ORDINANCE AMENDING CHAPTER 10E OF PART I OF THE SAN FRANCISCO
MUNICIPAL CODE (ADMINISTRATIVE CODE), BY AMENDING SECTIONS 10E.1
THROUGH 10E.4, REGARDING MONITORING THE DOWNTOWN PLAN.

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

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

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

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

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

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

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

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presented to the Board of Supervisors, ((City)) 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 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 ((Department of City)) 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.

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

(3) Citywide and C-3 District Office Employment. An estimate of additional office
employment, by occupation type, in the C-3 Districts and citywide.
(4) Tourist Hotel Rooms and Employment. An estimate of the net increment or tourist hotel rooms and additional hotel employment in the C-3 Districts.

(5) 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.

(6) 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.

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

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

Transportation.

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

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

(11) Transit Service. An estimate of transit capacity 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.

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 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.

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

SEC. 10E.3. FIVE YEAR REPORT. On March 15, 1990, and every fifth year thereafter on March 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 downtown oriented travel and an employer/employee survey, as well as any other information deemed appropriate for the purpose of monitoring the impact of downtown development. If the ((Department of City)) Planning Department determines that early warnings from the annual reports indicate the need for collection of the 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.

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

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 ((Department of City)) 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:

LOUISE H. RENNE, City Attorney

By: [Signature]

THOMAS J. OWEN
Deputy City Attorney
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
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.

Gloria L. Young
Clerk of the Board

OCT 15 1999
Date Approved

Mayor Willie L. Brown Jr.