Resolution authorizing the Planning Department to apply, on behalf of the City and
County of San Francisco, to confirm existing and create new and revised designations
of Priority Development Areas, Priority Conservation Areas, and Priority Production
Areas by the Association of Bay Area Governments and the Metropolitan
Transportation Commission, as part of the Plan Bay Area 2050 update.

WHEREAS, The Association of Bay Area Governments and the Metropolitan
Transportation Commission (collectively, "the regional agencies") are undertaking a long-
range regional planning initiative called Plan Bay Area; and
WHEREAS, Plan Bay Area is the Bay Area’s regional transportation plan and
Sustainable Communities Strategy (“SCS”) that meets the requirements of the California
Sustainable Communities and Climate Protection Act of 2008 (SB 375) to integrate land use
and housing growth policies with transportation investments and strategies in order to meet
state mandated greenhouse gas reduction targets; and
WHEREAS, Plan Bay Area is on a four-year planning cycle; and
WHEREAS, The regional agencies initially adopted Plan Bay Area in 2013,
subsequently updated it in 2017 with a time horizon of 2040, and are currently revising it for
adoption in 2021 with a time horizon of 2050; and
WHEREAS, Plan Bay Area 2050’s program goals support future regional development
that focuses growth in urban infill areas, limits urban sprawl, and meets the region’s housing
needs in areas well-served by public transit and in close proximity to jobs, schools, and other
resources that provide access to opportunity; and
WHEREAS, Plan Bay Area 2050's “guiding principles” are Affordable, Connected, Diverse, Healthy and Vibrant and address the four topic areas of transportation, housing, the economy and the environment, while integrating Equity and Resilience; and

WHEREAS, The regional agencies seek local government partners to voluntarily participate in creation of a growth framework for the SCS that identifies priority areas that (1) accommodate growth in housing and jobs (Priority Development Areas or “PDAs”), (2) protect or invest in agricultural, recreational, or environmental resources (Priority Conservation Areas or “PCAs”), and (3) promote middle-wage jobs and support the region’s economy through its industrial sector (Priority Production Areas or “PPAs”); and

WHEREAS, The regional agencies have asked local jurisdictions to submit any requests for revisions to such designations before January 15, 2020, including a resolution from the jurisdiction’s legislative body; and

WHEREAS, Local governments establish planning and zoning policies for these areas, in consultation with their communities, and may voluntarily nominate these designations based on criteria established by the regional agencies; and

WHEREAS, In order to meet the region’s tremendous existing and projected housing needs, mobility challenges, equity considerations, and environmental goals, the regional agencies are encouraging local jurisdictions to nominate as PDAs, particularly for the accommodation of housing growth, as many urban areas as possible that qualify as “Transit Rich” or a “Connected Community/High Resource,” as defined; and

WHEREAS, Almost all of San Francisco meets the criteria for both Transit Rich and Connected Community/High Resource Areas, but the current Plan Bay Area 2040 largely designates San Francisco’s PDAs on the east side of the City; and

WHEREAS, The Board of Supervisors (“Board”) recognizes that all parts of San Francisco share responsibility for equitable housing growth and transit-oriented development
to ensure the City remains diverse, improves equity, and meets affordable housing, infrastructure, and other community needs; and has endeavored to achieving geographic balance for unmet affordable housing needs; and

WHEREAS, The Board is committed to encouraging and facilitating ongoing local community conversations and community-driven planning for equitable housing growth and equitable transit-oriented development throughout the City, including in areas for which area plans or rezoning have not yet been adopted in recent years; and

WHEREAS, The City has been most successful managing growth through the adoption of local community plans, which included significant upzoning and subsequent housing production; and

WHEREAS, The City has met 100 percent of its Regional Housing Needs Assessment goal for above-moderate income housing through the year 2022 but less than 30 percent of moderate and low-income housing goals, and requires resources to expand local community planning to meet affordable housing, infrastructure, and other community needs; and

WHEREAS, The Board recognizes that the City has an ongoing need to improve and expand its open space and recreation system citywide to serve a growing population and further resiliency, sustainability, and equitable access; and

