

EASTERN NEIGHBORHOODS
CITIZEN ADVISORY COMMITTEE
MONDAY, SEPTEMBER 15, 2014 REGULAR MEETING
PRESENTATION MATERIAL

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Agenda Item No. 3

Rehabilitation of Parks in the Eastern Neighborhoods. Presentation by Recreation of Park Department staff on the proposed program to rehabilitate parks in the Eastern Neighborhoods followed by discussion and potential action.

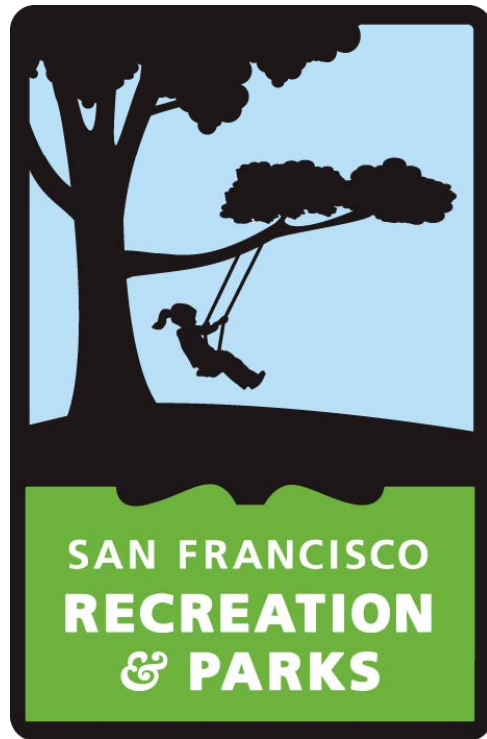
Eastern Neighborhoods Impact Fees: Existing Park Rehabilitation Funds September 15, 2014 Proposal

Short Term/Smaller Project				
Park Name	Project/Scope	COST	LEVERAGE	Additional Details
Garfield Square Aquatic Center	Funds take a pool renovation to the next level - to Make An Expanded and Improved "Aquatic Center"	\$1,225,000	\$11,000,000	Current Bond Project Limited to Basic Renovation. This would allow for a "Aquatic Center" more in line with facilities like we have at Hamilton Recreation Center. Pool Renovation is an Identified 2012 Bond Project, Design to Start in 2015
South Park Renovation	Additional Funding Needed to Complete Project	\$200,000	\$2,300,000	Funding Already received via 2012 Parks Bond and Impact fees.
Jackson Playground	Playground Improvements, New Surfacing and New Small Seating Area	\$640,000		some possible community match.
Franklin Square	Par Course Exercise Elements Installation	\$120,000		some possible community match.
Potrero Hill	New Trail Lighting for "Walking School Bus"	\$180,000		
Juri Commons	Improvements and Renovation of Play area and other Features	\$325,000		may leverage other funding for playground renovation via Failing Playground Program of the 2012 Bond.
Jose Coronado Playground	Improvements and Renovation of Courts and other Amenities	\$2,017,000		
Long Term /Larger Project				
Jackson Playground	Leverage Public Utility Commission Funds for New Ballfield Renovation and Expansion, Including Possible Cistern or Other Sustainable Measures and Planning and Design for Park Renovation	\$1,000,000	TBD- \$12M +	Building and site renovation, Very complex site, historic and other issues. Total Park Renovation Estimated Cost: \$13M+ (TBD).
Gene Friend /SOMA Rec Center	Planning and Design Funds to Leverage Donor or Expedite Project for 2018 Bond Implementation: Renovation of Playground, Renovation and Expansion (Possible 2nd Story) in Recreation Center	\$2,800,000	\$12,500,000	Trust for Public Land Partnership & Possible 2018 RPD Bond Project. Total Park Renovation Estimated Cost: \$15,300,000. Building Renovation and Expansion, and site work.
Mission Rec Center	Planning and Design Funds to Expedite Project for 2018 Bond Implementation: Recreation Center Renovation Including Improves Open Space, Additional Indoor Basketball Court	\$3,740,000	\$18,260,000	Possible 2018 RPD Bond Project. Total Park Renovation Estimated Cost: \$22,000,000. Building Renovation and Expansion, with site work.

*Currently the City's Capital Plan includes a General Obligation Bond for Park Improvements in 2018.

** cost for Jackson Playground and Franklin Square were increased to include funds for design and construction contingency. Cost were adjusted for Mission Rec Center and Gene Friend Rec Center to fund planning and design, with construction funds coming from other sources.

Eastern Neighborhoods Capital Planning CAC Presentation 9.15.2014



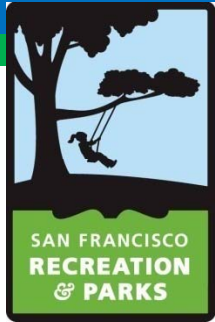
Agenda

- Respond to your feedback from 8.18.2014 presentation and menu of renovation of options
- Discuss and present the projects we are proposing for your feedback



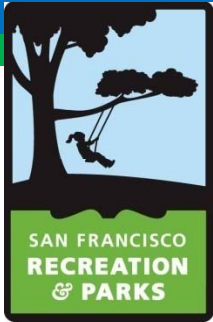
Eastern Neighborhood Parks





CAC Member's Desires for Our Proposal

- Options for improvements - “small”, “medium” and “large”
- Interest in demographic differences between areas served
 - Social/Economic Factors
 - Population: density, current and future
 - Land Use: various factors, ex: current open space
 - Traffic/Safety: Vehicular, Bike and Pedestrian
- Innovative opportunities / take something from good to great
- Important to Use Impact Fees to add capacity to a park/expand services



CAC Member's Feedback on 8.18.2014

- Other projects identified:
 - Potrero Hill Trail Lighting (aka "Walking School Bus")
 - Learned that South Park renovation would like additional funding.
- Feedback about community support
 - Strong community support for
 - Franklin Square
 - Jackson Playground
 - South Park
 - Potrero Hill Trail Lighting (aka "Walking School Bus")
- Desire to ask the department to find ways to respond to community requests
 - The COG program is one way to do that
 - Continue to partner with community organizations and leverage other funding opportunities

Eastern Neighborhoods Impact Fees: Existing Park Rehabilitation Funds September 15, 2014 Proposal

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Juri Commons	Improvements and Renovation of Play area and other Features	\$350,000		may leverage other funding for playground renovation via Failing Playground Program of the 2012 Bond.
Jose Coronado Playground	Improvements and Renovation of Courts and other Amenities	\$2,017,000		
Long Term /Larger Project				
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Short Term/ Smaller Project



Garfield Square – “Aquatic Center” Funding



Amenities	Artificial turf soccer field, children’s play area, picnic areas, pool, basketball court
Recent Improvements	Playfield renovation with synthetic turf.
Opportunities	2015 Bond Project to Renovate Pool. Possibility to do more than basic pool renovation – make more active “aquatic center”.



