Good afternoon and welcome!

We will get started shortly.

Please change your display name to your first name; if you belong to a CBO, please add it to your name:

1. To change your name, click on the “PARTICIPANTS” button at the top of the Zoom window

2. In the participants list, find and hover your mouse over your name and click the “Rename” button
Housekeeping

- **Recording**
  - Audio, video, and chat will be monitored and recorded
  - This presentation will be transmitted live in our YouTube page

- **Audio and Video**
  - We respect all participants in this convening today and want to create a safe space for all. By default, all participants will be muted, and video is disabled for all but the speakers during the presentation.

- **Chat**
  - To participate in the chat, please select the Chat button at the bottom of your screen

San Francisco Planning is committed to creating a safe and inclusive environment free from disruption. Hateful speech or actions will not be tolerated. Respectful community participation is critical to a successful project.
Live Poll

a. Have you filed for a building permit or Planning entitlement in the past?

b. Have you previously attended a Planning Department workshop or similar event in your community?

c. Have you previously attended a Planning Commission or Historic Preservation Commission hearing?

d. How do you typically learn about changes in your neighborhood?
   
i. Traditional media  
   ii. Social media  
   iii. Notice Posters  
   iv. Letters from the Planning Department  
   v. Talking to your neighbors  
   vi. Invitations to meet with developer  
   vii. Walking around and observing
WHAT DOES THE PLANNING DEPARTMENT DO?
URBAN PLANNING IN SAN FRANCISCO
Urban Planning in SF Very Brief History of Land Use

Chinatown, 1870.
First zoning map, 1921
Picketers protesting against the Southern Freeway marching at City Hall, April 1961

Eadweard Muybridge's 1878 panoramic view of San Francisco from the top of Leland Stanford's Mansion.
On June 11, 2020, the San Francisco Planning Commission adopted Resolution No. 20738 centering the Planning Department's work program and resource allocation on the needs of American Indian, Black and other communities of color through a collaborative process.

Department Tasks:

- Amend the General Plan to **explicitly prioritize racial and social equity** – starting with the Housing Element
- Expand and fund **community engagement and community planning** to ensure these communities' representation and participation in plans and policies
- Expand funding and implement **Racial and Social Equity Action Plan**
- Use the Racial and Social Equity tool to **assess budget**
- Amend **hiring and promotion practices** to address diversity at all levels
- Build equity accountability through **metrics and reporting**
- Develop targeted **policies and programs** on health, economic and housing recovery from the COVID-19 pandemic
Cumulative impacts on American Indian, Black and other communities of color:

- Persistent displacement and outmigration
- Overrepresentation in homelessness, incarceration, COVID-19 positive cases and deaths, etc. relative to their population numbers
- Less access to wealth building, homeownership, quality education and healthcare, jobs

About 0.3% of San Francisco’s population identifies as American Indian only, down from 0.5% in 2015.

53% of inmates in San Francisco County Jail are Black.

95% of the people who tested positive for COVID-19 in the Mission’s densest Census tract were Latinx.
Housing, Affordability, Displacement & Gentrification

https://www.urbandisplacement.org/map/sf
Planning in the Bay Area Region

9 Counties:
- 7,000 square miles
- 7.65 Million people (2015 est.)
- Very high median household income, 2013 ($76,216)
- High income inequality

Regional Government Agencies
- Association of Bay Area Governments (ABAG)
- Metropolitan Transportation Commission
- Bay Area Air Quality Management District
- Golden Gate Bridge Highway & Transportation District
- CALTRAIN, BART, SF Bay Area Water Transit Authority
- Transbay Joint Powers Authority
Regional Growth: What It Means for the City

**Regional Growth 2010-2040**

- **New Households**
  - Total: 682,000
  - Priority Development Areas: 128,000
  - Rest of City: 10,000
  - Rest of Region: 990,000

- **New Jobs**
  - Total: 290,000
  - Priority Development Areas: 25,000
  - Rest of City: 290,000
  - Rest of Region: 990,000

San Francisco:
- Priority Development Areas: +31%
- Rest of City: +37%
San Francisco Growth: Housing Units per Year

Housing Production by Year and Affordability Level 1990 - 2019

- New Units Affordable to Low or Moderate Income
- Net New Market Rate Units
- Net New Units
PLANNING AND LAND USE IN THE CITY

THE PLANNING DEPARTMENT
The Planning Department  What We Do

We manage growth and change by:

- Engaging in long range planning
- Reviewing and adjudicating development applications
- Preserving historic resources
- Assessing environmental impacts
- Enforcing the Planning Code
The Planning Department

How is Planning Work Funded?

