the State Office of Historic Preservation (<http://ohp.parks.ca.gov>) through the Federal Certified Local Government Program, and conform to State and Federal standards. The survey uses the State's ranking system for historic resources called the California Historical Resource Status Code System (CHRSC). National Register and California Register criteria were utilized to make evaluations of the buildings in the survey. These Registers are lists of buildings, sites, structures, districts and objects important in history, and significant to San Francisco and its neighborhoods.

5.5 First Source Hiring

The City's First Source Hiring Program connects low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. Project proposals with commercial components over 25,000 sq. ft. requiring discretionary action by the Planning Commission or building permit applications for residential projects with 10 units or more are subject to First Source Hiring compliance.

Proposed projects falling within the *Market & Octavia Plan* area boundaries, however, are subject to expanded requirements in that threshold for commercial development is pegged at 10,000 sq. ft. or more and developments with a residential component, regardless of size, are subject to the first source hiring requirement.

Data on the First Source Hiring Program was not available at the time this report was written.

APPENDIX A. MARKET AND OCTAVIA PLAN MONITORING REQUIREMENTS ORDINANCE

San Francisco Planning Code Section 341.2

ANNUAL REPORTING

The Planning Department shall prepare an annual report detailing the housing supply and development, commercial activities, and transportation trends in the Market & Octavia Plan Area. The information shall be presented to the Board of Supervisors, Planning Commission, the Citizens Advisory Committee, and Mayor, and shall address: (1) the extent of development in the Market & Octavia Plan Area; (2) the consequences of that development; (3) the effectiveness of the policies set forth in the Market & Octavia Area Plan in maintaining San Francisco's environment and character; and (4) recommendations for measures deemed appropriate to deal with the impacts of neighborhood growth.

- (a) Time Period and Due Date. Reporting shall be presented by July 1st of each year, and shall address the immediately preceding calendar year.
- (b) Data Source. The Planning Department shall assemble data for the purpose of providing the reports. City records shall be used wherever possible. Outside sources shall be used when data from such sources are reliable, readily available and necessary in order to supplement City records. When data is not available for the exact boundaries of the Plan Area, a similar geography will be used and noted.
- (c) Categories of Information. The following categories of information shall be included: Commercial Space and Employment.
 - (1) The amount of office space "Completed," "Approved," and "Under Construction" during the preceding year, both within the Plan Area and elsewhere in the City. This inventory shall include the location and square footage (gross and net) of those projects, as well as an estimate of the dates when the space "Approved" and "Under Construction" will become available for occupancy.

(2) Plan Area and Citywide Employment trends. An estimate of additional employment, by occupation type, in the Plan Area and Citywide.

(3) Retail Space and Employment. An estimate of the net increment of retail space and of the additional retail employment relocation trends and patterns Plan Area and Citywide.

(4) Business Formation and Relocation. An estimate of the rate of the establishment of new businesses and business and employment relocation trends and patterns within the Plan Area and Citywide Housing.

(5) Housing Units Certified for Occupancy. An estimate of the number of housing units in the Plan Area and throughout the City newly constructed, demolished, or converted to other uses.

(6) Affordable Housing Production. An estimate of the number of new affordable housing units in the Plan Area and throughout the City, including information on affordability and funding sources.

(7) Unit size. An estimate of the mix of unit sizes in the Plan Area and throughout the City including new construction, unit mergers and unit subdivisions.

(8) Unit Conversion. An estimate of average number by unit type in the Plan Area and throughout the City, including condo conversion, and eviction cases.

(9) Enforcement of Project Entitlements. A summary of successful compliance with conditions and design standards for development projects approved in the Plan Area and any enforcement actions taken to ensure compliance or adjudicate complaints

Transportation.

(10) Parking Inventory. An estimate of the net increment of off-street parking spaces in all Districts.

(11) Transit Service. An estimate of transit capacity for peak periods.

(12) Transit infrastructure and capacity improvements. A summary of new transit infrastructure and capacity improvements in the Plan Area and affecting the Plan Area as projected in the Market & Octavia Plan, including a comparison of that increased and improved transit service relative to the number of new housing units and office space approved during the same period.