Garfield Square: Existing Conditions



Garfield Square: Funding to take Pool Renovation to the next level



Example: Hamilton Recreation / "Aquatic Center"



Juri Commons: Site and Playground Renovation



Amenities	Small play area, pathways and landscaping.
Opportunities	Improvements and Renovations to Park, including small children's play area



Juri Commons: Existing Conditions



Franklin Square :Activation Via New Par Course

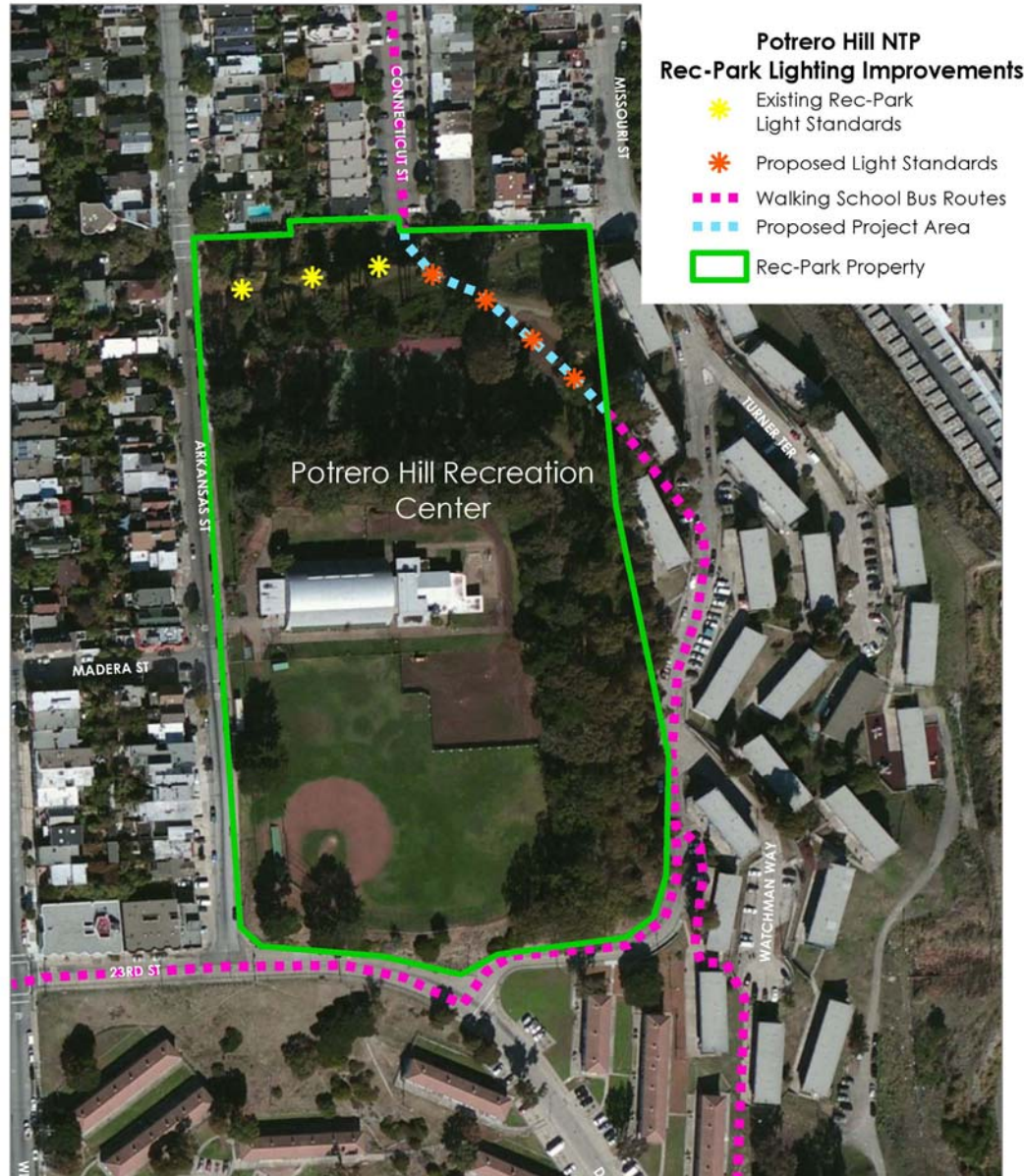


<p>Amenities</p>	<ul style="list-style-type: none"> •1 full size soccer field •Children’s play area •Parking Lot •Passive Use Areas
<p>High Needs</p>	<ul style="list-style-type: none"> •Synthetic turf at end of useful life. •Need for activation
<p>Facility Usage</p>	<p>HIGH ball field usage. Soccer field is fully booked weekdays afterschool and evenings. Busy Playground</p>
<p>Opportunities</p>	<ul style="list-style-type: none"> • Community request for dog play area at west end •Addition of par course type exercise equipment •Various infrastructure improvements

Franklin Square: Existing Conditions



Potrero Hill Recreation Center: Trail Lighting



Jose Coronado Playground, Site Renovation



Amenities	•Basketball court, Tennis court, Soccer court, Children's play area,
Recent Improvements	Playground resurfacing
Opportunities	Improvements to Outdoor Space, Courts and other amenities

Jose Coronado Playground: Existing Conditions



Jackson Playground : Short and Long Term Improvements



<p>Amenities</p>	<ul style="list-style-type: none"> •Two baseball diamonds • Children’s Play Area with Sand Surface •Tennis court &Basketball court •Small Picnic Area •Small Recreation Building
<p>High Needs</p>	<ul style="list-style-type: none"> •Ball field •Playground sand needs replacement •Poor ADA access
<p>Facility Usage</p>	<p>HIGH ball field usage. Small but active clubhouse</p>
<p>Recent Improvements</p>	<p>Court Resurfacing</p>
<p>Opportunities</p>	<p>Playground Improvements Ball field or Picnic Renovation Park Edge Expansion Clubhouse Work</p>