Revenue FY 02-03
Budget $13.7M

- General Fund: 30%
- Review Fees: 56%
- Grants & Work Orders: 12%

Revenue FY 19-20
$58.4 Million Budget

- Review Fees: 77%
- General Fund: 10%
- Devt. Impact Fee: 9%
- Work Orders: 1%
- Grants: 4%
The Planning Department  Volume of Work

Planning Cases
Enforcement
Misc. Permit
Building Permits
HOW WE REGULATE
Planning Tools - General Plan

- Housing
- Commerce and Industry
- Recreation and Open Space
- Transportation
- Urban Design
- Environmental Protection
- Community Facilities
- Safety & Resilience
- Area Plans
- Arts
- Air Quality
- New: Heritage Conservation
- New: Environmental Justice

State mandated
Planning Tools  Area Plans & Development Agreements

**CENTRAL SOMA**
Up to 8,800 housing units and 32,000 jobs

**BALBOA RESERVOIR**
1,100 housing units, 50% affordable

**THE HUB**
MARKET OCTAVIA PLAN AMENDMENT
1,640 housing units, 430 additional affordable

**PIER 70**
1,000-2,000 housing units, 30% affordable
Planning Tools Area Plans and Equity

Housing Production by Neighborhood

Housing Pipeline by Neighborhood

Net Units:
- 300 Units or Less
- 301-1,500 Units
- 1,501-3,000 Units
- 3,001-8,000 Units
- 8,001-17,500 Units
Planning Tools  Planning Code

- Specific, objective regulations derived from the General Plan
- 2,000 pages of controls, including:
  - Land Use
  - Density
  - Height & Bulk
  - Building Mass & Sculpting
  - Signage
  - Fees & Procedures
Planning Tools Design Guidelines

Residential Design Guidelines
The Department reviews residential projects in residential zoning districts and focuses on whether a building’s design contributes to the architectural and visual qualities of the neighborhood.

Urban Design Guidelines
The Department reviews projects in neighborhood commercial, downtown commercial, mixed-use and industrial district, and also non-residential projects in R Districts to ensure consistent design principles.

Special Area Design Guidelines
Ensure that design elements respond to the unique characteristics of the neighborhood. Promote constructive conversations in the community about design by creating a set of expectations that have been agreed upon ahead of time.

Subject building

Storefront elements bring human-scaled features to the street.

CALLE 24
SPECIAL AREA DESIGN GUIDELINES
Planning Tools **CEQA**

- **Mandated full disclosure** to inform decision making
- **Protects** environmental resources
- **Opportunity for public comment**

- **Only part of planning process** that compels consideration of alternative approaches
- **Opportunity to really understand “big picture”** of physical change in San Francisco
Serving the Public  The Planning Information Center

The PIC is the Department’s public face, where staff answer zoning questions, intake applications, and approve over-the-counter permits. It is staffed by a core team of expert planners.
The PIC is the Department's public face, where planners answer zoning questions, intake applications, and approve over-the-counter permits. It is staffed by a core team along with planners from all divisions on a rotating basis.

39,000 feet on the 2nd level: the City's new consolidated Permit Center

A “One-Stop Shop” for permits to provide a better permitting experience to City residents and business owners.

DBI, Planning, Fire, Public Works, Public Utilities, Public Health, the Entertainment Commission, the Office of Small Business and seven other City agencies working together under one roof.
Serving the Public  Digital Solutions

CONVENIENT, TRANSPARENT, AND COVID-SAFE

Electronic Plan Review  Property Information Map  BUILD for Business  Building Eye  Public Portal
Serving the Public Community Engagement

Community Advisory Committees

Community Planning

Neighborhood Notification

Y-PLAN
Planning Tools Typical Applications

- **Preliminary Project Assessments**
  - Large Projects
  - Letter to Project Sponsor with an early read on expected process and issues
  - No public noticing

- **Building Permit Applications**
  - Referred to Planning by DBI
  - Public noticing required for certain changes of use and building expansions
  - Subject to Discretionary Review requests by the public to hold hearing at Planning Commission
  - Appealed to Board of Appeals

- **Variances “Property Hardship”**
  - Request to modify development standards due to hardship
  - Public noticing required
  - Requires a public hearing by the Zoning Administrator
  - Appealed to Board of Appeals

- **Conditional Use Authorizations**
  - Typically changes of use
  - Public noticing required
  - Public hearing at the Planning Commission
  - Appealed to Board of Supervisors