

1 [Administrative Code Revision – Chapter 10E]
2 ORDINANCE AMENDING CHAPTER 10E OF PART I OF THE SAN FRANCISCO
3 MUNICIPAL CODE (ADMINISTRATIVE CODE), BY AMENDING SECTIONS 10E.1
4 THROUGH 10E.4, REGARDING MONITORING THE DOWNTOWN PLAN.

5 Note: Additions and substitutions are underlined;
6 deletions are in ((double parentheses)).

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

8
9 Section 1. Chapter 10E of the San Francisco Administrative Code is hereby amended
10 by amending Section 10E.1, to read as follows:

11 **SEC. 10E.1. FINDINGS.** The Board of Supervisors makes the following findings in
12 support of this ordinance.

13 (a) The ((City)) Planning Commission has adopted the Downtown Plan as part of the
14 General ((Master)) Plan of the City and County of San Francisco, and the Board of
15 Supervisors, acting upon the recommendation of the ((City)) Planning Commission, has
16 adopted amendments to the ((City)) Planning Code called for in the Downtown Plan.

17 (b) The focus of the Downtown Plan is to prevent development where change would
18 diminish the City's character or livability but to allow appropriately scaled development that
19 would further the City's economic, fiscal and social objectives.

20 (c) The Downtown Plan is based on certain assessments about the ability of the City to
21 absorb the impacts of growth in downtown San Francisco and the desirability of increasing
22 housing, ridesharing and transit use in light of the anticipated downtown growth. The
23 Downtown Plan proposes various actions which should be taken to achieve the following
24 goals: An increase in the City's housing supply by an average of 1,000 to 1,500 new housing
25 units per year; and increase in ridesharing to a point where the number of persons commuting

1 by auto or van rises from 1.48 to 1.66 persons per vehicle; and an increase in the use of
2 transit by downtown workers from 64 percent to 70 percent of all work trips.

3 (d) The Downtown Plan recommends the adoption of a formal process for monitoring
4 progress toward Plan goals. This monitoring process is necessary to evaluate the
5 effectiveness of the Plan and the impacts of downtown growth, and to make any adjustments
6 deemed appropriate to the controls described in the Downtown Plan or to additions to the
7 City's infrastructure and services.

8 (e) The purpose of this monitoring system shall be to determine whether the
9 infrastructure and support systems necessary to accommodate the growth of downtown,
10 particularly housing supply and transit capacity, have kept pace with development in the C-3
11 Districts. If downtown is growing at a faster pace than the necessary infrastructure and
12 support systems, it may become necessary to make further efforts to slow down the pace of
13 development, or devise additional mechanisms for providing required infrastructure and
14 support systems.

15 (f) The ((Department of City)) Planning Department shall undertake a two-tiered
16 monitoring program. The two tiers are: 1) An annual collection and reporting of data from
17 selected sources that are gathered on a regular basis, and 2) every five years, a more
18 extensive data collection effort that includes a cordon count of downtown oriented travel and
19 an employer/employee survey. The annual monitoring should provide an early warning
20 system for trends that may develop, indicating a shortfall in the long range goals.

21
22 Section 2. Chapter 10E of the San Francisco Administrative Code is hereby amended
23 by amending Section 10E.2, to read as follows:

24 **SEC. 10E.2. ANNUAL REPORT.** The ((Department of City)) Planning Department
25 shall prepare an annual report detailing the effects of downtown growth. The report shall be

1 presented to the Board of Supervisors, ((City)) Planning Commission, and Mayor, and shall
2 address: (1) the extent of development in the C-3 Districts; (2) the consequences of that
3 development; (3) the effectiveness of the policies set forth in the Downtown Plan in
4 maintaining San Francisco's environment and character; and (4) recommendations for
5 measures deemed appropriate to deal with the impacts of downtown growth.

6 (a) **Time Period and Due Date.** Reports shall be due on March 15th of each year, and
7 shall address the immediately preceding calendar year, except for the five year report, which
8 shall address the preceding five calendar years.

9 (b) **Data Source.** The ((Department of City)) Planning Department shall assemble a
10 data base for 1984 and subsequent years for the purpose of providing the reports. City
11 records shall be used wherever possible. Outside sources shall be used when data from such
12 sources are reliable, readily available and necessary in order to supplement City records.

13 (c) **Categories of Information.** The following categories of information shall be
14 included:

15 **Commercial Space and Employment.**

16 (1) The amount of office space "Completed," "Approved," and "Under Construction"
17 during the preceding year, both within the C-3 Districts and elsewhere in the City. This
18 inventory shall include the location and square footage (gross and net) of those projects, as
19 well as an estimate of the dates when the space "Approved" and "Under Construction" will
20 become available for occupancy.