Jackson Playground: Existing Condition



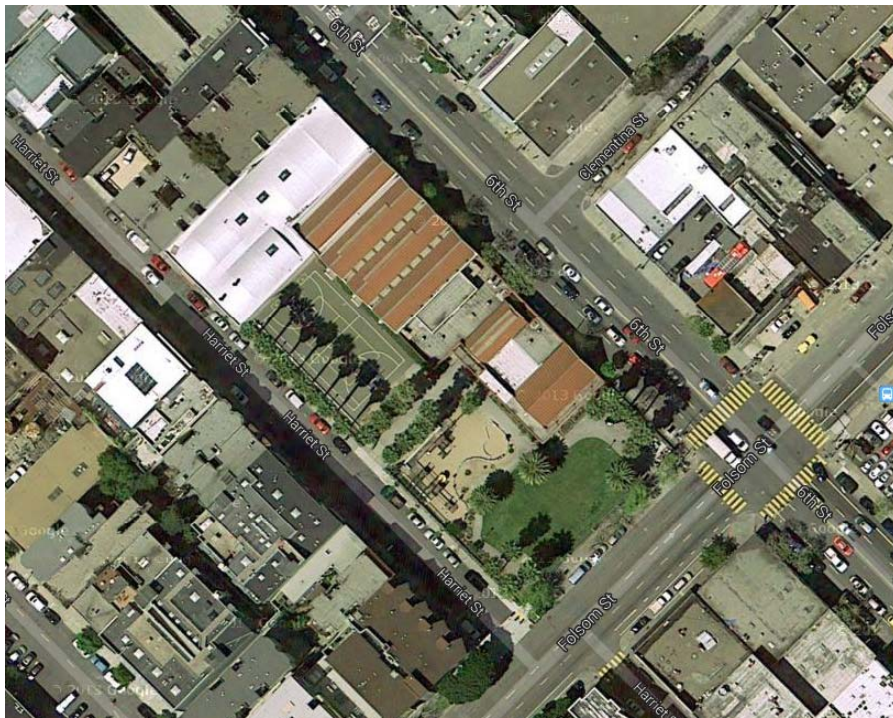
Jackson Playground Clubhouse: Existing Conditions



Long Term/ Larger Project



Gene Friend Recreation Center / aka “SOMA Rec”



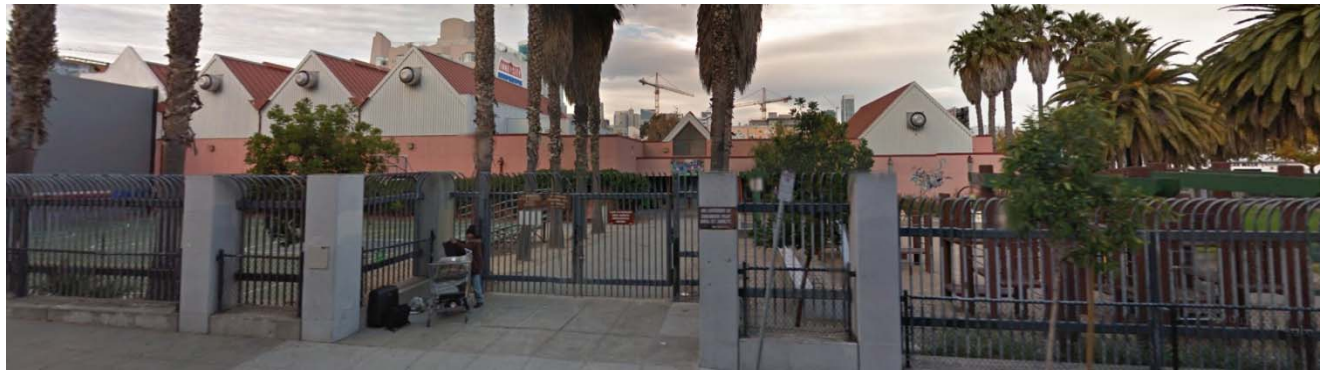
<p>Amenities</p>	<ul style="list-style-type: none"> •Gymnasium •Weight room •One Multipurpose/Auditorium •Outdoor basketball court •Children’s Play area
<p>High Needs</p>	<ul style="list-style-type: none"> •Uninviting building façade and entrance •Children’s Play area •Building Expansion (Add 2nd Floor)
<p>Facility Usage</p>	<p>Moderate-Low Indoor Recreational Use (currently Limited)</p>
<p>Recent Improvements</p>	<p>Some Basketball Court Work</p>
<p>Opportunities</p>	<p>Building has limited space and poor public “face”, open space not well designed or welcoming to street or passers by</p>

Gene Friend Recreation Center: Existing Conditions



Uninviting Building Entry

Play Area



“Bearclaw” Fencing

Building



Mission Recreation Center



Amenities	<ul style="list-style-type: none"> •Indoor/Outdoor Soccer •Maintenance Hub •Main Mission Recreation Center: Basketball Court, Exercise Equipment, Racket Ball & Multi Purpose Rooms •Semi -Enclosed Playarea
High Needs	<ul style="list-style-type: none"> •Play area renovation •Better organization of indoor space to maximize usage •Building façade and entrance improvements
Facility Usage	Very High Indoor Use
Recent Improvements	None
Opportunities	Building Renovation/Open Space Reorganization, Allow for Better Open Space, and Additional Indoor Basketball Court



Mission Recreation Center: Existing Conditions



Underused Playground / Uninviting Space and Location



Heavily Used Indoor Recreational Space



Treat Ave Entrance



Harrison St Entrance

Unwelcoming Entrances on Both Sides of Building



Thank you!



EASTERN NEIGHBORHOODS

CITIZEN ADVISORY COMMITTEE

MONDAY, SEPTEMBER 15, 2014 REGULAR MEETING

PRESENTATION MATERIAL

Agenda Item No. 4

Proposed Legislation Regarding Conversion of PDR. Presentation by staff on two pieces of current legislation: 1) Legislation introduced by Supervisor Cohen to reduce the amount of office uses allowed in landmark buildings in PDR Districts, and 2) Legislation introduced by Supervisor Kim to temporarily prohibit the conversion of PDR space in Central SoMa, pending the completion of that Plan, followed by discussion and potential action.