WHEREAS, There are a number of major existing and proposed open spaces and trails of citywide and regional significance that deserve recognition and attention as PCAs, especially those that require significant investment to complete or address resiliency, access, and renewal; and

WHEREAS, The regional agencies have introduced the PPA designation to support and promote areas with concentrations of Production, Distribution and Repair (“PDR”) uses as key reservoirs and drivers of middle-wage jobs and economic diversity in the region, and to support the functioning of the region’s vibrant and innovative economy; and
WHEREAS, San Francisco has been on the forefront of recognizing the importance of PDR uses, including the creation of adequate zoning to preserve these uses in many of the City’s remaining areas with concentrations of PDR uses, along with complementary economic development and workforce programs; and

WHEREAS, San Francisco has few areas with concentrations of PDR uses and PDR zoning, and, in addition to nominating the City's largest and most significant contiguous PDR area as a PPA as part of this update of Plan Bay Area, the regional agencies should recognize the importance of other areas of the City as complementary to the PPA designated area, and meeting Plan Bay Area's goals; and

WHEREAS, The regional agencies plan on providing financial incentives, such as grants and technical assistance, to designated PDAs, PCAs, and PPAs, and to focus transportation investments and other resources in these areas, particularly PDAs, to advance Plan Bay Area’s goals; and

WHEREAS, Accommodating equitable housing growth requires additional infrastructure and planning resources, and designating these zones and plan areas as PDAs, PPAs, and PCAs will make them eligible for regional capital and planning funds; and

WHEREAS, The Board has authorized the designation of PDAs and PCAs through Resolutions Nos. 323-15, 152-15, 149-15, 455-08, and 483-07; now therefore, be it

RESOLVED, That the Board authorizes the San Francisco Planning Department to apply on behalf of the City and County of San Francisco to confirm and revise San Francisco's designations of the following areas, as indicated on the maps on file with the Clerk of the Board in File No. 191120, as follows:

Priority Development Areas (PDAs):

Treasure Island/Yerba Buena Island (existing; no changes)
Downtown/Van Ness/Northeast Neighborhoods (existing; boundary changes)
Transbay/Rincon Hill (existing; boundary changes)
Eastern Neighborhoods (existing; boundary changes)
Mission Bay (existing; boundary changes)
Bayview/Southeast Neighborhoods (existing; boundary changes)
Lombard Street (new)
Central City Neighborhoods (existing; expansion)
Market-Octavia (existing; boundary changes)
J Church & Mission Corridor (existing, boundary changes)
Balboa Park and Southeast Corridors (existing; boundary changes/expansion)
Richmond District (new)
Sunset Corridors (new)
West Portal/Forest Hill Station Area (new)
19th Avenue (existing; boundary changes)

Priority Conservation Areas (PCAs):
Treasure Island/Yerba Buena Island Open Space (new)
Central Waterfront (new)
India Basin Waterfront Open Space (new)
Crosstown Trail (new)
Outer Mission Park Connections (new)
Lake Merced/Ocean Beach (new)
Golden Gate Park (new)
Northern Waterfront (new)
Bayview Hill (existing)
Palou Phelps Natural Area (existing)
McLaren Park (existing)
Twin Peaks/Glen Canyon Bioregion (existing)
San Francisco Bay Trail and Ridge Trail (existing)
California Coastal Trail (existing)

**Priority Production Area (PPA):**
Bayshore/Central Waterfront/Islais Creek (new)
Resolution authorizing the Planning Department to apply, on behalf of the City and County of San Francisco, to confirm existing and create new and revised designations of Priority Development Areas, Priority Conservation Areas, and Priority Production Areas by the Association of Bay Area Governments and the Metropolitan Transportation Commission, as part of the Plan Bay Area 2050 update.

December 05, 2019 Government Audit and Oversight Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

December 05, 2019 Government Audit and Oversight Committee - CONTINUED AS AMENDED

December 11, 2019 Government Audit and Oversight Committee - RECOMMENDED

January 14, 2020 Board of Supervisors - ADOPTED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 191120

I hereby certify that the foregoing Resolution was ADOPTED on 1/14/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

Date Approved