

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



San Francisco
Planning

WHAT DOES THE PLANNING DEPARTMENT DO?

GENERAL PLAN VIRTUAL EVENTS | WINTER 2021

Speaker:
Rich Hillis
Director

Facilitator:
Shelley Caltagirone
Senior Planner

[sfplanning.org/
general-plan](https://sfplanning.org/general-plan)

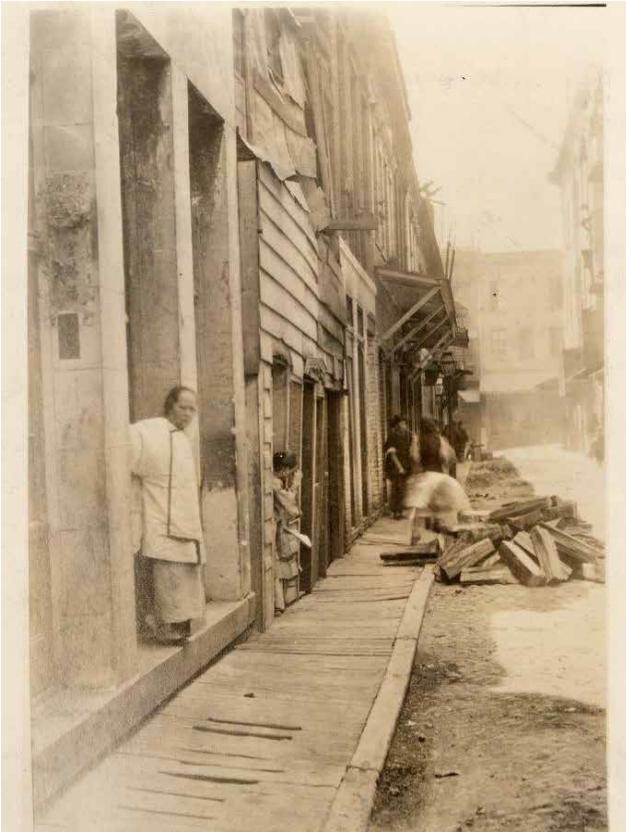
A photograph of the Golden Gate Bridge in San Francisco at dusk. The bridge's towers and suspension cables are illuminated with warm orange lights, contrasting with the deep blue twilight sky. The city lights of San Francisco are visible in the background across the water.

SAN FRANCISCO

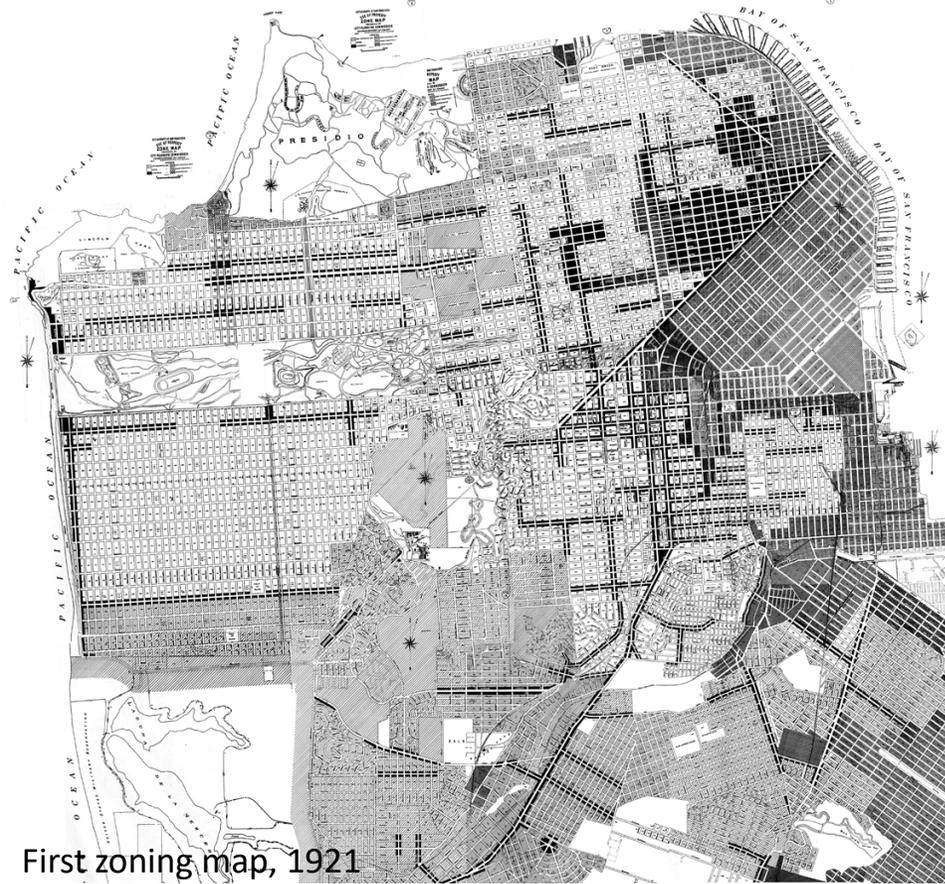
URBAN PLANNING IN SAN FRANCISCO

1

Urban Planning in SF **Very Brief History of Land Use**



Chinatown, 1870. Photo, San Francisco.



First zoning map, 1921



Pickers protesting against the Southern Freeway marching at City Hall, April 1961