1. [Planning Code - Office Conversion Controls In Landmark Buildings]

2
3 **Ordinance amending the Planning Code to place vertical controls on the conversion of**
4 **designated landmark buildings to office use in PDR-1-D and PDR-1-G Districts; and**
5 **making environmental findings, and findings of consistency with the General Plan, and**
6 **the eight priority policies of Planning Code, Section 101.1.**

7 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1.

16 (a) The Planning Department has determined that the actions contemplated in this
17 ordinance comply with the California Environmental Quality Act (California Public Resources
18 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
19 Supervisors in File No. _____ and is incorporated herein by reference. The Board of
20 Supervisors hereby affirms this determination.

21 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
22 findings that the actions contemplated in this ordinance are consistent, on balance, with the
23 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
24 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
25 Board of Supervisors in File No. _____, and is incorporated herein by reference.

Section 2. The Planning Code is hereby amended by revising Section 219, to read as follows:

SEC. 219. OFFICES.

C-1	C-2	C-3-0	C-3-O (SD)	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1-G	PDR-1-D	PDR-1-B	PDR-2	
														SEC. 219. OFFICES.
P	P	P	P	P	P	P	P	P	P	NP, unless in a designated land-mark building. P in designated land-mark buildings, <u>subject to Section 803.9(h).</u>	NP, unless in a designated land-mark building. P in designated land-mark buildings, <u>subject to Section 803.9(h).</u>	P*#	P*#	(a) Professional and business offices, as defined in 890.70, not more than 5,000 gross square feet in size and offering on-site services to the general public.
P	P	P	P	C	P	P	P	P	P	NP, unless in a designated land-mark building. P in designated land-mark buildings, <u>subject to Section 803.9(h).</u>	NP, unless in a designated land-mark building. P in designated land-mark buildings, <u>subject to Section 803.9(h).</u>			(b) Professional and business offices, as defined in 890.70, larger than 5,000 gross square feet in size and offering on-site services to the general public.
P	P	P	P	C	P	P	P	P	P	NP, unless in a desig-	NP, unless in a desig-	P under 5,000	P under 5,000	(c) Other professional and

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									nated land- mark build- ing. P in desig- nated land-mark build- ings, <u>subject to</u> <u>Section</u> <u>803.9(h).</u>	nated land- mark build- ing. P in desig- nated land-mark build- ings, <u>subject to</u> <u>Section</u> <u>803.9(h).</u>	gsf *#	gsf*#	business offices, as defined in 890.70, above the ground floor. In the C-3-R District, in addition to the criteria set forth in Section 303, approval shall be given upon a determinatio n that the use will not detract from the district's primary function as an area for comparison shopper retailing and direct consumer services.	
P	P	C	C		C	C	P	P	P	NP, unless in a desig- nated land- mark build- ing. P in desig- nated land-mark build- ings, <u>subject to</u> <u>Section</u> <u>803.9(h).</u>	NP, unless in a desig- nated land- mark build- ing. P in desig- nated land-mark build- ings, <u>subject to</u> <u>Section</u> <u>803.9(h).</u>	P under 5,000 gsf*#	P under 5,000 gsf *#	(d) Other professional and business offices, as defined in 890.70, at or below the ground floor.
														Subject to limitations of Section

1
2
3 Section 3. The Planning Code is hereby amended by revising Section 803.9(h), to
4 read as follows:

5 **SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.**

6 * * * *

7 **(h) Vertical Controls for Office Uses.**

8 (1) **Purpose.** In order to preserve ground floor space for production,
9 distribution, and repair uses and to allow the preservation and enhancement of a diverse mix
10 of land uses, including limited amounts of office space on upper stories, additional vertical
11 zoning controls shall govern office uses as set forth in this Section.

12 (2) **Applicability.** This Section shall apply to all office uses in the MUG and
13 UMU Districts and all office uses in buildings in the PDR-1-D and PDR-1-G Districts that are
14 designated as landmarks pursuant to Section 10 of the Planning Code, where permitted.

15 (3) **Definitions.** Office use shall be as defined in Section 890.70 of this Code.

16 (4) **Controls.**

17 (A) **Designated Office Story or Stories.** Office uses are not permitted
18 on the ground floor, except as specified in Sections 840.65A and 843.65A. Office uses may
19 be permitted on stories above the ground floor if they are designated as office stories. On any
20 designated office story, office uses are permitted, subject to any applicable use size
21 limitations. On any story not designated as an office story, office uses are not permitted.
22 When an office use is permitted on the ground floor per Sections 840.65A and 843.65A, it
23 shall not be considered a designated office story for the purposes of Subsection (h)(4)(D)
24 below.
25

1 (B) **Timing of Designation.** In the case of new construction, any
2 designated office story or stories shall be established prior to the issuance of a first building
3 permit or along with any associated Planning Commission action, whichever occurs first. In
4 the case of buildings that were constructed prior to the effective date of this Section, any such
5 story or stories shall be designated prior to the issuance of any building permit for new or
6 expanded office uses or along with any associated Planning Commission action, whichever
7 occurs first.

8 (C) **Recordation of Designation.** Notice of the designation of office
9 stories shall be recorded as a restriction on the deed of the property along with plans clearly
10 depicting the designated story or stories in relation to the balance of the building. A
11 designated office story may only be re-allocated when the designated office story is first
12 returned to a permitted non-office use and associated building modifications to the designated
13 office story are verified by the Zoning Administrator.

14 (D) **Maximum Number of Designated Stories.** The maximum number
15 of designated office stories shall correspond to the total number of stories in a given building,
16 as set forth in the table below. The designation of a particular story shall apply to the total floor
17 area of that story and no partial designation, split designation, or other such subdivision of
18 designated floors shall be permitted. For the purposes of the following table, the total number
19 of stories in a given building shall be counted from grade level at curb and shall exclude any
20 basements or below-grade stories.