21 (2) Office Vacancy Ratio. An estimate of the current office vacancy rate in the C-3
22 Districts and citywide.

23 (3) Citywide and C-3 District Office Employment. An estimate of additional office
24 employment, by occupation type, in the C-3 Districts and citywide.
25

1 (4) Tourist Hotel Rooms and Employment. An estimate of the net increment or tourist
2 hotel rooms and additional hotel employment in the C-3 Districts.

3 (5) Retail Space and Employment. An estimate of the net increment of retail space and
4 of the additional retail employment relocation trends and patterns within the City and the Bay
5 Area.

6 (6) Business Formation and Relocation. An estimate of the rate of the establishment of
7 new businesses and business and employment relocation trends and patterns within the City
8 and the Bay Area.

9 **Housing.**

10 (7) Housing Units Certified for Occupancy. An estimate of the number of housing units
11 throughout the City newly constructed, demolished, or converted to other uses.

12 (8) Office-Housing Production Program. A summary of the operation of the
13 Office/Housing Production Program and the Housing Affordability Fund, identifying the
14 number and income mix of units constructed or assisted with OHPP monies.

15 **Transportation.**

16 (9) Parking Inventory. An estimate of the net increment of off-street parking spaces in
17 C-3 Districts.

18 (10) Vehicle Occupancy Rates. An estimate of vehicle occupancy rates for vehicles
19 entering the City.

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

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

23 **Fiscal.**

24 (13) Revenues. An estimate of the net increment of revenues by type (property tax,
25 business taxes, hotel and sales taxes) from office, retail and hotel space.

1 (d) **Report.** The analysis of the factors under Commercial Space and Employment
2 will provide an estimate of the increase in housing and transit demand. The comparison of
3 increased demand with the increase in the supply of housing and in transit capacity will
4 indicate the degree that the City is able to accommodate new development. Based on this
5 data, the Department shall analyze the effectiveness of City policies governing downtown
6 growth and shall recommend any additional measures deemed appropriate.
7

8 Section 3. Chapter 10E of the San Francisco Administrative Code is hereby amended
9 by amending Section 10E.3, to read as follows:

10 **SEC. 10E.3. FIVE YEAR REPORT.** On March 15, 1990, and every fifth year
11 thereafter on March 15th, the report submitted shall address the preceding five calendar years
12 and, in addition to the data described above, shall include a cordon count of downtown
13 oriented travel and an employer/employee survey, as well as any other information deemed
14 appropriate for the purpose of monitoring the impact of downtown development. If the
15 ((Department of City)) Planning Department determines that early warnings from the annual
16 reports indicate the need for collection of the cordon count and employer/employee survey
17 earlier than at five-year intervals, it may include such data in any annual report, and may
18 include an analysis of data for a period of time earlier than the preceding calendar year.
19

20 Section 4. Chapter 10E of the San Francisco Administrative Code is hereby amended
21 by amending Section 10E.4, to read as follows:


22 **SEC. 10E.4. INFORMATION TO BE FURNISHED.** It shall be the duty of the heads of
23 all departments, offices, commissions, bureaus and divisions of the City and County of San
24 Francisco, upon request by the ((Department of City)) Planning Department, to furnish such
25

1 information as they may have or be able to obtain relating to the matters to be included in the
2 reports required herein.

3
4 APPROVED AS TO FORM:

5 LOUISE H. RENNE, City Attorney

6
7
8 By:


THOMAS J. OWEN
Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 991548

Date Passed:

Ordinance amending Administrative Code Sections 10E.1 through 10E.4, regarding monitoring the Downtown Plan.

September 27, 1999 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 10 - Ammiano, Becerril, Bierman, Katz, Kaufman, Leno, Newsom, Teng,
Yaki, Yee

Absent: 1 - Brown

October 4, 1999 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom,
Teng, Yaki

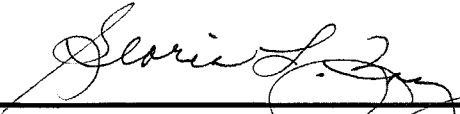
Absent: 1 - Yee

File No. 991548

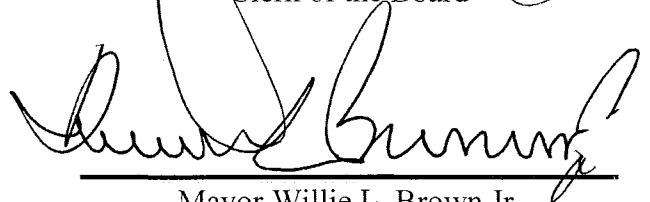
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on October 4, 1999
by the Board of Supervisors of the City and
County of San Francisco.

OCT 15 1999

Date Approved



Gloria L. Young
Clerk of the Board



Mayor Willie L. Brown Jr.