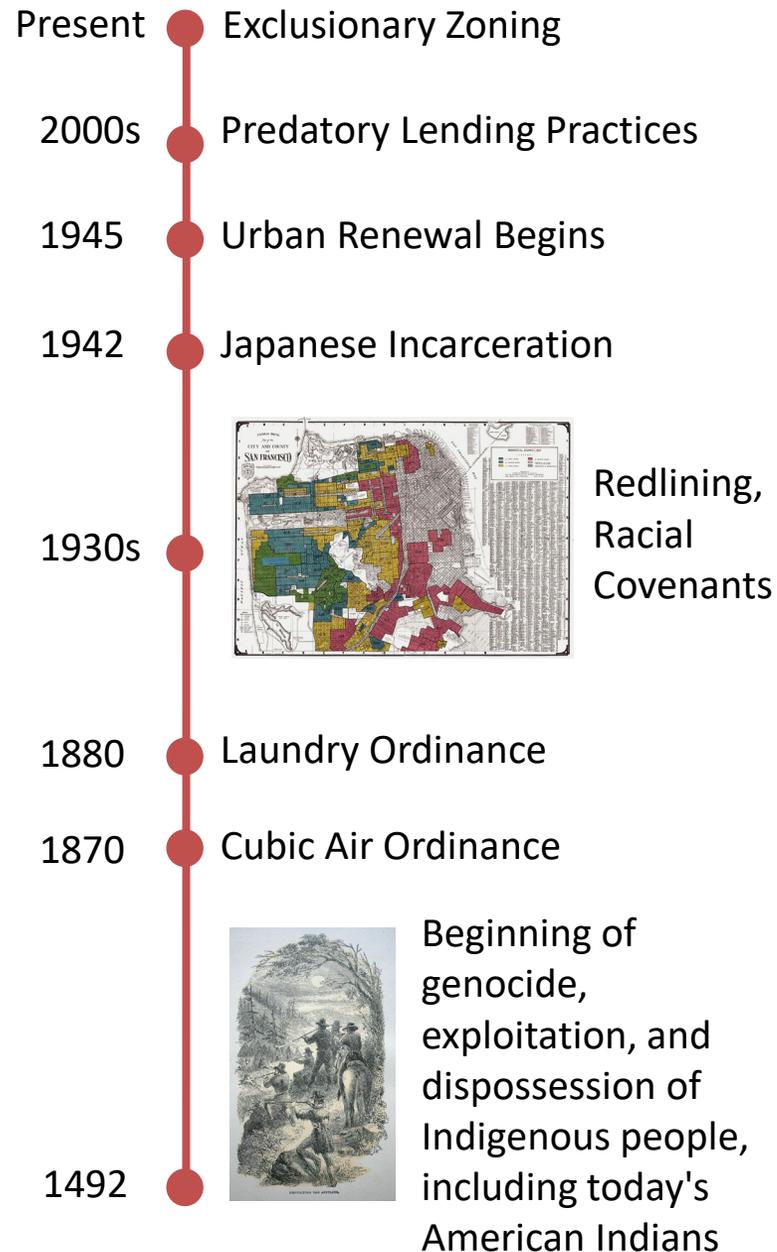
Eadweard Muybridge's 1878 panoramic view of San Francisco from the top of Leland Stanford's Mansion.

Urban Planning in SF **Advancing Racial & Social Equity**

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.

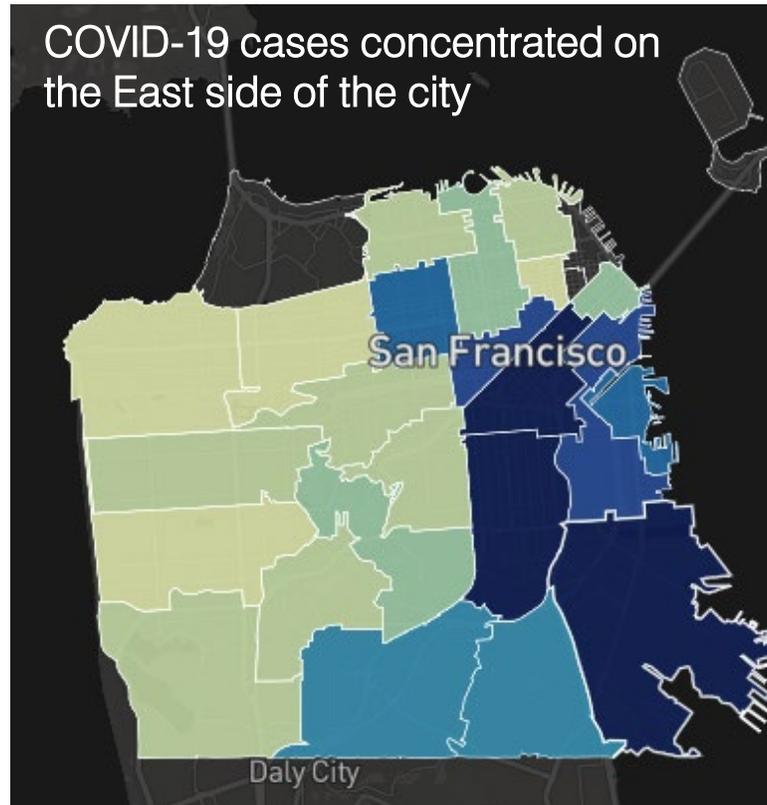
Department Tasks:

- 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

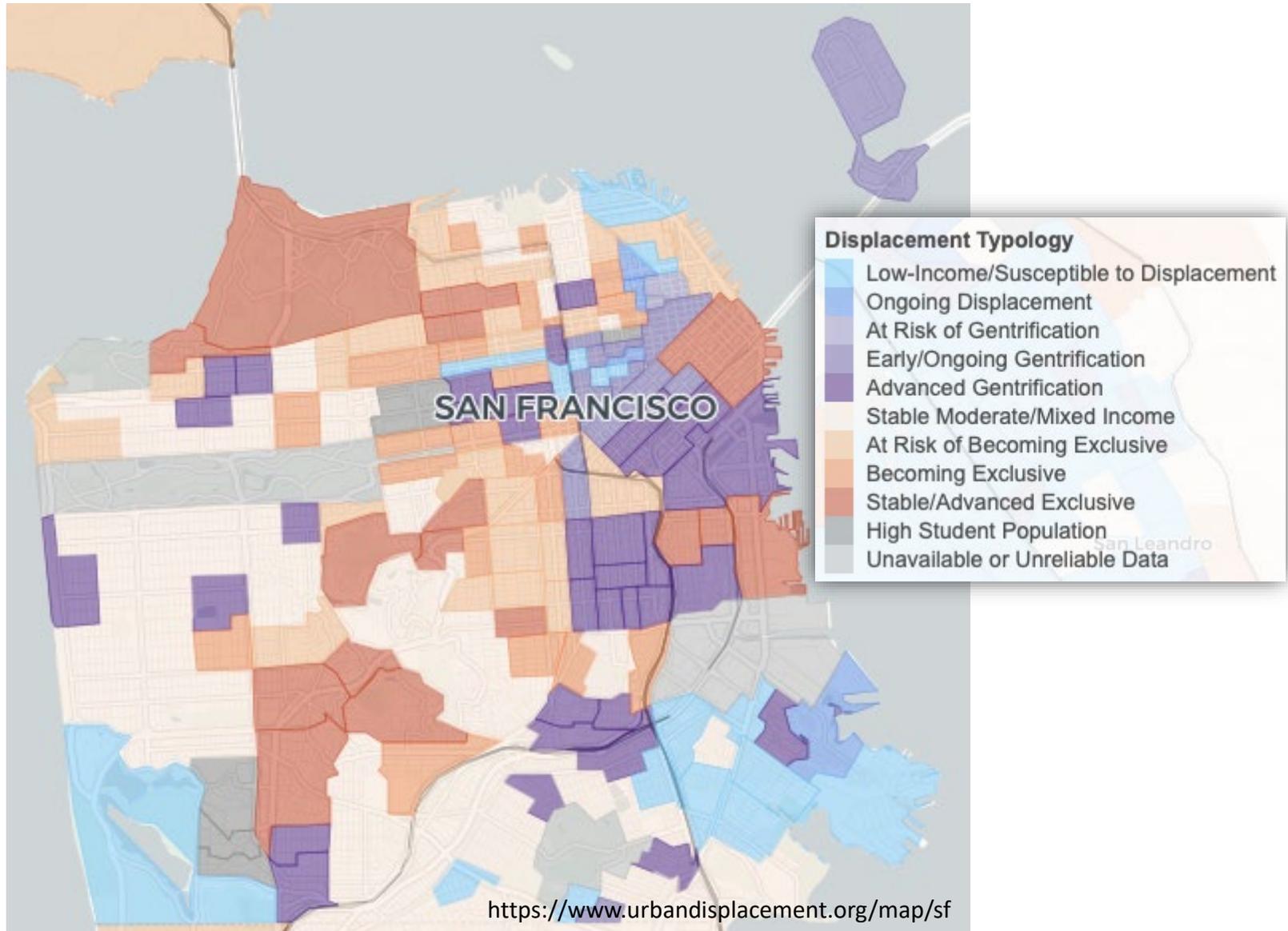


About **0.3%** of San Francisco's population identifies as American Indian only, down from 0.5% in 2015.

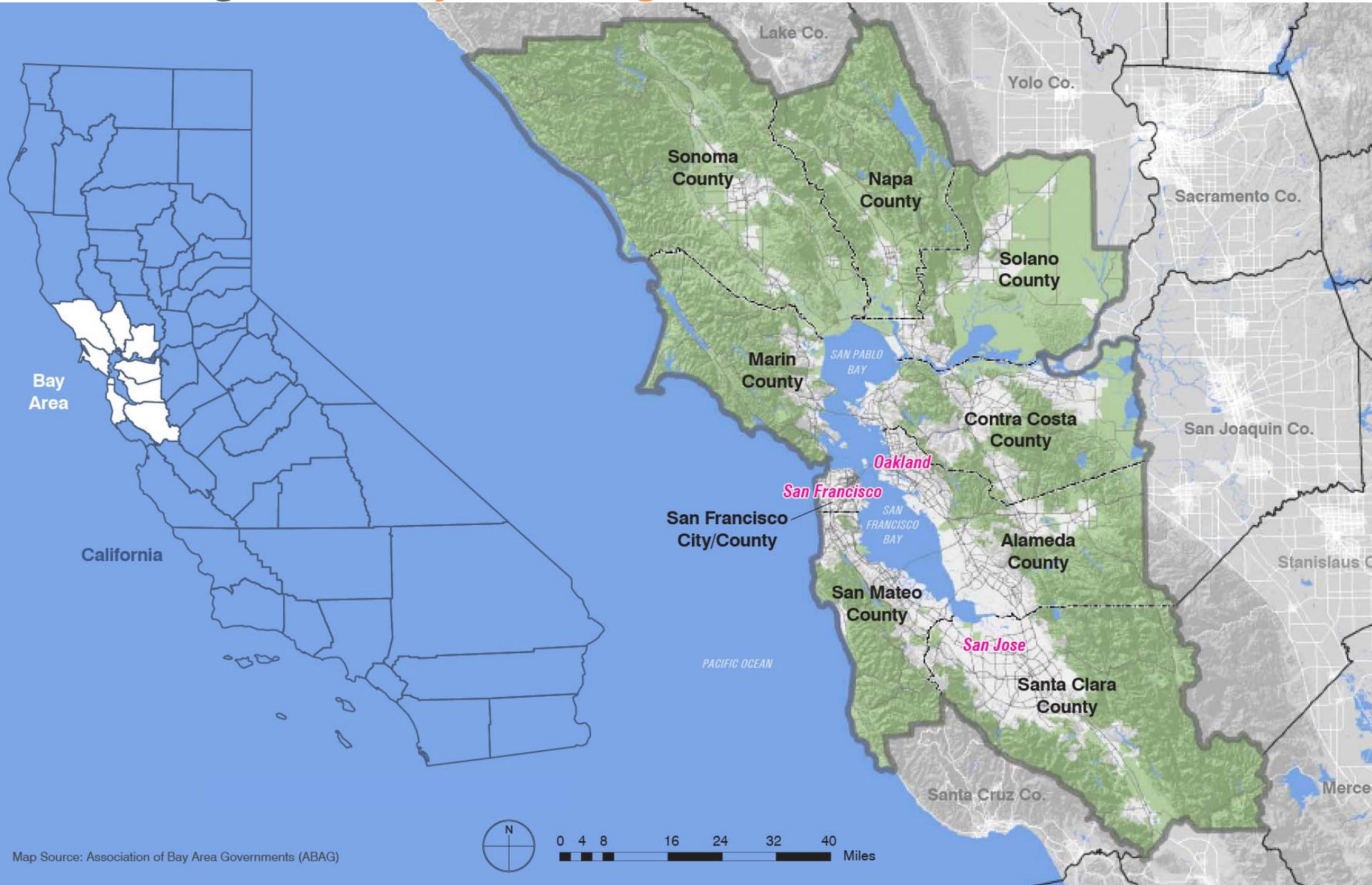
53% of inmates in San Francisco County Jail are Black

95% of the people who tested positive for COVID-19 in the Mission's densest Census tract were Latinx