(13) Transit Impact Fee. A summary of the use of the transit impact development fee funds, identifying the number of vehicles, personnel and facilities acquired.

- (d) Report. The analysis of the factors under Commercial Space, Housing and Transportation will compare Plan Area trends to existing conditions, Citywide trends, and regional trends, when relevant. The comparisons will indicate the degree that the City is able to accommodate new development as projected within the Plan Area. Based on this data, the Department shall analyze the effectiveness of City policies governing Plan Area growth and shall recommend any additional measures deemed appropriate.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008)

San Francisco Planning Code Section 341.3

TIME SERIES REPORT

By July 15, 2008, and every fifth year thereafter on July 15th, the report submitted shall address the preceding five calendar years and, in addition to the data described above, shall include a cordon count of the following key indicators:

- (a) Implementation of Proposed Programming. The area plan proposes the implementation of various programs including impact fees for development, parking and curb cuts, residential permit parking reform, shared parking programs, and historic preservation survey. Implementation of said programs shall report the following:

(1) Fees. Monitor expenditure of all implemented fees. Report on studies and implementation strategies for additional fees and programming.

(2) Parking Programs. Report on implementation strategies, including cooperation with relevant agencies, and success of program as implemented.

(3) Historic Preservation Surveys. Report findings of survey. Detail further proceedings with regards to findings of survey work.

- (b) Community Improvements. The Area Plan outlines major community improvements in the areas of open space, transportation, pedestrian realm, and community services. Implementation of improvements will be documented, including a focus on the following:

(1) Transportation Infrastructure and Services. Successful implementation of the Market & Octavia Plan requires that transportation services keep pace with existing and new demands. Citywide efforts to improve transit services, including the Transit Effectiveness Project (TEP), must be implemented in order to provide adequate service to the area. The time series reports shall report on the City's coordination of transit services with projected development, and provide recommendations for balancing transportation infrastructure with projected growth.

(2) Affordable Housing. Development of subsidized housing, below market rate units, off-site inclusionary housing, affordable housing built with in-lieu fee payments, and other types of affordable housing

(3) First Source Hiring. The Department shall cooperate with the First Source Hiring Administration and the CAC to report to the Board of Supervisors on the status of monitoring and enforcement of the First Source Hiring ordinance, Administrative Code Sections 83 et seq. in the Plan Area with the goal of increasing compliance with the First Source Hiring requirements. The Planning Department, First Source Hiring Administration, and CAC shall report to the Board on the compliance of ongoing commercial operations subject to the requirements of the First Source Hiring ordinance in addition to the compliance of the initial developer of the property.

- (c) Planning Code Performance. Better Neighborhoods plans aim to clarify development proceedings, thus reducing the number of variances, articulating conditional use processes, and facilitating the development process. The permit process in the Plan Area and Citywide will be evaluated.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008)

APPENDIX B. LISTS AND TABLES

Table BT-1
Land Use Distribution, Market & Octavia and San Francisco, 2008

Land Use	Market Octavia		San Francisco		Market Octavia as % of San Francisco
	Area Sq Ft (000s)	% Distribution	Area Sq Ft (000s)	% Distribution	
Residential	5,029.0	42.8%	418,844.2	40.5%	1.2%
Mixed Residential	1,124.0	9.6%	52,162.1	5.0%	2.2%
Office	925.8	7.9%	17,623.4	1.7%	5.3%
Retail/ Entertainment	838.3	7.1%	25,764.3	2.5%	3.3%
PDR/Light Industrial	443.8	3.8%	48,370.4	4.7%	0.9%
Cultural, Educational, Institutions	1,301.8	11.1%	88,567.7	8.6%	1.5%
Hotel/Lodging	57.6	0.5%	3,363.4	0.3%	1.7%
Mixed Uses	420.0	3.6%	12,031.8	1.2%	3.5%
Public/Open Space	565.1	4.8%	267,860.1	25.9%	0.2%
Vacant	1,053.1	9.0%	76,995.2	7.4%	1.4%
Right of Way	1.0	0.0%	22,208.1	2.1%	0.0%
Totals	11,759.6	100.0%	1,033,790.7	100.0%	1.1%

