[Downtown Plan Monitoring.]

Ordinance amending the San Francisco Administrative Code by amending Chapter 10E to delete some of the data currently required in the Planning Department's annual Downtown Plan Monitoring report that details the effects of downtown growth, to change the date for submittal of the annual report to the Board of Supervisors, and to include additional data in the required five-year report.

Note: Additions are *single-underline* *italics* *Times New Roman*; deletions are *strikethrough* *italics* *Times New Roman*.
Board amendment additions are double underlined. Board amendment deletions are strikethrough normal.

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

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

SEC. 10E.1. FINDINGS.

The Board of Supervisors makes the following findings in support of this ordinance.

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

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

(c) The Downtown Plan is based on certain assessments about the ability of the City to absorb the impacts of growth in downtown San Francisco and the desirability of increasing housing, ridesharing and transit use in light of the anticipated downtown growth.
The Downtown Plan proposes various actions which should be taken to achieve the following goals: An increase in the City's housing supply by an average of 1,000 to 1,500 new housing units per year; and increase in ridesharing to a point where the number of persons commuting by auto or van rises from 1.48 to 1.66 persons per vehicle; and an increase in the use of transit by downtown workers from 64 percent to 70 percent of all work trips.

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

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

(f) The Planning Department shall undertake a two-tiered monitoring program. The two tiers are: 1) An annual collection and reporting of data from selected sources that are gathered on a regular basis, and 2) every five years, a more extensive data collection effort that includes an analysis of long-term policy indicators such as the TDR program, urban form goals, any impact fee funds, and provides analysis of the Downtown Plan's policy objectives, a cordon count of downtown-oriented travel and an employer/employee survey. The annual monitoring should provide
an early warning system for trends that may develop, indicating a shortfall in the long range
goals

SEC. 10E.2. ANNUAL REPORT.

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

(a) Time Period and Due Date. Reports shall be due on March 15th by July 1st of
each year, and shall address the immediately preceding calendar year, except for the five
year report, which shall address the preceding five calendar years.

(b) Data Source. The Planning Department shall assemble a data base for 1984
and subsequent years 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.

(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 C-3 Districts 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.

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

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

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

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

(5) 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 City and the Bay Area.

Housing.

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

(7) Office-Housing Production Jobs/Housing Linkage Program. A summary of the operation of the Office-Housing Production Program Jobs/Housing Linkage Program (formerly the Office Affordable Housing Production Program) and the Housing Affordability Fund, identifying the number and income mix of units constructed or assisted with OHPP these monies.

Transportation.

(8) Parking Inventory. An estimate of the net increment of off-street parking spaces approved in C-3 Districts.
(10) Vehicle Occupancy Rates. An estimate of vehicle occupancy rates for vehicles in or entering the City.

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

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

Fiscal.

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

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

SEC. 10E.3. FIVE YEAR REPORT.

On March 15, 1990, and every fifth year thereafter on March 15th by July 1st, the report submitted shall address the preceding five calendar years and, in addition to the data described above, shall include, as deemed appropriate, a cordon count of downtown oriented travel and an employer/employee survey, as well as and any other information deemed appropriate necessary for the purpose of monitoring the impact of downtown development. The five-year report shall monitor long-term policy indicators such as the TDR program, urban form goals, any impact fee funds, and provide analysis of the Downtown Plan's policy objectives. If the Planning Department determines that early warnings from the annual reports indicate the need for
collection of the a cordon count and employer/employee survey earlier than at five-year
intervals, it may include such data in any annual report, and may include an analysis of data
for a period of time earlier than the preceding calendar year.

SEC. 10E.4. INFORMATION TO BE FURNISHED.

It shall be the duty of the heads of all departments, offices, commissions, bureaus and
divisions of the City and County of San Francisco, upon request by the Planning Department,
to furnish such information as they may have or be able to obtain relating to the matters to be
included in the reports required herein.

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

By: JUDITH A. BOYAJIAN
Deputy City Attorney
Ordinance amending the San Francisco Administrative Code by amending Chapter 10E to delete some of the data currently required in the Planning Department's annual Downtown Plan Monitoring report that details the effects of downtown growth, to change the date for submittal of the annual report to the Board of Supervisors, and to include additional data in the required five-year report.

July 11, 2006  Board of Supervisors — PASSED ON FIRST READING
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

July 18, 2006  Board of Supervisors — FINALLY PASSED
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
I hereby certify that the foregoing Ordinance was FINALLY PASSED on July 18, 2006 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

17/21/2006
Date Approved

Mayor Gavin Newsom