Housing, Affordability, Displacement & Gentrification



Planning in the Bay Area Region



9 Counties:

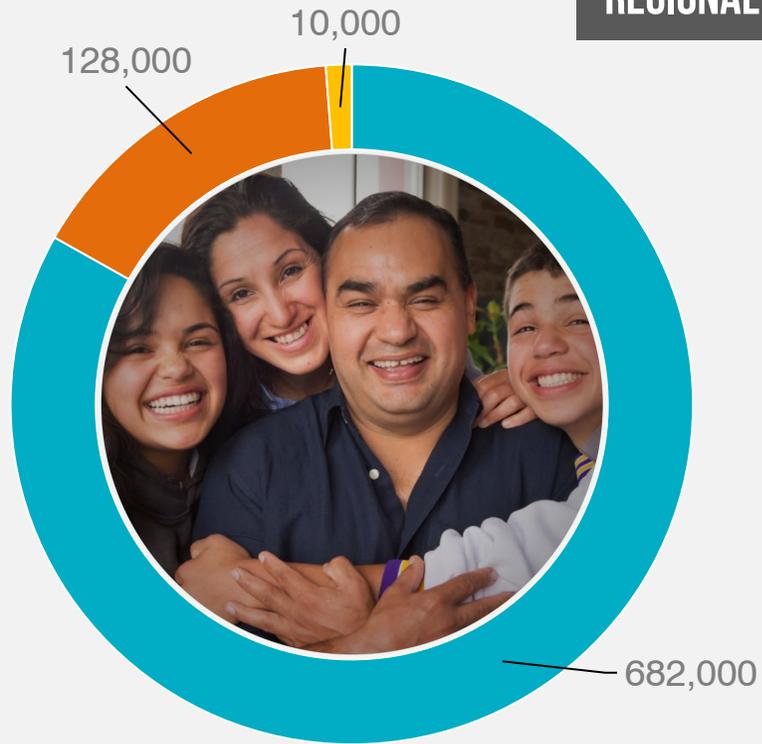
- 7,000 square miles
- 7.65 Million people (2015 est.)
- Very high median household income, 2013 (\$76,216)
- High income inequality

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



+820,000 +31%
New Households



+1,280,000 +37%
New Jobs

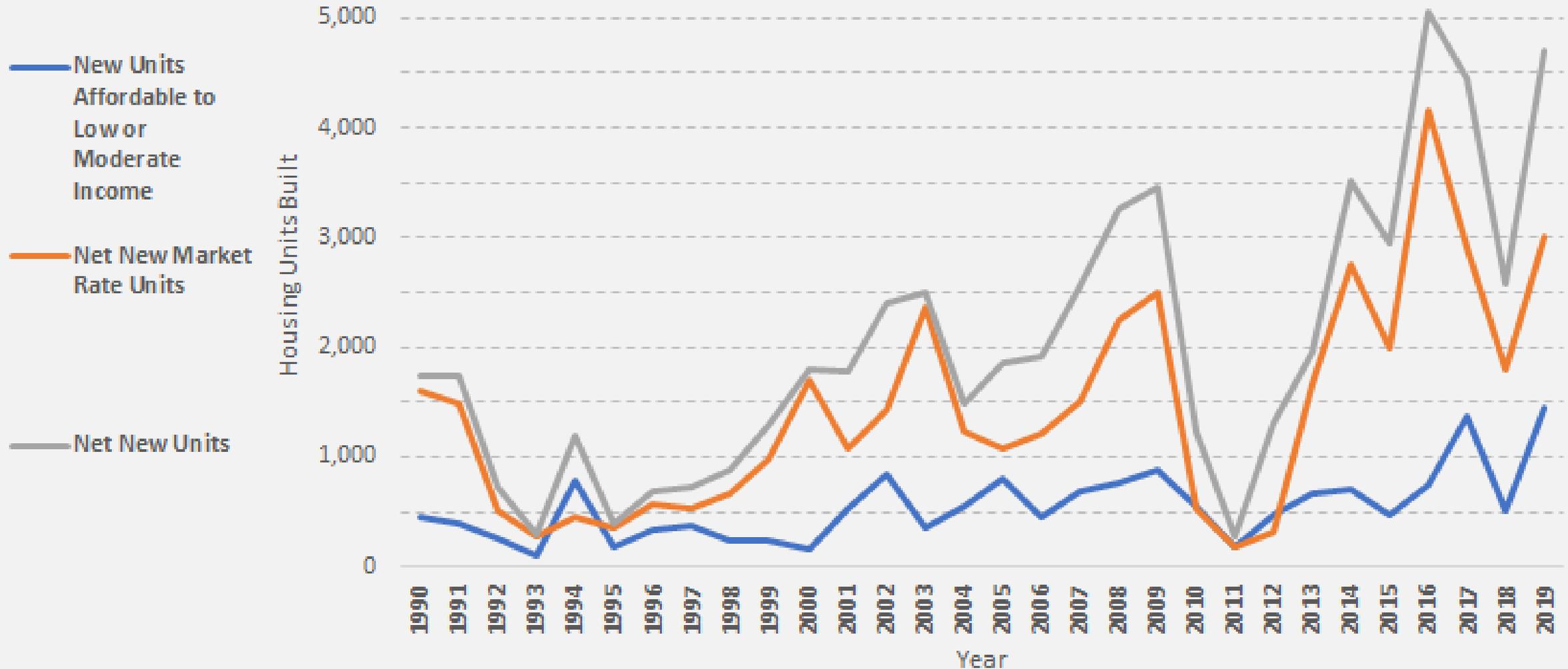
San Francisco:  Priority Development Areas

 Rest of City

Rest of Region: 

San Francisco Growth: Housing Units per Year

Housing Production by Year and Affordability Level 1990- 2019





PLANNING AND LAND USE IN THE CITY

THE PLANNING DEPARTMENT

2

The Planning Department **What We Do**

We manage growth and change by:

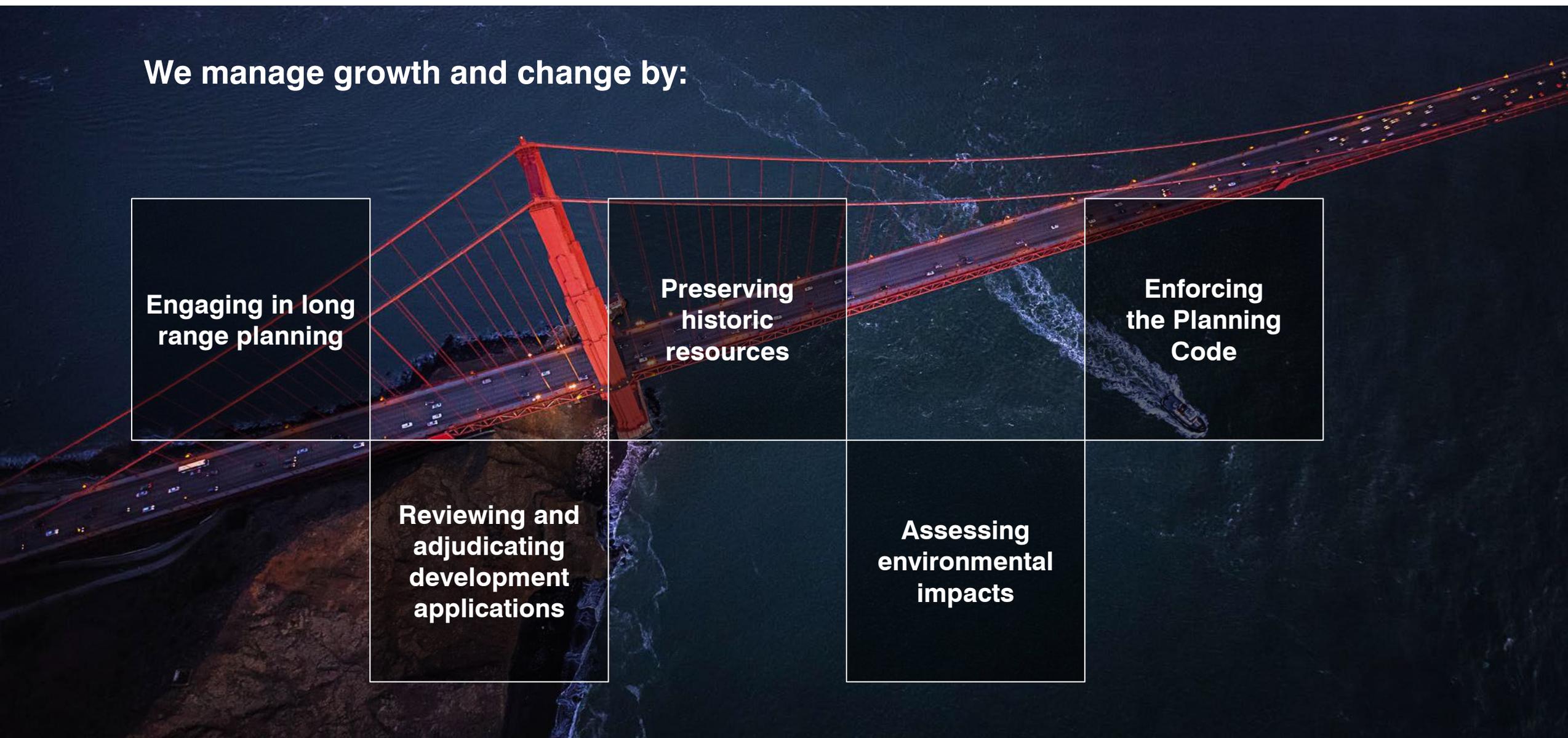
**Engaging in long
range planning**

**Preserving
historic
resources**

**Enforcing
the Planning
Code**

**Reviewing and
adjudicating
development
applications**

**Assessing
environmental
impacts**



The Planning Department Staff



The Planning Department **Commissions**

Planning Commission



President
Joel Koppel
June 2024 (M)



Vice President
Kathryn Moore
June 2022 (B)



Commissioner
Frank Fung
June 2022 (M)



Commissioner
Theresa Imperial
June 2024 (B)



Commissioner
Sue Diamond
June 2024 (M)



Commissioner
Deland Chan
June 2022 (B)



Commissioner
Rachel Tanner
June 2022 (M)

Historic Preservation Commission



President
Diane Matsuda
Dec. 2020 (M) Seat 7



Commissioner
Ruchira Nageswaran
Dec. 2023 (M) Seat 1



Commissioner
Kate Black
Dec 2022 (M) Seat 6



Commissioner
Chris Foley
Dec 2020 (M) Seat 5



Commissioner
Richard Johns
Dec. 2022 (M) Seat 4



Commissioner
Lydia So
Dec 2022 (M) Seat 2



Commissioner
Dec 2023 Seat 3

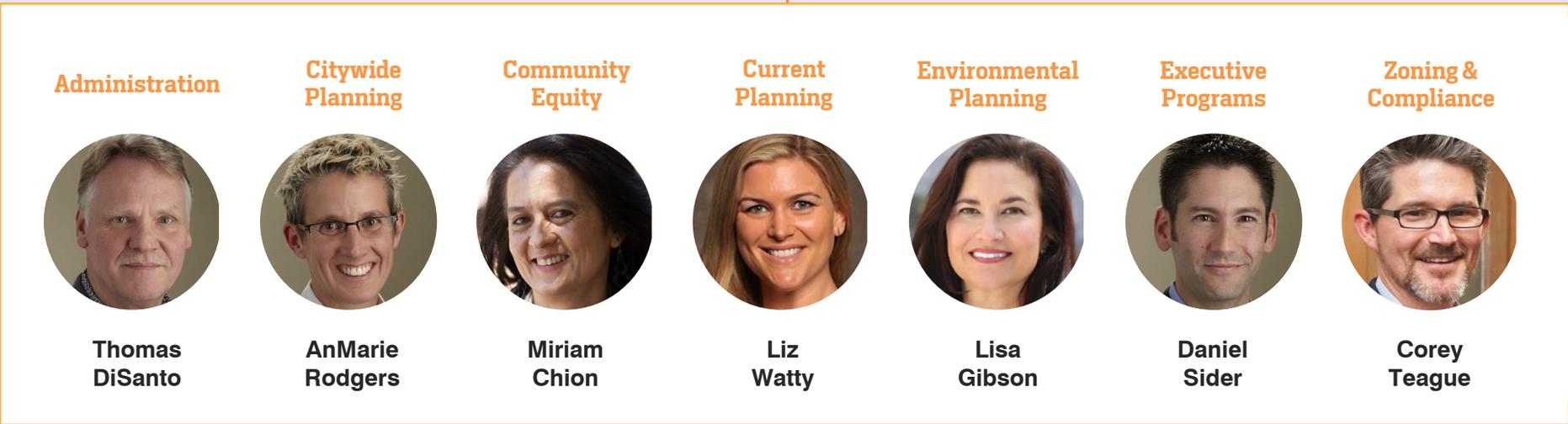
The Planning Department **Organizational Structure**