List BL-1
Commercial Development Projects Completed, Market & Octavia 2005-2009

Address	Mixed Use No of Units	Total Gross Sq Ft	CIE	MED	MIPS	PDR	RET	VISIT
1 Polk St	179	9,950	-	-	-	(3,000)	9,950	-
77 Van Ness Ave	50	21,200	-	-	19,340	-	1,860	-
50 Oak St	-	75,380	55,830	-	19,550	-	-	-
55 Page St	127	6,170	-	-	-	-	6,170	-
299 Dolores St	-	15,232	15,232	-	-	-	-	-
250 Valencia St	-	86,800	86,800	-	-	-	-	-
Totals	356	214,732	157,862	-	38,890	(3,000)	17,980	-

List BL-2
Commercial Development Pipeline, Market & Octavia, Q4 2009

	Status	Address	Mixed Use No of Units	Total GSF (Commercial)	Office	CIE	Medical	PDR	Retail	Visitor
Entitled Projects	Under Construction	1844 Market St	113	5,100					5,100	
		231 Franklin St	33	4,980	-	-	-	-	4,980	-
	Building Permit Filed	580 Hayes St	90	45,632	-	-	38,000	-	7,632	-
		2210 Market St	20	5,000	-	-	-	-	5,000	-
		149 Fell St	2	9,900	9,900					
		299 Valencia St	44	4,440	-	-	-	-	4,440	-
	Planning Approved	401 Grove St	70	7,000					7,000	
		55 Laguna St	491	3,500	-	-	-	-	3,500	-
		1390 Market St	230	17,500	-	-	-	-	17,500	-
		1960-1998 Market St	115	9,000					9,000	
	Sub-Totals - Entitled		1,208	112,052	9,900	-	38,000	-	64,152	-
Projects Not Yet Entitled / Under Review	Under Planning Review	746 Laguna St	143	19,620	19,620	-	-	-	-	-
		1540 Market St	180	34,091	15,281				18,810	
		205 Franklin St	-	35,000	-	12,000			23,000	
		2175 Market St	60	7,300	-	-	-	-	7,300	-
		102-104 Octavia St	20	-	-	-	-	-	-	-
		25 Dolores St	46	-	-	-	-	-	-	-
		4 Octavia St	49	3,530					3,530	
		2001 Market St	72	29,715					29,715	
	Building Permit Filed	1 Franklin St	35	2,378					2,378	
		445 Waller St	2	-						
		543 Grove St	3	-	-	-	-	-	-	-
		200 Dolores St	13	-		-				
		300 Octavia St	16	-						
		447 Linden St	2	-						
		1845 Market St	2	-	-	-	-	-	-	-
		360 Octavia St	16	1,000					1,000	
	Sub-Totals Projects Not Yet Entitled		659	132,634	34,901	12,000	-	-	85,733	-
	Totals		1,867	244,686	44,801	12,000	38,000	-	149,885	-

List BL-3

Major Residential Development Completed, Market & Octavia, 2005-2009

	Street Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2005	-	-	-	-	-	-
2006	270-84 Valencia St	24	3 BMR	24 - 2 BR	Owner	\$335,956- \$336,251 ((BMR)
	8 Landers St	14	1 BMR	1 BR	Owner	\$223,776-\$248,776 (BMR)
2007	881 Turk St Parkview Terrac e Central Fwy Parcel A	101	101	59 - Studios 42 - 1 BR	Rental	
	368 Elm St	28	3 BMR	5 - Studios 7 - 1 BR 16 - 2 BR	Ownership	
2008	1 Polk St / Argenta	179	9 BMR	24 - Studios 116 - 1 BR 39 - 2 BR	Rental	
	55 Page St / The Hayes	127	17 BMR	23 - Studios 62 - 1 BR 42 - 2 BR	Ownership	\$339,000 -\$720,000
	525 Gough	21	3 BMR		Ownership	
2009	77 Van Ness Ave	50	5 BMR	5 - Studios 25 - 1 BR 10 - 2 BR	Ownership	
	480 14th St	12	1 BMR	9 - 2 BR 3 - 3 BR	Ownership	\$799,000