21 **Table 803.9(h)**

<i>Total Number of Stories</i>	<i>Maximum Number of Designated Office Stories</i>
1-story	0 stories (office use NP)
2 - 4 stories	1-story

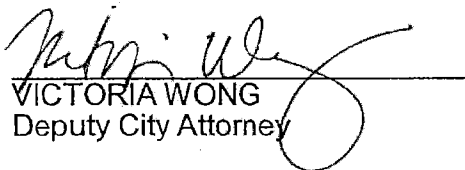
5 - 7 stories	2-stories
8 or more stories	3-stories

(E) For projects *in MUG and UMU Districts* with multiple buildings, consolidation of permitted office stories may be permitted, pursuant to the controls set forth in 329(d)(8).

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
VICTORIA WONG
Deputy City Attorney

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1 [Zoning - Interim Moratorium on PDR Conversion in the Proposed Central South of Market
2 Plan Area]

3 **Urgency Ordinance approving an interim zoning moratorium to prohibit the conversion**
4 **or replacement of PDR (Production, Distribution, and Repair) uses in the proposed**
5 **Central South of Market Plan Area bounded by Market Street on the north, Townsend**
6 **Street on the south, 2nd Street on the east, and 6th Street on the west, for 45 days,**
7 **affirming the Planning Department's determination under the California Environmental**
8 **Quality Act, and making findings of consistency with the priority policies of Planning**
9 **Code Section 101.1.**

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16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Findings.

19 (a) **General Findings.**

20 (1) The proposed Central South of Market Plan Area is bounded by Market Street on
21 the north, Townsend Street on the south, 2nd Street on the east, and 6th Street on the west.

22 (2) The Planning Department and the public are currently engaged in a planning
23 process to develop a comprehensive set of zoning and design controls for this area. As part
24 of that effort, the Planning Department, in April 2013 released a draft report for public review
25 of the Central Corridor Plan, now known as the Central South of Market (SoMa) Plan. Copies
of this Plan are available at the Planning Department at 1650 Mission Street and on the

1 Planning Department's website. This Plan looks at existing and proposed programs for land
2 use, urban form, streetscape and circulation, open space, historic resources and social
3 heritage, sustainability, and public improvements.

4 (3) During the planning for this effort, which has been coupled with the current
5 economic boom cycle, the Central SoMa Plan Area has witnessed significant changes in
6 types and scale of development zoning uses. As a result, development pressure to modify
7 and change existing uses is outpacing the City's ability to establish zoning controls that
8 appropriately respond to and balance these changes.

9 (4) One type of zoning use in the Central SoMa Plan Area and elsewhere in San
10 Francisco that has been particularly susceptible to displacement and outright loss by recent
11 economic trends is PDR (production, distribution, and repair services) use.

12 (5) As a result of changes to existing PDR uses in the proposed Central SoMa Plan
13 Area, this Board intends to place a temporary moratorium on changes to and replacement of
14 PDR uses in this area, subject to specified exemptions, in order to provide time for the City to
15 determine if permanent zoning changes could be formulated that minimize the disruption
16 associated with such changes of use.

17 (6) These interim controls are intended to provide stability to the neighborhood during
18 the time that the draft Central SoMa Plan is under development and public review. The Board
19 urges the San Francisco Planning Department to balance the need for retaining PDR with the
20 desire to have more affordable housing, a vibrant small business community, and high density
21 housing and office space in the future Central SoMa Plan Area.

22 (b) **Findings related to imposition of an interim moratorium.**

23 (1) Planning Code Section 306.7 provides for the imposition of interim zoning controls
24 to accomplish several objectives, including preservation of historic and architecturally
25 significant buildings and areas; preservation of residential neighborhoods; preservation of

1 neighborhoods and areas of mixed residential and commercial uses in order to preserve the
2 existing character of such neighborhoods and areas; and development and conservation of
3 the City's commerce and industry to maintain the City's economic vitality, provide its citizens
4 with adequate jobs and business opportunities, and maintain adequate services for its
5 residents, visitors, businesses, and institutions.

6 (2) These controls are intended and designed to deal with and ameliorate the
7 problems and conditions associated with changes to and replacement of PDR uses while the
8 proposed Central SoMa Plan is pending so that the City can continue to preserve
9 neighborhoods and areas of mixed residential and commercial uses in order to maintain the
10 existing character of such neighborhoods and areas and develop and conserve the City's
11 commerce for the reasons specified above in Subsection (1). In addition, until permanent
12 controls are adopted, these controls will support of the primary objectives of the Central SoMa
13 Plan including: (A) support transit-oriented growth, particularly workplace growth, (B) shape
14 the area's urban form recognizing both City and neighborhood contexts, and (C) maintain the
15 area's vibrant economic and physical diversity.

16 (3) This Board has considered the impact on the public health, safety, peace, and
17 general welfare if the interim controls proposed herein were not imposed.

18 (4) This Board has determined that the public interest will be best served by imposition
19 of these interim controls at this time in order to ensure that the legislative scheme that may be
20 ultimately adopted is not undermined during the planning and legislative process for
21 permanent controls, which process shall be conducted within a reasonable time.

22 (c) Planning Code Section 101.1 Findings.

23 This interim zoning moratorium advances and is consistent with: Priority Policy 1 in that
24 the controls will preserve and enhance existing neighborhood-serving retail uses and enhance
25 future opportunities for resident employment in and ownership of such businesses; Priority

1 Policy 2 to conserve and protect existing housing and neighborhood character in order to
2 preserve the cultural and economic diversity of this neighborhood; Priority Policy 4 so that
3 commuter traffic does not impede Muni transit service or overburden our streets or
4 neighborhood parking; and Priority Policy 5 in order to maintain a diverse economic base by
5 protecting our industrial and service sectors from displacement due to commercial office
6 development, and potential enhance future opportunities for resident employment and
7 ownership in these sectors. With respect to Priority Policies 3, 6, 7, and 8, the Board finds
8 that the interim zoning moratorium does not, at this time, have an effect upon these policies,
9 and thus, will not conflict with said policies.

10 (d) Environmental Findings.

11 The Planning Department has determined that the actions contemplated in this
12 Ordinance are in compliance with the California Environmental Quality Act (California Public
13 Resources Code sections 21000 et seq.). The Board of Supervisors hereby affirms this
14 determination. A copy of said determination is on file with the Clerk of the Board of
15 Supervisors in File No. _____ and incorporated herein by reference.