COMMISSIONS

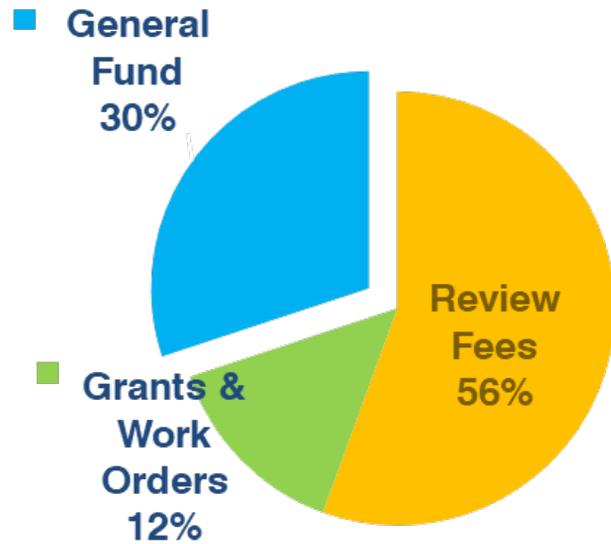


DEPT. DIVISIONS



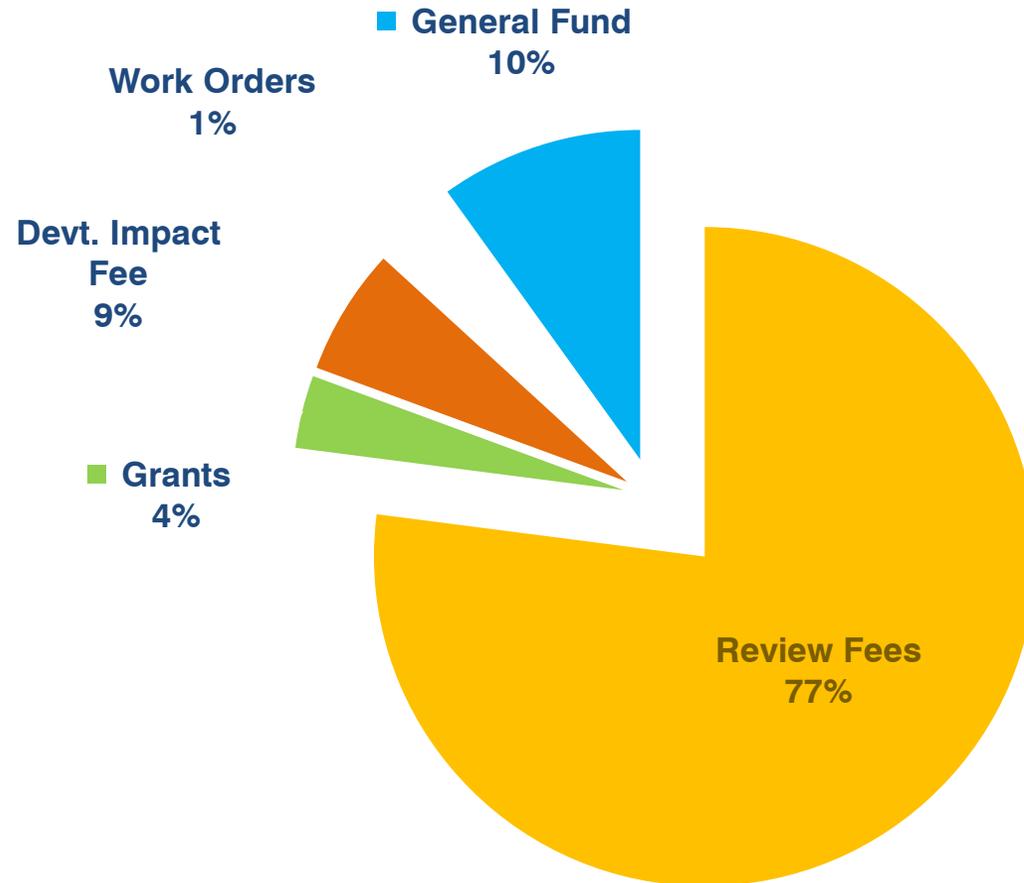
The Planning Department **How is Planning Work Funded?**

Revenue FY 02-03
Budget \$13.7M

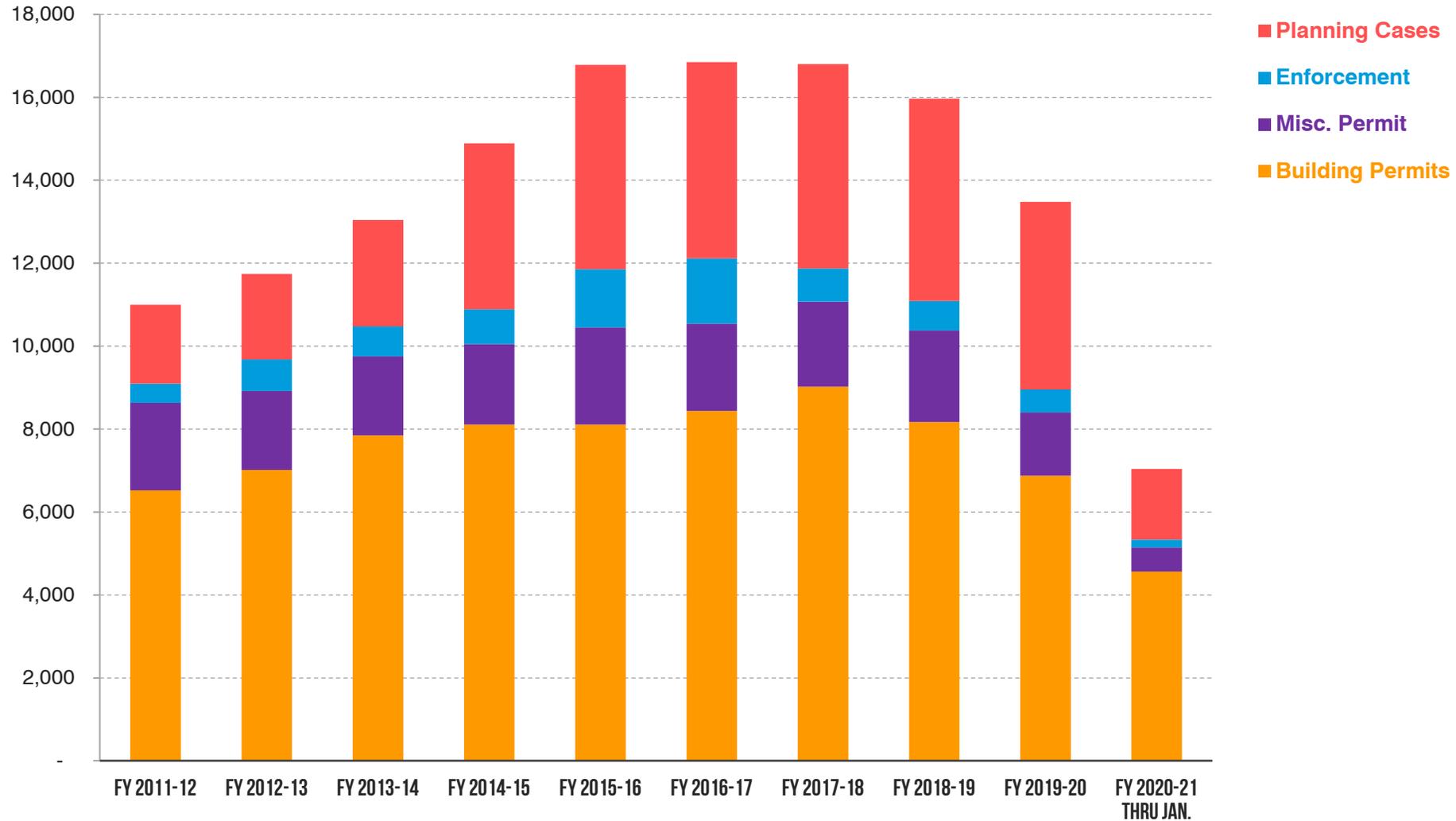


Revenue FY 19-20

\$58.4 Million Budget



The Planning Department **Volume of Work**



An aerial photograph of San Francisco, California, showing the city's dense urban landscape, the bay, and the Golden Gate Bridge in the distance. The text 'PLANNING CONTROLS' is overlaid in white, uppercase letters on the left side of the image.