List BL-4

Residential Development Pipeline, Market & Octavia, Q4 2009

	Development Status	Address	Units	Mixed Use
ENTITLED	Construction	261 Octavia St	15	
		1844 Market St	113	x
		231 Franklin St	33	x
		85 Brady St	7	
		126 Guerrero St	3	
	Building Permit Approved / Issued / Re-Instated	45 Belcher St	1	
		365 Fulton Street	120	
		476 Linden St	2	
		435 Duboce Av	5	
		701 Golden Gate Av	100	
		467 Duboce Av	2	
	BP Filed	580 Hayes St	90	x
		2210 Market St	20	x
		149 Fell St	2	x
		85 Brosnan St	3	
		335 Oak St	16	
		299 Valencia St	44	x
	PL Approved	55 Laguna Street	491	x
		1390 Market St	230	x
		1960-1998 Market St	115	x
		401 Grove Street	70	x
UNDER REVIEW	Planning Filed	746 Laguna St	143	x
		1540 Market St	180	x
		205 Franklin St	-	x
		2175 Market St	60	x
		102 - 104 Octavia Street	20	
		25 Dolores St	46	
		4 Octavia St	49	x
		2001 Market St	72	x
	BP Filed	1 Franklin St	35	x
		445 Waller St	2	
		543 Grove St	3	
		200 Dolores St	13	
		300 Octavia St	16	
		447 Linden St	2	
		1845 Market St	2	
		360 Octavia St	16	x

List BL-5

List of Affordable Housing, Household Income Target and Funding Source, Market & Octavia, 2005-2009

Year Built	Address	No of Affordable Units	Household Income Target	Tenure Type	Funding Source or Program
2005	n/a	-	n/a	n/a	n/a
2006	270 Valencia St	3	Moderate	Homeowner	Inclusionary Affordable Housing
	8 Landers St	1	Moderate	Homeowner	Inclusionary Affordable Housing
2007	881 Turk St	101	Very Low	Rental	San Francisco Redevelopment Agency
	368 Elm St	3	Moderate	Homeowner	Inclusionary Affordable Housing
2008	55 Page St	17	Low	Rental	Inclusionary Affordable Housing
	1 Polk St	9	Moderate	Homeowner	Inclusionary Affordable Housing
	527 Gough	3	Moderate	Homeowner	Inclusionary Affordable Housing
2009	77 Van Ness Ave	6	Moderate	Homeowner	Inclusionary Affordable Housing
	480 14th St	1	Moderate	Homeowner	Inclusionary Affordable Housing
Totals		144	101		San Francisco Redevelopment Agency
			43		Inclusionary Affordable Housing

List BL-6

Central Freeway Parcels, Zoning and Housing Development Capacity

Parcel	Address	Area Sq Ft	Zoning	Height Limits	Potential Unit Capacity*
B	732 Golden Gate Ave	18,308	NCT-3	50-X	44
D	620 McAllister St	10,937	NCT-3	50-X/85-X	32
E	627 McAllister	22,000	NCT-3	50-X	54
E-st	10 Ash St	n/a	NCT-3	50-X	14
F	344 Fulton St	28,714	NCT-3	65-X	86
H other	501 Gough St	n/a	NCT-3	40-X/50-X	10
J		17,508	Hayes NCT	40-X	32
K	350 Linden St**	19,500	Hayes NCT	40-X/50-X	26
L	370 Fell St**	13,595	Hayes NCT	50-X	14
O	427 Fell St**	37,426	RTO	40-X/50-X	81
P	300 Oak St**	49,497	Hayes NCT/RTO	40-X/50-X	110
R	279 Oak St	10,497	Hayes NCT	50-X	8
S	180 Page St	10,500	Hayes NCT	50-X	8
T	140 Octavia Blvd	13,211	Hayes NCT	50-X	16
Total					535

* Assumes ground floor retail on all except for O & P, 25% rear yards, 10' floors, 1000 sf units, & 80% efficiency.