16
17 Section 2. The following interim zoning moratorium shall be adopted as an Urgency
18 Ordinance:

19 (a) Neither the Planning Department nor the Planning Commission shall issue an
20 approval or authorization for any change to or replacement of PDR use by a non-PDR use in
21 the proposed Central SoMa Plan Area. This area is bounded by Market Street on the north,
22 Townsend Street on the south, 2nd Street on the east, and 6th Street on the west. For
23 purposes of these controls, PDR, change of use, and replacement of use are all defined in
24 Planning Code Section 401.

25 (b) The following districts, uses, and projects are exempt from these controls:

1 (1) The C-3 zoned districts;

2 (2) Proposed projects that are comprised of 100% affordable housing as defined in
3 Planning Code Sections 415.1 et seq.;

4 (3) Properties containing any of the following PDR uses: gas stations, parking lots, or
5 self-storage;

6 (4) Projects subject to a development agreement under Administrative Code Chapter
7 56 and California Government Code Sections 65864 et seq.; and

8 (5) Projects that have submitted an environmental evaluation case to the Planning
9 Department on or before September 1, 2014.

10 (c) No project located in the SLI (Service/Light Industrial) District, as defined in
11 Planning Code Section 817, is eligible for any of the exemptions to the moratorium as set forth
12 in Subsection (b).

13 (d) This interim zoning moratorium shall remain in effect for 45 days unless extended
14 in accordance with California Government Code Section 65858 or permanent controls are
15 adopted to address conversion of PDR uses, whichever first occurs.

16 (e) If application of this ordinance would have the effect of denying approvals needed
17 for development of a project specified in California Government Code Section 65858(c) and
18 (h), this moratorium shall not apply to that use.

19
20 Section 3. Within 25 days of the Board's adoption of this ordinance, the Planning
21 Department shall submit to the Clerk of the Board a written report describing the measures
22 taken to alleviate the conditions that led to the adoption of the ordinance. Upon receipt of the
23 report, the Clerk shall calendar a motion for the full Board to consider and approve said report.
24 Said hearing and the action taken thereon shall be no later than 35 days after this ordinance
25 is effective.

1 Section 4. Effective Date. This urgency ordinance shall become effective immediately
2 after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns
3 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the
4 Board of Supervisors overrides the Mayor's veto of the ordinance by a 4/5ths vote.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: _____
9 John D. Malamut
Deputy City Attorney

10 n:\legana\as2014\1500109\00955172.doc

EASTERN NEIGHBORHOODS
CITIZEN ADVISORY COMMITTEE
MONDAY, SEPTEMBER 15, 2014 REGULAR MEETING
PRESENTATION MATERIAL
Agenda Item No. 5

Eastern Neighborhoods Capital Plan and the Impact Fee Expenditure Plan. Staff presentation on the proposed Expenditure Plan for the coming IPIC Report. Staff will be asking the CAC to take an action on this item.

MEMORANDUM

DATE: September 11, 2014

TO: Members of the EN CAC

FROM: Mat Snyder, CAC Staff
mathew.snyder@sfgov.org

SUBJECT: Eastern Neighborhoods Impact Fee Expenditure Plan; and
The Eastern Neighborhoods Capital Plan

This memorandum is to describe Planning staff's recommendations for EN impact fee expenditures for FY 16 through FY 20.

General Objectives in Identifying Expenditures

For this year's IPIC report, Planning staff the IPIC, and the CAC have a couple of overarching goals relative to the expenditure program approved last year.

1. Clearly identify projects for FY 16. We are now in FY 15, whose spending was memorialized with the adoption of the FY 15 Budget. For FY 16, staff and the CAC needs to identify projects that they would like to see move forward for period between July 2015 and June 2016. We have been advised by the Mayor's Budget Office and the Controller's Office to be aggressive in programming funds for the upcoming fiscal year. By being aggressive, projects will have the ability to move forward once funds come in. If more funds come in than anticipated, the money generally has to sit for the next budget cycle to be programmed.
2. Identify projects for addition revenue now being projected that wasn't projected last year. As staff indicate, we are now projecting about \$35M more funds between through FY 25 that did last year, largely due to large number of development applications this past year.
3. More specifically identify park rehabilitation projects in the Eastern Neighborhoods. The new parks portion of the "Recreation and Open Space" program has largely been kept unprogrammed for the last couple of years. Planning staff and the CAC asked Recreation and Park staff to come up with specific recommendations for park rehabilitations. Their recommendations are incorporated into the expenditure plan this year.

Overview of the Expenditure Plan

The blue line items and figures in the attached spreadsheet denote changes in the programming since you last saw the spreadsheet.

For the most part, in general, funds in the categories, "Housing", "Childcare", and "Library, are determined on a formula basis and are transferred to the Mayor's Office of Housing, Department of Human Services, and the San Francisco Library, respectively for them to program. With the adoption

of the new Citywide Nexus report, staff expects to discontinue the Library portion of the funding program. Staff expects that funds commensurate with the amount that had been allocated to libraries will now be used in the Transportation and Streetscape category.

Transportation and Streetscape

We now anticipate about 30% more in the Transportation and Streetscape category than we did at this time last year, of which 80% needs to be spent on Folsom Street and 16th Street, as the priority projects. Of the amount remaining, staff is recommending \$1M be allocated to a general pedestrian and bicycle streetscape fund that would be operated by DPW (“The Pedestrian and Bicycle Enhancement Fund”). The intention is to keep this fund flexible for quick use. Because of the expected cash flow in FY 16, staff is recommending to provide the funds in a single lump sum in the next fiscal year. MTA and DPW staff have indicated the funds can be used to prioritize Vision Zero projects in the Eastern Neighborhoods above such projects elsewhere in the City

Staff is also recommending that \$750,000 go to the 2nd Street Streetscape project, specifically for pedestrian scale lighting for the portion within the Eastern Neighborhoods, to assure a fully built complete street for this significant streetscape project.

The other portion of the money would be kept unprogrammed at amounts between \$200,000 and \$400,000 per year. These funds could go toward 22nd Street (if the project needs additional funding), a portion of “The Loop”, in-kind agreements as they come up, or other projects.