PLANNING CONTROLS

HOW WE REGULATE



Planning Tools **General Plan**

 State mandated

HOUSING



COMMERCE AND INDUSTRY



RECREATION AND OPEN SPACE



TRANSPORTATION



LAND USE (INDEX)



URBAN DESIGN



ENVIRONMENTAL PROTECTION



COMMUNITY FACILITIES



SAFETY & RESILIENCE



AREA PLANS



ARTS



AIR QUALITY



NEW: HERITAGE CONSERVATION



NEW: ENVIRONMENTAL JUSTICE



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

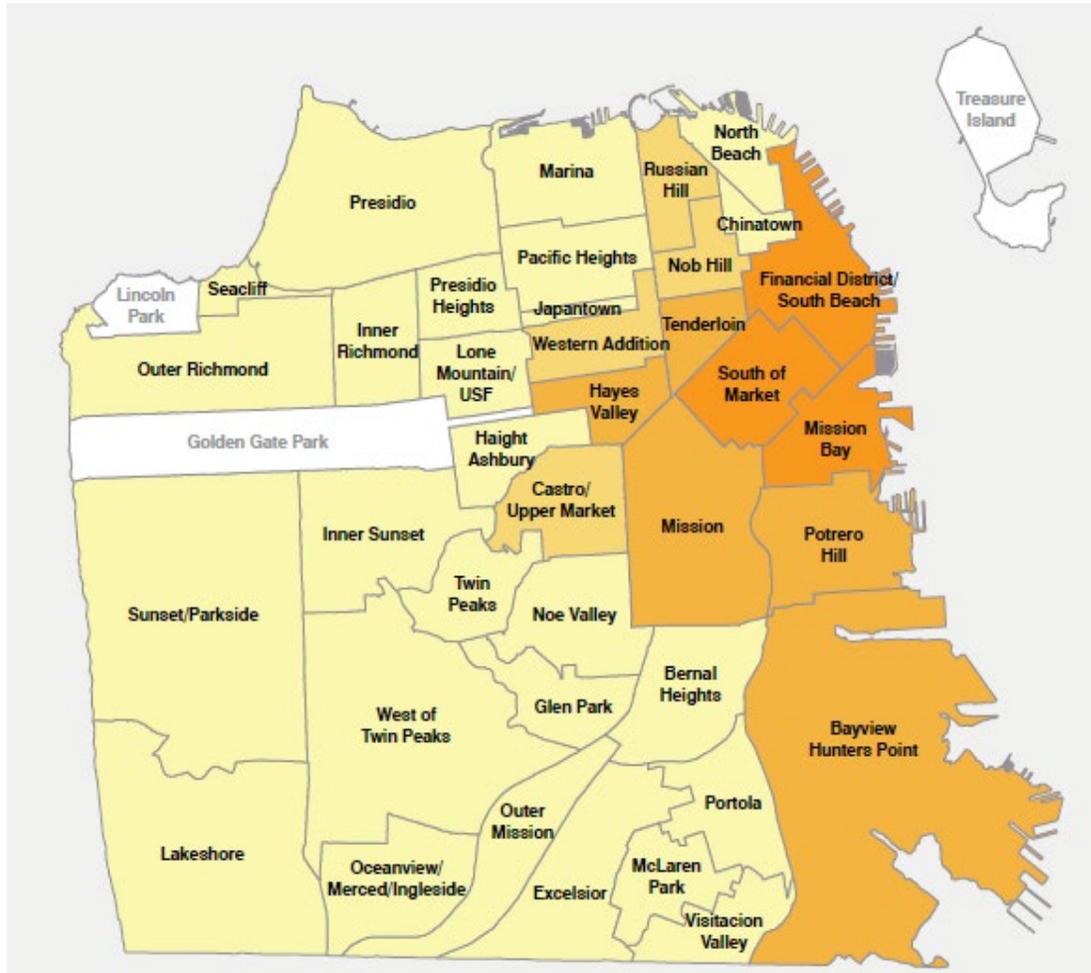


PIER 70

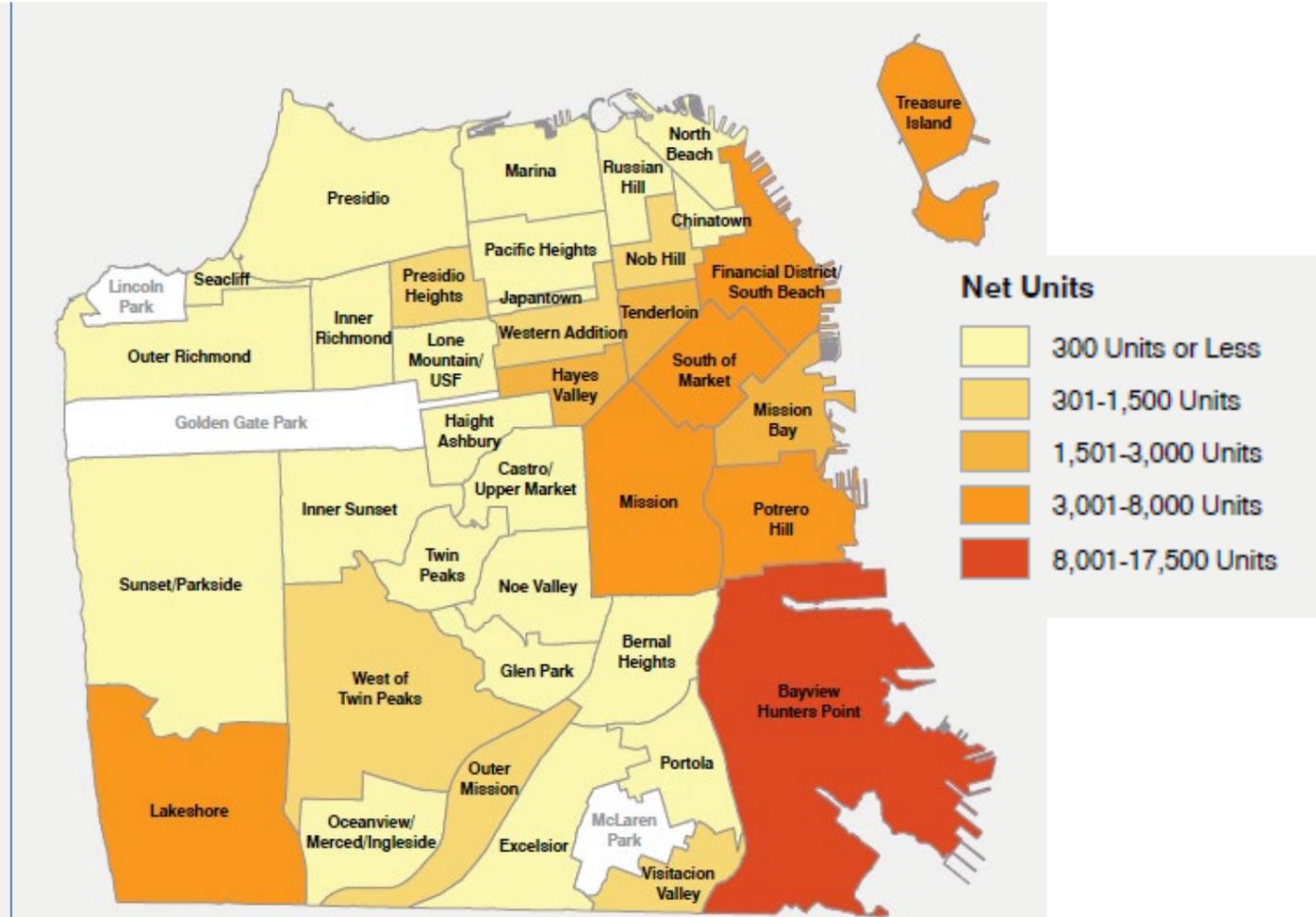
1,000-2,000 housing units, 30% affordable

Planning Tools **Area Plans and Equity**

Housing Production by Neighborhood



Housing Pipeline by Neighborhood



Planning Tools **Planning Code**

- Specific, objective regulations derived from the General Plan
- 2,000 pages of controls, including:



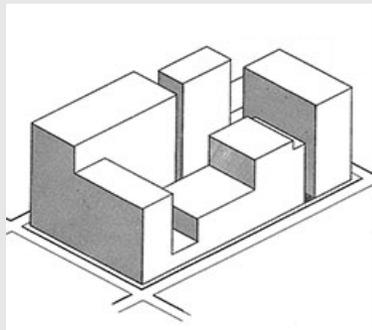
LAND USE



DENSITY



HEIGHT & BULK



BUILDING MASS & SCULPTING



SIGNAGE

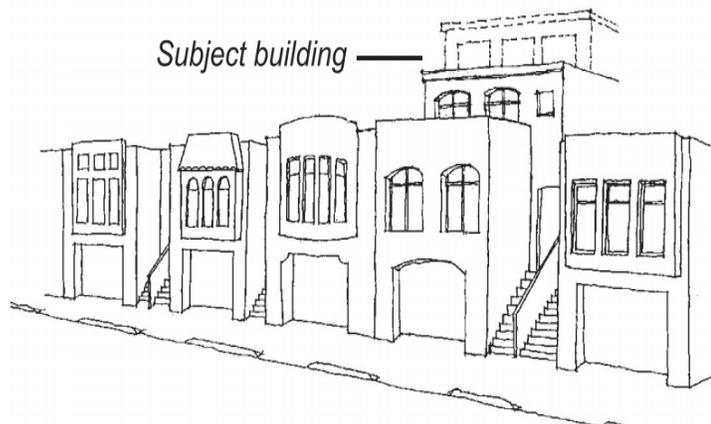


FEES & PROCEDURES

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.



Storefront elements bring human-scaled features to the street.

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



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





SAN FRANCISCO PLANNING
SERVING THE PUBLIC

4

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.



Serving the Public 49 South Van Ness Avenue

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.



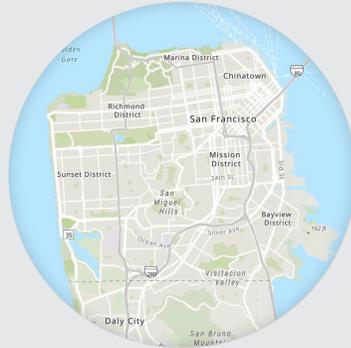
DBI, Planning, Fire, Public Works, Public Utilities, Public Health, the Entertainment Commission, the Office of Small Business and seven other City agencies working together under one roof.

Serving the Public **Digital Solutions**

CONVENIENT, TRANSPARENT, AND COVID-SAFE



Electronic Plan Review



Property Information Map



BUILD for Business



Building Eye



Public Portal

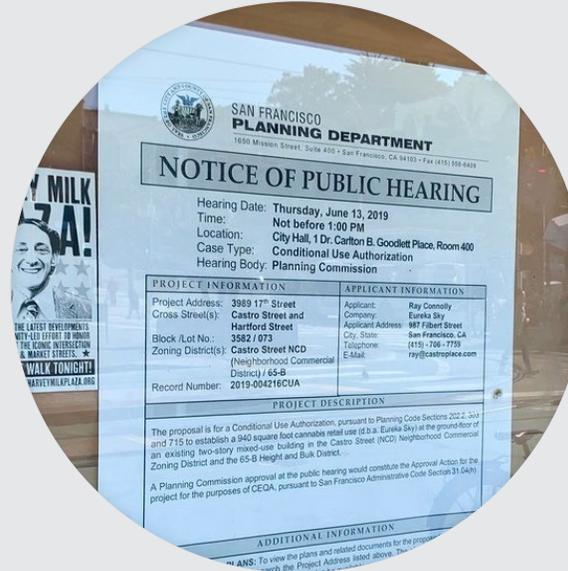
Serving the Public **Community Engagement**



**Community
Advisory
Committees**



**Community
Planning**



**Neighborhood
Notification**



Y-PLAN



Question & Answers

ASK A PLANNER



THANK YOU



San Francisco
Planning

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49 South Van Ness Avenue
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San Francisco CA 94103

www.sfplanning.org

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