** Temporary urban farms.

APPENDIX C. MARKET AND OCTAVIA COMMUNITY IMPROVEMENTS NEIGHBORHOOD PROGRAM

SEC. 326.3. - APPLICATION.

- (a) Program Area. The Market & Octavia Community Improvements Neighborhood Program is hereby established and shall be implemented through district-specific community improvements funds which apply to the following areas:

The Program Area includes properties identified as part of the Market & Octavia Plan Area in Map 1 (Land Use Plan) of the Market & Octavia Area Plan of the San Francisco General Plan.

- (b) The sponsor shall pay to the Treasurer Market & Octavia Community Improvements Impact Fees of the following amounts:

(1) Prior to the issuance by DBI of the first site or building permit for a residential development project, or residential component of a mixed use project within the Program Area, a \$10.00 Community Improvement Impact Fee in the Market & Octavia Plan Area, as described in (a) above, for the Market & Octavia Community Improvements Fund, for each net addition of occupiable square feet which results in an additional residential unit or contributes to a 20 percent increase of residential space from the time that this ordinance is adopted.

(2) Prior to the issuance by DBI of the first site or building permit for a commercial development project, or commercial component of a mixed use project within the Program Area, a \$4.00 Community Improvement Impact Fee in the Market & Octavia Plan Area, as described in (a) above, for the Market & Octavia Community Improvements Fund for each net addition of occupiable square feet which results in an additional commercial capacity that is beyond 20 percent of the non-residential capacity at the time that this ordinance is adopted.

- (c) Upon request of the sponsor and upon payment of the Community Improvements Impact Fee in full to the Treasurer, the execution of a Waiver Agreement or In-Kind Agreement approved as described herein, the Treasurer shall issue a certification that the obligations of this section of the Planning Code have been met. The sponsor shall present such certification to the Planning Department and DBI prior to the issuance by DBI of the first site or building permit for the development project. DBI shall not issue the site or building

permit without the Treasurer's certification. Any failure of the Treasurer, DBI, or the Planning Department to give any notice under this Section shall not relieve a sponsor from compliance with this Section. Where DBI inadvertently issues a site or building permit without payment of the fee, Planning and DBI shall not issue any further permits or a certificate of occupancy for the project without notification from the Treasurer that the fees required by this Section have been paid or otherwise satisfied. The procedure set forth in this Subsection is not intended to preclude enforcement of the provisions of this Section under any other section of this Code, or other authority under the laws of the State of California.

- (d) Fee Adjustments.

(1) Inflation Adjustments. The Planning Commission may adjust the amount of the development impact fees set forth in the annual fee adjustments on an annual basis before the annual budget is approved. The Market & Octavia Community Improvements Impact Fee adjustments should be based on the following factors: (a) the percentage increase or decrease in the cost to acquire real property for public park and open space use in the area and (b) the percentage increase or decrease in the construction cost of providing these and other improvements listed in § 326.1(E)(a). Fluctuations in the construction market can be gauged by indexes such as the Engineering News Record or a like index. Revision of the fee should be done in coordination with revision to other like fees, such as those detailed in Sections 247, 313, 314, 315, 318, and 319 of the Planning Code. The Planning Department shall provide notice of any fee adjustment including the formula used to calculate the adjustment, on its website and to any interested party who has requested such notice at least 30 days prior to the adjustment taking effect.

(2) Program Adjustments. Upon Planning Commission and Board approval adjustments may be made to the fee to reflect changes to (a) the list of planned community improvements listed in § 326.1(D); (b) re-evaluation of the nexus based on new conditions; or (c) further planning work which recommends a change in the scope of the community improvements program. Changes may not be made to mitigate temporary market conditions. Notwithstanding the foregoing, it is the intent of the Board of Supervisors that it is not committing to the implementation of any particular project at this time and changes to, additions,

and substitutions of individual projects listed in the related program document can be made without adjustment to the fee rate or this ordinance as those individual projects are placeholders that require further public deliberation and environmental review.