Recreation and Open Space

Last year, we programmed about \$640K for activation of existing parks in FY 15; we also kept \$7.4M unprogrammed for rehabilitation of parks between FY 16 and 19. On top of \$7.4M amount, the additional expected revenues could increase this unprogrammed amount by \$8.8M for a total of roughly \$16M.

Rec and Park staff has provided a proposed expenditure plan for rehabilitation of parks that balances the ability to use impact fees to leverage large-scale and longer-term projects, to fill funding gaps in projects currently planned and moving forward, and to do quicker shorter-term projects.

The specific projects that Rec and Park plan to use in the current fiscal year that was budgeted under the line item: “Activation of Existing Parks – Initial Projects”. These projects include, but are not limited to: (1) lighting at Potrero Recreation Center as part of the “Walking School Bus” project, (2) par course at Franklin Square, and (3) funds for Jackson Playground playground.

On top of providing seed funding for major rehabilitation projects at Gene Friend, Jackson Playground, and Mission Playground as previously discussed, Rec and Park is also now proposing funds for Garfield Square Aquatic Center, Juri Commons, and Jose Coronado parks.

Memo to CAC for September 15, 2014 Meeting
Expenditure Plan and Capital Plan

Outside of the rehabilitation of parks just under \$6M has been identified for Central Waterfront parks and open space. Staff is recommending keeping the category flexible to enable a variety of rehabilitation of existing and new open space.

Staff will be asking the CAC to take action on this at Monday's meeting. As always, please let me know if you have any questions or concerns.

