Resolution urging the Planning Commission to incorporate into the Western SoMa Community Plan the Policies and Objectives of the Western SoMa Community Stabilization Policy adopted by the Western SoMa Citizens Planning Task Force.

WHEREAS, On November 23, 2004, by Resolution No. 731-04, the Board of Supervisors ("Board") established the 22-member Western SoMa Citizens Planning Task Force ("Task Force") to advise the Board and the Planning Commission on planning for Western SoMa and to carry out specific duties; and

WHEREAS, The Task Force expired on December 1, 2007, but subsequently has been extended by further resolutions of the Board; and

WHEREAS, On July 18, 2006, the Board finally passed Ordinance No. 206-06, which became effective on July 25, 2006 and amended the Planning Code and Zoning Map to establish the Western SoMa Planning Area Special Use District in the area generally bounded by Mission Street to the north, Townsend Street to the south, Division Street to the west, and 4th Street to the east, and consisting of specified blocks and lots; and

WHEREAS, On August 10, 2006, the Task Force, in consultation with the Board of Supervisors and the community in a series of Town Hall meetings, adopted a set of Planning Principles meant to be a framework for preparation of a Western SoMa Community Plan, which included, among other things, a commitment to "stabilize the neighborhood against speculative land use proposals and developments;" and

WHEREAS, The Task Force has voted to recommend the City's adoption of a Western SoMa Community Plan for the area within the Western SoMa Special Use District as an area plan within the San Francisco General Plan; and

Supervisors Kim, Campos, Chiu
BOARD OF SUPERVISORS
WHEREAS, On September 18, 2008, the Planning Commission voted to initiate environmental review of the Western SoMa Community Plan; and

WHEREAS, On April 22, 2009, The Task Force adopted a resolution that establishes a Western SoMa Community Stabilization Policy based upon specified Planning Principles ("Stabilization Policy") for the Western SoMa Community Plan; and

WHEREAS, on May 31, 2011, the Task Force updated the original Stabilization Policy with a new draft proposal that recognized that:

1. Recent master planned development including Mission Bay, Bayview/Hunter's Point Shipyard, and Treasure Island/Yerba Buena Island will yield developments with 30% affordable housing, inclusive of both inclusionary housing and nonprofit affordable housing.

2. A principal goal of the Western SoMa Community Plan is to ensure a mixed income community for the long term.

3. Since the 1990 SOMA zoning was adopted, the number of BMR/affordable housing units built in Western SoMa (inclusionary units and nonprofit units combined) has actually been 38 percent of the total housing units built – 707 units of affordable housing, out of 1,862 total housing units.

4. Therefore the same 30 percent minimum standard for affordable housing development can reasonably be set as a community and civic goal for new residential development in Western SoMa.

5. Data used in the environmental analysis for the Western SoMa Community Plan shows a 2005 jobs/household mix of 7.67:1

6. Without the Western SoMa Community Plan, by 2030, the jobs/household mix is anticipated to be 5.81:1 as household growth is projected to outpace job growth in the neighborhood.
7. With the provisions in the Western SoMa Community Plan, the 2030
projections are the jobs/household mix is anticipated to be 6.61:1.

WHEREAS, The Stabilization Policy evaluates the existing conditions and sets forth
metrics for the preservation of the historic balance of housing affordability and neighborhood
land uses that are proposed for use by the Planning Commission in evaluating project
approvals and conditional uses; and

WHEREAS, metrics can serve as a valuable mechanism for monitoring and evaluating
development in the City; and

WHEREAS, The Task Force resolution requests the Board to enact legislation that
adopts the Stabilization Policy; and

WHEREAS, The environmental review of the Western SoMa Community Plan is
nearing completion and once that review is approved and the Planning Commission adopts an
area plan for the Western SoMa, there will be trailing legislation to implement the Objectives
and Policies of the area plan; now, therefore, be it

RESOLVED, That the Board urges the Planning Commission to ensure that policies to
maintain the historical balance between affordable and market rate housing and the
jobs/housing mix are incorporated into the Western SoMa Community Plan.
Resolution urging the Planning Commission to incorporate into the Western SoMa Community Plan the policies and objectives of the Western SoMa Community Stabilization Policy adopted by the Western SoMa Citizens Planning Task Force.

June 06, 2011 Land Use and Economic Development Committee - REFERRED WITHOUT RECOMMENDATION

June 14, 2011 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE
Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

June 14, 2011 Board of Supervisors - ADOPTED AS AMENDED
Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 6/14/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Date Approved

Date: June 24, 2011

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.

Madeleine Sicaoli
Clerk of the Board