(3) Unless and until an adjustment has been made, the schedule set forth in this ordinance shall be deemed to be the current and appropriate schedule of development impact fees.

- (e) Option for In-Kind Provision of Community Improvements. The Planning Commission may reduce the Community Improvements Impact Fee described in (b) above for specific development proposals in cases where a project sponsor has entered into an In-Kind Agreement with the City to provide In-Kind improvements in the form of streetscaping, sidewalk widening, neighborhood open space, community center, and other improvements that result in new public infrastructure and facilities described in Section 326.1(E)(a) or similar substitutes. For the purposes of calculating the total value of In-Kind community improvements, the project sponsor shall provide the Planning Department with a cost estimate for the proposed In-Kind community improvements from two independent contractors or, if relevant, real estate appraisers. If the City has completed a detailed site specific cost estimate for a planned community improvement this may serve as one of the cost estimates, required by this clause; if such an estimate is used it must be indexed to current cost of construction. Based on these estimates, the Director of Planning shall determine their appropriate value and the Planning Commission may reduce the Community Improvements Impact Fee assessed to that project proportionally. Approved In-Kind improvements should generally respond to priorities of the community, or fall within the guidelines of approved procedures for prioritizing projects in the Market & Octavia Community Improvements Program. Open space or streetscape improvements, including off-site improvements per the provisions of this Special Use District, proposed to satisfy the usable open space requirements of Section 135 and 138 are not eligible for credit toward the contribution as In-Kind improvements. No credit toward the contribution may be made for land value unless ownership of the land is transferred to the City or a permanent public easement is granted, the acceptance of which is at the sole discretion of the City. A permanent easement shall be valued at no more than 50% of appraised fee simple land value, and may be valued at a lower percentage as determined by the Director of Planning in its sole discretion. Any proposal for contribution of property for public open space use shall follow the procedures of Subsection (6)(D) below. The Planning Commission may reject In-Kind improvements if they do not fit with the priorities identified in the plan, by the Interagency Plan Implementation Committee (see Section 36 of the Administrative Code), the Market & Octavia

Citizens Advisory Committee (Section 341.5) or other prioritization processes related to Market & Octavia Community Improvements Programming.

- (f) Option for Provision of Community Improvements via a Community Facilities (Mello-Roos) District. The Planning Commission may waive the Community Improvements Impact Fee described in (326.3(b) above, either in whole or in part, for specific development proposals in cases where one or more project sponsors have entered into a Waiver Agreement with the City approved by the Board of Supervisors. Such waiver shall not exceed the value of the improvements to be provided through the Mello Roos district. In consideration of a Mello-Roos waiver agreement, the Board of Supervisors shall consider whether provision of Community Improvements through a Community Facilities (Mello-Roos) District will restrict funds in ways that will limit the City's ability to provide community amenities according to the established community priorities detailed in the Market & Octavia Area Plan, or to further amendments. The Board of Supervisors shall have the opportunity to comment on the structure of bonds issued for Mello Roos Districts. The Board of Supervisors may decline to enter into a Waiver Agreement if the establishment of a Mello Roos district does not serve the City or Area Plan's objectives related to Market & Octavia Community Improvements and general balance of revenue streams.
- (g) Applicants who provide community improvements through a Community Facilities (Mello Roos) District or an In-Kind development will be responsible for all additional time and materials costs including, Planning Department staff, City Attorney time, and other costs necessary to administer the alternative to the direct payment of the fee. These costs shall be paid in addition to the community improvements obligation and billed no later than expenditure of bond funds on approved projects for Districts or promptly following satisfaction of the In-Kind Agreement. The Planning Department may designate a base fee for the establishment of a Mello Roos District, that project sponsors would be obliged to pay before the district is established. The base fee should cover basic costs associated with establishing a district but may not account for all expenses, a minimum estimate of the base fee will be published annually by the Planning Department.
- (h) Waiver or Reduction:
- (1) Waiver or Reduction Based on Absence of Reasonable Relationship.
- (A) A project applicant of any project subject to the requirements in this Section may appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the absence of any reasonable relationship or nexus between the impact

of development and the amount of the fee charged or for the reasons set forth in subsection (3) below, a project applicant may request a waiver from the Board of Supervisors.

- (B) Any appeal of waiver requests under this clause shall be made in writing and filed with the Clerk of the Board no later than 15 days after the date the sponsor is required to pay to the Treasurer the fee as required in Section 326.3(b). The appeal shall set forth in detail the factual and legal basis for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider the appeal at the hearing within 60 days after the filing of the appeal. The appellant shall bear the burden of presenting substantial evidence to support the appeal, including comparable technical information to support appellant's position. The decision of the Board shall be by a simple majority vote and shall be final. If a reduction, adjustment, or waiver is granted, any change of use or scope of the project shall invalidate the waiver, adjustment, or reduction of the fee. If the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit the nature and extent of the reduction, adjustment or waiver to the Treasurer and Planning Department.

(2) Waiver or Reduction, Based on Housing Affordability or Duplication of Fees. This section details waivers and reductions available by right for project sponsors that fulfill the requirements below. The Planning Department shall publish an annual schedule of specific values for waivers and reductions available under this clause. Planning Department staff shall apply these waivers based on the most recent schedule published at the time that fee payment is made.

- (A) A project applicant subject to the requirements of this Section who has received an approved building permit, conditional use permit or similar discretionary approval and who submits a new or revised building permit, conditional use permit or similar discretionary approval for the same property shall be granted a reduction, adjustment or waiver of the requirements of Section 326 of the Planning Code with respect to the square footage of construction previously approved.
- (B) The Planning Commission shall give special consideration to offering reductions or waivers of the impact fee to housing projects on the grounds of affordability in cases in which the State of California, the Federal Government, the Mayor's Office of Housing, the San Francisco Redevelopment Agency, or other public subsidies target new housing for households at or below 50% of the Area Median Income as published by HUD. This waiver clause intends to provide a local 'match' for these deeply subsidized units and should be considered as such by relevant agencies. Specifically these

units may be rental or ownership opportunities but they must be subsidized in a manner which maintains their affordability for a term no less than 55 years. Project sponsors must demonstrate to the Planning Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary, usually this takes the form of a deed restriction. Projects that meet the requirements of this clause are eligible for a 100 percent fee reduction until an alternative fee schedule is published by the Planning Department. Ideally some contribution will be made to the Market & Octavia Community Improvement Program, as these units will place an equal demand on community improvements infrastructure. This waiver clause shall not be applied to units built as part of a developer's efforts to meet the requirements of the Inclusionary Affordable Housing Program, and Section 315.

- (C) The City shall make every effort not to assess duplicative fees on new development. This section discusses the method to determine the appropriate reduction amount for known possible conflicts. In general project sponsors are only eligible for fee waivers under this clause if a contribution to another fee program would result in a duplication of charges for a particular type of community infrastructure. Therefore applicants may only receive a waiver for the portion of the Market & Octavia Community Improvements Fund that addresses that infrastructure type. Refer to Table 2 for fee composition by infrastructure type. The Planning Department shall publish a schedule annually of all known opportunities for waivers and reductions under this clause, including the specific rate. Requirements under Section 135 and 138 do not qualify for waiver or reductions. Should future fees pose a duplicative charge, such as a Citywide open space or childcare fee, the same methodology shall apply and the Planning Department shall update the schedule of waivers or reductions accordingly. Additionally the City should work to ensure that fees levied on development in the Plan Area through other fee programs should be targeted towards improvements identified through the Market & Octavia Plan, especially fees that allow project sponsors to obtain a waiver from the Market & Octavia Community Improvement's Fund.

- (i)
- (ii) Applicants that are subject to the downtown parks fee, Section 139 can reduce their contribution to the Market & Octavia Community Improvements Fund by one dollar for every dollar that they contribute to the downtown parks fund, the total fee waiver or reduction granted through this clause shall not exceed 8.2 percent of calculated contribution for residential development or 13.8 percent for commercial development.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008)

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