REVENUE												
		ACTUAL FY 14 and Prior	BUDGETED FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 16 - 20	TOTAL TO FY 20	FY 21 - 25	TOTAL TO FY 25
Housing		\$ 713,000	\$ 2,794,000	\$ 1,770,000	\$ 335,000	\$ 5,842,000	\$ 836,000	\$ 836,000	\$ 9,619,000	\$ 13,126,000	\$ 4,180,000	\$ 17,306,000
Transportation		\$ 5,999,000	\$ 6,250,000	\$ 8,082,000	\$ 4,433,000	\$ 20,654,000	\$ 1,284,000	\$ 1,284,000	\$ 35,737,000	\$ 47,986,000	\$ 4,225,000	\$ 52,211,000
Open Space		\$ 4,441,000	\$ 2,986,000	\$ 6,520,000	\$ 4,698,000	\$ 10,008,000	\$ 2,819,000	\$ 2,819,000	\$ 26,864,000	\$ 34,291,000	\$ 13,925,000	\$ 48,216,000
Child Care		\$ 642,000	\$ 433,000	\$ 925,000	\$ 660,000	\$ 1,512,000	\$ 423,000	\$ 423,000	\$ 3,943,000	\$ 5,018,000	\$ 2,065,000	\$ 7,083,000
Library		\$ 119,000	\$ 126,000	\$ 175,000	\$ 102,000	\$ 405,000	\$ 96,000	\$ 96,000	\$ 874,000	\$ 1,119,000	\$ 455,000	\$ 1,574,000
Admin		\$ 496,000	\$ 525,000	\$ 728,000	\$ 298,000	\$ 1,152,000	\$ 221,000	\$ 221,000	\$ 2,620,000	\$ 3,641,000	\$ 1,035,000	\$ 4,676,000
Infra Total		\$ 11,201,000	\$ 9,795,000	\$ 15,702,000	\$ 9,893,000	\$ 32,579,000	\$ 4,622,000	\$ 4,622,000	\$ 67,418,000	\$ 88,414,000	\$ 20,670,000	\$ 109,084,000
Infra Total + Admin		\$ 11,697,000	\$ 10,320,000	\$ 16,430,000	\$ 10,191,000	\$ 33,731,000	\$ 4,843,000	\$ 4,843,000	\$ 70,038,000	\$ 92,055,000	\$ 21,705,000	\$ 113,760,000
Infra and Housing (no Admin)		\$ 11,914,000	\$ 12,589,000	\$ 17,472,000	\$ 10,228,000	\$ 38,421,000	\$ 5,458,000	\$ 5,458,000	\$ 77,037,000	\$ 101,540,000	\$ 24,850,000	\$ 126,390,000
Total (Infra, Housing +Admin)		\$ 12,410,000	\$ 13,114,000	\$ 18,200,000	\$ 10,526,000	\$ 39,573,000	\$ 5,679,000	\$ 5,679,000	\$ 79,657,000	\$ 105,181,000	\$ 25,885,000	\$ 131,066,000
EXPENDITURE												
Project		ACTUAL FY 14 and Prior	BUDGETED FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 16 - 20	TOTAL TO FY 20	FY 21 - 25	TOTAL TO FY 25
Housing		\$ -	\$ 3,507,000	\$ 1,770,000	\$ 335,000	\$ 5,842,000	\$ 836,000	\$ 836,000	\$ 9,619,000	\$ 13,126,000	\$ 4,180,000	\$ 17,306,000
General Housing Payment to MOH	MOH	\$ -	\$ 3,507,000	\$ 1,770,000	\$ 335,000	\$ 5,842,000	\$ 836,000	\$ 836,000	\$ 9,619,000	\$ 13,126,000	\$ 4,180,000	\$ 17,306,000
Transportation and Streetscape		\$ 1,095,000	\$ 3,128,800	\$ 14,569,000	\$ 7,305,000	\$ 19,639,100	\$ 1,275,200	\$ 1,380,000	\$ 44,168,300	\$ 48,392,100	\$ 4,680,000	\$ 53,072,100
Folsom Street Improvements	MTA	\$ 250,000	\$ 300,000	\$ 5,000,000	\$ 7,105,000	\$ 11,502,000	\$ 838,000	\$ 514,000	\$ 24,959,000	\$ 25,509,000	\$ -	\$ 25,509,000
16th Street Improvements	MTA	\$ 845,000	\$ 300,000	\$ 5,119,000	\$ -	\$ 7,723,000	\$ 164,000	\$ 514,000	\$ 13,520,000	\$ 14,665,000	\$ -	\$ 14,665,000
Mission Mercado (Barlett Street)	DPW	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
Pedestrian Enhancement and Bicycle Fund	DPW	\$ -	\$ 578,800	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,578,800	\$ 1,578,800	\$ -	\$ 1,578,800
Ringold Alley Improvements (in-kind)	DPW	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000	\$ -	\$ 1,800,000
22nd Street (Green Connections)	DPW / MTA	\$ -	\$ 150,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,150,000	\$ -	\$ 2,150,000
2nd Street		\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ 750,000
Unprogrammed		\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 414,100	\$ 273,200	\$ 352,000	\$ 1,439,300	\$ 1,439,300	\$ 4,680,000	\$ 6,119,300
Recreation and Open Space		\$ 1,425,000	\$ 5,358,000	\$ 3,882,000	\$ 6,455,300	\$ 10,270,700	\$ 4,081,000	\$ 2,819,000	\$ 27,508,000	\$ 34,291,000	\$ 13,925,000	\$ 48,216,000
Community Challenge Grant	CCG	\$ 25,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ 1,225,000	\$ 1,000,000	\$ 2,225,000
17th and Folsom Park	RPD	\$ 1,300,000	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,420,000	\$ 2,420,000	\$ -	\$ 2,420,000
SOMA Park Rehabilitation (South Park)	RPD	\$ 100,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ -	\$ 1,300,000
Activation of Existing Parks - Initial Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
South Park	RPD	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 200,000
Franklin Square Improvements - Par Course	RPD	\$ -	\$ 40,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 120,000	\$ -	\$ 120,000
Planning and Cost Estimating	RPD	\$ -	\$ 128,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,000	\$ 128,000	\$ -	\$ 128,000
Potrero Recreation Center Trail Lighting ("Walking School Bus")	RPD	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000	\$ -	\$ 180,000
Jackson Playground - Playground Rehabilitation	RPD	\$ -	\$ 110,000	\$ 530,000	\$ -	\$ -	\$ -	\$ -	\$ 530,000	\$ 640,000	\$ -	\$ 640,000
New Parks (Soma)	DCP / RPD	\$ -	\$ 300,000	\$ 722,000	\$ 3,384,000	\$ 2,034,000	\$ 1,870,000	\$ -	\$ 8,010,000	\$ 8,310,000	\$ -	\$ 8,310,000
Central Waterfront Recreation and Open Space	DCP / RPD	\$ -	\$ -	\$ 500,000	\$ 871,000	\$ 1,430,000	\$ 511,000	\$ 2,619,000	\$ 5,931,000	\$ 5,931,000	\$ -	\$ 5,931,000
Gene Friend	RPD	\$ -	\$ -	\$ 1,000,000	\$ 450,300	\$ 1,349,700	\$ -	\$ -	\$ 2,800,000	\$ 2,800,000	\$ -	\$ 2,800,000
Mission Rec Center	RPD	\$ -	\$ -	\$ -	\$ -	\$ 3,740,000	\$ -	\$ -	\$ 3,740,000	\$ 3,740,000	\$ -	\$ 3,740,000
Jackson Playground (Initial Work for Major Rehabilitation)	RPD	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000
Garfield Square Aquatic Center	RPD	\$ -	\$ -	\$ -	\$ 1,225,000	\$ -	\$ -	\$ -	\$ 1,225,000	\$ 1,225,000	\$ -	\$ 1,225,000
Juri Commons Improvements	RPD	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000	\$ -	\$ 325,000
Jose Coronado Playground	RPD	\$ -	\$ -	\$ -	\$ 517,000	\$ 1,500,000	\$ -	\$ -	\$ 2,017,000	\$ 2,017,000	\$ -	\$ 2,017,000
Daggett Park (In-Kind)	IN-KIND	\$ -	\$ 1,880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,880,000	\$ 1,880,000	\$ -	\$ 1,880,000
Dogpatch Art Plaza (In-Kind)	IN-KIND	\$ -	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ 850,000	\$ -	\$ 850,000
Rehabilitation of Parks - Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,462,500	\$ 6,462,500
New Parks Later Projects	RPD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,462,500	\$ 6,462,500
Childcare		\$ 1,915,600	\$ -	\$ 84,400	\$ 660,000	\$ 1,512,000	\$ 423,000	\$ 423,000	\$ 3,102,400	\$ 5,018,000	\$ 2,065,000	\$ 7,083,000
Potrero Launch Childcare Center (in-kind)	IN-KIND	\$ 1,915,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915,600	\$ -	\$ 1,915,600
Childcare (unprogrammed)	DHS	\$ -	\$ -	\$ 84,400	\$ 660,000	\$ 1,512,000	\$ 423,000	\$ 423,000	\$ 3,102,400	\$ 3,102,400	\$ 2,065,000	\$ 5,167,400
Library Materials		\$ -	\$ 712,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,900	\$ -	\$ 712,900
Library Materials	LIB	\$ -	\$ 712,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,900	\$ -	\$ 712,900
Program Administration		\$ 127,900	\$ 893,100	\$ 728,000	\$ 298,000	\$ 1,152,000	\$ 221,000	\$ 221,000	\$ 2,620,000	\$ 3,641,000	\$ 1,035,000	\$ 4,676,000
Program Administration	DCP	\$ 127,900	\$ 893,100	\$ 728,000	\$ 298,000	\$ 1,152,000	\$ 221,000	\$ 221,000	\$ 2,620,000	\$ 3,641,000	\$ 1,035,000	\$ 4,676,000
TOTAL		\$ 4,563,500	\$ 13,599,800	\$ 21,033,400	\$ 15,053,300	\$ 38,415,800	\$ 6,836,200	\$ 5,679,000	\$ 87,017,700	\$ 105,181,000	\$ 25,885,000	\$ 131,066,000
RUNNING TOTALS												
Revenue Totals for EN Infra and Housing		FY 14 and Prior	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 16 - 20	TOTAL TO FY 20	FY 21 - 25	TOTAL TO FY 25
Total Expenditures		\$ -	\$ 13,114,000	\$ 18,200,000	\$ 10,526,000	\$ 39,573,000	\$ 5,679,000	\$ 5,679,000	\$ -	\$ -	\$ -	\$ -
Annual Surplus (Deficit)		\$ 4,563,500	\$ (485,800)	\$ (2,833,400)	\$ (4,527,300)	\$ (1,157,200)	\$ (1,157,200)	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Surplus (Deficit)		\$ 7,846,500	\$ 7,360,700	\$ 4,527,300	\$ -	\$ 1,157,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -