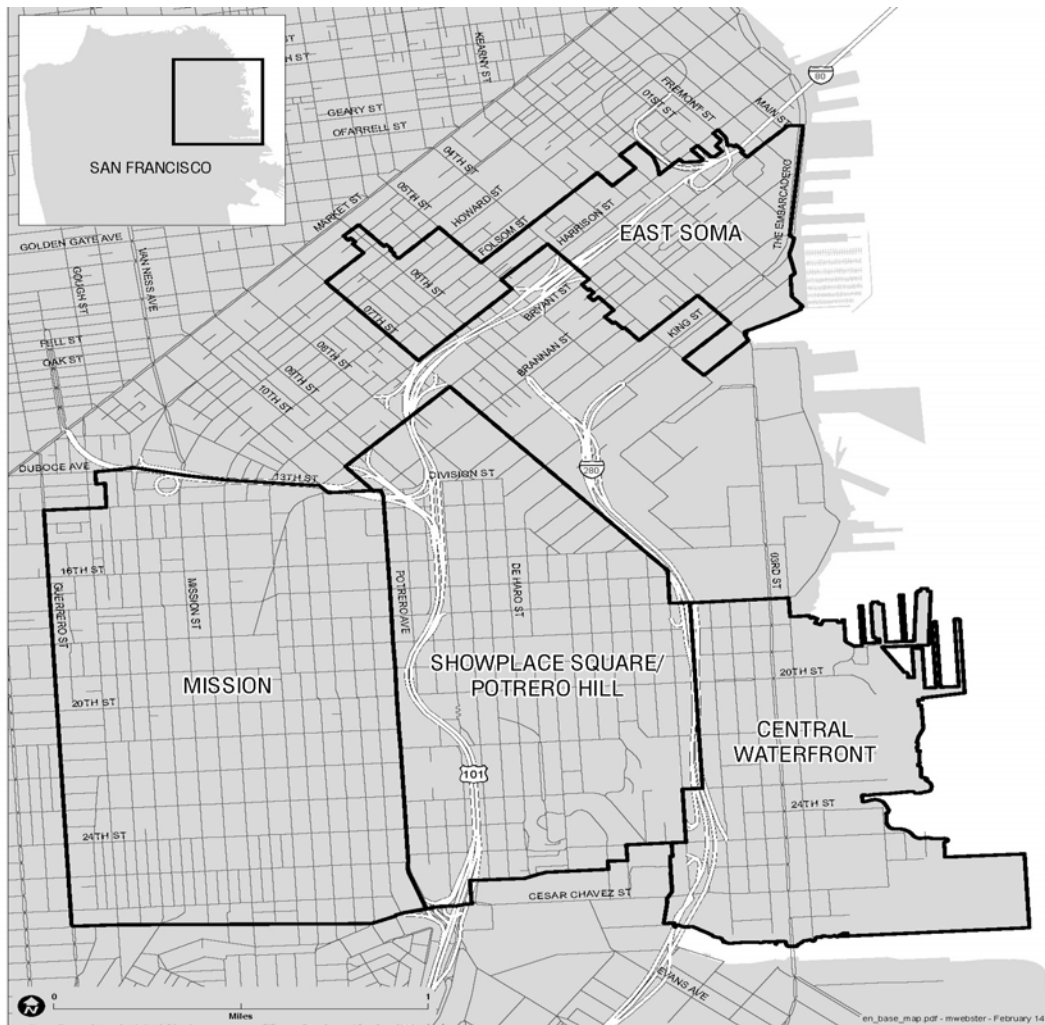


Materials for Eastern Neighborhoods Area Plans Initiation Hearing

Case No. 2004.0160EMTUZ



For Hearing on April 17, 2008

VOLUME 1

- I. Executive Summary
- II. General Plan Amendments (M-Case)



SAN FRANCISCO PLANNING COMMISSION

An electronic copy of this package is available on our website at: <http://en-hearings.sfplanning.org>. If you want a printed or CD copy of the material, please call 415.575.9097 or via email Eastern.Neighborhoods@sfgov.org.



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1 Executive Summary

For Hearing on: April 17 2008, Eastern Neighborhoods Initiation Hearing

To: Members of the Planning Commission

Item: **Eastern Neighborhoods Program**—Amendments to the General Plan, Planning Code and Zoning Map, and Interim Historic Preservation Procedures

Case Numbers:

2004.0160M	Amendments to the General Plan
2004.0160T	Amendments to the Planning Code
2004.0160Z	Amendments to the Zoning Map
2004.0160U	Interim Historic Preservation Procedures
2004.0160UU	Approving Public Benefits Program and Monitoring Procedures
2004.0160E	Certification of EIR and CEQA Findings

Staff Contacts: Ken Rich (415-558-6345), Sarah Dennis, Claudia Flores, Steve Wertheim, Michael Jacinto, Tim Frye, Sue Exline, Jon Swae, Andres Power

Reviewed By: John Rahaim, Larry Badiner, Amit Ghosh

Action Requested: Adoption of Resolutions of Intention to Initiate Amendments to the General Plan, Planning Code and Zoning Map

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Introduction:

The Planning Department is very pleased to present this Eastern Neighborhoods Program Initiation Package to the Commission for its consideration. The contents of these documents represent the culmination of many years of community participation in the development of a vision for the future of the four Eastern Neighborhoods: East SoMa, the Mission, Showplace Square – Potrero Hill and the Central Waterfront.

This Executive Summary serves as a guide for Commissioners to the Eastern Neighborhoods Program Initiation Package. The Initiation Package is intended to provide the Commission with all the documentation necessary to initiate necessary amendments to the General Plan, Planning Code and Zoning Map to implement the Eastern Neighborhoods Area Plans. (No initiation is required for the “U” or “E” cases listed above). Actions related to CEQA and the Environmental Impact Report will follow at the time of approvals. The package also contains a number of staff reports, draft Commission Resolutions, draft Ordinances for each of the cases listed above and other informational

documents, all of which are further described below.

Substantive background material on the Eastern Neighborhoods Program is found in the case reports attached to this Executive Summary.

During the approval hearing process, this Executive Summary will be modified to track changes made to the proposal that come about through Commission comments during the hearings.

Requested Commission Actions at this Hearing:

The following actions are requested from the Commission at this hearing:

1) Approve resolutions initiating amendments to the General Plan, Planning Code, and Zoning Maps

By formally initiating the process of making amendments to the General Plan, Planning Code and Zoning Map, the Commission directs staff to begin a required 21-day notice period and to calendar the first of a series of approval hearings after the 21-day period has run. Notice of the approval hearings will be published in the newspaper and mailed to every resident and property owner within 300 feet of all exterior boundaries of the planning areas, as required by section 306.3 of the Planning Code.

Please note that by initiating these amendments today, the Commission does not make any decision regarding the substance of the proposals. It retains full rights to accept, reject or modify any and all parts of the Eastern Neighborhoods proposals at future hearings.

2) Approve the proposed schedule for adoption hearings:

Staff has proposed the following schedule for approval hearings. May 15, 2008, May 22, 2008, June 5, 2008 and June 12, 2008. The hearing schedule may be changed in the future at the discretion of the Commission, based on its normal noticing procedures.

Requested Future Commission Actions:

By the end of a series of adoption hearings (not today) the Commission will be asked to take a series of actions, essentially approving the Eastern Neighborhoods Program. These include:

- Motion certifying the Environmental Impact Report
- Resolution making CEQA findings

- Resolution approving amendments to the General Plan
- Resolution approving amendments to the Planning Code
- Resolution approving amendments to the Zoning Map
- Resolution approving Interim Policies Regarding Historic Resources
- Resolution approving Public Benefits Program and Monitoring Procedures

Preliminary Staff Recommendation:

Staff recommends that at this hearing the Commission adopt resolutions to initiate amendments to the General Plan, Planning Code and Zoning Map and approve the proposed schedule for adoption hearings.

Contents and Summary of the Initiation Package:

The following table describes the contents of the Initiation Package:

	ITEM	DESCRIPTION
I.	EXECUTIVE SUMMARY MATERIALS	
I-1	Executive Summary Memo	This serves as a guide for the Commission to the contents of the Initiation Package and also will track changes to the proposal that arise through the hearing process.
I-2	Zoning Map, Zoning Summary Table and Heights Map	Because these documents must be removed from the Area Plans for adoption, they are reproduced here for reference.
I-3	Memo describing staff-initiated changes to the draft Area Plans and maps that were released in December 2007	This consists of a detailed matrix showing each instance of staff-initiated changes to policies or implementation measures, based on public comment after the December 2007 release of the Draft Area Plans.
I-4	Public Outreach Summary	This provides a summary of the Eastern Neighborhoods public outreach program to date.
II.	GENERAL PLAN AMENDMENTS (M-CASE)	The General Plan amendments include the Area Plans as well as proposed

		amendments to the General Plan itself.
II-1	General Plan Amendments Case Report	This case report includes the basic background material for the Eastern Neighborhoods Area Plans, as well as a description of the proposed amendments to the General Plan. <i>(Note: this staff report serves as the “master” case report for all components of the Initiation Package and includes general background material which is not included in the other case reports.)</i>
II-2	Commission Resolution of Intent to Initiate General Plan Amendments	This resolution will be used by the Commission to initiate the General Plan amendments. This resolution includes language about General Plan conformity and conformity with Priority Policies that is incorporated by reference into the other resolutions.
II-3	Draft Ordinance to Adopt General Plan Amendments	The Board of Supervisors will use this draft ordinance in the future to adopt the General Plan Amendments and Area Plans.
II-4	General Plan Amendments Attachment	This attachment to the ordinance includes the actual language of the proposed General Plan amendments.
II-5	Area Plan Documents	These are the actual Area Plan Documents, in a format ready for adoption by the Commission and Board of Supervisors. <i>Notes: 1) The colored zoning maps, zoning summary table and height maps have been removed from these documents because they will be superseded by the actual Zoning Map amendments and Planning Code amendments cited below. As noted above, these have been provided as part of the Executive Summary Materials for easy reference. 2) Changes proposed by staff and noted in the memo included as part of the Executive Summary Materials are <u>already included</u> in these Area Plan documents.</i>
II-6	General Plan map amendments attachment	To be supplied before adoption
III.	PLANNING CODE TEXT AMENDMENTS (T-CASE)	

III-1	Case Report	This case report summarizes the proposed text changes to the Planning Code necessary to implement the Eastern Neighborhoods Area Plans.
III-2	Commission Resolution of Intent to Initiate Planning Code Text Amendments	The Commission this will use this resolution to Initiate the Planning Code Text Amendments.
III-3	Draft Ordinance to Adopt Planning Code Text Amendments, including full text of proposed amendments	The Board of Supervisors will use this draft ordinance in the future to adopt the Planning Code Text Amendments.
IV.	ZONING MAP AMENDMENTS (Z-CASE)	
IV-1	Case Report	This case report summarizes the proposed amendments to the Zoning Map necessary to implement the Eastern Neighborhoods Area Plans.
IV-2	Commission Resolution of Intent to Initiate Zoning Map Amendments	The Commission this will use this resolution to Initiate the Zoning Map Amendments.
IV-3	Draft Ordinance to Adopt Zoning Map Amendments, including full list of changes by block and lot	The Board of Supervisors will use this draft ordinance in the future to adopt the Zoning Map Amendments. In an effort to conserve paper, please note that at initiation the full list of Assessor Blocks and Lots affected by the rezoning is not included in this document. The full list is available at 1650 Mission Street, Fourth Floor and on the Planning Department's website at easternneighborhoods.sfplanning.org . Please refer to the maps, Exhibit I-4, to see which parcels are being proposed for zoning and height changes. The full list of blocks and lots will be provided in hardcopy once the Commission is ready to approve the resolution.
V.	INTERIM HISTORIC PRESERVATION POLICIES (U-CASE)	
V-1	Case Report	This case report summarizes the proposed interim commission policies to protect historic resources while the historic resource surveys are being completed.

V-2	Draft Commission Resolution to Adopt Interim Policies on Historic Resource Protection	The Commission will use this resolution in the future to adopt Interim Policies on Historic Resource Protection. <i>Note: These interim policies do not need to be initiated.</i>
V-3	Historic Resource Interim Procedures	This attachment to the resolution contains the actual proposed interim policy language.
VI.	IMPLEMENTATION DOCUMENT	
VI-1	Public Benefits Program Case Report	This includes: An <u>Improvements Program</u> that addresses needs for open space, transit and transportation, community facilities and services, and affordable housing; a <u>Funding Strategy</u> that proposes specific funding strategies and sources to finance improvements identified in the Improvements Program; and a section on <u>Program Administration</u> that establishes roles for the community and City agencies, provides responsibilities for each, and outlines the steps required to implement the program.
VI-2	Resolution Approving Public Benefits Program and Monitoring Procedures	The Commission will use this resolution to approve the implementation measures, implementing all of the Area Plan policies as well as monitoring procedures.
VI-3	Implementation matrix	A list of implementation measures for each Area Plan, linked to each policy.
VI-4	Needs Assessment	A standards-based assessment of existing and future needs in each Plan Area

Changes to the Proposal during Hearing Process

(This section of the Executive Summary will be updated after each Commission hearing to reflect changes made to the proposal based on Commission direction.)

Exhibit I-2: Changes to the Draft 2007 Area Plans

This memo, and attachments following, identifies significant staff-initiated changes made as of April 17, 2008 to the Draft Eastern Neighborhoods Area Plans released in December 2007. These changes reflect community input as well as staff and City agency recommendations.

Area Plans

Area Plan Policies and Implementation Actions

A number of changes have been made to the Area Plan policies and implementation actions based on community and staff input. The attached **Area Plan Changes Matrix** identifies substantial content changes made to the policies and implementation actions since the December 2007 Draft. The table also identifies policies and implementation actions that have been deleted or renumbered. These edits are called out in the “Revised Policy” and “Revised Action” columns of the matrices.

Implementation actions have been removed from the Area Plans and are now contained in the Implementation Program Document, found in section VI-3 of the Eastern Neighborhoods Initiation Packet.

Area Plan Narrative Text

The text in the Area Plans has been edited generally to reflect policy changes described above. Significant text changes of note are called out below:

- **East SoMa Area Plan:** The introductory text under Objective 1.1 has been updated to reflect the removal of the proposed Urban Mixed Use (UMU) zoning from the East SoMa Area Plan’s zoning proposal. The text states that the existing Service Light Industrial (SLI) zoning will be left in place until the Planning Department can develop land use controls that take into account a comprehensive study of the growth needs of downtown and the impact of the future Central Subway.
- **East Soma Area Plan:** The introductory text under Objective 2.1 has been updated to reflect the removal of the proposed Urban Mixed Use (UMU) zoning from the affordable housing strategy and the retention of the existing SLI zoning.
- **Showplace Square/Potrero Hill Area Plan:** The introductory text under Objective 1.1 has been updated to reflect the addition of an “innovative industries” special use district.

Area Plan Maps

Zoning Map

The zoning maps have been removed from the Area Plans. (This is because zoning must be adopted by the Planning Commission and Board of Supervisors separately from the Area Plans.) Edits to the zoning maps are identified on the map contained in **section I-2** of the Eastern Neighborhoods Initiation Packet.

Heights Map

The heights maps have been removed from the Area Plans. (This is because height districts must be adopted by the Planning Commission and Board of Supervisors separately from the Area

Plans.) Edits to the heights maps are identified on the maps contained in **section I-2** of the Eastern Neighborhoods Initiation Packet.

Conceptual Land Use Maps

The conceptual land use maps have been updated in each Area Plan to reflect the new proposed zoning.

Public Transit Improvements Concept Map

The Public Transit Improvements Concept Map contained in the Appendix Maps section of the Area Plans has been updated to include Mission Street as a “Transit Service Improvements Area.”

LAND USE						
OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action
1.1	ENCOURAGE THE TRANSITION OF THE CENTRAL WATERFRONT TO A MORE MIXED USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD	1.1.1	Revise land use controls in the core PDR area generally south of 23rd Street, to protect and promote PDR activities, as well as the arts, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced.		1.1.1.1	Amend the Planning Code to establish a new "PDR-2" district in this area
		1.1.2	Revise land use controls in formerly industrial areas outside the core Central Waterfront industrial area, to create new mixed use areas, allowing mixed-income housing as a principal use, small retail, small office, and small to medium sized research and development, while protecting against the wholesale displacement of PDR uses.	Revise land use controls in formerly industrial areas outside the core Central Waterfront industrial area, to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development, while protecting against the wholesale displacement of PDR uses.	1.1.2.1	Amend the Planning Code to establish a new "Urban Mixed Use" district in this area.
		1.1.3	Permit and encourage life science and medical related uses in the northern portion of the Central Waterfront, close to Mission Bay, by eliminating restrictions on life-science and medical-related office and clinical uses that might otherwise apply.		1.1.3.1	Amend the Planning Code to establish a "Life Science / Medical Special Use District" within the Urban Mixed Use district of the Central Waterfront.
		1.1.4	Maintain the integrity of the historic Dogpatch neighborhood.		1.1.4.1	Continue existing residential zoning in this area.
		1.1.5	Create a buffer around Dogpatch to protect against encroachment of larger office and life science research uses	Create a buffer around the Dogpatch neighborhood to protect against encroachment of larger office and life science research uses	1.1.5.1	When establishing the Life Science / Medical Special Use District in the northern portion of the Central Waterfront, create a buffer zone including the Dogpatch neighborhood where the provisions of the Special Use District do not apply.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.1.6	Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of Central Waterfront, while allowing larger retail in the new Urban Mixed Use districts only when part of a mixed-use development.		1.1.6.1	Maintain existing Planning Code provisions that permit small and moderate sized retail establishments for the neighborhood commercial districts along 22nd and 3rd Streets.	
		1.1.7	Ensure that future development of the Port's Pier 70 Mixed Use Opportunity Site supports the Port's revenue-raising goals while remaining complementary to the maritime and industrial nature of the area.		1.1.7.1	Continue and complete the Port-sponsored planning process for Pier 70. Retain the existing M2 heavy industrial zoning in this area until the planning process concludes and then amend the Planning Code accordingly.	
		1.1.8	Consider the Potrero power plant site as an opportunity for reuse for larger-scale commercial and research establishments.		1.1.8.1	Retain the existing M2 heavy industrial zoning in this area until after a community planning process has occurred and then amend the Planning Code accordingly.	
1.2	IN AREAS OF THE CENTRAL WATERFRONT WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER	1.2.1	Ensure that in-fill housing development is compatible with its surroundings.		1.2.1.1	See design guidelines in the Built Form chapter and affordability requirements in the Housing chapter.	Amend the Planning code to adopt design controls; See design guidelines discussed in the Built Form chapter, air quality and noise objectives below, and affordability requirements in the Housing chapter.
		1.2.3-1.2.2	For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require housing development over commercial. In other mixed use districts encourage housing over commercial or PDR where appropriate.		1.2.3-1.2.2.1	Maintain existing Planning Code provisions that permit small and moderate sized retail establishments for the neighborhood commercial districts along 22nd and 3rd Streets. Allow (but do not require) housing over commercial or PDR where appropriate in the new Urban Mixed Use district.	Amend the Planning Code to only allow large retail with a conditional use permit and require it be part of a mixed-use development in the Urban Mixed Use District.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.2-4 1.2.3	In general, where residential development is permitted, control building height and bulk guidelines and bedroom mix requirements		1.2-4-1 1.2.3.1	In all new zoning districts that permit housing, amend the Planning Code to remove maximum density controls and institute building height, bulk, and bedroom mix requirements.	Amend the Planning Code for all new zoning districts that permit housing to remove maximum density controls and institute building height, bulk, and bedroom mix requirement.
		1.2-5 1.2.4	Identify Portions of the Central Waterfront where it would be appropriate to increase maximum heights for residential development.		1.2-5-1 1.2.4.1	Amend the height and bulk controls for the Central Waterfront to increase height limits in appropriate places. (See height map in the Built Form chapter).	Amend the height and bulk controls for Central Waterfront to increase height limits in appropriate places. Develop increased levels of public benefits fees to cover these areas.
1.5-1.3	INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN CENTRAL WATERFRONT	1.5-1-1.3.1	Continue existing legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.		1.5-1-1-1.3.1.1	Continue existing Planning Code regulations for legal nonconforming uses.	
		1.5-2-1.3.2	Provide flexibility for legal housing units to continue in districts where housing is no longer permitted.		1.5-2-1-1.3.2.1	Amend the Planning Code to develop new nonconforming use provisions which relate to existing housing in districts where housing is no longer permitted.	Amend the Planning Code to allow housing units in PDR districts to continue as nonconforming uses, subject to other code requirements.
1.6-1.4	SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF THE CENTRAL WATERFRONT	1.6-1-1.4.1	Continue to permit manufacturing uses that support the Knowledge Sector in the Mixed Use and PDR districts of the Central Waterfront.		1.6-1-1-1.4.1.1	Continue to permit manufacturing uses in Mixed Use and PDR districts.	
		1.6-2-1.4.2	Allow medical office and life science uses in portions of the Central Waterfront where it is appropriate.		1.6-2-1-1.4.2.1	Through use of a Life Science Overlay Special Use District, permit medical office and life science uses in the northern portions of the Central Waterfront.	Amend the Planning Code to establish a Life Science/Medical Special Use District, which permits medical office and life science uses in the northern portions of the Central Waterfront.
		1.6-3-1.4.3	Allow other Knowledge Sector office uses in portions of the Central Waterfront where it is appropriate.		1.6-3-1-1.4.3.1	Permit limited amounts of non-medical and non-life science office above the ground floor in Mixed Use and PDR-1 districts.	Amend the Planning Code to permit limited amounts of office above the ground floor in Mixed Use and PDR-1 districts.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4-6-4 1.4.4	Identify portions of the Central Waterfront where it would be appropriate to allow other research and development uses that support the Knowledge Sector.		4-6-4-1 1.4.4.1	Continue to permit R&D-oriented manufacturing uses in Mixed Use and PDR districts. Permit limited amounts of non-life science R&D office above the ground floor in other Mixed Use and PDR districts.	Continue to permit R&D-oriented manufacturing uses in Mixed Use and PDR districts. Permit limited amounts of R&D office above the ground floor in other Mixed Use and PDR districts.
4-7-1.5	MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET	4-7-4 1.5.1	Reduce potential land use conflicts by providing accurate background noise-level data for planning.		4-7-4-1 1.5.1.1	Update the 1972 San Francisco Transportation Noise-level map in the General Plan Noise Element to reflect current conditions and to ensure compatible land use planning.	
		4-7-2 1.5.2	Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Central Waterfront.		4-7-2-1 1.5.2.1	As part of the environmental review process for proposed new uses that are expected to generate noise levels that exceed ambient noise, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses.	For proposed new uses that are expected to generate noise levels that contribute to increased ambient noise levels, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses as part of the project design and environmental review process.
					4-7-2-2 1.5.2.2	As part of the environmental review process for proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use.	For proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use as part of project design and the environmental review process.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4-8 1.6	IMPROVE INDOOR AIR QUALITY FOR SENSITIVE LAND USES IN THE CENTRAL WATERFRONT	4-8-1 1.6.1	Minimize exposure to air pollutants from existing traffic sources for new residential developments, schools, daycare and medical facilities.		4-8-1-1 1.6.1.1	As part of the environmental review process for proposed new sensitive uses, including residential, childcare, and school facilities, work with the Department of Public Health to perform the appropriate exposure analysis.	For proposed sensitive uses, including residential, childcare and school facilities, work with the Department of Public Health to perform appropriate air quality exposure analysis as part of the project design and environmental review process.
4-3 1.7	RETAIN THE ROLE OF CENTRAL WATERFRONT AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES	4-3-1 1.7.1	In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.	In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types.	1.3.1.1	In PDR districts, amend the Planning Code to institute new building demolition controls that protect sound PDR buildings.	Amend the Planning Code to extend PDR demolition controls to new PDR districts
		4-3-2 1.7.2	Strongly discourage case-by-case rezoning of areas within PDR districts	Ensure that any future rezoning of areas within PDR districts is proposed within the context of periodic evaluation of the city's needs for PDR space.	4-3-2-1 1.7.2.1		As part of the 5-year monitoring report, Planning staff will recommend any appropriate changes to land use controls, based on new conditions.
		4-3-3 1.7.3	Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.		4-3-3-1 1.7.3.1	See design guidelines in the Built Form chapter.	Amend the Planning code to adopt design controls: See design guidelines discussed in the Built Form chapter.
4-4 1.8	PROTECT MARITIME AND MARITIME-RELATED ACTIVITIES IN THE CENTRAL WATERFRONT	4-4-1 1.8.1	Ensure that development adjacent to the Pier 70 and Pier 80 facilities does not conflict with intensive 24-hour industrial operations characteristic of these sites or conflict with transportation access to these areas.		4-4-1-1 1.8.1.1	Amend the Planning Code to establish a new "PDR-2" district generally east of Illinois Street, prohibiting residential development.	
		4-4-2 1.8.2	To better serve businesses and industry, enhance the infrastructure and working environment within areas designated for maritime uses.		4-4-2-1 1.8.2.1	See Built Form and Transportation Chapters.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
HOUSING							
2.1	ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE CENTRAL WATERFRONT IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES	2.1.1	Require developers in some formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.		2.1.1.1	Amend the Planning Code to designate an "Urban Mixed Use" (UMU) zoning district in some formerly industrial areas, imposing "mixed income" housing requirements	
		2.1.2	Provide land and funding for the construction of new housing affordable to very low and low income households.		2.1.2.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to dedicate land for construction of affordable housing.	
		2.1.3	Provide units that are affordable to households at moderate and "middle incomes" – working households earning above traditional below-market rate thresholds but still well below what is needed to buy a market priced home, with restrictions to ensure affordability continues.		2.1.3.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to construct housing priced for moderate and "middle" incomes.	
		2.1.4	Allow single-resident occupancy hotels (SROs) and "efficiency" units to continue to be an affordable type of dwelling option, and recognize their role as an appropriate source of housing for small households.		2.1.4.1	Amend the Planning Code to permit SROs to be constructed under "mixed income" housing requirements provided they meet moderate and "middle" income levels.	Consider adjustments to current inclusionary policies that would enable SROs to contribute to affordable housing stock.
					2.1.4.2	Amend the Planning Code to exempt SROs and other small household types such as affordable senior housing from requirements to provide a minimum of 40% two-bedroom units.	
					2.1.4.3	Amend the Planning Code to require SRO development to adhere to moderate and "middle income" pricing requirements.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
2.2	RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES	2.2.1	Maintain strict demolition policies that require replacement of units that are equivalent to those lost at both income level and tenure type.	Adopt Citywide demolition policies that discourage demolition of sound housing, and encourage replacement of affordable units.	
		2.2.2	Preserve viability of existing rental units		
		2.2.3	Consider acquisition of existing housing for rehabilitation and dedication as permanently affordable housing.		
		2.2.4	Ensure that at-risk tenants, including low-income families, seniors, and people with disabilities, are not evicted without adequate protection.		
		2.1.4.4	Work with SFDPH and DBI to amend the Building Code to update housing standards for new and existing SROs to reflect their current uses.	Delete this implementation measure.	
		2.1.4.5 2.1.4.4	Maintain an inventory of SRO hotels and units. Include in the Plan's regular monitoring program a review of affordability levels of SROs. If monitoring demonstrates that SROs are no longer a reliable source of affordable housing, revise SRO policies above.		
		2.2.1.1	Consider levels of affordability and tenure type of replacement units as criteria in the administration of Conditional Use authorizations.	Consider affordability and tenure type of replacement units as criteria for demolition.	
		2.2.2.1	Extend funding programs for housing rehabilitation (CHRP loans) to owners of rental properties where rents serve below median tenants.	Explore programs to acquire and rehabilitate existing at-risk rental housing.	
		2.2.3.1	The Mayor's Office of Housing will continue to allocate funds for rehabilitation projects, and pursue acquisition and rehabilitation of major projects.		
		2.2.4.1	The Mayor's Office of Housing will work with the Rent Board and other agencies to prevent unfair evictions.		
		2.2.4.2	The Mayor's Office of Housing will establish additional programs for at-risk categories, to find units within neighborhoods and to assist transition to new living units.	The Mayor's of Housing will continue to provide housing for at-risk residents through existing programs.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
2.3	ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES	2.3.1	Target the provision of affordable units for families.		2.2.4.3	The Mayors Office of Housing will work with neighborhood nonprofits to offer displaced tenants comparable units and replacement housing or other adequate protections	Delete this implementation measure.
					2.3.1.1	Amend the Planning Code to increase heights wherever appropriate and remove density controls to support the development of affordable housing. Work with MOH to identify potential development sites.	Work with the Mayor's Office of Housing to identify potential development sites for family housing.
					2.3.1.2	The Board of Supervisors will increase public funding for family-sized units.	The Mayors Office of Housing will work with relevant city agencies to explore ways to increase public funding for family-sized units.
					2.3.1.3	Amend the Planning Code to allow unit mix requirements to be met through provision of inclusionary housing.	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
		2.3.2	Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.		2.3.2.1	Draft design guidelines for family friendly housing to guide development in these areas.	
					2.3.2.2	Prioritize funding for family and rental units in distribution of affordable housing monies in transit and amenity-rich areas.	
		2.3.3	Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.	Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.	2.3.3.1	Amend the Planning Code to eliminate residential densities, instead regulate by bedroom number.	
					2.3.3.2	Amend the Planning Code to enable units provided through inclusionary or other affordable housing programs to count towards a total project percentage	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
	2.3.4 Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed use developments.				2.3.4.1	Ensure design guidelines contain specifications for child care facilities within multifamily housing.	
					2.3.4.2	Amend the Planning Code to allow units designed and designated for licensed family-childcare to count towards inclusionary requirements	Delete this implementation measure.
					2.3.4.3	Amend the Planning Code to allow land dedicated to meet mixed income requirements to be dedicated as a park or recreation space, in locations where there is an identified park or recreational need.	Delete this implementation measure.
					2.3.4.4	Apprise developers of available incentives, including grant funding, for licensed childcare centers or providing and dedicating public open space.	Apprise developers of available incentives, including, for example, grant funding, for licensed childcare centers.
					2.3.4.3		Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community improvements in the project area.
					2.3.4.3		Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community improvements in the project area.
	2.3.5 Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.				2.3.5.1	The Planning Department will work in cooperation with implementing agencies such as the SFCCTA and MTA, the Department of Recreation and Parks, the Mayor's Office of Economic and Workforce Development and the Mayor's Office of Housing, to secure grant and bond funding for community improvements.	The City Administrators Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
					2.3.5.2	The Planning Department will work with the Department of Recreation and Parks to create neighborhood assessment districts to support maintenance of new parks.	MOEWD will work with the Recreation and Park Department to create neighborhood assessment districts to support maintenance of new parks.

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.3.5.3	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
		2.3.6	Establish a localized impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to subsidize transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.	Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.	2.3.6.1	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure in the project area.	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure .
2.4	LOWER THE COST OF THE PRODUCTION OF HOUSING	2.4.1	Require developers to separate the cost of parking from the cost of housing in both for sale and rental developments.		2.4.1.1	Amend parking requirements in the Planning Code.	
					2.4.1.2	Monitor the sales prices of parking spaces in new developments, and re-evaluate policies based on information.	
		2.4.2	Revise residential parking requirements so that structured or off-street parking is permitted up to specified maximum amounts in certain districts, but is not required.		2.4.2.1	Amend parking requirements in the Planning Code.	
		2.4.3	Encourage construction of units that are "affordable by design."		2.4.3.1	Establish a working group including the development community, the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence, translating into less costly units.	Establish a working group including representatives of the development community, the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.4.4	Facilitate housing production by simplifying the approval process wherever possible.		2.4.4.1	Eliminate the majority of conditional use permit requirements in the Eastern Neighborhoods.	
					2.4.4.2	Establish strict timelines surrounding Discretionary Review – i.e. do not allow extended continuances for plan reviews.	Delete this implementation measure.
					2.4.4.3-2.4.4.2	Facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.	Explore ways to facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.
					2.4.4.4-2.4.4.3	Utilize state authorized infill exemptions where appropriate to limit environmental review of residential development consistent with this plan.	
2.5	PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION	2.5.1	Consider how the production of new housing can improve the conditions required for health of San Francisco residents.		2.5.1.1	Encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) or the HDMT development checklist at the design or project review phase to evaluate the healthfulness of project location and design choices in a holistic manner.	In an effort to evaluate the healthfulness of project location and/or design choices, encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) at the design or project review phase.

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.5.2	Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.		2.5.2.1	The Mayor's Office of Housing will emphasize seeking sites / provide family sized units with good access to community amenities like parks, social services, and schools.	The Mayor's Office of Housing and the SF Housing Authority will work with the Department of Recreation and Parks and the SFUSD to seek sites for family housing with good access to community amenities like parks, social services, and schools.
					2.5.2.2	Draft design guidelines for family friendly housing, and include guidelines for licensed childcare centers and licensed family childcare in multi- family housing.	
					2.5.2.3	Work with the Mayor's Office of Community Development and DCYF to co-locate affordable licensed childcare in new affordable family housing units above 100,000 square feet.	The Mayor's Office of Housing will work with Department of Children, Youth, and Families to co-locate affordable licensed childcare in new affordable family housing units.
		2.5.3	Require new development to meet minimum levels of "green" construction.		2.5.3.1	Follow the recommendations of the Mayor's Task Force on Green Building for the City and County of San Francisco and employ Leadership in Energy and Environmental Design (LEED)® standards and/or other systems such as GreenPoints as requirements for new commercial building and residential uses.	Follow pending legislation, Chapter 13C of the Building Code.
		2.5.4	Provide design guidance for the construction of healthy neighborhoods and buildings.		2.5.4.1	Consider the creation of health based building guidelines through the creation of a DBI, DPH, & Planning workgroup on healthy housing. Amend necessary Planning Code or Building Code requirements per workgroup recommendations.	Establish a workgroup with participants from DBI, DPH, and Planning and the building design community to consider and recommend health-based building design guidelines and, where appropriate, related amendments to the Planning Code or Building Code.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
2.6	CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY	2.6.1	Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.		2.6.1.1	Support efforts of the Mayor's Office of Housing and other City departments by continuing to provide departmental resources.	
		2.6.2	Explore housing policy changes at the Citywide level that preserve and augment the stock of existing rental and ownership housing.		2.6.2.1	Amend the Planning Code to allow pre-existing, nonconforming units such as Live/Work lofts, to pay retroactive development impact fees to achieve conformance status, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to allow pre-existing, nonconforming units such as Live/Work lofts, to pay retroactive development impact fees to achieve conformance status.
					2.6.2.2	Continue to monitor neighborhood support for accessory dwelling units (ADUs), and provide information to interested groups on the topic.	
					2.6.2.3	The Mayor's Office of Housing will work with the Board of Supervisors to develop citywide housing initiatives, including bond funding, housing redevelopment programs, and employer subsidies for workforce housing.	
		2.6.3	Research and pursue innovative revenue sources for the construction of affordable housing, such as tax increment financing, or other dedicated City funds.		2.6.3.1	Keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.	The Mayor's Office of Housing will keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.6	New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.		3.1.6.1		Adopt these requirements as design guidelines.
		3.1.7		Attractively screen rooftop HVAC systems and other building utilities from view.	3.1.7.1		Amend the Planning Code to require HVAC screening.
		3.1.8	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.		3.1.8.1		Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.
		3.1.9	Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.		3.1.9.1		Amend the Planning Code to allow office and housing uses without restriction in appropriate historic buildings to encourage rehabilitation and preservation.
		3.1.10		After results are obtained from the historic resources surveys, make necessary adjustments to these built form guidelines to ensure that new structures, particularly in historic districts, will be compatible with the surrounding historic context.	3.1.10.1		Revise design guidelines in the Central Waterfront Area Plan, as appropriate upon completion of the historic resource surveys.
		3.1.11	Establish and require height limits along alleyways to create the intimate feeling of being in an urban room.		3.1.11.1		Amend the Planning Code to set height and alley controls.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.6-3.1.12	Establish and require height limits and upper story setbacks to maintain adequate light and air to sidewalks and frontages along alleys.		3.1.12.1		Amend the Planning Code to set alley guidelines.
3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.	3.2.1	Require high quality design of street-facing building exteriors.		3.2.1.1		Adopt these requirements as design guidelines.
		3.2.2	Make ground floor retail and PDR uses as tall, roomy and permeable as possible.		3.2.2.1		Amend the Planning code to allow 15' ground floor heights and to require 60% fenestration and 75% transparency.
		3.2.3	Minimize the visual impact of parking.		3.2.3.1		Amend the Planning code to require parking be wrapped with active uses and to minimize the size and impact of garage entrances.
		3.2.4	Strengthen the relationship between a building and its fronting sidewalk.		3.2.4.1		Amend the planning code to require 60% fenestration and 75% transparency.
		3.2.5	Building form should celebrate corner locations.		3.2.5.1		Adopt these requirements as design guidelines.
		3.2.6	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines and street typologies as defined in the Better Streets Plan.	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.	3.2.6.1		Adopt these requirements as design guidelines.
		3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way.		3.2.7.1		Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					3.2.7.2		Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
3.3	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA	3.3.1	Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.		3.3.1.1		Work with the Department of Building Inspection and Public Utilities Commission to implement these performance-based requirements.
		3.3.2	Existing surface parking lots and off-street loading areas should be retrofitted to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	Discourage new surface parking lots and explore ways to encourage retrofitting existing surface parking lots and off-street loading areas to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	3.3.2.1		Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.
		3.3.3	The City should explore how to provide strong incentives that would encourage the retrofit of existing parking areas and other paved areas to meet the guidelines in Policy 6.3.2.	Delete this policy; it's the same as 3.3.2.			

OBJECTIVES			POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.3-4 3.3.3	Enhance the connection between building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials		3.3.3.1		Adopt these requirements as design guidelines. Follow pending legislation Chapter 13C of the Building Code.
		3.3-5 3.3.4	Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.		3.3.4.1		Adopt these requirements as design guidelines.

TRANSPORTATION							
4.1	IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN THE CENTRAL WATERFRONT	4.1.1	Commit resources to an analysis of the street grid, the transportation impacts of new zoning, and mobility needs in the Mission / Eastern Neighborhoods to develop a plan that prioritizes transit while addressing needs of all modes (transit, vehicle traffic, bicyclists, pedestrians).		4.1.1.1	The San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA), and the Planning Department should work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Study, with a start date in 2008.	The San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA), the Department of Public Works (DPW), and the Planning Department will work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Planning Study.
					4.1.1.2	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, the SFMTA, SFCTA, DPW and the Planning Department should work together to identify and secure funding for the study recommendations, and collaborate to begin implementing the recommendations as soon as study findings are available.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.1.3- 4.1.2	Decrease transit travel time and improve reliability through a variety of means, such as transit-only lanes, transit signal priority, transit "queue jumps," lengthening of spacing between stops, and establishment of limited or express service.		4.1.3.1 4.1.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning should identify locations and transit lines for specific transit improvements.	
		4.1.4- 4.1.3	Implement the service recommendations of the Transit Effectiveness Project (TEP).		4.1.4.1 4.1.3.1	SFMTA will work with other city agencies to implement the recommendations of the Transit Effectiveness Project.	
		4.1.5- 4.1.4	Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.		4.1.5.1 4.1.4.1	Continue to enforce curb cut restrictions along Transit Preferential Streets as identified in the General Plan.	Amend Planning Code to restrict construction of curb cuts along key transit and pedestrian streets.
		4.1.8- 4.1.5	Ensure Muni's Storage and Maintenance facility needs are met to serve increased transit demand and provide enhanced service.		4.1.6.1 4.1.5.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, Planning, SFMTA, SFCTA and the Port will identify future transit facility needs in the Eastern Neighborhoods.	
		4.1.2- 4.1.6	Improve public transit in the Central Waterfront including cross-town routes and connections the 22nd Street Caltrain Station and Third Street Light Rail.		4.1.2.1 4.1.6.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, the San Francisco County Transportation Authority (SFCTA) and Planning should identify specific transit service improvements and funding.	
4.2	INCREASE TRANSIT RIDERSHIP BY MAKING IT MORE COMFORTABLE AND EASIER TO USE	4.2.1	Improve the safety and quality of streets, stops and stations used by transit passengers.		4.2.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, DPW and Planning will identify key transit streets, stops and stations to be prioritized for improvements.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.3	ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES				4.2.1.2	The Planning Department and Caltrain will work to identify and fund specific improvements to the 22nd Street Caltrain Station.	
		4.2.2	Provide comprehensive and real-time passenger information, both on vehicles and at stops and stations.		4.2.2.1	SFMTA, BART and Caltrain will establish programs for improved passenger information in the Eastern Neighborhoods, linked to the agency's overall information program.	
		4.3.1	For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.		4.3.1.1	Amend the Planning Code.	
		4.3.2	For new non-residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing caps generally equal to the previous minimum requirements. For office uses, parking should be limited relative to transit accessibility.		4.3.2.1	Amend the Planning Code.	
		4.3.3	Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.		4.3.3.1	Amend the Planning Code to include the Central Waterfront.	Apply existing provisions in Code Section 167 to the Central Waterfront.
4.3.4	Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.		4.3.4.1	Amend the Planning Code.	Amend the Planning Code to allow, and in some cases require, the use of mechanical parking lifts, tandem parking arrangements or valet services in lieu of independently accessible parking arrangements.		

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.3.5	Permit construction of new parking garages in Mixed Use districts only if they are part of shared parking arrangements that efficiently use space, are appropriately designed, and reduce the overall need for off-street parking in the area.		4.3.5.1	Amend the Planning Code.	Amend the Planning Code to require that any new parking garages be part of mixed-use development, be wrapped in active uses, be generally available to the public, provide ample spaces for car sharing vehicles, and not be sited on key transit, neighborhood commercial, or pedestrian street frontages.
		4.3.6	Reconsider and revise the way that on-street parking is managed in both commercial and residential districts in order to more efficiently use street parking space and increase turnover and parking availability.		4.3.6.1	SFCTA will continue to lead the on-street parking management study in collaboration with SFMTA and Planning.	SFMTA and SFCTA will continue to study implementation of best practices in parking management.
4.4	SUPPORT THE CIRCULATION NEEDS OF EXISTING AND NEW PDR AND MARITIME USES IN THE CENTRAL WATERFRONT	4.4.1	Provide an adequate amount of short-term, on-street curbside freight loading spaces in PDR areas of the Central Waterfront.		4.4.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will determine if adequate on-street truck parking spaces are provided in the Central Waterfront. If needed, SFMTA will pursue implementation of new truck parking spaces and meters.	
		4.4.2	Continue to require off-street facilities for freight loading and service vehicles in new large non-residential developments.		4.4.2.1	Continue to enforce Planning Code provisions regarding off-street freight loading.	

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#	Objective	#	December 2007 Policy	#	December 2007 Action	Revised Action
		4.4.3	In areas with a significant number of PDR establishments and particularly along Illinois Street, design streets to serve the needs and access requirements of trucks while maintaining a safe pedestrian and bicycle environment.	4.4.3.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations. This study should include an assessment of current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations.
				4.4.3.2		SFMTA will assess current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.
		4.4.4	Allow existing street encroachments in public rights-of-way to continue if their use will not significantly detract from efficient and safe public use of the street, and the use of the existing development presents strong justifications for occupying the street area.	4.4.4.1	Place a Notice of Special Restrictions (NSR) on the property describing the permitted use of the public ROW. The NSR will state that the City should rescind the encroachment permit if (1) the industrial use of the site changes and the site no longer supports industrial uses, (2) structures on the adjacent site are demolished, enlarged or substantially changed, or (3) the encroachment permit is not used for its original permitted use.	
		4.4.5	Maintain and enhance rail access to maritime facilities.	4.4.5.1	The Port will support PDR and maritime activity with the completion of the Illinois Street bridge.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.5	CONSIDER THE STREET NETWORK IN CENTRAL WATERFRONT AS A CITY RESOURCE ESSENTIAL TO MULTI-MODAL MOVEMENT AND PUBLIC OPEN SPACE	4.5-3-4.5.1	Maintain a strong presumption against the vacation or sale of streets or alleys except in cases where significant public benefits can be achieved.		4.5-3-4.5.1.1	Evaluate street vacation or sale proposals for consistency with General Plan.	
		4.5-4-4.5.2	As part of a development project's open space requirement, require publicly accessible alleys that break up the scale of large developments and allow additional access to buildings in the project.		4.5-4-4.5.2.1	Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
					4.5-4-4.5.2.2	Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
		4.5-5-4.5.3	Redesign underutilized streets not needed for PDR business circulation needs in the Central Waterfront for creation of Living Streets and other usable public space.		4.5-5-4.5.3.1	See Streets and Open Space chapter for a discussion of living streets and public space concepts.	
		4.5-1-4.5.4	Extend and rebuild the street grid, especially in the direction of the Bay.		4.5-1-4.5.4.1	Work with the Port of San Francisco to extend the street grid as opportunities arise and to reestablish connections to the Bay.	
		4.5-2-4.5.2	Reclaim public rights-of-way that		4.5-2-4.5.2.1	Work with the Port of San	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.6	SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN CENTRAL WATERFRONT AND TO OTHER PARTS OF THE CITY	4.5.5	have been vacated or		4.5.5.1	Francisco to identify street	
		4.6-6-4.6.1	Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips.		4.6-6-4.6.1.1	SFMTA, the Department of Public Works (DPW), the Public Utilities Commission (PUC) and Planning will use accepted street design guidelines to guide street improvements.	
		4.6-4-4.6.2	Prioritize pedestrian safety improvements at intersections and in areas with historically high frequencies of pedestrian injury collisions.		4.6-4-4.6.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will propose pedestrian improvements targeting locations – including intersections, street segments, and small areas - with high frequencies of pedestrian injury collisions.	
		4.6-1-4.6.3	Improve pedestrian access to transit stops including Third Street		4.6-1-4.6.3.1	As part of Eastern Neighborhoods Transportation Implementation	
		4.6-2-4.6.4	Facilitate improved pedestrian crossings at several locations to better connect the Central Waterfront and surrounding areas - Potrero Hill, Mission Bay, and Showplace Square.		4.6-2-4.6.4.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify pedestrian and streetscape improvements in the Central Waterfront.	
		4.6-3-4.6.5	Facilitate completion of the sidewalk network in Central		4.6-3-4.6.5.1	The Department of Public Works (DPW), SFMTA and the Port will	
		4.6-5-4.6.6	Explore opportunities to identify recreational trails and opportunities including the Bay Trail and Blue-Greenway.		4.6-5-4.6.6.1	The Port and MTA will work together to identify opportunities for waterfront trail alignment and signage through the Central Waterfront.	The Port, SFMTA and ABAG should work together to identify opportunities for Bay Trail waterfront trail alignments and signage through the Central Waterfront.
					4.6-5-2-4.6.6.2	Work with SFMTA will examine Blue-Greenway proposals for issues surrounding safety, feasibility and implementation.	SFMTA and the Port will examine Blue-Greenway proposals for issues related to safety, feasibility and implementation.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION	4.7.1	Provide a continuous network of safe, convenient and attractive bicycle facilities connecting the Central Waterfront to the citywide bicycle network and conforming to the San Francisco Bicycle Plan.		4.7.1.1	The SFMTA's Bicycle Program will work to implement planned bicycle network improvements.	
					4.7.1.2	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate additional areas for potential bicycle improvements.	
		4.7.2	Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.		4.7.2.1	The SFMTA's Bicycle Program will prioritize locations for additional bicycle parking.	
		4.7.3	Support the establishment of the Blue-Greenway by including safe, quality pedestrian and bicycle connections from Central Waterfront.		4.7.3.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate the potential for safe, quality pedestrian and bicycle connections to the Blue-Greenway.	
4.8	ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS	4.8.1	Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.		4.8.1.1	Continue to enforce the Planning Code provisions requiring car-sharing spaces in new developments.	
		4.8.2	Require large retail establishments, particularly supermarkets, to provide shuttle and delivery services to customers.		4.8.2.1	Amend Planning Code to require such services be provided by retail uses over 20,000 sf.	
		4.8.3	Develop a Transportation Demand Management (TDM) program for the Eastern Neighborhoods that provides information and incentives for employees, visitors and residents to use alternative transportation modes and travel times.		4.8.3.1	Amend Planning Code to require as a condition of approval for new large office development or substantial alteration, the provision of "transportation demand management" programs or onsite transportation brokerage services.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
4.10	DEVELOP A COMPREHENSIVE FUNDING PLAN FOR TRANSPORTATION IMPROVEMENTS	4.10.1	As part of the Eastern Neighborhoods Public Benefits Program, pursue funding for transit, pedestrian, bicycle and auto improvements through developer impact fees, in-kind contributions, community facilities districts, dedication of tax revenues, and state or federal grant sources.		
		4.10.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will develop a funding strategy for transportation improvements identified in the study.		
		4.10.1.2	Develop an Eastern Neighborhoods Public Benefits Program to initiate impact fees for new residential and commercial development, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway). These funds will be directed towards a variety of community improvements including transportation.		Amend the Planning Code to require impact fees to address the impact of new residential and non-residential development on neighborhood infrastructure and be applied towards transit and transportation improvements.
		4.10.1.3	Explore the feasibility of other funding options in the Eastern Neighborhoods such as dedication of tax revenues, community facilities districts, and grants.		Delete this implementation measure
		4.10.1.3			The City Administrators Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	Revised Action
				4.10.1.4	The Capital Planning Committee shall give consideration toward "emerging needs" improvements that are part of adopted area plans for funding from the Capital Plan, should its current priorities of seismic improvements, good repair/renewal needs, disability access improvements, and branch library improvement program allow.
				4.10.1.5	During the City's budgeting process, the Mayor and the Board of Supervisors should support the completion of already funded projects, and wherever possible leverage General or other Citywide funding towards public improvements, in the Eastern Neighborhoods
				4.10.1.6	The Mayor's Office of Economic and Workforce development, in cooperation with Planning, shall establish a Public Benefits Finance Working Group to explore and implement creative methods of financing/ implementing the Eastern Neighborhoods Public Benefits Program, including tax increment financing, CFDs, neighborhood partnerships such as commercial district CBDs and park assessment districts.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
STREETS AND OPEN SPACE					
5.1	PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS	5.1.1	Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Central Waterfront.		
		5.1.1.1	Identify and pursue funding sources for park site/public site acquisition and maintenance. Evaluate sites for ability to provide opportunities for passive and active recreation. Work with Recreation and Parks Department to identify a site that is a minimum of 1/4 acre, but preferably up to one acre in the Central Waterfront.	Evaluate sites for the ability to provide opportunities for passive and active recreation. Work with the Recreation and Park Department to identify a site that is a minimum of 1/4 acre, but preferably up to one acre in Central Waterfront.	
		5.1.1.2		Amend the Planning Code to require impact fees for new residential and non-residential development to address the need they create for new public open space.	
		5.1.1.3		The City Administrator's Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
		5.1.1.4			The Mayor's Office of Economic and Workforce development, in cooperation with Planning, will establish a Public Benefits Finance Working Group to explore and implement creative methods of financing/ implementing the Eastern Neighborhoods Public Benefits Program, including tax increment financing, CFDs, neighborhood partnerships such as commercial district CBDs and park assessment districts.
		5.1.1.5			Work in cooperation with the Mayor's Office and other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
		5.1.1.2 5.1.1.6		Employ public, participatory process in design of and selection of facilities in new public open spaces.	
		5.1.2.1	Require new residential and commercial development to contribute to the creation of public open space.	Assess an impact fee on residential and commercial development to be applied towards the provision of open space, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address the need they create for new public open space.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
5.2	ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE	5.2.1	Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.		5.2.1.1	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. A project sponsor may pay an in-lieu fee for space that cannot be provided on-site due to site constraints.	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible.
		5.2.3 5.2.2	Establish requirements for commercial development to provide on-site open space.		5.2.3.1 5.2.2.1	Amend the Planning Code to apply requirements for open space for commercial development, but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.	Amend the Planning Code to apply requirements for open space for commercial development to all of the Eastern Neighborhoods but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.
		5.2.2 5.2.3	Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.		5.2.2.1 5.2.3.1	Amend the Planning Code to allow a 33 percent reduction in the amount of required open space if it is publicly accessible.	Amend the Planning Code to remove the current provision that disincentivizes common open space. Instead, allow sponsors the option to provide space as common or as private open space.
		5.2.4		Encourage publicly accessible open space as part of new residential and commercial development.	5.2.4.1		Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. Allow 50% of this required open space to be off-site if within 800 feet of the project site.
					5.2.4.2		Amend the Planning Code to incentivize commercial developments to provide their open space as publicly accessible open space.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.2.4 5.2.5	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have flexibility as to where open space can be located.		5.2.4.1 5.2.5.1	Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.	Amend the Planning Code to apply existing allowances for greater flexibility for the placement of rear yards for projects that do not have an established mid-block rear yard open space pattern to the new Mixed Use zones in the Showplace Square/Potrero area.
		5.2.5 5.2.6	Ensure quality open space is provided in flexible and creative ways, adding a well-used, well-cared for amenity for residents of a highly urbanized neighborhood.	Ensure quality open space is provided in flexible and creative ways, adding a well used, well-cared for amenity for residents of a highly urbanized neighborhood. Private open space should meet the following design guidelines: A. Designed to allow for a diversity of uses, including elements for children, as appropriate. B. Maximize sunlight exposure and protection from wind C. Adhere to the performance-based evaluation tool.	5.2.5.1 5.2.6.1	Private open space shall meet the following design guidelines: A. Shall be designed to allow for a diversity of uses, including elements for children, as appropriate. B. Shall maximize sunlight exposure and protection from wind. C. Shall adhere to the performance-based evaluation tool.	Amend the Planning code to require private open spaces follow these design controls.
5.3	CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY AND- AESTHETICS, AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD	5.3.1	Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.		5.3.1.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	
		5.3.4 5.3.2	Require new development to improve adjacent street frontages, employing established street design standards.	Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.	5.3.4.1 5.3.2.1	Review all major projects against street design guidelines prior to project approval.	Review all projects against street design guidelines and standards prior to project approval to ensure that new developments improve adjacent street frontages according to the latest guidelines and standards.
		5.3.6 5.3.3	Design the intersections of major streets to reflect their prominence as public spaces.		5.3.6.1 5.3.3.1	Identify and map areas in need of improvement. Work with DPW and SFMTA to prioritize improvements.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.3-5-5.3.4	Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.		5.3-5.1-5.3.4.1	Amend Planning Code to require that a project sponsor provide an in-lieu payment to DPW/Bureau of Urban Forest for a tree to be planted and maintained within the Central Waterfront should it not be possible to plant a tree every 20 feet.	
		5.3-7-5.3.5	Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.		5.3-7.1-5.3.5.1	The Planning Department will work with CalTrans to promote this idea.	The Department of Public Works will work with CalTrans to encourage lighting along the freeways.
		5.3-8-5.3.6	Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.		5.3-8.1-5.3.6.1	Identify and map excess portions of freeway right of way.	
				5.3-8.2-5.3.6.2	Identify agency ownership of space.		
				5.3-8.3-5.3.6.3	The Planning Department will work with CalTrans to encourage landscaping, which is a requirement per existing CalTrans code but is ignored in San Francisco.	The Department of Public Works will work with CalTrans to develop a plan to meet existing landscaping requirements per existing CalTrans code.	
		5.3-2-5.3.7	Develop a continuous loop of public open space along Islais Creek.		5.3-2.1-5.3.7.1	Pursue development of this loop with the Port, SFMTA and DPW.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.3.3-5.3.8	Pursue acquisition or conversion of the Tubbs Cordage Factory alignment to public access. Should it be infeasible to purchase the necessary property, future development should include the following improvements: • Good night-time lighting for pedestrian safety and comfort. • No low landscaping: in an already sheltered place, bushes and low planting can create forboding environment for pedestrians. • If benches are provided, they should be placed only at the street.	Pursue acquisition or conversion of the Tubbs Cordage Factory alignment to public access. Should it be infeasible to purchase the necessary property, future development should include the following improvements: • Good night-time lighting for pedestrian safety and comfort. • Limit ground cover to 24" to maximize visibility. • If benches are provided, they should be placed only at the street.	5.3.3.1-5.3.8.1	Work with SFMTA and DPW to pursue the implementation of these Green Connector streets.	Work with SFMTA and DPW to pursue implementation of these Green Connector Streets.
		5.3.9		Explore opportunities to identify and expand waterfront recreational trails and opportunities including the Bay Trail and Blue-Greenway.	5.3.9.1		The Port, SFMTA, and ABAG should work together to identify opportunities for Bay Trail waterfront trail alignments and signage through the Central Waterfront
					5.3.9.2		SFMTA and the Port will examine Blue-Greenway proposals for issues related to safety, feasibility and implementation.
5.4	THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT	5.4.1	Increase the environmental sustainability of the Central Waterfront's system of public and private open spaces by improving the ecological functioning of all open space.		5.4.1.1	Amend the Planning Code to require the implementation of the performance-based evaluation tool.	Work with the Department of Building Inspection and Public Utilities Commission to implement landscaping and stormwater requirements.
		5.4.2	Explore ways to retrofit existing parking and paved areas to minimize negative impacts on microclimate and allow for stormwater infiltration.		5.4.2.1	The Planning Department will work with the Department of the Environment to determine the best materials for pervious parking surfaces.	Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.4.3		Encourage public art in existing and proposed open spaces.	5.4.3.1		Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.
					5.4.3.2		Work with the San Francisco Arts Commission, Port of San Francisco and MOCD to incorporate public art into Southeast Waterfront by continuing and expanding upon the Blue Greenway Temporary Public Art Program.
5-4	ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED	5.5.1	Prioritize funds and staffing to better maintain existing parks and obtain additional funding for a new park and open space facilities.		5.5.1.1	The Recreation and Park Department will determine the level of staffing resources required to adequately maintain existing and proposed park sites.	
5.5					5.5.1.2	The Planning Department will work with MOEWD and RPD to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.	MOEWD will work with the Recreation and Park Department to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.
		5.5.2	Renovate run-down or outmoded park facilities to provide high quality, safe and long-lasting facilities. Identify at least one existing park or recreation facility in the Central Waterfront for renovation.		5.5.2.1	Work with Recreation and Park Department to identify necessary capital improvements at existing park sites.	
					5.5.2.2	Prioritize use of impact fees and/or other new revenues generated by EN development for improvements to existing parks, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Seek to direct impact fees and/or other new revenues generated by new development for improvements to existing parks.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.5.3		Explore opportunities to use existing recreation facilities, such as school yards, more efficiently.	5.5.3.1		Work with Recreation and Park Department and the San Francisco Unified School District to explore programming the schoolyard of ILM Scot school as a public open space.
		5.5.3	Encourage public art in existing and proposed open spaces.	Moved to objective 5.4	5.5.3.1	Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.	Moved to objective 5.4
					5.5.3.2	Work with the San Francisco Arts Commission, Port of San Francisco and MOCD to incorporate public art into Southeast Waterfront by continuing and expanding upon the Blue Greenway Temporary Public Art Program, creating links to East SoMa.	Moved to objective 5.4
ECONOMIC AND WORKFORCE DEVELOPMENT							
6.1	SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS	6.1.1	Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods.		6.1.1.1	The Mayor's Office of Economic and Workforce Development (MOEWD) will continue to administer the Industrial Business Initiative to retain existing PDR businesses, identify and target industrial sectors poised for job growth, and support the creation of competitive industrial business districts.	
					6.1.1.2	PDR businesses will continue to be staffed by an MOEWD industrial manager who serves as a single point of contact for information on real estate, technical assistance, tax incentives, workforce training and hiring programs, and assistance navigating city government.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					6.1.1.3	MOEWD will continue to provide assistance in the creation of sector specific industrial business associations.	
		6.1.2	Provide business assistance for new and existing Knowledge Sector businesses in the Eastern Neighborhoods.		6.1.2.1	Targeted Knowledge Sector industries will be staffed by MOEWD sector specific industry managers, who serve as a single-point of contact for information on real estate, tax incentives, workforce training and hiring programs, and assistance navigating city government. Targeted Knowledge Sector industries may include but not be limited to clean technology, life science and digital media.	
					6.1.2.2	MOEWD Knowledge Sector Industry Initiatives will retain existing businesses, work to recruit and support the growth of new Knowledge Sector businesses, and develop initiatives to strengthen and grow the industry in San Francisco.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		6.1.3	Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.		6.1.3.1	Develop a strategic plan in collaboration with MOEWD, the Mayor's Office of Community Development (MOCD), local Neighborhood Economic Development Organizations and the Small Business Commission. This strategic plan will focus on creating a system to manage small business interaction with the City, providing outreach to local businesses, exploring financial incentive programs, designating the roles and responsibilities of relevant city agencies and non-profit partners, and streamlining the permit and licensing process for new and existing small businesses.	
					6.1.3.2	Create business assistance resources that includes: web, print, telephone and a "one-stop" small business technical assistance center.	
					6.1.3.3	To support both the economic and environmental benefits of participating in the green business movement, MOEWD will encourage commercial businesses in the Eastern Neighborhoods to seek green business certification.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
6.2	INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS	6.2.1	Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.	6.2.1.1	MOEWD is focused on seven industries for employment and training services and business service development. These industries were identified because they currently require a significant number of jobs, or are expected to in the near future. The seven industries are: Health Care and Social Assistance, Biotechnology, Information Technology, Hospitality, Retail, Construction, and Transportation. MOEWD will identify strategies to link low income and low skilled San Francisco residents to sector based training programs for skills development.
COMMUNITY FACILITIES				6.2.1.2	MOEWD will continue to identify and develop high quality sector-based training programs that have the capacity to transition program participants into sustainable employment.
				6.2.1.3	MOEWD will continue to develop a citywide strategic workforce development plan. The planning process incorporates the assistance of MOEWD's workforce partners. The partners include representatives from educational institutions (both K-12 and higher education); labor unions; workforce not-for profits; government entities and employers.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
7.1	PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES	7.1.1	Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.		7.1.1.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community facilities in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community facilities.
					7.1.1.2	Amend the Planning Code to enable large-scale development to meet fee obligations through the construction of a City-approved community facility, provided such a facility meets a demonstrated community need.	Amend the Planning Code to enable large-scale development to meet fee obligations through in-kind provision of a City-approved community facility, where such a facility meets a demonstrated community need.
					7.1.1.3	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non-profit providers.	
		7.1.2	Recognize the value of existing facilities and support their expansion and continued use.		7.1.2.1	Encourage adaptive reuse of existing public and community facility space that may be vacant or under-utilized rather than their sale or closure.	Utilize existing city revenue and impact fee revenue to expand existing facilities to support increased usage from new residents.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
				7.1.2.2	The Planning Department will work with the San Francisco Unified School District, the Department of Children Youth and Families (DCYF), the San Francisco Redevelopment Agency and the Mayor's Office of Community Development (MOCD) to explore revitalizing older schools as multi-use facilities, with joint use agreements that permit co-location of neighborhood services such as youth-serving community-based organizations, low-income clinics, recreation centers and job skills training sites.
				7.1.2.3	The Mayor's Office of Education and the SFUSD will continue monitoring the pilot program that enables use of selected school playgrounds on weekends and select holidays, and work with the Department of Children, Youth and Families and other agencies to continue exploring possibilities for joint use of school playgrounds outside of school hours. (See Streets and Open Space Chapter for further discussion).
		7.1.3	Ensure childcare services are located where they will best serve neighborhood workers and	7.1.3.4	Ensure that zoning permits childcare facilities in areas where it is appropriate.
					Combined this with implementation with the one below.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		7.1.4	Ensure adequate operations- maintenance of existing public- health and community facilities	Delete this policy, it's the same as 7.2.3.	7.1.4.1	The Planning Department will work in cooperation with implementing agencies such as the Department of Public Health, to ensure appropriate maintenance of publicly used facilities-	Delete this implementation measure.
					7.1.4.2	The Planning Department will in cooperation with the Board of Supervisors and other City agencies, to support other funding mechanisms to support development of funding mechanisms to support facility operations, such as tax increment financing to support plan based improvements of a community facilities district where appropriate.	Delete this implementation measure.
		7.1.5	Seek the San Francisco Unified School District's consideration of new elementary and middle school options in this neighborhood, or in the Showplace Square/Potrero Hill or East SoMa neighborhoods, or the expansion of existing schools to accommodate elementary and middle school demand from projected population growth in the Eastern Neighborhoods.	Seek the San Francisco Unified School District's consideration of middle school options in this neighborhood, or in the Showplace Square/Potrero Hill or East SoMa neighborhoods, or the expansion of existing schools to accommodate middle school demand from projected population growth in the Eastern Neighborhoods.	7.1.5.1	The Planning Department will work with the San Francisco Unified School District, as new development occurs in this area, to continue to monitor attendance and population trends in the Central Waterfront, and the Potrero Hill and East SoMa neighborhoods, as well as future school relocation, closure and merger decisions data to determine if this policy can be implemented.	Work with the San Francisco Unified School District, as new development occurs in this area, to continue to monitor attendance and population trends in the Central Waterfront, and the Potrero Hill and East SoMa neighborhoods, as well as future school relocation, closure and merger decisions data to determine the need for new or expanded school facilities.
		7.1.6	Ensure public libraries in the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.	Ensure public libraries that serve the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.	7.1.6.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community improvement, including library materials, in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure in the project area, including library materials.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
7.2	ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS AND SOCIAL AND CULTURAL INSTITUTIONS THROUGHOUT THE EASTERN NEIGHBORHOODS	7.2.1	Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.		7.2.1.1	Work with the Mayor's Office of Community Development, local economic development organizations and other relevant organizations to explore providing financial incentive programs and other strategies to protect existing facilities from displacement.	
		7.2.2	Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.		7.2.2.1	A Planning Department Preservation Technical Specialist will work with neighborhood planning to carefully evaluate projects for their impacts to historic resources as well as to the overall historic character of the area.	
					7.2.2.2	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non-profits.	
					7.2.2.3	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community facility space in the project area.	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure, including community facility space.
		7.2.3	Explore a range of revenue-generating tools to support the ongoing operations and maintenance of community facilities, including public funds and grants as well as private funding sources.	Explore a range of revenue-generating tools to support the ongoing operations and maintenance of public health and community facilities, including public funds and grants as well as private funding sources.	7.2.3.1	The Planning Department will work in cooperation with implementing agencies such as the Human Services Agency, to secure grant and bond funding for community services.	The Mayor's Office of Community Development will work in cooperation with implementing agencies such as the Human Services Agency, to secure grant and bond funding for community services.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.1.2	Pursue formal designation of the Pier 70 Waterfront, the Third Street Industrial District and other historic and cultural resources for Article 10 designation, as appropriate.		8.1.2.1	Work with the Port and the community to support additional nominations for listing of resources on the National Register or California Register, as well as nominations for local designation under Article 10 of the Planning Code and the Pier 70 Plan, in conformance with the Landmarks Preservation Advisory Board's annual work plan and based on the results of the historic resource surveys within the Central Waterfront area plan.	
		8.1.3	Recognize and evaluate historic and cultural resources that are less than fifty years old and may display exceptional significance to the recent past.		8.1.3.1	The Planning Department will continue to identify and document important cultural and architectural resources from the recent past within the Central Waterfront area plan through survey, property specific historic resource evaluations and context development.	Continue to identify and document significant cultural and architectural resources from the recent past within the Central Waterfront area plan through survey, property specific historic resource evaluations and context development.
		8.1.4	Protect important examples of engineering achievements such as bridges and tunnels in the Central Waterfront.		8.1.4.1	Designate, as appropriate, engineering achievements as city landmarks or as contributors to historic districts.	
8.2	PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE CENTRAL WATERFRONT AREA PLAN	8.2.1	Protect individually significant historic and cultural resources and historic districts in the Central Waterfront area plan from demolition or adverse alteration, particularly those elements of the Maritime and Industrial Area east of Illinois Street.		8.2.1.1	A Planning Department Preservation Technical Specialist will work with neighborhood planning, the Port and the community to carefully evaluate projects for their impacts to historic resources as well as to the overall historic character of the area, and to develop a preservation strategy for eligible districts like the Pier 70 area.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
		8.2.1.2		Scrutinize all proposals to demolish or significantly alter any historic or cultural resource within the Central Waterfront plan area in an effort to protect the character and quality of historic and cultural resources.	
		8.2.1.3		Develop design guidelines that provide guidance for the rehabilitation of the Central Waterfront area plan's historic resources and will work with the Port to develop detailed design guidelines for Port properties as necessary. The design guidelines will provide specific examples and case studies as guidance for appropriate historic rehabilitation in order to prevent adverse alteration.	
		8.2.2	Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Central Waterfront Area Plan objectives and policies for all projects involving historic or cultural resources.	8.2.2.1 A Planning Department Preservation Technical Specialist will apply the Secretary of the Interior Standards for the Treatment of Historic Properties in conjunction with the preservation policies and objectives of the Central Waterfront Area Plan to minimize the overall impact upon historic or cultural resources.	
		8.2.3	Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the Central Waterfront plan area.	8.2.3.1 Amend the Planning Code to allow for market rate housing in certain planning districts where such designation promotes preservation and rehabilitation of historic or cultural resources pursuant to the Secretary of the Interior's Standards.	

OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	#	December 2007 Action	
8.3	ENSURE THAT HISTORIC PRESERVATION CONCERNS CONTINUE TO BE AN INTEGRAL PART OF THE ONGOING PLANNING PROCESSES FOR THE CENTRAL WATERFRONT PLAN AREA AS THEY EVOLVE OVER TIME	8.3-1	Adopt and revise land use, design and other relevant policies, guidelines, and standards, as needed to further preservation objectives.	8.3.1.1	The Planning Department will revise the Central Waterfront Area Plan upon completion of the historic surveys to include official designation of historic resources and/or districts as appropriate, and may also include the adoption of historic design guidelines that are specific to an area or property type.	Delete this measure. The survey is complete.
		8.3-2	Pursue and encourage opportunities, consistent with the objectives of historic preservation, to increase the supply of affordable housing within the Central Waterfront plan area.	8.3.2.1	Work with the Mayor's Office of Housing to develop protocols that address the need for housing while allowing for the continued preservation and use of historic and cultural resources within the Central Waterfront plan area, particularly those that were previously developed for industrial uses.	
		8.3.1		8.3.2.2	The Planning Department will work with the Department of Building Inspection in developing priority processing of all applications filed for projects that provide 100% affordable housing to low and moderate income households and propose to rehabilitate an identified historic or cultural resource in accordance with the Secretary of the Interior's Standards.	Continue to work with the Department of Building Inspection to apply priority processing of all applications filed for projects that provide 100% affordable housing to low and moderate income households.
				8.3.2.3	Continue to work with the public agencies and the private sector to develop legislation and programs for projects that retain and rehabilitate historic resources for low-income and workforce housing.	
				8.3.1.3		

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8-3-3-8.3.2	Ensure a more efficient and transparent evaluation of project proposals which involve historic resources and minimize impacts to historic resources per CEQA guidelines.		8-3.3.1-8.3.2.1	Update Planning Department Bulletin #16, "City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources" which outlines the requirements and procedures regarding how a property is evaluated as a potential historic resource and whether proposals are in keeping with current preservation policies.	
		8-3-4-8.3.3	Prevent destruction of historic and cultural resources resulting from owner neglect or inappropriate actions.		8-3.4.1-8.3.3.1	Seek remedies in cases of neglect or impairment of historic or cultural resources through owner action/inaction within the Central Waterfront plan area.	
		8-3-5-8.3.4	Work with the Department of Building Inspection and the Department of Emergency Services to develop emergency preparedness and response plans that consider the Central Waterfront Area Plan's historic and cultural resources.	Consider the Central Waterfront's historic and cultural resources in emergency preparedness and response efforts.	8-3.4.2-8.3.3.2	Work with the Department of Building Inspection, in cases of resource deterioration or diminishment due to unapproved owner activity/inactivity, to seek corrective remedies such as restoration, repair, and maintenance, through enforcement, as appropriate.	
					8-3.5.1-8.3.4.1	Work with the Department of Building Inspection and the Department of Emergency Services to develop programs to abate hazards posed by existing buildings and structures, while preserving resources and their character-defining features.	
					8-3.5.2-8.3.4.2	Develop plans in the preparation and response to natural disasters including earthquakes and fires, and ensure the future welfare of historic and cultural resources.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.3-6-8.3.5	The Planning Department shall work with property owners and the Department of Building Inspection to encourage and facilitate the protection and seismic retrofit of local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	Protect and retrofit local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	8.3-6-1-8.3.5.1	Work with the Department of Building Inspection to develop ways for property owners to facilitate the seismic upgrade of the City's unreinforced historic and cultural resources. This collaboration shall also develop a protocol to minimize the demolition of historic and culturally significant resources that are identified as UMBS through neglect and non-compliance with safety and health codes.	
8.4	PROMOTE THE PRINCIPLES OF SUSTAINABILITY FOR THE BUILT ENVIRONMENT THROUGH THE INHERENTLY "GREEN" STRATEGY OF HISTORIC PRESERVATION	8.4.1	Encourage the retention and rehabilitation of historic and cultural resources as an option for increased sustainability and consistency with the goals and objectives of the Sustainability Plan for the City and County of San Francisco.		8.4.1.1	Continue to evaluate means of encouraging or mandating green building strategies, and historic preservation will be considered among those.	
8.5	PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE CENTRAL WATERFRONT AREA PLAN	8.5.1	Disseminate information about the availability of financial incentives for qualifying historic preservation projects.		8.5.1.1	Promote awareness and support the use of preservation incentives and provide this information to the public through the planning website, the development of educational materials, the development of preservation and rehabilitation plans, and technical assistance during the application.	
		8.5.2	Encourage use of the State Historic Building Code for qualifying historic preservation projects.	Encourage use of the California Historic Building Code for qualifying historic preservation projects.	8.5.2.1	Work with the Department of Building Inspection to ensure that where appropriate the State Historic Building Code is applied.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.5.3	Demonstrate preservation leadership and good stewardship of publicly owned historic and cultural resources.		8.5.3.1	Work collaboratively with, and provide technical expertise to the School District, the Recreation and Park Department, the Port, the Redevelopment Agency, and other agencies as needed, to identify, maintain and rehabilitate the publicly owned historic and cultural resources in the Central Waterfront plan area.	
					8.5.3.2	The Planning Department will encourage DPW to develop "cultural landscapes" using elements such as maps locating important cultural, social centers of the plan area; plaques indicating historic sites; and signage to indicate the neighborhood as the Central Waterfront. Use local artists and community organizations to develop a logo for the community.	Work with DPW to develop "cultural landscapes" using elements such as maps locating important cultural, social centers of the plan area; plaques indicating historic sites; and signage to indicate the neighborhood as the Central Waterfront.
					8.5.3.3-8.5.3.4	Participate in the preparation of the Port's Pier 70 Master Plan.	
					8.5.3.3		Work with other city agencies to ensure that the release of city-owned surplus historic and cultural resources is contingent upon their rehabilitation in conformance with the Secretary of the Interior's Standards.
8.6	FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE CENTRAL WATERFRONT AREA PLAN	8.6.1	Encourage public participation in the identification of historic and cultural resources within the Central Waterfront plan area.		8.6.1.1	Work with the Landmarks Preservation Advisory Board to continue to seek public participation in the development of an annual work plan for future preservation planning efforts and Article 10 designation.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
		8.6.2	Foster education and appreciation of historic and cultural resources within the Central Waterfront plan area among business leaders, neighborhood groups, and the general public through outreach efforts.		
		8.6.2.1	Develop outreach programs, literature, and internet tools such as the development of a preservation website, the creation of maps of historic districts and landmarked building, and attend public meetings in order to foster better understanding of the historic and architectural importance of the plan area.		
		8.6.2.2	The Planning Department will work with the Department of Public Works to place plaques, signs and markers to aid in the identification of cultural and historic resources.	Department of Public Works will work to place plaques, signs and markers to aid in the identification of cultural and historic resources.	

LAND USE							
OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
1.1	ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER	1.1.1	In the formerly industrial "SLI" area of East SoMa, generally along 3rd and 4th Streets, emphasize a mix of uses, allowing mixed-income housing, small retail, small office, and small to medium sized research and development uses, while protecting against the wholesale displacement of PDR uses.	Retain the existing zoning in the SLI-zoned area of East SoMa. Revisit land use controls in this area once more is known about future needs for downtown San Francisco, the specific configuration of the Central Subway and the outcome of the Western SoMa planning process.	1.1.1.1	Amend the Planning Code to establish a new "Urban Mixed Use" district in this area.	Establish a process to reconsider zoning in this area after adoption of the Eastern Neighborhood Plans and coordinate it with the Western SoMa Plan as well as a comprehensive study of the future growth needs of downtown.
		1.1.2	Encourage small flexible, office space throughout East SoMa and encourage larger office in the 2nd Street Corridor.		1.1.2.1	Amend the Planning Code to establish the "Mixed Use – Office" (MUO) district in and around the 2nd Street Corridor and continue to permit small office space in all new zoning districts in East SoMa.	Amend the Planning Code to establish the "Mixed Use – Office" (MUO) district in and around the 2nd Street Corridor to permit large office and permit small office space in all new zoning districts in East SoMa.
		1.1.3	Encourage housing development, especially affordable housing, by requiring housing and an increased inclusionary requirement in the area between 5th and 6th and Folsom and Howard Streets, extending along Folsom to 3rd Street.		1.1.3.1	Amend the Planning Code to establish the "Mixed Use-Residential" district in this area.	
				1.1.3.2	Establish "superinclusionary" requirements – inclusionary requirements above and beyond the Citywide requirement - of 25% or higher.	Establish contributions to affordable housing above and beyond citywide requirements.	
		1.1.4	Retain the existing flexible zoning in the area currently zoned SLR, but also allow small offices.		1.1.4.1	Amend the Planning Code to establish the "Mixed Use – General" district in this area.	
		1.1.5	In the Rincon Point/South Beach Redevelopment area, acknowledge the relatively dense residential development that has already occurred.		1.1.5.1	Amend the Planning Code to establish the "Downtown Residential" district in this area.	Amend the Planning Code to establish the "South Beach Downtown Residential" district in this area.
		1.1.6	Retain East SoMa's existing residential alleys for residential uses.		1.1.6.1	Retain the existing "Residential Enclave (RED)" districts in the Planning Code.	
		1.1.7	Retain the existing small-scale uses and character around South Park.		1.1.7.1	Retain the "South Park" district in the Planning Code	Retain the "South Park" district in the Planning Code, but amend to allow small offices.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.1.8	Permit small and moderate size retail establishments in mixed use areas of East SoMa, but permit larger retail only as part of a mixed use development.		1.1.8.1	Amend the Planning Code to establish this requirement in all new mixed-use zoning districts throughout East SoMa.	Amend the Planning Code to permit small and moderate size retail establishments and larger retail only as part of a mixed-use development, in all new mixed-use zoning districts throughout East SoMa.
		1.1.9	Require active commercial uses and encourage a more neighborhood commercial character along 4th and 6th Streets.		1.1.9.1	Amend the Planning Code to establish a "Neighborhood Commercial – Transit (NC-T)" district along 6th Street and also require ground floor retail uses on both 6th Street and 4th Streets.	Amend the Planning Code to establish a "Neighborhood Commercial – Transit (NC-T)" district along 6th and Folsom Streets and also require ground floor retail uses on both 6th Street and 4th Streets.
1.2	MAXIMIZE HOUSING DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER	1.2.1	Encourage development of new housing throughout East SoMa.		1.2.1.1	Amend the Planning Code to permit housing in all new zoning districts in East SoMa.	
		1.2.2	Ensure that in-fill housing development is compatible with its surroundings.		1.2.2.1	See design controls discussed in the Built Form chapter, air quality and noise objectives below, and affordability requirements in the Housing chapter.	Amend the Planning code to adopt design controls. See design guidelines discussed in the Built Form chapter, air quality and noise objectives below, and affordability requirements in the Housing chapter.
		1.2.3	For new construction, and as part of major expansion of existing buildings, encourage housing development over commercial or, where feasible, over PDR uses.	For new construction, and as part of major expansion of existing buildings, encourage housing development over commercial.	1.2.3.1	Amend the Planning Code to require ground floor commercial uses in new development along 4th Street and 6th Street. Allow (but do not require) housing over commercial or PDR where appropriate in other mixed use districts.	Continue to enforce the Planning Code provisions requiring residential development in the "Mixed Use--Residential" District.
		1.2.4	In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.		1.2.4.1	Amend the Planning Code for all new zoning districts that permit housing to remove maximum density controls and institute building height, bulk, and bedroom mix requirements.	
					1.2.3.2		Amend the Planning Code to require housing or another permitted use to be built over retail over 25,000 square feet.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.2.5	Identify areas of East Soma where it would be appropriate to increase maximum heights for residential development and correspondingly increase public benefits contributions required of developers.		1.2.5.1	Amend the height and bulk controls for East SoMa to increase height limits in appropriate places. (See heights map) Develop increased levels of public benefits fees to cover these areas.	Amend the height and bulk controls for East SoMa to increase height limits in appropriate places. Develop increased levels of public benefits fees to cover these areas
1.3	INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN EAST SOMA	1.3.1		Continue existing legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.	1.3.1.1		Continue existing Planning Code regulations for legal nonconforming uses.
1.3-1.4	SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN EAST SOMA	1.3-1.4.1	Continue to provide opportunities for office uses in East SoMa.	Permit limited office space throughout East SoMa to support a flexible space for all types of office users.	1.3-1.4.1.1	Continue to permit office uses in the Mixed Use – Office (formerly Service/Secondary Office) district. Permit limited amounts of office in other mixed use areas.	Amend the Planning Code to permit limited amounts of office space throughout East SoMa.
		1.3-2.1.4.2	Continue to permit manufacturing uses that support the Knowledge Sector.		1.3-2.1.4.2.1	Continue to permit manufacturing uses in Mixed Use districts.	
		1.3-3.1.4.3	Allow larger research and development office-type uses that support the Knowledge Sector in the 2nd Street Corridor and allow smaller ones throughout East SoMa.	Continue to allow larger research and development office-type uses that support the Knowledge Sector in the 2nd Street Corridor.	1.3-3.1.4.3.1	Continue to permit all research and development uses in the Mixed Use – Office (formerly Service/Secondary Office) district. Permit limited amounts of R&D office in other mixed use areas.	
1.4-1.5	MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET	1.4-1.5.1	Reduce potential land use conflicts by providing accurate background noise-level data for planning.		1.4-1.5.1.1	Update the 1972 San Francisco Transportation Noise-level map in the General Plan Noise Element to reflect current conditions and to ensure compatible land use planning.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.4.2- 1.5.2	Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the East SoMa.		4.4.2.1- 1.5.2.1	As part of the environmental review process for proposed new uses that are expected to generate noise levels that exceed ambient noise, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses.	For proposed new uses that are expected to generate noise levels that contribute to increased ambient noise levels, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses as part of the project design and environmental review process.
					4.4.2.2- 1.5.2.2	As part of the environmental review process for proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use.	For proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use as part of project design and the environmental review process.
4.5- 1.6	IMPROVE INDOOR AIR QUALITY FOR SENSITIVE LAND USES IN EAST SOMA	4.5.1- 1.6.1	Minimize exposure to air pollutants from existing traffic sources for new residential developments, schools, daycare and medical facilities.		4.5.1.1- 1.6.1.1	As part of the environmental review process for proposed new sensitive uses, including residential, childcare, and school facilities, work with the Department of Public Health to perform the appropriate exposure analysis.	For proposed sensitive uses, including residential, childcare and school facilities, work with the Department of Public Health to perform appropriate air quality exposure analysis as part of the project design and environmental review process.
HOUSING							
2.1	ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN EAST SOMA IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES	2.1.1	Require developers in some formally industrial areas to contribute towards the City's very-low, low, moderate and middle-income needs as identified in the Housing Element of the General Plan.	Delete this policy	2.1.1.1	Amend the Planning Code to designate an "Urban Mixed Use" (UMU) zoning district in some formerly industrial areas, imposing "mixed income" housing requirements	Delete this implementation measure.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.1.3-2.1.1	Provide land and funding for the construction of new housing affordable to very low and low income households.		2.1.3.1-2.1.1.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to dedicate land for construction of affordable housing.	Continue SLI zoning which preserves land for affordable housing.
					2.1.1.2		Focus available revenue for affordable housing development, including fees from the MUR district to development of affordable housing in East SoMa.
		2.1.4	Provide units that are affordable to households at moderate and "middle incomes"—working households earning above-traditional below-market-rate thresholds but still well below what is needed to buy a market-priced home, with restrictions to ensure affordability continues.	Delete this policy	2.1.4.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to construct housing priced for moderate and "middle" incomes.	Delete this implementation measure.
		2.1.5-2.1.2	Allow single-resident occupancy hotels (SROs) and "efficiency" units to continue to be an affordable type of dwelling option, and recognize their role as an appropriate source of housing for small households.		2.1.5.1-2.1.2.1	Amend the Planning Code to permit SROs to be constructed under "mixed income" housing requirements provided they meet moderate and "middle" income levels.	Consider adjustments to current inclusionary policies that would enable SROs to contribute to affordable housing stock.
					2.1.5.2-2.1.2.2	Amend the Planning Code to exempt SROs and other small household types such as affordable senior housing from requirements to provide a minimum of 40% two-bedroom units.	
					2.1.5.3	Amend the Planning Code to require SRO development to adhere to moderate and "middle income" pricing requirements.	Delete this implementation measure.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.1.5.4	Work with SFDPP and DBI to amend the Building Code to update housing standards for new and existing SROs to reflect their current uses.	Delete this implementation measure.
					2.1.5.5-2.1.2.3	Maintain an inventory of SRO hotels and units. Include in the Plan's regular monitoring program a review of affordability levels of SROs. If monitoring demonstrates that SROs are no longer a reliable source of affordable housing, revise SRO policies above.	
		2.1.3		Eliminate the provision in the existing SLI zoning which permits market rate SRO units.	2.1.3.1		Amend the Planning Code to remove the existing exception for SROs from requirements that housing developed in the SLI district be affordable.
		2.1.2-2.1.4	Ensure areas that were zoned to ensure greater affordability, such as the SLI and RSD, are held to higher standards of affordability than traditional housing areas.		2.1.2.1	Amend the Planning Code to establish higher standards of affordability for former "SLI" sites within the "Urban Mixed Use" (UMU) zoning district.	Delete this implementation measure.
					2.1.2.2-2.1.4.1	Amend the Planning Code to establish "superinclusionary" - inclusionary requirements above and beyond the Citywide requirement - of 25% or higher within the "Urban Mixed Use" (UMU) zoning district.	Amend the Planning Code to establish fee requirements to be dedicated to affordable housing within the "Mixed Use-Residential" zoning district.
2.2	RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES	2.2.1	Maintain strict demolition policies that require replacement of units that are equivalent to those lost at both income level and tenure type.	Adopt Citywide demolition policies that discourage demolition of sound housing, and encourage replacement of affordable units.	2.2.1.1	Consider levels of affordability and tenure type of replacement units as criteria in the administration of Conditional Use authorizations.	Consider affordability and tenure type of replacement units as criteria for demolition.
		2.2.2	Preserve viability of existing rental units		2.2.2.1	Extend funding programs for housing rehabilitation (CHRP loans) to owners of rental properties where rents serve below median tenants.	Explore programs to acquire and rehabilitate existing at-risk rental housing.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.2.3	Consider acquisition of existing housing for rehabilitation and dedication as permanently affordable housing.		2.2.3.1	The Mayor's Office of Housing will continue to allocate funds for rehabilitation projects, and pursue acquisition and rehabilitation of major projects.	
		2.2.4	Ensure that at-risk tenants, including low-income families, seniors, and people with disabilities, are not evicted without adequate protection.		2.2.4.1	The Mayor's Office of Housing will work with the Rent Board and other agencies to prevent unfair evictions.	
		2.2.4.1			2.2.4.1	The Mayor's Office of Housing will establish additional programs for at-risk categories, to find units within neighborhoods and to assist transition to new living units.	The Mayor's Office of Housing will continue to provide housing for at-risk residents through existing programs
		2.2.4.2			2.2.4.2	The Mayor's Office of Housing will establish additional programs for at-risk categories, to find units within neighborhoods and to assist transition to new living units.	
					2.2.4.1	The Mayor's Office of Housing will work with neighborhood nonprofits to offer displaced tenants comparable units and replacement housing or other adequate protections.	Delete this implementation measure.
2.3	ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES	2.3.1	Target the provision of affordable units for families.		2.3.1.1	The Planning Department and MOH will work to identify potential development sites for family housing	Work with the Mayor's Office of Housing to identify potential development sites for family housing.
					2.3.1.2	The Board of Supervisors will increase public funding for family-sized units.	The Mayor's Office of Housing will work with relevant city agencies to explore ways to increase public funding for family-sized units.
					2.3.1.3	Amend the Planning Code to allow family-sized inclusionary units to count towards overall unit mix.	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
		2.3.2	Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and		2.3.2.1	Draft design guidelines for family friendly housing to guide development in these areas.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
			adjacent to community amenities.		2.3.2.2	Prioritize funding for family and rental units in distribution of affordable housing monies in transit and amenity-rich areas.	
		2.3.3	Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.	Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.	2.3.3.1	Amend the Planning Code to eliminate residential densities, instead regulate by bedroom number.	
					2.3.3.2	Amend the Planning Code to enable units provided through inclusionary or other affordable housing programs to count towards a total project percentage	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
		2.3.4	Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed use developments.		2.3.4.1	Ensure design guidelines contain specifications for child care facilities within multifamily housing.	
					2.3.4.2	Amend the Planning Code to allow units designed and designated for licensed family childcare to count towards inclusionary requirements	Delete this implementation measure.
					2.3.4.3	Amend the Planning Code to allow land dedicated to meet mixed income requirements to be dedicated as a park or recreation space in locations where there is an identified park or recreation need.	Delete this implementation measure.
					2.3.4.3	Apprise developers of available incentives, including grant funding, for licensed childcare centers or providing and dedicating public open space.	Apprise developers of available incentives, including, for example, grant funding, for licensed childcare centers.
		2.3.5	Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.		2.3.5.1		Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure in the project area.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.3.5.1-2.3.5.2	The Planning Department will work in cooperation with implementing agencies such as the SFCITA and SFMTA, the Recreation and Park Department, the Mayor's Office of Economic and Workforce Development and the Mayors Office of Housing, to secure grant and bond funding for community improvements.	The City Administrators Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
					2.3.5.2 2.3.5.3	The Planning Department will work with the Recreation and Park Department to create neighborhood assessment districts to support maintenance of new parks.	MOEWD will work with the Recreation and Park Department to create neighborhood assessment districts to support maintenance of new parks.
					2.3.5.3-2.3.5.4	In cooperation with the board of Supervisors and other City agencies, work to support state law changes that will enable use of tax increment financing to support plan based improvements.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
		2.3.6	Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to subsidize transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.	Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.	2.3.6.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community improvements in the project area.	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure .
2.4	LOWER THE COST OF THE PRODUCTION OF HOUSING	2.4.1	Require developers to separate the cost of parking from the cost of housing in both for sale and rental developments.		2.4.1.1 2.4.1.2	Amend parking requirements in the Planning Code. Monitor the sales prices of parking spaces in new developments, and re-evaluate policies based on information.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.4.2	Revise residential parking requirements so that structured or off-street parking is permitted up to specified maximum amounts in certain districts, but is not required.		2.4.2.1	Amend parking requirements in the Planning Code.	
		2.4.3	Encourage construction of units that are "affordable by design."		2.4.3.1	The Planning Department will work with the development community and the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence, translating into less costly units.	Establish a working group including representatives of the development community and the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence.
		2.4.4	Facilitate housing production by simplifying the approval process wherever possible.		2.4.4.1	Eliminate the majority of conditional use permit requirements in the Eastern Neighborhoods.	
					2.4.4.2	Establish strict timelines surrounding Discretionary Review—i.e. do not allow extended continuances for plan reviews.	Delete this implementation measure.
					2.4.4.3	Facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.	Explore ways to facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.
					2.4.4.2	Facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
2.5	PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION	2.5.1	Consider how the production of new housing can improve the conditions required for health of San Francisco residents.		2.5.1.1	Encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) or the HDMT development checklist at the design or project review phase to evaluate the healthfulness of project location and design choices in a holistic manner.	In an effort to evaluate the healthfulness of project location and/or design choices, encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) at the design or project review phase.
		2.5.2	Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.		2.5.2.1	The Mayor's Office of Housing will seek sites with good access to community amenities like parks, social services, and schools for family-sized units.	The Mayor's Office of Housing and the SF Housing Authority will work with the Department of Recreation and Parks and the SFUSD to seek sites for family housing with good access to community amenities like parks, social services, and schools.
					2.5.2.2	Draft design guidelines for family friendly housing, and include guidelines for licensed childcare centers and licensed family childcare in multi-family housing.	
					2.5.2.3	The Planning Department will work with the Mayor's Office of Community Development and DCYF to co-locate affordable licensed childcare in new affordable family housing units above 100,000 square feet.	The Mayor's Office of Housing should work with Department of Children, Youth, and Families to co-locate affordable licensed childcare in new affordable family housing units.

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.5.3	Require new development to meet minimum levels of "green" construction.		2.5.3.1	Follow the recommendations of the Mayor's Task Force on Green Building for the City and County of San Francisco and employ Leadership in Energy and Environmental Design (LEED)® standards and/or other systems such as GreenPoints as requirements for new commercial building and residential uses.	Follow pending legislation, Chapter 13C of the Building Code
		2.5.4	Provide design guidance for the construction of healthy neighborhoods and buildings.		2.5.4.1	Consider the creation of health based building guidelines through the creation of a DBI, DPH, & Planning workgroup on healthy housing. Amend necessary Planning Code or Building Code requirements per workgroup recommendations.	Establish a workgroup with participants from DBI, DPH, and Planning and the building design community to consider and recommend health-based building design guidelines and, where appropriate, related amendments to the Planning Code or Building Code.
2.6	CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY	2.6.1	Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.		2.6.1.1	Support efforts of the Mayor's Office of Housing and other City departments by continuing to provide departmental resources.	
		2.6.2	Explore housing policy changes at the Citywide level that preserve and augment the stock of existing rental and ownership housing.		2.6.2.1	Amend the Planning Code to allow pre-existing, nonconforming units such as Live/Work lofts, to pay retroactive development impact fees to achieve conformance status.	
					2.6.2.2	Continue to monitor neighborhood support for accessory dwelling units (ADUs), and provide information to interested groups on the topic.	

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.6.2.3	The Mayor's Office of Housing will work with the Board of Supervisors to develop citywide housing initiatives, including bond funding, housing redevelopment programs, and employer subsidies for workforce housing.	
		2.6.3	Research and pursue innovative revenue sources for the construction of affordable housing, such as tax increment financing, or other dedicated City funds.		2.6.3.1	The Mayor's Office of Housing will keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.	Continue coordinated efforts across agencies such as Mayor's Office of Housing, Department of Recreation and Parks and Planning to prioritize adopted area plans for state and regional funding applications, including bonds and grants.
					2.6.3.2	Explore the establishment of a Tax Increment Funding Set-Aside for affordable housing in the neighborhoods, to provide a guaranteed funding source for affordable housing.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
BUILT FORM							
3.1	PROMOTE AN URBAN FORM THAT REINFORCES EAST SOMA'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.	3.1.1	Adopt heights that are appropriate for Soma's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves. (see Heights Map)		3.1.1.1		Amend the Planning Code to set height controls.
		3.1.2	Development should step down in height as it approaches the Bay to reinforce the city's natural topography.		3.1.2.1		Work with the Port to step heights down as they approach the Bay.
		3.1.3	Relate the prevailing heights of buildings to street and alley width throughout the plan area.		3.1.3.1		Amend the Planning Code to set height and alley controls.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.4	Heights should reflect the importance of key streets in the city's overall urban pattern, while respecting the lower scale development that surrounds South Park and the residential enclaves throughout the plan area (see heights map).		3.1.4.1		Amend the Planning Code to set height controls.
		3.1.7 3.1.5	Respect public view corridors. Of particular interest are the east-west views to the bay or hills, and several views towards the downtown.		3.1.5.1		Adopt these requirements as design guidelines.
		3.1.8 3.1.6	New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.		3.1.6.1		Adopt these requirements as design guidelines.
		3.1.7		Attractively screen rooftop HVAC systems and other building utilities from view.	3.1.7.1		Amend the Planning Code to require HVAC screening.
		3.1.9 3.1.8	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.		3.1.8.1		Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.
		3.1.10 3.1.9	Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.		3.1.9.1		Amend the Planning Code to allow office and housing uses without restriction in appropriate historic buildings to encourage rehabilitation and preservation.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.10		After results are obtained from the historic resources surveys, make necessary adjustments to these built form guidelines to ensure that new structures, particularly in historic districts, will be compatible with the surrounding historic context.	3.1.10.1		Revise design guidelines in the East SoMa Area Plan, as appropriate upon completion of the historic resource surveys.
		3.1.11	Establish and require height limits along alleyways to create the intimate feeling of an urban room.		3.1.11.1		Amend the Planning Code to set height and alley controls.
		3.1.12	Establish and require height limits and upper story setbacks to maintain adequate light and air to sidewalks and frontages along alleys.		3.1.12.1		Amend the Planning Code to set alley guidelines.
		3.2.1	Require high quality design of street-facing building exteriors.		3.2.1.1		Adopt these requirements as design guidelines.
		3.2.2	Make ground floor retail and PDR uses as tall, roomy and permeable as possible.		3.2.2.1		Amend the Planning code to allow 15' ground floor heights and to require 60% fenestration and 75% transparency.
		3.2.3	Minimize the visual impact of parking.		3.2.3.1		Amend the Planning code to require parking be wrapped with active uses and to minimize the size and impact of garage entrances.
3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.	3.2.4	Strengthen the relationship between a building and its fronting sidewalk.		3.2.4.1		Amend the planning code to require 60% fenestration and 75% transparency.
		3.2.5	Building form should celebrate corner locations.		3.2.5.1		Adopt these requirements as design guidelines.
		3.2.6	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines and street typologies as defined in the Better Streets Plan.	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.	3.2.6.1		Adopt these requirements as design guidelines.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way.		3.2.7.1		Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
					3.2.7.2		Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
		3.2.8	Ensure highest quality design for the remaining portions of former Sea Wall Lot 330.		3.2.8.1		Work with the Port to design appropriate heights and ensure the highest quality building for this prominent parcel.
3.3	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT	3.3.1	Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.		3.3.1.1		Work with the Department of Building Inspection, Public Utilities Commission to implement these performance-based requirements.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
IMPROVE ENVIRONMENT IN THE PLAN AREA		3.3.2	Existing surface parking lots and off-street loading areas should be retrofitted to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	Discourage new surface parking lots and explore ways to encourage retrofitting existing surface parking lots and off-street loading areas to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	3.3.2.1		Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.
		3.3.3	The City should explore how to provide strong incentives that would encourage the retrofit of existing parking areas and other paved areas to meet the guidelines in Policy 3.3.2.	Delete this policy, it's the same as 3.3.2.			
		3.3.4 3.3.3	Enhance the connection between building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials		3.3.4.1 3.3.3.1		Adopt these requirements as design guidelines. Follow pending legislation Chapter 13C of the Building Code.
		3.3.5 3.3.4	Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.		3.3.5.1 3.3.4.1		Adopt these requirements as design guidelines.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					4.1.1.2	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, the SFMTA, SFCTA, DPW and the Planning Department should work together to identify and secure funding for the study recommendations, and collaborate to begin implementing the recommendations as soon as study findings are available.	
		4.1.3-4.1.2	Decrease transit travel time and improve reliability through a variety of means, such as transit-only lanes, transit signal priority, transit "queue jumps," lengthening of spacing between stops, and establishment of limited or express service.		4.1.3.1-4.1.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning should identify locations and transit lines for specific transit improvements.	
		4.1.4-4.1.3	Implement the service recommendations of the Transit Effectiveness Project (TEP).		4.1.4.1-4.1.3.1	SFMTA will work with other City agencies to implement the recommendations of the Transit Effectiveness Project.	
		4.1.5-4.1.4	Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.		4.1.5.1-4.1.4.1	Amend Planning Code Sec. 155 to restrict construction of curb cuts along 6th Street in the Neighborhood Commercial District.	Amend Planning Code to restrict construction of curb cuts along key transit and pedestrian streets.
					4.1.5.2	Continue to enforce curb cut restrictions along Transit Preferential Streets as identified in General Plan.	Delete this implementation measure.
		4.1.8-4.1.5	Ensure Muni's storage and maintenance facility needs are met to serve increased transit demand and provide enhanced service.		4.1.8.1-4.1.5.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA and SFCTA will identify future transit facility needs in the Eastern Neighborhoods.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.1.2 4.1.6	Improve public transit linking the eastern and western portions of the South of Market and strengthen SoMa's overall transit connections to the Market Street corridor, BART stations, and 4th & King Caltrain station.		4.1.2 4.1.6.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning should identify specific transit service improvements and funding.	
		4.1.6 4.1.7	If the proposed Central Subway is built along the Fourth Street corridor, consider the inclusion of a stop on 4th Street between Bryant and Brannan.		4.1.6.1 4.1.7.1	SFMTA will continue to develop plans for the new Central Subway including stop locations.	
		4.1.7 4.1.8	Support planning and implementation of the proposed E-line historic streetcar line from Fisherman's Wharf to the 4th & King Caltrain Station.		4.1.7.1 4.1.8.1	SFMTA will continue to develop long range plans for E-line historic streetcar service.	
4.2	INCREASE TRANSIT RIDERSHIP BY MAKING IT MORE COMFORTABLE AND EASIER TO USE	4.2.1	Improve the safety and quality of streets, stops and stations used by transit passengers.		4.2.1.1	As part of Eastern Neighborhoods Transportation Implementation Study, SFMTA, DPW and Planning will identify key transit streets, stops and stations to be prioritized for improvements.	
		4.2.2	Provide comprehensive and real-time passenger information, both on vehicles and at stops and stations.		4.2.2.1	SFMTA will establish a program for improved passenger information in the Eastern Neighborhoods, linked to the agency's overall information program.	SFMTA, BART and Caltrain will establish programs for improved passenger information in the Eastern Neighborhoods.
4.3	ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIP BY ENCOURAGING	4.3.1	For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.		4.3.1.1	Amend the Planning Code.	

OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	#	December 2007 Action	Revised Action
TRAVEL BY NON-AUTO MODES		4.3.2	For new non-residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing caps generally equal to the previous minimum requirements. For office uses in East SoMa, parking requirements should be commensurate with general downtown parking standards.	4.3.2.1	Amend the Planning Code.	
		4.3.3	Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.	4.3.3.1	Amend the Planning Code to include areas in East SoMa.	Apply existing provisions in Code Section 167 to East SoMa.
		4.3.4	Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.	4.3.4.1	Amend the Planning Code.	Amend the Planning Code to allow, and in some cases require, the use of mechanical parking lifts, tandem parking arrangements or valet services in lieu of independently accessible parking arrangements.
		4.3.5	Permit construction of new parking garages in Mixed Use districts only if they are part of shared parking arrangements that efficiently use space, are appropriately designed, and reduce the overall need for off-street parking in the area.	4.3.5.1	Amend the Planning Code.	Amend the Planning Code to require that any new parking garages be part of mixed-use development, be wrapped in active uses, be generally available to the public, provide ample spaces for car sharing vehicles, and not be sited on key transit, neighborhood commercial, or pedestrian street frontages.
		4.3.6	Reconsider and revise the way that on-street parking is managed in both commercial and residential districts in order to more efficiently use street parking space and increase turnover and parking availability.	4.3.6.1	SFCTA will continue to lead the on street parking management study in collaboration with SFMTA and Planning.	SFMTA and SFCTA will continue to study implementation of best practices in parking management.

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.4	SUPPORT THE CIRCULATION NEEDS OF EXISTING AND NEW PDR USES IN EAST SOMA	4.4.1	Provide an adequate amount of short-term, on-street curbside freight loading spaces throughout East SoMa.		4.4.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will determine if adequate on-street truck parking spaces are provided in East SoMa. If needed, SFMTA will pursue implementation of new truck parking spaces and meters.	
		4.4.2	Continue to require off-street facilities for freight loading and service vehicles in new large non-residential developments.		4.4.2.1	Continue to enforce Planning Code provisions regarding off-street freight loading.	
		4.4.3	In areas with a significant number of PDR establishments, design streets to serve the needs and access requirements of trucks while maintaining a safe pedestrian environment.		4.4.3.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations. This study will include an assessment of current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations.
					4.4.3.2		SFMTA will assess current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.
4.5	CONSIDER THE STREET NETWORK IN THE EAST SOMA AS A CITY RESOURCE ESSENTIAL TO MULTI-MODAL MOVEMENT AND PUBLIC OPEN SPACE	4.5.1	Maintain a strong presumption against the vacation or sale of streets or alleys except in cases where significant public benefits can be achieved.		4.5.1.1	Evaluate street vacation or sale proposals for consistency with the General Plan.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
	OPEN SPACE	4.5.2	As part of a development project's open space requirement, require publicly accessible alleys that break up the scale of large developments and allow additional access to buildings in the project.		4.5.2.1	Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
					4.5.2.2	Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
		4.5.3		Redesign Underutilized streets in East Soma for creation of Living Streets and other usable public space.	4.5.3.1		See Streets and Open Space chapter for a discussion of Living Streets and public space concepts.
4.6	SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN EAST SOMA AND TO OTHER PARTS OF THE CITY	4.6.5-4.6.1	Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips.		4.6.5.1-4.6.1.1	SFMTA, the Department of Public Works (DPW), the Public Utilities Commission (PUC) and Planning will use accepted street design guidelines and standards to guide street improvements.	

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.6.4-4.6.2	Prioritize pedestrian safety improvements in areas and at intersections with historically high frequencies of pedestrian injury collisions.		4.6.4.1-4.6.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will propose pedestrian improvements targeting locations – including intersections, street segments, and small areas -with high frequencies of pedestrian injury collisions.	
		4.6.4-4.6.3	Consider improvements that target barriers to walking in SoMa such as long blocks and closed crosswalks, particularly at freeway on and off-ramps.		4.6.4.1-4.6.3.1	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will identify pedestrian improvements addressing SoMa's unique needs.	
		4.6.3-4.6.4	Consider pedestrian and streetscape improvements to major pedestrian streets and commercial corridors connecting downtown to Mission Bay, especially Pedestrian Streets identified in the General Plan.		4.6.3.1-4.6.4.1	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will prioritize specific locations for streetscape and pedestrian improvements.	
		4.6.2-4.6.5	Facilitate completion of the sidewalk network in East SoMa, especially where new development is planned to occur.		4.6.2.1-4.6.5.1	The Department of Public Works (DPW) and SFMTA should work with developers and property owners in areas lacking sidewalks to plan and fund new sidewalk construction.	
		4.7.1	Provide a continuous network of safe, convenient and attractive bicycle facilities connecting SoMa to the citywide bicycle network and conforming to the San Francisco Bicycle Plan.		4.7.1.1	The SFMTA's Bicycle Program will work to implement planned bicycle network improvements.	
4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION	4.7.1	Provide a continuous network of safe, convenient and attractive bicycle facilities connecting SoMa to the citywide bicycle network and conforming to the San Francisco Bicycle Plan.		4.7.1.2	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate additional areas for potential bicycle improvements.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.7.2	Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.		4.7.2.1	The SFMTA's Bicycle Program will prioritize locations for additional bicycle parking.	
4.8	ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS	4.8.1	Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.		4.8.1.1	Continue to enforce the Planning Code provisions requiring car-sharing spaces in new developments.	
		4.8.2	Require large retail establishments, particularly supermarkets, to provide shuttle and delivery services to customers.		4.8.2.1	Amend the Planning Code to require such services be provided by retail uses over 20,000 sf.	
		4.8.3	Develop a Transportation Demand Management (TDM) program for the Eastern Neighborhoods that provides information and incentives for employees, visitors and residents to use alternative transportation modes and travel times.		4.8.3.1	Amend the Planning Code to require as a condition of approval for new large office development or substantial alteration, the provision of "transportation demand management" programs or onsite transportation brokerage services.	
					4.8.3.2	Planning, SFMTA, SFCTA and the Department of the Environment will develop a plan for implementation of Transportation Demand Management (TDM) measures in the Eastern Neighborhoods, which will include TDM program benchmarks and periodic monitoring to determine the success of measures and needed revisions in standards, charges and procedures.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					4.8.3.3		Work with SFMTA, SFCTA, Department of the Environment and Mayor's Office of Housing to explore the feasibility of a program requiring that transit passes be provided to residents in large new developments (i.e. 50+ units) as part of homeowner association fees or other methods.
4.9	FACILITATE MOVEMENT OF AUTOMOBILES BY MANAGING CONGESTION AND OTHER NEGATIVE IMPACTS OF VEHICLE TRAFFIC	4.9.1	Introduce traffic calming measures where warranted to improve pedestrian safety and comfort, reduce speeding and traffic spillover from arterial streets onto residential streets and alleyways.		4.9.1.1	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate locations for traffic calming measures in East SoMa.	
		4.9.2	Decrease auto congestion through implementation of Intelligent Traffic Management Systems (ITMS) strategies such as smart parking technology, progressive metering of traffic signals and the SFMTA "SFGO" program.		4.9.2.1	The SFMTA-SFGO program will continue to implement ITMS in the Eastern Neighborhoods.	Delete this implementation measure.
					4.9.2.2	As part of the Eastern Neighborhoods Transportation Implementation Study, SFMTA, SFCTA, and Planning will evaluate the potential for increased use of ITMS in East SoMa.	SFMTA will evaluate the potential for increased use of ITMS in East SoMa.
4.10	DEVELOP A COMPREHENSIVE FUNDING PLAN FOR TRANSPORTATION IMPROVEMENTS	4.10.1	As part of the Eastern Neighborhoods Public Benefits Program, pursue funding for transit, pedestrian, bicycle and auto improvements through developer impact fees, in-kind contributions, community facilities districts, dedication of tax revenues, and state or federal		4.10.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will develop a funding strategy for transportation improvements identified in the study.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
			Revised Policy		Revised Action
			grant sources.		

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
				4.10.1.5	During the City's budgeting process, the Mayor and the Board of Supervisors should support the completion of already funded projects, and wherever possible leverage General or other Citywide funding towards public improvements, in the Eastern Neighborhoods
				4.10.1.6	The Mayor's Office of Economic and Workforce development, in cooperation with Planning, shall establish a Public Benefits Finance Working Group to explore and implement creative methods of financing/ implementing the Eastern Neighborhoods Public Benefits Program, including tax increment financing, CFDs, neighborhood partnerships such as commercial district CBDs and park assessment districts.
				4.10.1.7	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
STREETS AND OPEN SPACE					
OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
5.1	PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS	5.1.1	Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the East SoMa.		5.1.1.1	Identify and pursue funding sources for park site/public site acquisition and maintenance. Evaluate sites for ability to provide opportunities for passive and active recreation. Work with Recreation and Parks Department to identify a site that is a minimum of 1/4 acre, but preferably up to one acre in East SoMa.	Evaluate sites for ability to provide opportunities for passive and active recreation. Work with the Recreation and Park Department to identify a site that is a minimum of 1/4 acre, but preferably up to one acre in East SoMa.
					5.1.1.2		Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on public open space.
					5.1.1.3		The City Administrator's Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
					5.1.1.4		The Mayor's Office of Economic and Workforce development, in cooperation with Planning, will establish a Public Benefits Finance Working Group to explore and implement creative methods of financing/ implementing the Eastern Neighborhoods Public Benefits Program, including tax increment financing, CFDS, neighborhood partnerships such as commercial district CBDs and park assessment districts.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					5.1.1.5		Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
					5.1.1.2 5.1.1.6	Employ public, participatory process in design of and selection of facilities in new public open spaces.	
		5.1.2	Require new residential and commercial development to contribute to the creation of public open space.		5.1.2.1	Assess an impact fee on residential and commercial development to be applied towards the provision of open space, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on public open space.
5.2	ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE	5.2.1	Require new residential and mixed use residential development to provide on-site private open space designed to meet the needs of residents.		5.2.1.1	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. A project sponsor may pay an in-lieu fee for space that cannot be provided on-site due to site constraints.	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible.
		5.2.3 5.2.2	Strengthen requirements for commercial development to provide on-site open space.		5.2.3.1 5.2.2.1	Amend the Planning Code to apply requirements for open space for commercial development, but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.	Amend the Planning Code to apply requirements for open space for commercial development to all of the Eastern Neighborhoods but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.2.2-5.2.3	Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.		5.2.2.1-5.2.3.1	Amend the Planning Code to allow a 33 percent reduction in the amount of required open space if it is publicly accessible.	Amend the Planning Code to remove the current provision that disincentivizes common open space. Instead, allow sponsors the option to provide space as common or as private open space.
		5.2.4		Encourage publicly accessible open space as part of new residential and commercial development.	5.2.4.1		Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. Allow 50% of this required open space to be off-site if within 800 feet of the project site.
		5.2.4-5.2.5	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have flexibility as to where open space can be located.		5.2.4.1-5.2.5.1	Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.	Amend the Planning Code to apply existing allowances for greater flexibility for the placement of rear yards for projects that do not have an established mid-block rear yard open space pattern to the new Mixed Use zones in the Showplace Square/Potrero area.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.2-5-5.2.6	Ensure quality open space is provided in flexible and creative ways, adding a well-used, well-cared for amenity for residents of a highly urbanized neighborhood.	Ensure quality open space is provided in flexible and creative ways, adding a well used, well-cared for amenity for residents of a highly urbanized neighborhood. Private open space should meet the following design guidelines: A. Designed to allow for a diversity of uses, including elements for children, as appropriate. B. Maximize sunlight exposure and protection from wind C. Adhere to the performance-based evaluation tool.	5.2-5-15.2.6.1	Private open space shall meet the following design guidelines: A. Shall be designed to allow for a diversity of uses, including elements for children, as appropriate. B. Shall maximize sunlight exposure and protection from wind. C. Shall adhere to the performance-based evaluation tool.	Amend the Planning code to require private open spaces follow these design controls.
5.3	CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY AND-AESTHETICS, AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD	5.3.1	Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "lvinig streets" or green connector streets.		5.3.1.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	
		5.3.2	Require new development to improve adajacent street frontages, employing established street design standards.	Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.	5.3.3.15.3.2.1	Review all major projects against street design guidelines prior to project approval.	Review all projects against street design guidelines and standards prior to project approval to ensure that new developments improve adajacent street frontages according to the latest guidelines and standards.
		5.3.3-5.3.4	Design the intersections of major streets to reflect their prominence as public spaces.		5.3.4.15.3.3.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	
		5.3.8-5.3.4	Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.		5.3.8.15.3.4.1	Amend Planning Code to require that a project sponsor provide an in-lieu payment to DPW/Bureau of Urban Forest for a tree to be planted and maintained withlin East SoMa should it not be possible to plant a tree every 20 feet.	

OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.3.6 5.3.5	Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.	5.3.6.1 5.3.5.1	Work with CalTrans to promote this idea.	The Department of Public Works will work with CalTrans to encourage lighting along the freeways.
		5.3.7 5.3.6	Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.	5.3.7.1 5.3.6.1	Identify and map excess portions of freeway right of way.	
				5.3.7.2 5.3.6.2	Identify agency ownership of space.	
				5.3.7.3 5.3.6.3	The Planning Department will work with CalTrans to encourage landscaping, which is a requirement per existing CalTrans code but is ignored in San Francisco.	The Department of Public Works will work with CalTrans to develop a plan to meet existing landscaping requirements per existing CalTrans code.
		5.3.2 5.3.7	Develop a comprehensive public realm plan for East SoMa that reflects the differing needs of streets based upon their predominant land use, role in the transportation network, and building scale.	5.3.2.1 5.3.7.1	The Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA), Department of Public Works (DPW) and the Planning Department will work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Planning Study.	
5.3.5 5.3.8	Consider transforming a major east-west street in the South of Market into a civic boulevard, connecting the Bay to the Mission District.		5.3.5.1 5.3.8.1	The MTA, SFCTA, and the Planning Department will work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Planning Study. This study will consider both transportation improvements as well as potential public realm improvements to Folsom Street or another east-west street.		

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.3.9		Explore opportunities to identify and expand connections to the Bay Trail.	5.3.9.1		Work with ABAG, Port of San Francisco and SFMTA to improve Bay Trail signage along the Embarcadero and directional signage from the City's bicycle network, as appropriate.
					5.3.9.2		ABAG should work with relevant agencies (SFMTA, Planning, MTC, and Caltrans) to examine the proposal to complete the Bay Trail alignment on the West Span of the Bay Bridge with a possible touchdown point in East SoMa.
5.4	THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT	5.4.1	Increase the environmental sustainability of East SoMa's system of public and private open spaces by improving the ecological functioning of all open space.		5.4.1.1	Amend the Planning Code to require the implementation of the performance-based evaluation tool.	Work with the Department of Building Inspection and Public Utilities Commission to implement landscaping and stormwater requirements.
		5.4.2	Explore ways to retrofit existing parking and paved areas to minimize negative impacts on microclimate and allow for stormwater infiltration.		5.4.2.1	The Planning Department will work with the Department of the Environment to determine the best materials for pervious parking surfaces.	Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.
		5.4.3		Encourage public art in existing and proposed open spaces.	5.4.3.1		Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.
					5.4.3.2		Work with the San Francisco Arts Commission, Port of San Francisco and MOCD to incorporate public art into South East Water Front by continuing and expanding upon the Blue Greenway Temporary Public Art Program.
5.5	ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED	5.5.1	Prioritize funds and staffing to better maintain existing parks and obtain additional funding for a new park and open space facilities.	Prioritize funds and staffing to better maintain existing parks and obtain additional funding for a new park, new open space facilities, and additional staffing.	5.5.1.1	The Recreation and Park Department will determine level of staffing resources required to adequately maintain existing and proposed park sites.	

OBJECTIVES			POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					5.5.1.2	Work with MOEWD and RPD to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.	
		5.5.2	Renovate run-down or outmoded park facilities to provide high quality, safe and long-lasting facilities. Identify at least one existing park or recreation facility in East SoMa for renovation.		5.5.2.1	Work with Recreation and Parks Department to identify necessary capital improvements at existing park sites.	
					5.5.2.2	Prioritize use of impact fees and/or other new revenues generated by development for improvements to existing parks.	Seek to direct impact fees and/or other new revenues generated by new development for improvements to existing parks.
		5.5.3	Explore opportunities to use existing recreation facilities, such as school yards, more efficiently.		5.5.3.1	Work with Recreation and Parks Department, the Mayor's Office of Education, and the San Francisco Unified School District to expand the pilot program to open school yards on weekends to the public.	
		5.5.4	Encourage public art in existing and proposed open spaces.	Move this policy to objective 5.4	5.5.4.1	Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.	Move to objective 5.4
					5.5.4.2	Work with the San Francisco Arts Commission, Port of San Francisco and MOCD to incorporate public art into South East Water Front by continuing and expanding upon the Blue Greenway Temporary Public Art Program.	Move to objective 5.4
ECONOMIC AND WORKFORCE DEVELOPMENT							

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
6.1	SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS	6.1.1	Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods.	6.1.1.1	The Mayor's Office of Economic and Workforce Development (MOEWD) will continue to administer the Industrial Business Initiative to retain existing PDR businesses, identify and target industrial sectors poised for job growth, and support the creation of competitive industrial business districts.
				6.1.1.2	PDR businesses will continue to be staffed by an MOEWD industrial manager who serves as a single point of contact for information on real estate, technical assistance, tax incentives, workforce training and hiring programs, and assistance navigating city government.
				6.1.1.3	MOEWD will continue to provide assistance in the creation of sector specific industrial business associations.
		6.1.2	Provide business assistance for new and existing Knowledge Sector businesses in the Eastern Neighborhoods.	6.1.2.1	Targeted Knowledge Sector industries will be staffed by MOEWD sector specific industry managers, who serve as a single-point of contact for information on real estate, tax incentives, workforce training and hiring programs, and assistance navigating city government. Targeted Knowledge Sector industries may include but not be limited to clean technology, life science and digital media.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					6.1.2.2	MOEWD Knowledge Sector Industry Initiatives will retain existing businesses, work to recruit and support the growth of new Knowledge Sector businesses, and develop initiatives to strengthen and grow the industry in San Francisco.	
		6.1.3	Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.		6.1.3.1	Develop a strategic plan in collaboration with MOEWD, the Mayor's Office of Community Development (MOCD), local Neighborhood Economic Development Organizations and the Small Business Commission. This strategic plan will focus on creating a system to manage small business interaction with the City, providing outreach to local businesses, exploring financial incentive programs, designating the roles and responsibilities of relevant city agencies and non-profit partners, and streamlining the permit and licensing process for new and existing small businesses.	
					6.1.3.2	Create business assistance resources that includes: web, print, telephone and a "one-stop" small business technical assistance center.	
					6.1.3.3	To support both the economic and environmental benefits of participating in the green business movement, MOEWD will encourage commercial businesses in the Eastern Neighborhoods to seek green business certification.	

OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy		
6.2	INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS	6.2.1	Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.			
COMMUNITY FACILITIES				6.2.1.1	MOEWD is focused on seven industries for employment and training services and business service development. These industries were identified because they currently require a significant number of jobs, or are expected to in the near future. The seven industries are: Health Care and Social Assistance, Biotechnology, Information Technology, Hospitality, Retail, Construction, and Transportation. MOEWD will identify strategies to link low income and low skilled San Francisco residents to sector based training programs for skills development.	MOEWD is focused on seven industries for employment and training services and business service development. These industries were identified because they currently require a significant number of jobs, or are expected to in the near future. The seven industries are: Health Care and Social Assistance, Biotechnology, Information Technology, Hospitality, Retail, Construction, and Transportation. MOEWD and HSA will identify strategies to link low income and low skilled San Francisco residents to sector based training programs for skills development.
				6.2.1.2	MOEWD will continue to identify and develop high quality sector-based training programs that have the capacity to transition program participants into sustainable employment.	MOEWD and HSA will continue to identify and develop high quality sector-based training programs that have the capacity to transition program participants into sustainable employment.
				6.2.1.3	MOEWD will continue to develop a citywide strategic workforce development plan. The planning process incorporates the assistance of MOEWD's workforce partners. The partners include representatives from educational institutions (both K-12 and higher education); labor unions; workforce not-for profits; government entities and employers.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
7.1	PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES	7.1.1	Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.		7.1.1.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community facilities in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community facilities.
					7.1.1.2	Amend the Planning Code to enable large-scale development to meet fee obligations through the construction of a City-approved community facility, provided such a facility meets a demonstrated community need.	Amend the Planning Code to enable large-scale development to meet fee obligations through in-kind provision of a City-approved community facility, where such a facility meets a demonstrated community need.
					7.1.1.3	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non-profit providers.	
		7.1.2	Recognize the value of existing facilities and support their expansion and continued use.		7.1.2.1	Encourage adaptive reuse of existing public and community facility space that may be vacant or under-utilized rather than their sale or closure.	Utilize existing city revenue and impact fee revenue to expand existing facilities to support increased usage from new residents.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.1.2.2	Work with the San Francisco Unified School District, the Department of Children Youth and Families, the San Francisco Redevelopment Agency and the Mayor's Office of Community Development, to explore revitalizing older schools as multi-use facilities, with joint use agreements that permit co-location of neighborhood services such as youth-serving community-based organizations, low-income clinics, recreation centers and job skills training sites	Work with the San Francisco Unified School District, the Department of Children Youth and Families, the San Francisco Redevelopment Agency and the Mayor's Office of Community Development to explore revitalizing older or closed schools and other unused community and public facilities as multi-use facilities, with joint use agreements and leases or other appropriate arrangements that permit co-location of neighborhood services such as youth-serving community-based organizations, low-income clinics, recreation centers and job skills training sites.
					7.1.2.3	The Mayor's Office of Education and the SFUSD will continue monitoring the pilot program that enables use of selected school playgrounds on weekends and select holidays, and work with the Department of Children, Youth, and Families and other agencies to continue exploring possibilities for joint use of school playgrounds outside of school hours. (See Streets and Open Space Chapter for further discussion).	
		7.1.3	Ensure childcare services are located where they will best serve neighborhood workers and		7.1.3.1	Ensure that zoning permits childcare facilities in areas where it is appropriate.	Action combined with the one below.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		7.1.4	Ensure adequate operations- maintenance of existing public health and community facilities	Delete this policy. Combine it with 7.2.3	7.1.4.1	The Planning Department will work in cooperation with implementing agencies such as the Department of Public Health, to ensure appropriate maintenance of publicly used facilities-	
					7.1.4.2	The Planning Department will in cooperation with the Board of Supervisors and other City agencies, to support other funding mechanisms to support development of funding mechanisms to support facility operations, such as tax increment financing to support plan based improvements or a community facilities district where appropriate.	
		7.1.5	Seek the San Francisco Unified School District's consideration of new elementary and middle school options in this neighborhood, or in the Central Waterfront or Potrero Hill neighborhoods, or the expansion of existing schools to accommodate elementary and middle school demand from projected population growth in the Eastern Neighborhoods.	Seek the San Francisco Unified School District's consideration of new middle school options in this neighborhood, or in the Central Waterfront or Potrero Hill neighborhoods, or the expansion of existing schools to accommodate middle school demand from projected population growth in the Eastern Neighborhoods.	7.1.5.1	Work with the San Francisco Unified School District , as new development occurs in this area, to monitor attendance and population trends in the East SoMa and in the Central Waterfront and Potrero Hill neighborhoods as well as future school relocation, closure and merger decisions data to determine if this policy can be implemented.	
		7.1.6	Ensure public libraries in the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.	Ensure public libraries that serve the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.	7.1.6.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community improvement, including library materials, in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure, including library materials.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
7.2	ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS	7.2.1	Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.		7.2.1.1	Work with the Mayor's Office of Community Development, local economic development organizations and other relevant organizations to explore providing financial incentive programs and other strategies to protect existing facilities from displacement.	
		7.2.2	Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.		7.2.2.1	The Mayor's Office of Community Development will serve to connect interested project sponsors with service providers to develop mutually supportive development plans in areas with identified service gaps.	
					7.2.2.2	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non-profits.	
					7.2.2.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to provide funding for new community facility space in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway)	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure, including community facility space.
		7.2.3	Explore a range of revenue-generating tools to support the ongoing operations and maintenance of community facilities, including public funds and grants as well as private funding sources.		7.2.3.1	The Planning Department will work in cooperation with implementing agencies such as the Human Services Agency, to secure grant and bond funding for community services.	The Mayor's Office of Community Development will work in cooperation with implementing agencies to secure grant and bond funding for community services.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.2.3.2	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies, to support state law changes that will enable use of tax increment financing to support plan and community needs.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
					7.2.3.3		MOEWD will work with the Recreation and Park Department and other city agencies to create neighborhood assessment districts to support maintenance of new recreation and community facilities.
					7.2.3.4		All implementing agencies will continue coordinated efforts to prioritize adopted area plans for state and regional funding applications, including bonds and grants.
					7.2.3.5		The City Administrators Office and Controller's Office will establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
7.3	REINFORCE THE IMPORTANCE OF THE SOUTH OF MARKET AS THE CENTER OF FILIPINO-AMERICAN LIFE IN SAN FRANCISCO	7.3.1	Support efforts to preserve and enhance social and cultural institutions.		7.3.1.1	The Planning Department will work in cooperation with implementing agencies such as the Arts Commission, to secure grant and bond funding for social and cultural institutions.	The Arts Commission will work to secure grant and bond funding for social and cultural institutions.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.3.1.2	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies such as MOEWD, to develop other funding sources such as a community assessment district which can help to fund neighborhood institutions.	Delete this implementation measure.
					7.3.1.3	Recognize the work of cultural and social institutions in East SoMa through creative strategies - events, awards, and physical signs and placards - that acknowledge their contributions.	
					7.3.1.2		
		7.3.2	Encourage the creation of new social and cultural facilities in the East SoMa area.		7.3.2.1	The Mayors Office of Community Development will connect interested project sponsors with neighborhoods to develop mutually supportive development plans.	The Mayors Office of Community Development will connect interested project sponsors with social and cultural organizations to develop mutually supportive development plans.
					7.3.2.2	Encourage development agreements that provide favorable leases or purchase agreements to new social and cultural facilities.	
					7.3.2.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to provide funding for new arts/institutional facility space in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Delete this implementation measure.
		7.3.3	Protect and support Filipino and other minority or culturally significant local business, structures, property and institutions in the East SoMa	Protect and support Filipino and other culturally significant local business, structures, property and institutions in the East SoMa.	7.3.3.1	The San Francisco Arts Commission to develop a public way finding system or other physical demarcation to memorialize the important cultural and social resources in East SoMa.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.3.3.2	Pursue formal designation of East SoMa's historic and cultural resources, as appropriate (see Historic Preservation Chapter for further discussion).	
					7.3.3.3	Provide business assistance for new and existing small businesses in the Eastern Neighborhoods (see Economic Development Chapter for further discussion).	
HISTORIC PRESERVATION							
8.1	IDENTIFY AND EVALUATE HISTORIC AND CULTURAL RESOURCES WITHIN THE EAST SOMA AREA PLAN	8.1.1	Conduct context-based historic resource surveys within the East Soma plan area.		8.1.1.1	Complete a survey of historical resources in the East Soma Area Plan by the end of 2008.	
		8.1.2	Pursue formal designation of the East Soma historic and cultural resources, as appropriate.		8.1.2.1	A Planning Department Preservation Technical Specialist will work with neighborhood planning to carefully evaluate projects for their impacts to historic resources as well as to the overall historic character of the area.	
		8.1.3	Recognize and evaluate historic and cultural resources that are less than fifty years old and may display exceptional significance to the recent past.		8.1.3.1	The Planning Department will continue to identify and document important cultural and architectural resources from the recent past through survey, property specific evaluations and context development.	Continue to identify and document significant cultural, social and architectural resources from the recent past through survey, property specific historic resource evaluations and context development.
8.2	PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE EAST SOMA AREA PLAN	8.2.1	Protect individually significant historic and cultural resources and historic districts in the East Soma Area Plan from demolition or adverse alteration.		8.2.1.1	A Planning Department Preservation Technical Specialist will work with neighborhood planning to carefully evaluate projects for their impacts to historic resources as well as to the overall historic character of the area.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
8.3	ENSURE THAT HISTORIC PRESERVATION CONCERNS CONTINUE TO BE AN INTEGRAL PART OF THE ONGOING PLANNING PROCESSES FOR THE EAST SOMA PLAN AREA AS THEY EVOLVE OVER TIME	8.3-2 8.3.1	Pursue and encourage opportunities, consistent with the objectives of historic preservation, to increase the supply of affordable housing within the East Soma plan area.		8.3-2-1 8.3.1.1	Work with MOH to develop protocols that address the need for housing while allowing for the continued preservation and use of historic and cultural resources within the East Soma plan area, particularly those that were previously developed for industrial uses.	
					8.3-2-2 8.3.1.2	The Planning Department will work with the Department of Building Inspection in developing priority processing of all applications filed for projects that provide 100% affordable housing to low and moderate income households and propose to rehabilitate an identified historic or cultural resource in accordance with the Secretary of the Interior's Standards.	Continue to work with the Department of Building Inspection to apply priority processing of all applications filed for projects that provide 100% affordable housing to low and moderate income households.
					8.3-2-3 8.3.1.3	Continue to work with the public agencies and the private sector to develop legislation and programs for projects that retain and rehabilitate historic resources for low-income and workforce housing.	
		8.3-3 8.3.2	Ensure a more efficient and transparent evaluation of project proposals which involve historic resources and minimize impacts to historic resources per CEQA guidelines.		8.3-3-1 8.3.2.1	Update its Bulletin #16, "City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources" which outlines the requirements and procedures regarding how a property is evaluated as a potential historic resource and whether proposals are in keeping with current preservation policies.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.3-4-8.3.3	Prevent destruction of historic and cultural resources resulting from owner neglect or inappropriate actions.		8.3-4-1-8.3.3.1	Seek remedies in cases of neglect or impairment of historic or cultural resources through owner action/inaction within the East Soma/Potrero Hill plan area.	Seek remedies in cases of neglect or impairment of historic or cultural resources through owner action/inaction within the East Soma plan area.
					8.3-4-2-8.3.3.2	Work with the Department of Building Inspection in cases of resource deterioration or diminishment due to unapproved owner activity/inactivity, to seek corrective remedies such as restoration, repair, and maintenance, through enforcement, as appropriate.	
		8.3-5-8.3.4	Work with the Department of Building Inspection and the Department of Emergency Services to develop emergency preparedness and response plans that consider the East Soma Area Plan's historic and cultural resources.	Consider the East Soma area plan's historic and cultural resources in emergency preparedness and response efforts.	8.3-5-1-8.3.4.1	Work with the Department of Building Inspection and the Department of Emergency Services to develop programs to abate hazards posed by existing buildings and structures, while preserving resources and their character-defining features.	
					8.3-5-2-8.3.4.2	Develop plans in the preparation and response to natural disasters including earthquakes and fires, and ensure the future welfare of historic and cultural resources.	
		8.3-6-8.3.5	The Planning Department shall work with property owners and the Department of Building Inspection to encourage and facilitate the protection and seismic retrofit of local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	Protect and retrofit local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	8.3-6-1-8.3.5.1	Work with the Department of Building Inspection to develop ways for property owners to facilitate the seismic upgrade of the City's unreinforced historic and cultural resources. This collaboration shall also develop a protocol to minimize the demolition of historic and culturally significant resources that are identified as UMBs through neglect and non-compliance with safety and health codes.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.3-1 8.3.6	Adopt and revise land use, design and other relevant policies, guidelines, and standards, as needed to further preservation objectives.		8.3-1-1 8.3.6.1	Revise the East Soma Area Plan upon completion of the historic surveys to include official designation of historic resources and/or districts as appropriate, and may also include the adoption of historic design guidelines that are specific to an area or property type.	
8.4	PROMOTE THE PRINCIPLES OF SUSTAINABILITY FOR THE BUILT ENVIRONMENT THROUGH THE INHERENTLY "GREEN" STRATEGY OF HISTORIC PRESERVATION	8.4.1	Encourage the retention and rehabilitation of historic and cultural resources as an option for increased sustainability and consistency with the goals and objectives of the Sustainability Plan for the City and County of San Francisco.		8.4.1.1	Continue to evaluate means of encouraging or mandating green building strategies, and historic preservation will be considered among those.	
8.5	PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE EAST SOMA AREA PLAN	8.5.1	Disseminate information about the availability of financial incentives for qualifying historic preservation projects.		8.5.1.1	Promote awareness and support the use of preservation incentives and provide this information to the public through the planning website, the development of educational materials, the development of preservation and rehabilitation plans, and technical assistance during the application.	
		8.5.2	Encourage use of the State Historic Building Code for qualifying historic preservation projects.	Encourage use of the California Historic Building Code for qualifying historic preservation projects.	8.5.2.1	Work with the Department of Building Inspection to ensure that where appropriate the State Historic Building Code is applied.	
		8.5.3	Demonstrate preservation leadership and good stewardship of publicly owned historic and cultural resources.		8.5.3.1	Work collaboratively with, and provide technical expertise to the School District, the Recreation and Parks Department, the Port, the Redevelopment Agency, and other agencies as needed, to identify, maintain and rehabilitate the publicly owned historic and cultural resources in the East Soma plan area.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					8-5.1-2- 8.5.3.2	The Planning Department will encourage DPW to develop "cultural landscapes" using elements such as maps locating important cultural, social centers in the plan area; plaques indicating historic sites; and signage to indicate the neighborhood as South of Market. Use local artists and community organizations to develop a logo for the community.	Work with DPW to develop "cultural landscapes" using elements such as maps locating important cultural, social centers in the plan area; plaques indicating historic sites; and signage to indicate the neighborhood as East SoMa.
		8.5.3.3					Work with other city agencies to ensure that the release of city-owned surplus historic and cultural resources is contingent upon their rehabilitation in conformance with the Secretary of the Interior's Standards.
8.6	FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE EAST SOMA AREA PLAN	8.6.1	Encourage public participation in the identification of historic and cultural resources within the East Soma plan area.		8.6.1.1	Work with the Landmarks Preservation Advisory Board to continue to seek public participation in the development of an annual work plan for future preservation planning efforts and Article 10 designation.	
		8.6.2	Foster education and appreciation of historic and cultural resources within the East Soma plan area among business leaders, neighborhood groups, and the general public through outreach efforts.		8.6.2.1	Develop outreach programs, literature, and internet tools such as the development of a preservation website, the creation of maps of historic districts and landmarked buildings, and attend public meetings in order to foster better understanding of the historic and architectural importance of the plan area.	
					8.6.2.2	The Planning Department will work with the Department of Public Works to place plaques, signs and markers to aid in the identification of cultural and historic resources.	Department of Public Works will work to place plaques, signs and markers to aid in the identification of cultural and historic resources.

LAND USE						
OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action
1.1	STRENGTHEN THE MISSION'S MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK	1.1.1	Revise land use controls in some portions of the Northeast Mission Industrial Zone to stabilize and promote PDR activities, as well as the arts, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced. Also place limitations on heavier industrial activities which may not be appropriate for the Mission		1.1.1.1	Amend the Planning Code to establish a new "PDR-1" district in this area.
		1.1.2	Revise land use controls in portions of the Northeast Mission Industrial Zone outside the core industrial area to create new mixed use areas, allowing mixed income housing as a principal use, as well as small retail, small office, and small to medium sized research and development uses, while protecting against the wholesale displacement of PDR uses.	Revise land use controls in portions of the Northeast Mission Industrial Zone outside the core industrial area to create new mixed use areas, allowing mixed income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.	1.1.2.1	Amend the Planning Code to establish a new "Urban Mixed Use" district in this area.
		1.1.3	Maintain the successful Mission Street and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.		1.1.3.1	Amend the Planning Code to establish "Neighborhood Commercial – Transit" districts along Mission, Valencia and parts of 16th Street.
		1.1.4	In higher density residential areas of the Mission, recognize proximity to good transit service by eliminating density limits and minimum parking requirements; permit small neighborhood serving retail.		1.1.4.1	Amend the Planning Code to establish "Residential Transit-Oriented" districts in portions of the Mission residential areas.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.1.5	In lower density residential areas of the Mission, generally further from good transit service, maintain existing residential controls.		1.1.5.1	Maintain existing Planning Code provisions in these areas.	
		1.1.6	Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.		1.1.6.1	Retain existing retail use size controls in the Planning Code that principally permit small and moderate sized retail establishments in the neighborhood commercial districts along Mission, Valencia, and 24th and portions of 16th Street. Permit large retail establishments in the new Urban Mixed Use districts when part of a mixed-use development.	Retain existing retail use size controls in the Planning Code that principally permit small and moderate sized retail establishments in the neighborhood commercial districts along Mission, Valencia, and 24th and portions of 16th Street. Amend the Planning Code to permit large retail establishments in the new Urban Mixed Use districts when part of a mixed-use development.
1.2	IN AREAS OF THE MISSION WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER	1.2.1	Ensure that in-fill housing development is compatible with its surroundings.		1.2.1.1	See design guidelines in the Built Form chapter and affordability requirements in the Housing chapter.	Amend the Planning code to adopt design controls; See design guidelines discussed in the Built Form chapter, air quality and noise objectives below, and affordability requirements in the Housing chapter.
		1.2.2	For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed use districts encourage housing over commercial or PDR where appropriate.		1.2.2.1	Amend the Planning Code to require ground floor commercial uses in new development in Neighborhood Commercial – Transit districts. Allow (but do not require) housing over commercial or PDR where appropriate in the new Urban Mixed Use district.	
		1.2.3	In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements		1.2.3.1	In all new zoning districts that permit housing, amend the Planning Code to remove maximum density controls and institute building height, bulk, and bedroom mix requirements.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.2.4	Identify parts of the Mission where it would be appropriate to increase maximum heights for residential development.		1.2.4.1	Amend the height and bulk controls for the Mission to increase height limits in appropriate places. (See height map in the Built Form chapter).	Amend the height and bulk controls for the Mission to increase height limits in appropriate places. Develop increased levels of public benefits fees to cover these areas.
4-3-1.7	RETAIN THE MISSION'S ROLE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES.	4-3-1.7.1	In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.		4-3-1.7.1.1	In PDR districts, amend the Planning Code to institute new building demolition controls that protect sound PDR buildings.	Amend the Planning Code to extend PDR demolition controls to new PDR districts.
		1.7.2		Ensure that any future rezoning of areas within PDR districts is proposed within the context of periodic evaluation of the city's needs for PDR space.	1.7.2.1		As part of the 5-year monitoring report, Planning staff will recommend any appropriate changes to land use controls, based on new conditions.
		4-3-2.1.7.3	Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.		4-3-2.1.7.3.1	See design guidelines in the Built Form chapter.	Amend the Planning Code to adopt design controls; See design guidelines in the Built Form chapter.
4-4-1.8	MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS	4-4-1.8.1	Direct new mixed-use residential development to the Mission's neighborhood commercial districts to take advantage of the transit and services available in those areas.		4-4-1.8.1.1	Amend the Planning Code to create "Neighborhood Commercial – Transit" (NC-T) zones along Mission and Valencia Streets, which will continue to permit residential development, while relaxing density and minimum parking controls.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		1.4.2-1.8.2	Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low income households.		1.4.2.1	Retain the existing use and size controls for the Mission, Valencia, and 24th Street Neighborhood Commercial districts to ensure they serve the needs of local residents that are unique to each of the Mission's neighborhood commercial streets.	
					1.4.2.2-1.8.2.2	Work with the Mayors Office of Workforce and Economic Development (MOEWD) to promote local businesses, including those that serve the immigrant community.	
1.5-1.3	INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION	1.5-1.3.1	Continue existing legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.		1.5-1.4-1.3.1.1	Continue existing Planning Code regulations for legal nonconforming uses.	
		1.5-2-1.3.2	Provide flexibility for legal housing units to continue in districts where housing is no longer permitted.		1.5-2.1-1.3.2.1	Amend the Planning Code to develop new nonconforming use provisions which relate to existing housing in districts where housing is no longer permitted.	Amend the Planning Code to allow housing units in PDR districts to continue as nonconforming uses, subject to other code requirements.
1.6-1.4	SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF THE MISSION	1.6-1.4.1	Continue to permit manufacturing uses that support the Knowledge Sector in the Mixed Use and PDR districts of the Mission.		1.6-1.4-1.4.1.1	Continue to permit manufacturing uses in Mixed Use and PDR districts.	
		1.6-2-1.4.2	Allow Knowledge Sector office-type uses in portions of the Mission where it is appropriate.		1.6-2.1-1.4.2.1	Permit limited amounts of office above the ground floor in Mixed Use and PDR districts.	Amend the Planning Code to permit limited amounts of office above the ground floor in Mixed Use and PDR districts.
		1.6-3-1.4.3	Identify portions of the Mission where it would be appropriate to allow research and development uses that support the Knowledge Sector.		1.6-3.1-1.4.3.1	Continue to permit R&D-oriented manufacturing uses in Mixed Use and PDR districts. Permit limited amounts of R&D office above the ground floor in other Mixed Use and PDR districts.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4-7.1.5	MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET	4-7.1.1.5.1	Reduce potential land use conflicts by providing accurate background noise-level data for planning.		4-7.1.1.5.1.1	Update the 1972 San Francisco Transportation Noise-level map in the General Plan Noise Element to reflect current conditions and to ensure compatible land use planning.	
		4-7.2.1.5.2	Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.		4-7.2.1.5.2.1	As part of the environmental review process for proposed new uses that are expected to generate noise levels that exceed ambient noise, work with the Department of Public Health to identify any existing sensitive uses near to the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses.	For proposed new uses that are expected to generate noise levels that contribute to increased ambient noise levels, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses as part of the project design and environmental review process.
					4-7.2.2.1.5.2.2	As part of the environmental review process for proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near to the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use.	For proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use as part of project design and the environmental review process.
HOUSING							
2.1	ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES	2.1.1	Require developers in some formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.		2.1.1.1	Amend the Planning Code to designate an "Urban Mixed Use" (UMU) zoning district in some formerly industrial areas, imposing "mixed income" housing requirements	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
INCOMES		2.1.2	Provide land and funding for the construction of new housing affordable to very low and low income households.		2.1.2.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to dedicate land for construction of affordable housing.	
		2.1.3	Provide units that are affordable to households at moderate and "middle incomes" – working households earning above traditional below-market rate thresholds but still well below what is needed to buy a market priced home, with restrictions to ensure affordability continues.		2.1.3.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to construct housing priced for moderate and "middle" incomes.	
		2.1.4	Allow single-resident occupancy hotels (SROs) and "efficiency" units to continue to be an affordable type of dwelling option, and recognize their role as an appropriate source of housing for small households.		2.1.4.1	Amend the Planning Code to permit SROs to be constructed under "mixed income" housing requirements provided they are meet moderate and "middle" income levels.	Consider adjustments to current inclusionary policies that would enable SROs to contribute to affordable housing stock.
		2.1.4.2	Amend the Planning Code to exempt SROs and other small household types such as affordable senior housing from requirements to provide a minimum of 40% two-bedroom units.				
		2.1.4.3	Amend the Planning Code to require SRO development to adhere to moderate and "middle income" pricing requirements.				
					2.1.4.4	Work with SFDPH and DBI to amend the Building Code to update housing standards for new and existing SROs to reflect their current uses.	Delete this implementation measure.

OBJECTIVES			POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action	
					2.1.4.5-2.1.4.4	Maintain an inventory of SRO hotels and units. Include in the Plan's regular monitoring program a review of affordability levels of SROs. If monitoring demonstrates that SROs are no longer a reliable source of affordable housing, revise SRO policies above.		
2.2	RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES	2.2.1	Maintain strict demolition policies that require replacement of units that are equivalent to those lost at both income level and tenure type.	Adopt Citywide demolition policies that discourage demolition of sound housing, and encourage replacement of affordable units.	2.2.1.1	Consider levels of affordability and tenure type of replacement units as criteria in the administration of Conditional Use authorizations.	Consider affordability and tenure type of replacement units as criteria for demolition.	
		2.2.2	Preserve viability of existing rental units		2.2.2.1	Extend funding programs for housing rehabilitation (CHRP loans) to owners of rental properties where rents serve below median tenants.	Explore programs to acquire and rehabilitate existing at-risk rental housing.	
		2.2.3	Consider acquisition of existing housing for rehabilitation and dedication as permanently affordable housing.		2.2.3.1	The Mayor's Office of Housing will continue to allocate funds for rehabilitation projects, and pursue acquisition and rehabilitation of major projects.		
		2.2.4	Ensure that at-risk tenants, including low-income families, seniors, and people with disabilities, are not evicted without adequate protection.		2.2.4.1	The Mayor's Office of Housing will work with the Rent Board and other agencies to prevent unfair evictions.		
					2.2.4.2	The Mayor's Office of Housing will establish additional programs for at-risk categories, to find units within neighborhoods and to assist transition to new living units.	The Mayor's of Housing will continue to provide housing for at-risk residents through existing programs.	
					2.2.4.3	The Mayor's Office of Housing will work with neighborhood nonprofits to offer displaced tenants comparable units and replacement housing or other adequate protections	Delete this implementation measure.	
2.3	ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING	2.3.1	Target the provision of affordable units for families.		2.3.1.1	The Planning Department and MOH will work to identify potential development sites for family housing	Work with the Mayor's Office of Housing to identify potential development sites for family housing.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
	NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES				2.3.1.2	The Board of Supervisors will explore ways to increase public funding for family-sized units.	The Mayors Office of Housing will work with relevant city agencies to explore ways to increase public funding for family-sized units.
					2.3.1.3	Amend the Planning Code to allow family-sized inclusionary units to count towards overall unit mix.	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
		2.3.2	Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.		2.3.2.1	Draft design guidelines for family friendly housing to guide development in these areas.	
					2.3.2.2	Prioritize funding for family and rental units in distribution of affordable housing monies in transit and amenity-rich areas.	
		2.3.3	Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.	Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.	2.3.3.1	Amend the Planning Code to eliminate residential densities, instead regulate by bedroom number.	
		2.3.4	Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed use developments.		2.3.3.2	Enable units provided through inclusionary or other affordable housing programs to count towards a total project percentage	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
					2.3.4.1	Ensure design guidelines contain specifications for child care facilities within multifamily housing.	
					2.3.4.2	Amend the Planning Code to allow units designed and designated for licensed family-childcare to count towards inclusionary requirements	Delete this implementation measure.
					2.3.4.3	Amend the Planning Code to allow land dedicated to meet mixed income requirements to be dedicated as a park or recreation space, in locations where there is an identified park or recreational need.	Delete this implementation measure.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.3.4.4 2.3.4.2	Apprise developers of available incentives, including grant funding, for licensed childcare centers or providing and dedicating public open space.	Apprise developers of available incentives, including, for example, grant funding for licensed childcare centers.
		2.3.5	Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.		2.3.5.1		Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure in the project area.
					2.3.5.1 2.3.5.2	The Planning Department will work in cooperation with implementing agencies such as the SFCTA and MTA, the Department of Recreation and Parks, the Mayor's Office of Economic and Workforce Development and the Mayor's Office of Housing, to secure grant and bond funding for community improvements.	The City Administrators Office and Controller's Office will establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
					2.3.5.2 2.3.5.3	The Planning Department will work with the Recreation and Park Department to create neighborhood assessment districts to support maintenance of new parks.	MCEWD will work with the Recreation and Park Department to create neighborhood assessment districts to support maintenance of new parks.
					2.5.3.3 2.3.5.4	The Planning Department will work in cooperation with the board of Supervisors and other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.3.6	Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to subsidize transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.	Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.	2.3.6.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community improvements in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure in the project area.
2.4	LOWER THE COST OF THE PRODUCTION OF HOUSING	2.4.1	Require developers to separate the cost of parking from the cost of housing in both for sale and rental developments.		2.4.1.1	Amend parking requirements in the Planning Code.	
					2.4.1.2	Monitor the sales prices of parking spaces in new developments, and re-evaluate policies based on information.	
		2.4.2	Revise residential parking requirements so that structured or off-street parking is permitted up to specified maximum amounts in certain districts, but is not required.		2.4.2.1	Amend parking requirements in the Planning Code.	
		2.4.3	Encourage construction of units that are "affordable by design."		2.4.3.1	The Planning Department will work with the development community and the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence translating into less costly units.	Establish a working group including representatives of the development community, the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence.
		2.4.4	Facilitate housing production by simplifying the approval process wherever possible.		2.4.4.1	Eliminate the majority of conditional use permit requirements in the Eastern Neighborhoods.	
					2.4.4.2	Establish strict timelines surrounding Discretionary Review -- i.e. do not allow extended continuances for plan reviews.	Delete this implementation measure.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy			
					2.4.4.3- 2.4.4.2	Facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.	Explore ways to facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.
					2.4.4.4- 2.4.4.3	Utilize state authorized infill exemptions where appropriate to limit environmental review of residential development consistent with this plan.	
					2.5.1.1	Encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) or the HDMT development checklist at the design or project review phase to evaluate the healthfulness of project location and design choices in a holistic manner.	In an effort to evaluate the healthfulness of project location and/or design choices, encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) at the design or project review phase.
					2.5.2.1	The Mayor's Office of Housing should emphasize seeking sites/ provide family sized units with good access to community amenities like parks, social services, and schools.	The Mayor's Office of Housing and the SF Housing Authority will work with the Department of Recreation and Parks and the SFUSD to seek sites for family housing with good access to community amenities like parks, social services, and schools.
					2.5.2.2	Draft design guidelines for family friendly housing, and include guidelines for licensed childcare centers and licensed family childcare in multi- family housing.	
2.5	PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION	2.5.1	Consider how the production of new housing can improve the conditions required for health of San Francisco residents.				
		2.5.2	Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.				

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.5.2.3	The Planning Department will work with the Mayor's Office of Community Development and DCYF to co-locate affordable licensed childcare in new affordable family housing units above 100,000 square feet.	Mayor's Office of Housing should work with Department of Children, Youth, and Families to co-locate affordable licensed childcare in new affordable family housing units.
		2.5.3	Require new development to meet minimum levels of "green" construction.		2.5.3.1	Follow the recommendations of the Mayor's Task Force on Green Building for the City and County of San Francisco and employ Leadership in Energy and Environmental Design (LEED)® standards and/or other systems such as Green Points as requirements for new commercial building and residential uses.	Follow pending legislation, Chapter 13C of the Building Code.
		2.5.4	Provide design guidance for the construction of healthy neighborhoods and buildings.		2.5.4.1	Consider the creation of health based building guidelines through the creation of a DBI, DPH, & Planning workgroup on healthy housing. Amend necessary Planning Code or Building Code requirements per workgroup recommendations.	Establish a workgroup with participants from DBI, DPH, and Planning and the building design community to consider and recommend health-based building design guidelines and, where appropriate, related amendments to the Planning Code or Building Code.
2.6	CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY	2.6.1	Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.		2.6.1.1	Support efforts of the Mayor's Office of Housing and other City departments by continuing to provide departmental resources.	
		2.6.2	Explore housing policy changes at the Citywide level that preserve and augment the stock of existing rental and ownership housing.		2.6.2.1	Amend the Planning Code to allow pre-existing, nonconforming units such as Live/Work lofts, to pay retroactive development impact fees to achieve conformance status.	
					2.6.2.2	Continue to monitor neighborhood support for accessory dwelling units (ADUs), and provide information to interested groups on the topic.	

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.6.2.3	The Mayor's Office of Housing will work with the Board of Supervisors to develop citywide housing initiatives, including bond funding, housing redevelopment programs, and employer subsidies for workforce housing.	
		2.6.3	Research and pursue innovative revenue sources for the construction of affordable housing, such as tax increment financing, or other dedicated City funds.		2.6.3.1	Keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.	The Mayor's Office of Housing will keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.
					2.6.3.2	Explore the establishment of a Tax Increment Funding Set-Aside for affordable housing in the neighborhoods, to provide a guaranteed funding source for affordable housing.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
BUILT FORM							
3.1	PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER	3.1.1	Adopt heights that are appropriate for the Mission's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves. (see Heights Map)		3.1.1.1		Amend the Planning Code to set height controls.
		3.1.2	The design of new mixed-use infill development in the Northeast Mission Industrial Zone (NEMIZ) should strengthen the area's industrial character through appropriate materials, massing, and setback.		3.1.2.1		Amend the Planning Code to adopt massing and setback requirements. Adopt design guidelines regarding appropriate materials.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.3	Relate the prevailing heights of buildings to street and alley width throughout the Plan Area.		3.1.3.1		Amend the Planning Code to set height and alley controls.
		3.1.4	Heights should also reflect the importance of key streets in the city's overall urban pattern, such as Mission and Valencia streets, while respecting the lower scale development that typifies much of the established residential areas throughout the Plan Area (see heights map).		3.1.4.1		Amend the Planning Code to set height controls.
		3.1.7 3.1.5	Respect public view corridors. Of particular interest are the east-west views to the Twin Peaks and Potrero Hill, south views to Bernal Hill, and several views towards the downtown.		3.1.5.1		Adopt these requirements as design guidelines.
		3.1.8 3.1.6	New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.		3.1.6.1		Adopt these requirements as design guidelines.
		3.1.7		Attractively screen rooftop HVAC systems and other building utilities from view.	3.1.7.1		Amend the Planning Code to require HVAC screening.
		3.1.10 3.1.8	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.		3.1.8.1		Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.11 3.1.9	Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.		3.1.9.1		Amend the Planning Code to allow office and housing uses without restriction in appropriate historic buildings to encourage rehabilitation and preservation.
		3.1.10		After results are obtained from the historic resources surveys, make necessary adjustments to these built form guidelines to ensure that new structures, particularly in historic districts, will be compatible with the surrounding historic context.	3.10.1.1		Revise design guidelines in the Mission Area Plan, as appropriate upon completion of the historic resource surveys.
		3.1.5 3.1.11	Establish and require height limits along alleyways to create the intimate feeling of an urban room.		3.1.11.1		Amend the Planning Code to set height and alley controls.
		3.1.6 3.1.12	Establish and require height limits and upper storey setbacks to maintain adequate light and air to sidewalks and frontages along alleys.		3.1.12.1		Amend the Planning Code to set alley guidelines.
		3.1.9 3.1.13	Architectural design should be used to highlight publicly important views generated by shifts in the street grid or the termination of a street at a T-intersection.		3.1.13.1		Adopt these requirements as design guidelines.
3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.	3.2.1	Require high quality design of street-facing building exteriors.		3.2.1.1		Adopt these requirements as design guidelines.
		3.2.2	Make ground floor retail and PDR uses as tall, roomy and permeable as possible.		3.2.2.1		Amend the Planning code to allow 15' ground floor heights and to require 60% fenestration and 75% transparency.
		3.2.3	Minimize the visual impact of parking.		3.2.3.1		Amend the Planning code to require parking be wrapped with active uses and to minimize the size and impact of garage entrances.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.2.4	Strengthen the relationship between a building and its fronting sidewalk.		3.2.4.1		Amend the planning code to require 60% fenestration and 75% transparency.
		3.2.5	Building form should celebrate corner locations.		3.2.5.1		Adopt these requirements as design guidelines.
		3.2.6	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines and street typologies as defined in the Better Streets Plan.	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.	3.2.6.1		Adopt these requirements as design guidelines.
		3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way.		3.2.7.1		Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
					3.2.7.2		Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
3.3	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE	3.3.1	Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.		3.3.1.1		Work with the Department of Building Inspection and Public Utilities Commission to implement these performance-based requirements.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
	OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA	3.3.2	Existing open-air parking lots and off-street loading areas should be retrofitted to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	Discourage new surface parking lots and explore ways to encourage retrofitting existing surface parking lots and off-street loading areas to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	3.3.2.1		Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.
		3.3.3	The City should explore how to provide strong incentives that would encourage the retrofit of existing parking areas and other paved areas to meet the guidelines in Policy 6.3.2.	Delete this policy, it's the same as 3.3.2.			
		3.3.4 3.3.3	Enhance the connection between building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials		3.3.4.1 3.3.3.1		Adopt these requirements as design guidelines. Follow pending legislation Chapter 13C of the Building Code.
		3.3.5 3.3.4	Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.		3.3.5.1 3.3.4.1		Adopt these requirements as design guidelines.
		TRANSPORTATION					
4.1	IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN THE MISSION	4.1.1	Commit resources to an analysis of the street grid, the transportation impacts of new zoning, and mobility needs in the Mission / Eastern Neighborhoods to develop a plan that prioritizes transit while addressing needs of all modes (transit, vehicle traffic, bicyclists, pedestrians).		4.1.1.1	The San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA), and the Planning Department should work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Planning Study, with a start date in 2008.	The San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA), the Department of Public Works (DPW) and the Planning Department will work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Planning Study.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					4.1.1.2	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, the SFMTA, SFCTA, DPW and the Planning Department should work together to identify and secure funding for the study recommendations, and collaborate to begin implementing the recommendations as soon as study findings are available.	
4.4.3-4.1.2	Decrease transit travel time and improve reliability through a variety of means, such as transit-only lanes, transit signal priority, transit "queue jumps," lengthening of spacing between stops, and establishment of limited or express service.				4.4.3-4.1.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning should identify locations and transit lines for specific transit improvements.	
4.4.4-4.1.3	Implement the service recommendations of the Transit Effectiveness Project (TEP).				4.4.4-4.1.3.1	SFMTA will work with other city agencies to implement the recommendations of the Transit Effectiveness Project.	
4.4.5-4.1.4	Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.				4.4.5-4.1.4.1	Amend Planning Code Sec. 155 to restrict construction of curb cuts along 6th Street in the Neighborhood Commercial District.	Amend the Planning Code to restrict construction of curb cuts on key transit and pedestrian streets.
4.4.8-4.1.5	Ensure Muni's storage and maintenance facility needs are met to serve increased transit demand and provide enhanced service.				4.4.8-4.1.5.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA and SFCTA will identify future transit facility needs in the Eastern Neighborhoods.	
4.4.2-4.1.6	Enhance existing public transit service linking the Mission to downtown and BART.				4.4.2-4.1.6.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, and Planning should identify specific transit service improvements and funding.	

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#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.1.6-4.1.7	Balance competing land use and transportation- related priorities for 16th Street in the Mission to improve transit speed and reliability.		4.1.6-4.1.7.1	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, and Planning will further explore feasibility of 16th Street transit improvements.	
		4.1.7-4.1.8	Study the possibility of creating a "premium" transit service such as Bus Rapid Transit or implementing high-level transit preferential treatments for segments of 16th Street and Potrero Avenue.	Study the possibility of creating a "premium" transit service such as Bus Rapid Transit or implementing high-level transit preferential treatments for segments of Mission Street, 16th Street and Potrero Avenue.	4.1.7-4.1.8.1	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, and Planning will further explore feasibility of 16th Street and Potrero transit improvements.	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will further explore feasibility of high-level transit treatments for segments of Mission Street, 16th Street and Potrero Avenue.
4.2	INCREASE TRANSIT RIDERSHIP BY MAKING IT MORE COMFORTABLE AND EASIER TO USE	4.2.1	Improve the safety and quality of streets, stops and stations used by transit passengers.		4.2.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA and Planning will identify key transit streets, stops and stations to be prioritized for improvements.	
		4.2.2	Provide comprehensive and real-time passenger information, both on vehicles and at stops and stations.		4.2.2.1	SFMTA will establish a program for improved passenger information in the Eastern Neighborhoods, linked to the agency's overall information program.	SFMTA, BART and Caltrain will establish programs for improved passenger information in the Eastern Neighborhoods.
					4.2.2.2	SFMTA and Planning will work with BART to provide train arrival time information outside of the 16th Street & 24th Street BART Stations.	
4.3	ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIP BY ENCOURAGING	4.3.1	For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.		4.3.1.1	Amend the Planning Code.	

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TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES		4.3.2	For new non-residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing caps generally equal to the previous minimum requirements. For office uses, parking should be limited relative to transit accessibility.		4.3.2.1	Amend the Planning Code.	
		4.3.3	Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.		4.3.3.1	Amend the Planning Code.	Apply existing provisions in Code Section 167 to the Mission.
		4.3.4	Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.		4.3.4.1	Amend the Planning Code.	Amend the Planning Code to allow, and in some cases require, the use of mechanical parking lifts, tandem parking arrangements or valet services in lieu of independently accessible parking arrangements.
		4.3.5	Permit construction of new parking garages in Mixed Use districts only if they are part of shared parking arrangements that efficiently use space, are appropriately designed, and reduce the overall need for off-street parking in the area.		4.3.5.1	Amend the Planning Code.	Amend the Planning Code to require that any new parking garages be part of mixed-use development, be wrapped in active uses, be generally available to the public, provide ample spaces for car sharing vehicles, and not be sited on key transit, neighborhood commercial or pedestrian street frontages.
		4.3.6	Reconsider and revise the way that on-street parking is managed in both commercial and residential districts in order to more efficiently use street parking space and increase turnover and parking availability.		4.3.6.1	SFCTA will continue to lead the on-street parking management study in collaboration with SFMTA and Planning.	SFMTA and SFCTA will continue to study implementation of best practices in parking management.

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4.4	SUPPORT THE CIRCULATION NEEDS OF EXISTING AND NEW PDR USES IN THE MISSION	4.4.1	Provide an adequate amount of short-term, on-street curbside freight loading spaces in PDR areas of the Mission.		4.4.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will determine if adequate on-street truck parking spaces are provided in the Mission. If needed, SFMTA will pursue implementation of new truck parking spaces and meters.	
		4.4.2	Continue to require off-street facilities for freight loading and service vehicles in new large non-residential developments.		4.4.2.1	Continue to enforce Planning Code provisions regarding off-street freight loading.	
		4.4.3	In areas with a significant number of PDR establishments, design streets to serve the needs and access requirements of trucks while maintaining a safe pedestrian environment.		4.4.3.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations. This study will include an assessment of current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations.
					4.4.3.2		SFMTA will assess current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.
4.5	CONSIDER THE STREET NETWORK IN THE MISSION AS A CITY RESOURCE ESSENTIAL TO MULTI-MODAL TRANSPORTATION	4.5.1	Maintain a strong presumption against the vacation or sale of streets or alleys except in cases where significant public benefits can be achieved.		4.5.1.1	Evaluate street vacation or sale proposals for consistency with the General Plan.	

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	MOVEMENT AND PUBLIC OPEN SPACE	4.5.2	As part of a development project's open space requirement, require publicly accessible alleys that break up the scale of large developments and allow additional access to buildings in the project.		4.5.2.1	Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
					4.5.2.2	Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
		4.5.3		Redesign underutilized streets not needed for PDR business circulation needs in the Mission for creation of Living Streets and other usable public space.	4.5.3.1		See Streets and Open Space chapter for a discussion of living streets and public space concepts.
4.6	SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING	4.6-3-4.6.1	Implement recommendations from the Mission Public Realm Plan, Southeast Mission		4.6-3-4.6.1.1	SFMTA, DPW, the Public Utilities Commission (PUC) and Planning will use accepted street design	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
	PEDESTRIAN CIRCULATION WITHIN THE MISSION AND TO OTHER PARTS OF THE CITY	4.6.2	Prioritize pedestrian safety improvements at intersections and in areas with historically high frequencies of pedestrian injury collisions.		4.6.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will propose pedestrian improvements targeting locations – including intersections, street segments, and small areas - with high frequencies of pedestrian injury collisions.	
		4.6.1-4.6.3	Improve pedestrian access to major transit stops and stations such as the 16th and 24th Street BART Stations.		4.6.1-4.6.3.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will identify pedestrian improvements in the Mission.	
		4.6.1-4.6.3.2			4.6.1-4.6.3.2	SFMTA will work with BART to make pedestrian improvements near BART stations.	
4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION	4.7.1	Provide a continuous network of safe, convenient and attractive bicycle facilities connecting the Mission to the citywide bicycle network and conforming to the San Francisco Bicycle Plan.		4.7.1.1	The SFMTA's Bicycle Program will work to implement planned bicycle network improvements.	
		4.7.1.2			4.7.1.2	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate additional areas for potential bicycle improvements.	
		4.7.2	Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.		4.7.2.1	The SFMTA's Bicycle Program will prioritize locations for additional bicycle parking.	
		4.7.3	Explore feasibility of the Mission Creek Bikeway project.		4.7.3.1	SFMTA, SFCTA and Planning will evaluate issues surrounding implementation of the Mission Creek Bikeway.	
4.8	ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS	4.8.1	Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.		4.8.1.1	Continue to enforce the Planning Code provisions requiring car-sharing spaces in new developments.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.8.2	Require large retail establishments, particularly supermarkets, to provide shuttle and delivery services to customers.		4.8.2.1	Amend the Planning Code to require such services be provided by retail uses over 20,000 sf.	
		4.8.3	Develop a Transportation Demand Management (TDM) program for the Eastern Neighborhoods that provides information and incentives for employees, visitors and residents to use alternative transportation modes and travel times.		4.8.3.1	Amend Planning Code to require as a condition of approval for new large office development or substantial alteration, the provision of "transportation demand management" programs or onsite transportation brokerage services.	
					4.8.3.2	Planning, SFMTA, SFCTA and the Department of the Environment will develop a plan for implementation of Transportation Demand Management (TDM) measures in the Eastern Neighborhoods, which will include TDM program benchmarks and periodic monitoring to determine the success of measures and needed revisions in standards, charges and procedures.	
					4.8.3.3		Work with SFMTA, SFCTA, Department of the Environment and Mayor's Office of Housing to explore the feasibility of a program requiring that transit passes be provided to residents in large new developments (i.e. 50+ units) as part of homeowner association fees or other methods.
4.9	FACILITATE MOVEMENT OF AUTOMOBILES BY MANAGING CONGESTION AND OTHER NEGATIVE IMPACTS OF VEHICLE TRAFFIC	4.9.1	Introduce traffic calming measures where warranted to improve pedestrian safety and comfort, reduce speeding and traffic spillover from arterial streets onto residential streets and alleyways.		4.9.1.1	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate locations for traffic calming measures in the Mission.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.9.2	Decrease auto congestion through implementation of Intelligent Traffic Management Systems (ITMS) strategies such as smart parking technology, progressive metering of traffic signals and the SFMTA "SFGO" program.		4.9.2.1	The SFMTA SFGO program will continue to implement ITMS in the Eastern Neighborhoods.	Delete this implementation measure.
		4.9.2.2			4.9.2.1	As part of the Eastern Neighborhoods Transportation Implementation Study, SFMTA, SFCTA, and Planning will evaluate the potential for increased use of ITMS in the Mission.	SFMTA will evaluate the potential for increased use of ITMS in the Mission.
4.10	DEVELOP A COMPREHENSIVE FUNDING PLAN FOR TRANSPORTATION IMPROVEMENTS	4.10.1	As part of the Eastern Neighborhoods Public Benefits Program, pursue funding for transit, pedestrian, bicycle and auto improvements through developer impact fees, in-kind contributions, community facilities districts, dedication of tax revenues, and state or federal grant sources.		4.10.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPV and Planning will develop a funding strategy for transportation improvements identified in the study.	
		4.10.1.2			4.10.1.2	Develop an Eastern Neighborhoods Public Benefits Program to initiate impact fees for new residential and commercial development, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway). These funds will be directed towards a variety of community improvements including transportation.	Amend the Planning Code to require impact fees to address the impact of new residential and non-residential development on neighborhood infrastructure and be applied towards transit and transportation improvements.
		4.10.1.3			4.10.1.3	Explore the feasibility of other funding options in the Eastern Neighborhoods such as dedication of tax revenues, community facilities districts, and grants.	Delete this implementation measure
		4.10.1.3			4.10.1.3		The City Administrators Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	Revised Action
				4.10.1.4	The Capital Planning Committee shall give consideration toward "emerging needs" improvements that are part of adopted area plans for funding from the Capital Plan, should its current priorities of seismic improvements, good repair/renewal needs, disability access improvements, and branch library improvement program allow.
				4.10.1.6	The Mayor's Office of Economic and Workforce development, in cooperation with Planning, shall establish a Public Benefits Finance Working Group to explore and implement creative methods of financing/ implementing the Eastern Neighborhoods Public Benefits Program, including tax increment financing, CFDs, neighborhood partnerships such as commercial district CBDs and park assessment districts.
				4.10.1.7	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
STREETS AND OPEN SPACE					

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
5.1	PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS AND VISITORS	5.1.1	Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Mission.		
		5.1.1.1	Identify and pursue funding sources for park site/public site acquisition and maintenance. Evaluate sites for ability to provide opportunities for passive and active recreation. Work with Recreation and Parks Department to identify a site that is a minimum of 1/4 acre but preferably up to one acre in the Mission.	Evaluate sites for the ability to provide opportunities for passive and active recreation. Work with the Recreation and Park Department to identify a site that is a minimum of 1/4 acre, but preferably up to one acre in the Mission.	
		5.1.1.2		Amend the Planning Code to require impact fees for new residential and non-residential development to address the need they create for new public open space.	
		5.1.1.3		The City Administrator's Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.	
		5.1.1.4		The Mayor's Office of Economic and Workforce development, in cooperation with Planning, will establish a Public Benefits Finance Working Group to explore and implement creative methods of financing/ implementing the Eastern Neighborhoods Public Benefits Program, including tax increment financing, CFDs, neighborhood partnerships such as commercial district CBDs and park assessment districts.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					5.1.1.5		Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
					5.1.1.2 5.1.1.6	Employ public, participatory process in design of and selection of facilities in new public open spaces.	
		5.1.2	Require new residential and commercial development to contribute to the creation of public open space.		5.1.2.1	Assess an impact fee on residential and commercial development to be applied towards the provision of open space, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address the need they create for new public open space.
5.2	ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE	5.2.1	Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.		5.2.1.1	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. A project sponsor may pay an in-lieu fee for space that cannot be provided on-site due to site constraints.	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible.
		5.2.3 5.2.2	Establish requirements for commercial development to provide on-site open space.		5.2.3.1 5.2.2.1	Amend the Planning Code to apply requirements for open space for commercial development, but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.	Amend the Planning Code to apply requirements for open space for commercial development to all of the Eastern Neighborhoods but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.2.2-5.2.3	Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.		5.2.2.1-5.2.3.1	Amend the Planning Code to allow a 33 percent reduction in the amount of required open space if it is publicly accessible.	Amend the Planning Code to remove the current provision that disincentivizes common open space. Instead, allow sponsors the option to provide space as common or as private open space.
		5.2.4		Encourage publicly accessible open space as part of new residential and commercial development.	5.2.4.1		Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. Allow 50% of this required open space to be off-site if within 800 feet of the project site.
					5.2.4.2		Amend the Planning Code to incentivize commercial developments to provide their open space as publicly accessible open space.
		5.2.4-5.2.5	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have flexibility as to where open space can be located.		5.2.4.1-5.2.5.1	Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.	Amend the Planning Code to apply existing allowances for greater flexibility for the placement of rear yards for projects that do not have an established mid-block rear yard open space pattern to the new Mixed Use zones in the Mission area.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.2.5- 5.2.6	Ensure quality open space is provided in flexible and creative ways, adding a well-used, well-cared for amenity for residents of a highly urbanized neighborhood.	Ensure quality open space is provided in flexible and creative ways, adding a well used, well-cared for amenity for residents of a highly urbanized neighborhood. Private open space should meet the following design guidelines: A. Designed to allow for a diversity of uses, including elements for children, as appropriate. B. Maximize sunlight exposure and protection from wind C. Adhere to the performance-based evaluation tool.	5.2.5.1- 5.2.6.1	Private open space shall meet the following design guidelines: A. Shall be designed to allow for a diversity of uses, including elements for children, as appropriate. B. Shall maximize sunlight exposure and protection from wind. C. Shall adhere to the performance-based evaluation tool.	Amend the Planning code to require private open spaces follow these design controls.
5.3	CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES WALKABILITY, AND- AESTHETICS, AND- ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD	5.3.1	Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.		5.3.1.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	
		5.3.4 5.3.2	Require new development to improve adjacent street frontages, employing established street design standards.	Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.	5.3.4.1 5.3.2.1	Review all major projects against street design guidelines prior to project approval.	Review all projects against street design guidelines and standards prior to project approval to ensure that new developments improve adjacent street frontages according to the latest guidelines and standards.
		5.3.3	Design the intersections of major streets to reflect their prominence as public spaces.		5.3.3.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	
		5.3.6- 5.3.4	Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.		5.3.6.1- 5.3.4.1	Amend the Planning Code to require that a project sponsor provide an in-lieu payment to DPW/Bureau of Urban Forest for a tree to be planted and maintained within the Mission should it not be possible to plant a tree every 20 feet.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.3.5		Significant above grade infrastructure, such as freeways should be retrofitted with architectural lighting to foster pedestrian connections beneath.	5.3.5.1		DPW will work with Caltrans to encourage lighting along freeways.
		5.3.5-5.3.6	Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.		5.3.5.1-5.3.6.1	Identify and map excess portions of freeway right of way.	
					5.3.5.2-5.3.6.2	Identify agency ownership of space.	
					5.3.5.2-5.3.6.3	The Planning Department will work with Caltrans to encourage landscaping, which is a requirement per existing Caltrans code but is ignored in San Francisco.	The Department of Public Works will work with Caltrans to develop a plan to meet existing landscaping requirements per existing Caltrans code.
		5.3.2-5.3.7	Develop a comprehensive public realm plan for the Mission that reflects the differing needs of streets based upon their predominant land use, role in the transportation network, and building scale.		5.3.2.1-5.3.7.1	Develop and implement the specific streetscaping improvements recommended by the Mission Public Realm Plan.	
5.4	THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT	5.4.1	Increase the environmental sustainability of the Mission's system of public and private open spaces by improving the ecological functioning of all open space.		5.4.2.2	Amend the Planning Code to require the implementation of the performance-based evaluation tool.	Work with the Department of Building Inspection and Public Utilities Commission to implement landscaping and stormwater requirements.
		5.4.2	Explore ways to retrofit existing parking and paved areas to minimize negative impacts on microclimate and allow for stormwater infiltration.		5.4.2.1	The Planning Department will work with the Department of the Environment to determine the best materials for pervious parking surfaces.	Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.
		5.4.3		Encourage public art in existing and proposed open spaces.	5.4.3.1		Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.
		5.4.3-5.4.4	Explore opportunities to daylight Mission Creek's historic channel through the Mission.		5.4.3.1-5.4.4.1	Work with the Public Utilities Commission to explore funding opportunities to study the daylighting of Mission Creek.	PUC will examine the feasibility of daylighting portions of Mission Creek.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
5.5	ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED	5.5.1	Prioritize funds and staffing to better maintain existing parks and obtain additional funding for a new park and open space facilities.	Prioritize funds and staffing to better maintain existing parks and obtain additional funding for a new park, new open space facilities, and additional staffing.	5.5.1.1	The Recreation and Park Department will determine level of staffing resources required to adequately maintain existing and proposed park sites.	
					5.5.1.2	The Planning Department will work with MOEWD and RPD to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.	MOEWD will work with the Recreation and Park Department to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.
					5.5.2.1	Work with the Recreation and Park Department to identify necessary capital improvements at existing park sites.	
					5.5.2.2	Prioritize use of impact fees and/or other new revenues generated by EN development for improvements to existing parks.	Seek to direct impact fees and/or other new revenues generated by new development for improvements to existing parks.
		5.5.3	Explore opportunities to use existing recreation facilities, such as school yards, more efficiently.		5.5.3.1	Work with Recreation and Parks Department, the Mayor's Office of Education, and the San Francisco Unified School District to expand the pilot program to open school yards on weekends to the public.	
		5.5.4	Encourage public art in existing and proposed open spaces.	Moved this policy to objective 5.4	5.5.4.1	Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.	Moved to objective 5.4
ECONOMIC AND WORKFORCE DEVELOPMENT							

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
6.1	SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS	6.1.1	Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods.		6.1.1.1	The Mayor's Office of Economic and Workforce Development (MOEWD) will continue to administer the Industrial Business Initiative to retain existing PDR businesses, identify and target industrial sectors poised for job growth, and support the creation of competitive industrial business districts.	
					6.1.1.2	PDR businesses will continue to be staffed by an MOEWD industrial manager who serves as a single point of contact for information on real estate, technical assistance, tax incentives, workforce training and hiring programs, and assistance navigating city government.	
					6.1.1.3	MOEWD will continue to provide assistance in the creation of sector specific industrial business associations.	
		6.1.2	Provide business assistance for new and existing Knowledge Sector businesses in the Eastern Neighborhoods.		6.1.2.1	Targeted Knowledge Sector industries will be staffed by MOEWD sector specific industry managers, who serve as a single-point of contact for information on real estate, tax incentives, workforce training and hiring programs, and assistance navigating city government. Targeted Knowledge Sector industries may include but not be limited to clean technology, life science and digital media.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
				6.1.2.2	MOEWD Knowledge Sector Industry Initiatives will retain existing businesses, work to recruit and support the growth of new Knowledge Sector businesses, and develop initiatives to strengthen and grow the industry in San Francisco.
		6.1.3	Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.	6.1.3.1	Develop a strategic plan in collaboration with MOEWD, the Mayor's Office of Community Development (MOCD), local Neighborhood Economic Development Organizations and the Small Business Commission. This strategic plan will focus on creating a system to manage small business interaction with the City, providing outreach to local businesses, exploring financial incentive programs, designating the roles and responsibilities of relevant city agencies and non-profit partners, and streamlining the permit and licensing process for new and existing small businesses.
				6.1.3.2	Create business assistance resources that includes: web, print, telephone and a "one-stop" small business technical assistance center.
				6.1.3.3	To support both the economic and environmental benefits of participating in the green business movement, MOEWD will encourage commercial businesses in the Eastern Neighborhoods to seek green business certification.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	December 2007 Action
6.2	INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS	6.2.1	Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.	6.2.1.1	MOEWD is focused on seven industries for employment and training services and business service development. These industries were identified because they currently require a significant number of jobs, or are expected to in the near future. The seven industries are: Health Care and Social Assistance, Biotechnology, Information Technology, Hospitality, Retail, Construction, and Transportation. MOEWD will identify strategies to link low income and low skilled San Francisco residents to sector based training programs for skills development.
COMMUNITY FACILITIES				6.2.1.2	MOEWD will continue to identify and develop high quality sector-based training programs that have the capacity to transition program participants into sustainable employment.
				6.2.1.3	MOEWD will continue to develop a citywide strategic workforce development plan. The planning process incorporates the assistance of MOEWD's workforce partners. The partners include representatives from educational institutions (both K-12 and higher education); labor unions; workforce not-for profits; government entities and employers.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
7.1	PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES	7.1.1	Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.		7.1.1.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community facilities in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community facilities in the project area.
					7.1.1.2	Amend the Planning Code to enable large-scale development to meet fee obligations through the construction of a City-approved community facility, provided such a facility meets a demonstrated community need.	Amend the Planning Code to enable large-scale development to meet fee obligations through in-kind provision of a City-approved community facility, where such a facility meets a demonstrated community need.
					7.1.1.3	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non-profit providers.	
		7.1.2	Recognize the value of existing facilities and support their expansion and continued use.		7.1.2.1	Encourage adaptive reuse of existing public and community facility space that may be vacant or under-utilized rather than their sale or closure.	Utilize existing city revenue and impact fee revenue to expand existing facilities to support increased usage from new residents.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	

OBJECTIVES		POLICIES		IMPLEMENTATION	
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OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		7.1.5-7.1.4	Ensure public libraries that serve the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.		7.1.5.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community improvement, including library materials, in the project area., as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure.
7.2	ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS	7.2.1	Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.		7.2.1.1	Work with the Mayor's Office of Community Development, local economic development organizations and other relevant organizations to explore providing financial incentive programs and other strategies to protect existing facilities from displacement.	
		7.2.2	Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.		7.2.2.1	The Mayors Office of Community Development will serve to connect interested project sponsors with service providers to develop mutually supportive development plans in areas with identified service gaps.	
					7.2.2.2	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non-profit providers.	
					7.2.2.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to provide funding for new community facility space in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure, including community facility space.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		7.2.3	Explore a range of revenue-generating tools to support the ongoing operations and maintenance of community facilities, including public funds and grants as well as private funding sources.	Explore a range of revenue-generating tools to support the ongoing operations and maintenance of public health and community facilities, including public funds and grants as well as private funding sources.	7.2.3.1	Work in cooperation with implementing agencies such as the Human Services Agency, to secure grant and bond funding for community services.	The Mayor's Office of Community Development will work in cooperation with implementing agencies to secure grant and bond funding for community services.
					7.2.3.2	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies, to support state law changes that will enable use of tax increment financing to support plan and community needs.	Work in cooperation with the other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
					7.2.3.3		MOEWD will work with the Recreation and Park Department and other city agencies to create neighborhood assessment districts to support maintenance of new recreation and community facilities.
					7.2.3.4		All implementing agencies will continue coordinated efforts to prioritize adopted area plans for state and regional funding applications, including bonds and grants.
					7.2.3.5		The City Administrators Office and Controller's Office will establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
7.3	REINFORCE THE IMPORTANCE OF THE MISSION AS THE CENTER OF LATINO LIFE IN SAN FRANCISCO	7.3.1	Support efforts to preserve and enhance social and cultural institutions.		7.3.1.1	The Planning Department will work in cooperation with implementing agencies such as the Arts Commission, to secure grant and bond funding for social and cultural institutions.	The Arts Commission will work to secure grant and bond funding for social and cultural institutions.
					7.3.1.2	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies such as MOEWD, to develop other funding sources such as a community assessment district which can help to fund neighborhood institutions.	Combined this implementation with the one above. Delete this measure.
					7.3.1.3 7.3.1.2	Recognize the work of cultural and social institutions in the Mission through creative strategies - events, awards, and physical signs and placards - that acknowledge their contributions.	
		7.3.2	Encourage the creation of new social and cultural facilities in the Mission area.		7.3.2.1	The Mayors Office of Community Development will connect interested project sponsors with neighborhoods to develop mutually supportive development plans.	The Mayors Office of Community Development will connect interested project sponsors with social and cultural organizations to develop mutually supportive development plans.
					7.3.2.2	Encourage development agreements that provide favorable leases or purchase agreements to new social and cultural facilities.	
					7.3.2.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to provide funding for new arts/institutional facility space in the project area, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Delete this implementation measure.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		7.3.3	Protect and support Latino and other minority or culturally significant local business, structures, property and institutions in the Mission.	Protect and support Latino and other culturally significant local business, structures, property and institutions in the Mission.	7.3.3.1	Work with the Arts Commission to develop a public way finding system or other physical demarcation to memorialize the important cultural and social resources in the Mission.	
					7.3.3.2	Pursue formal designation of the Mission's historic and cultural resources, as appropriate. (See the Historic Preservation Chapter for further discussion).	
					7.3.3.3	Provide business assistance for new and existing small businesses in the Eastern Neighborhoods (see Economic Development Chapter for further discussion).	
HISTORIC PRESERVATION							
8.1	IDENTIFY AND EVALUATE HISTORIC AND CULTURAL RESOURCES WITHIN THE MISSION AREA PLAN	8.1.1	Conduct context-based historic resource surveys within the Mission Area Plan.		8.1.1.1	Complete a survey of historical resources in the Mission area by the end of 2008.	
		8.1.2	Pursue formal designation of the Mission historic and cultural resources, as appropriate.		8.1.2.1	Support nominations for listing of resources on the National Register or California Register, as well as nominations for local designation under Article 10 of the Planning Code in conformance with the Landmarks Preservation Advisory Board's annual work plan and based on the results of the historic resource surveys within the Mission plan area	
		8.1.3	Recognize and evaluate historic and cultural resources that are less than fifty years old and may display exceptional significance to the recent past.		8.1.3.1	Continue to identify and document significant cultural, social and architectural resources from the recent past through survey , property specific historic resource evaluations and context development.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
8.2	PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE MISSION AREA PLAN	8.2.1	Protect individually significant historic and cultural resources and historic districts in the Mission plan area from demolition or adverse alteration.		8.2.1.1	A Planning Department Preservation Technical Specialist will work with neighborhood planning to carefully evaluate projects for their impacts to historic resources as well as to the overall historic character of the area.	
					8.2.1.2	Scrutinize all proposals to demolish or significantly alter any historic or cultural resource within the Mission plan area in an effort to protect the character and quality of historic and cultural resources.	
					8.2.1.3	Develop design guidelines that provide guidance for the rehabilitation of the Mission Area Plan's historic resources. The design guidelines will provide specific examples and case studies as guidance for appropriate historic rehabilitation in order to prevent adverse alteration.	
		8.2.2	Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Mission Area Plan objectives and policies for all projects involving historic or cultural resources.		8.2.2.1	A Planning Department Preservation Technical Specialist will apply the Secretary of the Interior Standards for the Treatment of Historic Properties in conjunction with the preservation policies and objectives of the Mission Area Plan to minimize the overall impact upon historic or cultural resources.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.2.3	Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the Mission plan area.		8.2.3.1	Amend the Planning Code to allow for market rate housing in certain planning districts where such designation promotes preservation and rehabilitation of historic or cultural resources pursuant to the Secretary of the Interior's Standards.	
8.3	ENSURE THAT HISTORIC PRESERVATION CONCERNS CONTINUE TO BE AN INTEGRAL PART OF THE ONGOING PLANNING PROCESSES FOR THE MISSION PLAN AREA AS THEY EVOLVE OVER TIME	8.3.2- 8.3.1	Pursue and encourage opportunities, consistent with the objectives of historic preservation, to increase the supply of affordable housing within the Mission plan area.		8.3.2.1- 8.3.1.1	Work with the Mayor's Office of Housing to develop protocols that address the need for housing while allowing for the continued preservation and use of historic and cultural resources within the Mission plan area, particularly those that were previously developed for industrial uses.	
					8.3.1.2	Continue to work with the Department of Building Inspection to apply priority processing of all applications filed for projects that provide 100% affordable housing to low and moderate income households.	
					8.3.1.3	Continue to work with the public agencies and the private sector to develop legislation and programs for projects that retain and rehabilitate historic resources for low-income and workforce housing.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8-3-3-8.3.2	Ensure a more efficient and transparent evaluation of project proposals which involve historic resources and minimize impacts to historic resources per CEQA guidelines.		8-3-3-8.3.2.1	Update Planning Department Bulletin #16, "City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources" which outlines the requirements and procedures regarding how a property is evaluated as a potential historic resource and whether proposals are in keeping with current preservation policies.	
		8-3-4-8.3.3	Prevent destruction of historic and cultural resources resulting from owner neglect or inappropriate actions.		8-3-4-8.3.3.1	Seek remedies in cases of neglect or impairment of historic or cultural resources through owner action/inaction within the Mission plan area.	
					8-3-4-8.3.3.2	Work with the Department of Building Inspection, in cases of resource deterioration or diminishment due to unapproved owner activity/inactivity, to seek corrective remedies such as restoration, repair, and maintenance, through enforcement, as appropriate.	
		8-3-5-8.3.4	Work with the Department of Building Inspection and the Department of Emergency Services to develop emergency preparedness and response plans that consider the Mission Area Plan's historic and cultural resources.	Consider the Mission area plan's historic and cultural resources in emergency preparedness and response efforts.	8-3-5-8.3.4.1	Work with the Department of Building Inspection and the Department of Emergency Services to develop programs to abate hazards posed by existing buildings and structures, while preserving resources and their character-defining features.	
					8-3-5-8.3.4.2	Develop plans in the preparation and response to natural disasters including earthquakes and fires, and ensure the future welfare of historic and cultural resources.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.3-6-8.3.5	The Planning Department shall work with property owners and the Department of Building Inspection to encourage and facilitate the protection and seismic retrofit of local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	Protect and retrofit local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	8.3-6-1-8.3.5.1	Work with the Department of Building Inspection to develop ways for property owners to facilitate the seismic upgrade of the City's unreinforced historic and cultural resources. This collaboration shall also develop a protocol to minimize the demolition of historic and culturally significant resources that are identified as UMBS through neglect and non-compliance with safety and health codes.	
		8.3-1-8.3.6	Adopt and revise land use, design and other relevant policies, guidelines, and standards, as needed to further preservation objectives.		8.3-1-1-8.3.6.1	Revise the Mission Area Plan upon completion of the historic surveys to include official designation of historic resources and/or districts as appropriate, and may also include the adoption of historic design guidelines that are specific to an area or property type.	
8.4	PROMOTE THE PRINCIPLES OF SUSTAINABILITY FOR THE BUILT ENVIRONMENT THROUGH THE INHERENTLY "GREEN" STRATEGY OF HISTORIC PRESERVATION	8.4.1	Encourage the retention and rehabilitation of historic and cultural resources as an option for increased sustainability and consistency with the goals and objectives of the Sustainability Plan for the City and County of San Francisco.		8.4.1.1	Continue to evaluate means of encouraging or mandating green building strategies, and historic preservation will be considered among those.	
8.5	PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE MISSION AREA PLAN	8.5.1	Disseminate information about the availability of financial incentives for qualifying historic preservation projects.		8.5.1.1	Promote awareness and support the use of preservation incentives and provide this information to the public through the planning website, the development of educational materials, the development of preservation and rehabilitation plans, and technical assistance during the application.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.5.2	Encourage use of the State Historic Building Code for qualifying historic preservation projects.	Encourage use of the California Historic Building Code for qualifying historic preservation projects.	8.5.2.1	Work with the Department of Building Inspection to ensure that where appropriate the State Historic Building Code is applied.	
		8.5.3	Demonstrate preservation leadership and good stewardship of publicly owned historic and cultural resources.		8.5.3.1	Work collaboratively with, and provide technical expertise to the School District, the Recreation and Park Department, the Port, the Redevelopment Agency, and other agencies as needed, to identify, maintain and rehabilitate the publicly owned historic and cultural resources in the Mission plan area.	
					8.5.3.2	The Planning Department will encourage DPW to develop "cultural landscapes" using elements such as maps locating important cultural, social centers of the Plan Area; plaques indicating historic sites; and signage to indicate the neighborhood as the Mission. Use local artists and community organizations to develop a logo for the community.	Work with DPW to develop "cultural landscapes" using elements such as maps locating important cultural, social centers in the plan area; plaques indicating historic sites; and signage to indicate the neighborhood as the Mission.
					8.5.3.3		Work with other city agencies to ensure that the release of city-owned surplus historic and cultural resources is contingent upon their rehabilitation in conformance with the Secretary of the Interior's Standards.
8.6	FOSTER PUBLIC AWARENESS AND APPRECIATION OF HISTORIC AND CULTURAL RESOURCES WITHIN THE MISSION AREA PLAN	8.6.1	Encourage public participation in the identification of historic and cultural resources within the Mission plan area.		8.6.1.1	Work with the Landmarks Preservation Advisory Board to continue to seek public participation in the development of an annual work plan for future preservation planning efforts and Article 10 designation.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
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LAND USE							
OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
1.1	ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES	1.1.1	Revise land use controls in the core design and showroom area to protect and promote PDR activities, as well as the arts, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced. Allow a somewhat greater presence for retail in this PDR district, while restricting very large retail uses.	Revise land use controls in the core design and showroom area to protect and promote PDR activities, as well as the arts, by prohibiting construction of new housing and limiting the amount of office and retail uses that can be introduced.	1.1.1.1	Amend the Planning Code to establish a new "PDR-Design" district in this area	
		1.1.2	In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as small retail, small office, and small to medium sized research and development uses, while protecting against the wholesale displacement of PDR uses.	In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.	1.1.2.1	Amend the Planning Code to establish new "Urban Mixed Use" districts in these areas.	
		1.1.3		Along the west side of I-280, south of Berry Street and north of 17th Street, permit and encourage innovative industries by removing controls on office uses. Investigate practical means to	1.1.3.1		Amend the Planning Code to establish an "Innovative Industries Special Use District" within portions of the PDR 1-D and UMU districts in Showplace Square.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
				number determine the type of office uses that would be desirable here.	1.1.3.2		Work with the Mayor's Office of Economic and Workforce Development and other agencies to develop an implementable definition of office uses associated with Innovative Industries, and if successful, consider amending the Planning Code accordingly to encourage these types of uses and discourage other types of office uses.
		1.1.3 1.1.4	Allow for active ground floor uses and a more neighborhood commercial character in newly designated mixed use areas within Showplace Square		1.1.3.1 1.1.4.1	See implementation for Policy 1.1.2 above.	Amend the planning code to require active ground floor use and to require 60% fenestration and 75% transparency.
1.2	IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER	1.2.1	Ensure that in-fill housing development is compatible with its surroundings.		1.2.1.1	See design guidelines in the Built Form chapter and affordability requirements in the Housing chapter.	Amend the Planning code to adopt design controls; See design guidelines discussed in the Built Form chapter, air quality and noise objectives below, and affordability requirements in the Housing chapter.
		1.2.2	In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements		1.2.2.1	In all new zoning districts that permit housing, amend the Planning Code to remove maximum density controls and institute building height, bulk, and bedroom mix requirements.	
		1.2.3	Identify parts of Showplace Square where it would be appropriate to increase maximum heights for residential development.		1.2.3.1	Amend the height and bulk controls for Showplace Square to increase height limits in appropriate places. (See height map in the Built Form chapter).	Amend the height and bulk controls for Showplace - Potrero to increase height limits in appropriate places. Develop increased levels of public benefits fees to cover these areas.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4-4 1.3	INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN SHOWPLACE SQUARE / POTRERO	4-4.1 1.3.1	Continue existing legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.		4-4.1.1 1.3.1.1	Continue existing Planning Code regulations for legal nonconforming uses.	
		4-4.2 1.3.2	Provide flexibility for legal housing units to continue in districts where housing is no longer permitted.		4-4.2.1 1.3.2.1	Amend the Planning Code to develop new nonconforming use provisions which relate to existing housing in districts where housing is no longer permitted.	Amend the Planning Code to allow housing units in PDR districts to continue as nonconforming uses, subject to other code requirements.
4-5 1.4	SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF SHOWPLACE SQUARE/POTRERO HILL	4-5.1 1.4.1	Continue to permit manufacturing uses that support the Knowledge Sector in the Mixed Use and PDR districts of Showplace Square/Potrero Hill.		4-5.1.1 1.4.1.1	Continue to permit manufacturing uses in Mixed Use and PDR-1 districts.	
		4-5.2 1.4.2	Allow Knowledge Sector office-type uses in portions of Showplace Square/Potrero Hill where it is appropriate.		4-5.2.1 1.4.2.1	Permit limited amounts of office above the ground floor in Mixed Use and PDR-1 districts.	Amend the Planning Code to permit limited amounts of office above the ground floor in Mixed Use and PDR-1-D districts.
		4-5.3 1.4.3	Identify portions of Showplace Square/Potrero Hill where it would be appropriate to allow research and development uses that support the Knowledge Sector.		4-5.3.1 1.4.3.1	Continue to permit R&D-oriented manufacturing uses in Mixed Use and PDR-1 districts. Permit limited amounts of R&D office above the ground floor in other Mixed Use and PDR-1 districts.	
		4-5.4 1.4.4	While restricting the development of life science (or "biotech")-related establishments in most portions of Showplace Potrero. Consider permitting these uses along 7th Street which borders Mission Bay, as long as they are buffered from existing residential areas of Potrero Hill.	Restrict the development of life science (or "biotech")-related establishments in Showplace-Potrero. However, if warranted in the future by space needs for these types of businesses, reconsider permitting these uses in some portions of the neighborhood, as long as they are buffered from existing residential areas of Potrero Hill.	4-5.4.1 1.4.4.1	Amend the Planning Code to include "Medical-Life Science Special Use District" on parcels along 7th Street.	As part of the Eastern Neighborhoods Monitoring Report, reevaluate citywide space needs for life-science-type uses and recommend changes to land use controls if warranted.

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4-6-1.5	MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET	4-6-1.5.1	Reduce potential land use conflicts by providing accurate background noise-level data for planning.		4-6-1.5.1.1	Update the 1972 San Francisco Transportation Noise-level map in the General Plan Noise Element to reflect current conditions and to ensure compatible land use planning.	
		4-6-2.1.5.2	Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in Showplace Square/Potrero Hill.		4-6-2.1.5.2.1	As part of the environmental review process for proposed new uses that are expected to generate noise levels that exceed ambient noise, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses.	For proposed new uses that are expected to generate noise levels that contribute to increased ambient noise levels, work with the Department of Public Health to identify any existing sensitive uses near the location of the proposed new noise generating use and analyze the potential impacts of the proposed noise generating use on those nearby sensitive uses as part of the project design and environmental review process.
4-7-1.6	IMPROVE INDOOR AIR QUALITY FOR SENSITIVE LAND USES IN SHOWPLACE SQUARE / POTRERO HILL				4-6-2.2.1.5.2.2	As part of the environmental review process for proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use.	For proposed new sensitive uses, work with the Department of Public Health to identify any existing noise generating uses near the location of the proposed new sensitive use and analyze the potential impacts on the proposed new sensitive use as part of project design and the environmental review process.
		4-7-1.6.1	Minimize exposure to air pollutants from existing traffic sources for new residential developments, schools, daycare and medical facilities.		4-7-1.6.1.1	As part of the environmental review process for proposed new sensitive uses, including residential, childcare and school facilities, work with the Department of Public Health to perform the appropriate exposure analysis.	For proposed sensitive uses, including residential, childcare and school facilities, work with the Department of Public Health to perform appropriate air quality exposure analysis as part of the project design and environmental review process.

OBJECTIVES		POLICIES			IMPLEMENTATION		
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4-3-1.7	RETAIN THE ROLE OF SHOWPLACE SQUARE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES, FOCUSING IN PARTICULAR ON DESIGN RELATED ACTIVITIES	4-3-1.7.1	In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.		4-3-1.7.1.1	In PDR districts, amend the Planning Code to institute new building demolition controls that protect sound PDR buildings.	Amend the Planning Code to extend PDR demolition controls to new PDR districts.
		4-3-2.1.7.2	Strongly discourage case-by-case rezoning of areas within PDR districts	Ensure that any future rezoning of areas within PDR districts is proposed within the context of periodic evaluation of the city's needs for PDR space.	4-3-2.1.7.2.1		As part of the 5-year monitoring report, Planning staff will recommend any appropriate changes to land use controls, based on new conditions.
		4-3-3.1.7.3	Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.		4-3-3.1.7.3.1	See design guidelines in the Built Form chapter.	Amend the Planning Code to adopt design controls; See design guidelines in the Built Form chapter.
HOUSING							
2.1	ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE SHOWPLACE / POTRERO IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES	2.1.1	Require developers in some formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.		2.1.1.1	Amend the Planning Code to designate an "Urban Mixed Use" (UMU) zoning district in some formerly industrial areas, imposing "mixed income" housing requirements	
		2.1.3	Provide units that are affordable to households at moderate and "middle incomes" – working households earning above traditional below-market rate thresholds but still well below what is needed to buy a market priced home, with restrictions to ensure affordability continues.		2.1.3.1	Amend the Planning Code to provide options within the "mixed income" housing requirements which allow developers to construct housing priced for moderate and "middle" incomes.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.1.4	Allow single-resident occupancy hotels (SROs) and "efficiency" units to continue to be an affordable type of dwelling option, and recognize their role as an appropriate source of housing for small households.		2.1.4.1	Amend the Planning Code to permit SROs to be constructed under "mixed income" housing requirements provided they meet moderate and "middle" income levels.	Consider adjustments to current inclusionary policies that would enable SROs to contribute to affordable housing stock.
					2.1.4.2	Amend the Planning Code to exempt SROs and other small household types such as affordable senior housing from requirements to provide a minimum of 40% two-bedroom units.	
					2.1.4.3	Amend the Planning Code to require SRO development to adhere to moderate and "middle income" pricing requirements.	
					2.1.4.4	Work with SFPD and DBI to amend the Building Code to update housing standards for new and existing SROs to reflect their current uses.	Delete this implementation measure.
					2.1.4.5-2.1.4.4	Maintain an inventory of SRO hotels and units. Include in the Plan's regular monitoring program a review of affordability levels of SROs. If monitoring demonstrates that SROs are no longer a reliable source of affordable housing, revise SRO policies above.	
2.2	RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES	2.2.1	Maintain strict demolition policies that require replacement of units that are equivalent to those lost at both income level and tenure type.	Adopt Citywide demolition policies that discourage demolition of sound housing, and encourage replacement of affordable units.	2.2.1.1	Consider levels of affordability and tenure type of replacement units as criteria in the administration of Conditional Use authorizations.	Consider affordability and tenure type of replacement units as criteria for demolition.
		2.2.2	Preserve viability of existing rental units		2.2.2.1	Extend funding programs for housing rehabilitation (CHRP loans) to owners of rental properties where rents serve below median tenants.	Explore programs to acquire and rehabilitate existing at-risk rental housing

OBJECTIVES		POLICIES		IMPLEMENTATION			
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		2.2.3	Consider acquisition of existing housing for rehabilitation and dedication as permanently affordable housing.		2.2.3.1	The Mayor's Office of Housing will continue to allocate funds for rehabilitation projects, and pursue acquisition and rehabilitation of major projects.	
		2.2.4	Ensure that at-risk tenants, including low-income families, seniors, and people with disabilities, are not evicted without adequate protection.		2.2.4.1	The Mayor's Office of Housing will work with the Rent Board and other agencies to prevent unfair evictions.	
					2.2.4.2	The Mayor's Office of Housing will establish additional programs for at-risk categories, to find units within neighborhoods and to assist transition to new living units.	The Mayor's of Housing will continue to provide housing for at-risk residents through existing programs.
					2.2.4.3	The Mayor's Office of Housing will work with neighborhood nonprofits to offer displaced tenants comparable units and replacement housing or other adequate protections	Delete this implementation measure.
2.3	ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES	2.3.1	Target the provision of affordable units for families.		2.3.1.1	Amend the Planning Code to increase heights wherever appropriate and remove density controls to support the development of affordable housing. Work with MOH to identify potential development sites.	Work with the Mayor's Office of Housing to identify potential development sites for family housing.
					2.3.1.2	The Board of Supervisors will explore ways to increase public funding for family-sized units.	The Mayor's Office of Housing will work with relevant city agencies to explore ways to increase public funding for family-sized units.
					2.3.1.3	Amend the Planning Code to allow unit mix requirements to be met through provision of inclusionary housing.	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
		2.3.2	Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and ...		2.3.2.1	Draft design guidelines for family friendly housing to guide development in these areas.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
			adjacent to community amenities.		2.3.2.2	Prioritize funding for family and rental units in distribution of affordable housing monies in transit and amenity-rich areas.	
		2.3.3	Require that 40 percent of all units in new developments have two or more bedrooms and encourage that at least 10 percent of all units in new development have three or more bedrooms, except Senior Housing and SRO developments.	Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.	2.3.3.1	Amend the Planning Code to eliminate residential densities, instead regulate by bedroom number.	
					2.3.3.2	Amend the Planning Code to enable units provided through inclusionary or other affordable housing programs to count towards a total project percentage	Amend the Planning Code to enable two bedroom units provided through inclusionary or other affordable housing programs to substitute for this requirement.
		2.3.4	Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed use developments.		2.3.4.1	Ensure design guidelines contain specifications for child care facilities within multifamily housing.	
					2.3.4.2	Amend the Planning Code to allow units designed and designated for licensed family-childcare to count towards inclusionary requirements	Delete this implementation measure.
					2.3.4.3	Amend the Planning Code to allow land dedicated to meet mixed income requirements to be dedicated as a park or recreation space, in locations where there is an identified park or recreational need.	Delete this implementation measure.
					2.3.4.4	Apprise developers of available incentives, including grant funding, for licensed childcare centers or providing and dedicating public open space.	Apprise developers of available incentives, including, for example, grant funding, for licensed childcare centers.
		2.3.5	Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.		2.3.5.1		Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure.

OBJECTIVES		POLICIES		IMPLEMENTATION	
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		2.4.2	Revise residential parking requirements so that structured or off-street parking is permitted up to specified maximum amounts in certain districts, but is not required.		2.4.2.1	Amend parking requirements in the Planning Code.	
		2.4.3	Encourage construction of units that are "affordable by design."		2.4.3.1	The Planning Department will work with the development community and the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence translating into less costly units.	Establish a working group including representatives of the development community, the Department of Building Inspection and the Department of Public Health to explore making changes to the Planning and Building Codes, as appropriate, that will make development less costly without compromising design excellence.
		2.4.4	Facilitate housing production by simplifying the approval process wherever possible.		2.4.4.1	Eliminate the majority of conditional use permit requirements in the Eastern Neighborhoods.	
		2.4.4.2	Establish strict timelines surrounding Discretionary Review – i.e. do not allow extended continuances for plan reviews.		2.4.4.2	Delete this implementation measure.	
		2.4.4.3	Facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.		2.4.4.3	Explore ways to facilitate efficient environmental review of individual projects by developing and adopting comprehensive local guidance for land use projects that includes significance thresholds, best-practice analytic methods, and standard feasible mitigations. Borrow from best practices in local guidance development from other California jurisdictions.	
					2.4.4.4	Utilize state authorized infill exemptions where appropriate to limit environmental review of residential development consistent with this plan.	
					2.4.4.3		

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
2.5	PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION	2.5.1	Consider how the production of new housing can improve the conditions required for health of San Francisco residents.		2.5.1.1	Encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) or the HDMT development checklist at the design or project review phase to evaluate the healthfulness of project location and design choices in a holistic manner.	In an effort to evaluate the healthfulness of project location and/or design choices, encourage new residential development projects to use the San Francisco Healthy Development Measurement Tool (HDMT) at the design or project review phase.
		2.5.2	Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.		2.5.2.1	The Mayor's Office of Housing will emphasize seeking sites / provide family sized units with good access to community amenities like parks, social services, and schools.	The Mayor's Office of Housing and the SF Housing Authority will work with the Department of Recreation and Parks and the SFUSD to seek sites for family housing with good access to community amenities like parks, social services, and schools.
					2.5.2.2	Draft design guidelines for family friendly housing, and include guidelines for licensed childcare centers and licensed family childcare in multi- family housing.	
					2.5.2.3	The Planning Department will work with the Mayor's Office of Community Development and Department of Children, Youth, and Families to co-locate affordable licensed childcare in new affordable family housing units above 100,000 square feet.	The Mayor's Office of Housing will work with Department of Children, Youth, and Families to co-locate affordable licensed childcare in new affordable family housing units.
		2.5.3	Require new development to meet minimum levels of "green" construction.		2.5.3.1	Follow the recommendations of the Mayor's Task Force on Green Building for the City and County of San Francisco and employ Leadership in Energy and Environmental Design (LEED)® standards and/or other systems such as GreenPoints as requirements for new commercial building and residential uses.	Follow pending legislation, Chapter 3C of the Building Code.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		2.5.4	Provide design guidance for the construction of healthy neighborhoods and buildings.		2.5.4.1	Establish a workgroup with participants from DBI, DPH, and Planning and the building design community to consider and recommend health-based building design guidelines and, where appropriate, related amendments to the Planning Code or Building Code.	
2.6 CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY		2.6.1	Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.		2.6.1.1	Support efforts of the Mayor's Office of Housing and other City departments by continuing to provide departmental resources.	
		2.6.2	Explore housing policy changes at the Citywide level that preserve and augment the stock of existing rental and ownership housing.		2.6.2.1	Amend the Planning Code to allow pre-existing, nonconforming units such as Live/Work loft, to pay retroactive development impact fees to achieve conformance status.	
					2.6.2.2	Continue to monitor neighborhood support for accessory dwelling units (ADUs), and provide information to interested groups on the topic.	
					2.6.2.3	The Mayor's Office of Housing will work with the Board of Supervisors to develop citywide housing initiatives, including bond funding, housing redevelopment programs, and employer subsidies for workforce housing.	
		2.6.3	Research and pursue innovative revenue sources for the construction of affordable housing, such as tax increment financing, or other dedicated City funds.		2.6.3.1	Keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.	The Mayor's Office of Housing will keep apprised of existing state, Federal and other housing grants and opportunities which can leverage the City's ability to construct or rehabilitate affordable housing.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					2.6.3.2	Explore the establishment of a Tax Increment Funding Set-Aside for affordable housing in the neighborhoods, to provide a guaranteed funding source for affordable housing.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
BUILT FORM							
3.1	PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER	3.1.1	Adopt heights that are appropriate for Showplace Square's location in the city, the prevailing street width and block pattern, and the anticipated land uses, while respecting the residential character of Potrero Hill.		3.1.1.1		Amend the Planning Code to set height controls.
		3.1.2	Development should respect the natural topography of Potrero Hill.		3.1.2.1		Adopt these requirements as design guidelines.
		3.1.3	Relate the prevailing heights of buildings to street width throughout the plan area.	Relate the prevailing heights of buildings to street and alley width throughout the plan area.	3.1.3.1		Amend the Planning Code to set height and alley controls.
		3.1.6	New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.		3.1.6.1		Adopt these requirements as design guidelines.
		3.1.7	Attractively screen rooftop HVAC systems and other building utilities from view.		3.1.7.1		Amend the Planning Code to require HVAC screening.
		3.1.8	For blocks with an established mid-block open space, required open space should respect prevailing conditions.	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.	3.1.8.1		Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.1.9	Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.		3.1.9.1		Amend the Planning Code to allow office and housing uses without restriction in appropriate historic buildings to encourage rehabilitation and preservation.
		3.1.10		After results are obtained from the historic resources surveys, make necessary adjustments to these built form guidelines to ensure that new structures, particularly in historic districts, will be compatible with the surrounding historic context.	3.1.10.1		Revise design guidelines in the Showplace Square/Potrero Hill Area Plan, as appropriate upon completion of the historic resource survey
3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.	3.2.1	Require high quality design of street-facing building exteriors.		3.2.1.1		Adopt these requirements as design guidelines.
		3.2.2	Make ground floor retail and PDR uses as tall, roomy and permeable as possible.		3.2.2.1		Amend the Planning code to allow 15' ground floor heights and to require 60% fenestration and 75% transparency.
		3.2.3	Minimize the visual impact of parking.		3.2.3.1		Amend the Planning code to require parking be wrapped with active uses and to minimize the size and impact of garage entrances.
		3.2.4	Strengthen the relationship between a building and its fronting sidewalk.		3.2.4.1		Amend the planning code to require 60% fenestration and 75% transparency.
		3.2.5	Building form should celebrate corner locations.		3.2.5.1		Adopt these requirements as design guidelines.
		3.2.6	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines and street typologies as defined in the Better Streets Plan.	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.	3.2.6.1		Adopt these requirements as design guidelines.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way.		3.2.7.1		Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
					3.2.7.2		Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.
3.3	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA	3.3.1	Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.		3.3.1		Work with the Department of Building Inspection, Public Utilities Commission to implement these performance-based requirements.
		3.3.2	Existing open-air parking lots and off-street loading areas should be retrofitted to minimize negative effects on microclimate and stormwater infiltration.	Discourage new surface parking lots and explore ways to encourage retrofitting existing surface parking lots and off-street loading areas to minimize negative effects on microclimate and stormwater infiltration. The city's Stormwater Master Plan, upon completion, will provide guidance on how best to adhere to these guidelines.	3.3.2		Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		3.3.3	The City should explore how to provide strong incentives that would encourage the retrofit of existing parking areas and other paved areas to meet the guidelines in Policy 3.3.2.	Delete this policy, it's the same as 3.3.2			
		3.3.4-3.3.3	Enhance the connection between building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials		3.3.3.1		Adopt these requirements as design guidelines. Follow pending legislation Chapter 13C of the Building Code.
		3.3.5-3.3.4	Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.		3.3.4.1		Adopt these requirements as design guidelines.

TRANSPORTATION

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.1	IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN SHOWPLACE SQUARE / POTRERO HILL	4.1.1	Commit resources to an analysis of the street grid, the transportation impacts of new zoning, and mobility needs in Showplace Square Potrero Hill/Eastern Neighborhoods to develop a plan that prioritizes transit while addressing needs of all modes (transit, vehicle traffic, bicyclists, pedestrians).		4.1.1.1	The San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA), and the Planning Department should work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Study, with a start date in 2008.	The San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA) the Department of Public Works (DPW) and the Planning Department will work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Planning Implementation Study.
					4.1.1.2	As part of the Eastern Neighborhoods Transportation Implementation Planning Study, the SFMTA, SFCTA, DPW and the Planning Department should work together to identify and secure funding for the study recommendations, and collaborate to begin implementing the recommendations as soon as study findings are available.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.1.3-4.1.2	Decrease transit travel time and improve reliability through a variety of means, such as transit-only lanes, transit signal priority, transit "queue jumps," lengthening of spacing between stops, and establishment of limited or express service.		4.1.3.1-4.1.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning should identify locations and transit lines for specific transit improvements.	
		4.1.4-4.1.3	Implement the service recommendations of the Transit Effectiveness Project (TEP).		4.1.4.1-4.1.3.1	SFMTA will work with other City agencies to implement the recommendations of the Transit Effectiveness Project.	
		4.1.5-4.1.4	Reduce existing curb cuts where possible and restrict new curb cuts to prevent vehicular conflicts with transit on important transit and neighborhood commercial streets.		4.1.5.1-4.1.4.1	Amend Planning Code Sec. 155 to restrict construction of curb cuts along 16th Street throughout Showplace Square/Potrero.	Amend the Planning Code to restrict construction of curb cuts on key pedestrian and transit streets.
					4.1.5.2	Continue to enforce curb cut restrictions along Transit Preferential Streets as identified in General Plan.	Delete this implementation measure
		4.1.2-4.1.6	Improve public transit service linking Showplace Square / Potrero Hill to the downtown core and regional transit hubs including Market Street, 4th and King Caltrain station, Civic Center BART station, 16th Street BART station, and the Transbay Terminal.		4.1.2.1-4.1.6.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, the San Francisco County Transportation Authority (SFCTA) and Planning should identify specific transit service improvements and funding.	
		4.1.9-4.1.7	Improve direct transit connectivity from downtown and Mission Bay to Potrero Hill.		4.1.9.1-4.1.7.1	SFMTA will implement planned bus route changes to the #30 or #45 bus.	
		4.1.6-4.1.8	To the extent possible, balance competing land use and transportation-related priorities for 16th Street in Showplace Square to improve transit speed and reliability.		4.1.6.1-4.1.8.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will further explore feasibility of 16th Street transit improvements.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.1.7-4.1.9	Study the possibility of creating a "premium" transit service such as Bus Rapid Transit or implementing high-level transit preferential treatments for segments of 16th Street and Potrero Avenue.	Study the possibility of creating a "premium" transit service such as Bus Rapid Transit or implementing high-level transit preferential treatments for segments of Mission Street, 16th Street and Potrero Avenue.	4.1.7-4.1.9.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will further explore feasibility of high-level transit treatments for segments of 16th Street and Potrero Avenue.	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will further explore feasibility of high-level transit treatments for segments of Mission Street, 16th Street and Potrero Avenue.
		4.1.8-4.1.10	Consider grade separation of the Caltrain tracks at 16th Street as part of a future high speed rail project.		4.1.8-4.1.10.1	SFMTA, SFCTA, and Planning will work with Caltrain and the California High-Speed Rail Authority in planning for future high-speed rail improvements.	
4.2	INCREASE TRANSIT RIDERSHIP BY MAKING IT MORE COMFORTABLE AND EASIER TO USE	4.2.1	Improve the safety and quality of streets, stops and stations used by transit passengers.		4.2.1.1	As part of Eastern Neighborhoods Transportation Implementation Study, SFMTA DPW and Planning will identify key transit streets, stops and stations to be prioritized for improvements.	
		4.2.2	Provide comprehensive and real-time passenger information, both on vehicles and at stops and stations.		4.2.2.1	SFMTA will establish a program for improved passenger information in the Eastern Neighborhoods linked to the agency's overall information program.	SFMTA, BART and Caltrain will establish programs for improved passenger information in the Eastern Neighborhoods.
4.3	ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES	4.3.1	For new residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing reasonable parking caps.		4.3.1.1	Amend the Planning Code.	
		4.3.2	For new non-residential development, provide flexibility by eliminating minimum off-street parking requirements and establishing caps generally equal to the previous minimum requirements. For office uses, parking should be limited relative to transit accessibility.		4.3.2.1	Amend the Planning Code.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.3.3	Make the cost of parking visible to users, by requiring parking to be rented, leased or sold separately from residential and commercial space for all new major development.		4.3.3.1	Amend Planning Code to include areas in Showplace / Potrero.	Apply existing provisions in Code Section 167 to Showplace Square / Potrero Hill.
		4.3.4	Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.		4.3.4.1	Amend the Planning Code.	Amend the Planning Code to allow, and in some cases require, the use of mechanical parking lifts, tandem parking arrangements or valet services in lieu of independently accessible parking arrangements.
		4.3.5	Permit construction of new parking garages in Mixed Use districts only if they are part of shared parking arrangements that efficiently use space, are appropriately designed, and reduce the overall need for off-street parking in the area.		4.3.5.1	Amend the Planning Code.	Amend the Planning Code to require that any new parking garages be part of mixed-use development, be wrapped in active uses, be generally available to the public, provide ample spaces for car sharing vehicles, and not be sited on key transit, neighborhood commercial or pedestrian street frontages.
		4.3.6	Reconsider and revise the way that on-street parking is managed in both commercial and residential districts in order to more efficiently use street parking space and increase turnover and parking availability.		4.3.6.1	SFCTA will continue to lead the on-street parking management study in collaboration with SFMTA and Planning.	SFMTA and SFCTA will continue to study implementation of best practices in parking management.
4.4	SUPPORT THE CIRCULATION NEEDS OF EXISTING AND NEW PDR USES IN SHOWPLACE SQUARE / POTRERO HILL	4.4.1	Provide an adequate amount of short-term, on-street curbside freight loading spaces in PDR areas of Showplace Square.		4.4.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will determine if adequate on-street truck parking spaces are provided in Showplace Square / Potrero. If needed, SFMTA will pursue implementation of new truck parking spaces and meters.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.4.2	Continue to require off-street facilities for freight loading and service vehicles in new large non-residential developments.		4.4.2.1	Continue to enforce Planning Code provisions regarding off-street freight loading.	
		4.4.3	In areas with a significant number of PDR establishments, design streets to serve the needs and access requirements of trucks while maintaining a safe pedestrian environment.		4.4.3.1	As part of Eastern Neighborhoods Transportation Implementation Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations. This study should include an assessment of current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify where conflicts exist between PDR vehicles and pedestrians and propose appropriate mitigations.
					4.4.3.2		SFMTA will assess current priority freight routes as identified in the General Plan, actual truck volumes on streets, and impacts of truck route proximity to residential zoning.
4.5	CONSIDER THE STREET NETWORK IN SHOWPLACE SQUARE/POTRERO HILL AS A CITY RESOURCE ESSENTIAL TO MULTI-MODAL MOVEMENT AND PUBLIC OPEN SPACE	4.5.1	Maintain a strong presumption against the vacation or sale of streets or alleys except in cases where significant public benefits can be achieved.		4.5.1.1	Evaluate street vacation or sale proposals for consistency with the General Plan.	
		4.5.2	As part of a development project's open space requirement, require publicly accessible alleys that break up the scale of large developments and allow additional access to buildings in the project.		4.5.2.1	Amend the Planning Code to require developments on properties with 300 or more feet of street frontage on a block face longer than 400' to provide a minimum 20-foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					4.5.2.2	Encourage developments on properties with 100 feet or more, but less than 300 feet of street frontage in the middle one-third of a block face longer than 400' to provide a 10-20 foot-wide publicly accessible mid-block right of way and access easement for the entire depth of the property, connecting to existing streets or alleys. This can be applied toward a development's open space requirement.	
		4.5.3	Redesign underutilized streets in the Showplace Square area for creation of Living Streets and other usable public space.	Redesign underutilized streets in the Showplace Square area for creation of Living Streets and other usable public space or to facilitate transit movement.	4.5.3.1	The Planning Department will accommodate the SFMTA's planned reroute of the #30 or #45 Muni bus from downtown through Mission Bay and Showplace Square into Potrero Hill.	
					4.5.3.2	See the Streets and Open Space chapter for a discussion of Living Streets and public space concepts.	
4.6	SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN SHOWPLACE SQUARE / POTRERO HILL AND TO OTHER PARTS OF THE CITY	4.6-5-4.6.1	Implement recommendations of the Better Streets Plan designed to make the pedestrian environment safer and more comfortable for walk trips.	Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips.	4.6-5-14.6.1.1	SFMTA, the Department of Public Works (DPW), the Public Utilities Commission (PUC) and Planning will use accepted street design guidelines to guide street improvements.	
		4.6-44.6.2	Prioritize pedestrian safety improvements at intersections and in areas with historically high frequencies of pedestrian injury collisions.		4.6-4-14.6.2.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will propose pedestrian improvements targeting locations – including intersections, street segments, and small areas - with high frequencies of pedestrian injury collisions.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		4.6-1 4.6.3	Improve pedestrian connections between Showplace Square / Potrero Hill and Mission Bay.		4.6-1-1 4.6.3.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will identify pedestrian improvements to better link the neighborhoods..	
		4.6-2- 4.6.4	Facilitate improved pedestrian crossings at several locations along 16th Street to better connect Potrero Hill to the Showplace Square area.		4.6-2-1 4.6.4.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will select appropriate pedestrian improvements for 16th Street.	
		4.6-3- 4.6.5	Facilitate completion of the sidewalk network in Showplace Square / Potrero Hill, especially where new development is planned to occur.		4.6-3-1 4.6.5.1	The Department of Public Works (DPW) and SFMTA should work with developers and property owners in areas lacking sidewalks to plan and fund new sidewalk construction.	
4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION	4.7.1	Provide a continuous network of safe, convenient and attractive bicycle facilities connecting Showplace Square / Potrero Hill to the citywide bicycle network and conforming to the San Francisco Bicycle Plan.		4.7.1.1	The SFMTA's Bicycle Program will work to implement planned bicycle network improvements.	
		4.7.2	Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.		4.7.1.2	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA and Planning will evaluate additional areas for potential bicycle improvements.	
		4.7.3	Pursue bicycle connections to Mission Bay and explore feasibility of the Mission Creek Bikeway project.	Explore feasibility of the Mission Creek Bikeway project.	4.7.2.1	The SFMTA's Bicycle Program will prioritize locations for additional bicycle parking.	
					4.7.3.1	SFMTA, SFCTA and Planning will evaluate issues surrounding implementation of the Mission Creek Bikeway.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.8	ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS	4.8.1	Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.		4.8.1.1	Continue to enforce the Planning Code provisions requiring car-sharing spaces in new developments.	
		4.8.2	Require large retail establishments, particularly supermarkets, to provide shuttle and delivery services to customers.		4.8.2.1	Amend Planning Code to require such services be provided by retail uses over 20,000 sf.	
		4.8.3	Develop a Transportation Demand Management (TDM) program for the Eastern Neighborhoods that provides information and incentives for employees, visitors and residents to use alternative transportation modes and travel times.		4.8.3.1	Amend Planning Code to require as a condition of approval for new large office development or substantial alteration, the provision of "transportation demand management" programs or onsite transportation brokerage services.	
					4.8.3.2	Planning, SFMTA, SFCTA and the Department of the Environment will develop a plan for implementation of Transportation Demand Management (TDM) measures in the Eastern Neighborhoods, which will include TDM program benchmarks and periodic monitoring to determine the success of measures and needed revisions in standards, charges and procedures.	
					4.8.3.3		Work with SFMTA, SFCTA, Department of the Environment and Mayor's Office of Housing to explore the feasibility of a program requiring that transit passes be provided to residents in large new developments (i.e. 50+ units) as part of homeowner association fees or other methods.

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
4.9	FACILITATE MOVEMENT OF AUTOMOBILES BY MANAGING CONGESTION AND OTHER NEGATIVE IMPACTS OF VEHICLE TRAFFIC	4.9.1	Introduce traffic calming measures where warranted to improve pedestrian safety and comfort, reduce speeding and traffic spillover from arterial streets onto residential streets and alleyways.		4.9.1.1	As part of the Eastern Neighborhoods Transportation Implementation Study, SFMTA, SFCTA and Planning will evaluate locations that warrant traffic calming measures in Showplace Square / Potrero Hill.	
4.10	DEVELOP A COMPREHENSIVE FUNDING PLAN FOR TRANSPORTATION IMPROVEMENTS	4.9.2	Decrease auto congestion through implementation of Intelligent Traffic Management Systems (ITMS) strategies such as smart parking technology, progressive metering of traffic signals and the SFMTA "SFGO" program.		4.9.2.1	The SFMTA SFGO program will continue to implement ITMS in the Eastern Neighborhoods.	Delete this implementation measure
					4.9.2.2	As part of the Eastern Neighborhoods Transportation Implementation Study, SFMTA, SFCTA, and Planning will evaluate the potential for increased use of ITMS in Showplace Square/ Potrero Hill.	SFMTA will evaluate the potential for increased use of ITMS in Showplace Square/ Potrero Hill.
		4.10.1	As part of the Eastern Neighborhoods Public Benefits Program, pursue funding for transit, pedestrian, bicycle and auto improvements through developer impact fees, in-kind contributions, community facilities districts, dedication of tax revenues, and state or federal grant sources.		4.10.1.1	As part of Eastern Neighborhoods Transportation Implementation Planning Study, SFMTA, SFCTA, DPW and Planning will develop a funding strategy for transportation improvements identified in the study.	
					4.10.1.2	Develop an Eastern Neighborhoods Public Benefits Program to initiate impact fees for new residential and commercial development, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway). These funds will be directed towards a variety of community improvements including transportation.	Amend the Planning Code to require impact fees to address the impact of new residential and non-residential development on neighborhood infrastructure and be applied towards transit and transportation improvements.
					4.10.1.3	Explore the feasibility of other funding options in the Eastern Neighborhoods such as dedication of tax revenues, community facilities districts, and grants.	Delete this implementation measure

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	#	Revised Action
				4.10.1.3	The City Administrator's Office and Controller's Office shall establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
				4.10.1.4	The Capital Planning Committee shall give consideration toward "emerging needs" improvements that are part of adopted area plans for funding from the Capital Plan, should its current priorities of seismic improvements, good repair/renewal needs, disability access improvements, and branch library improvement program allow.
				4.10.1.5	During the City's budgeting process, the Mayor and the Board of Supervisors should support the completion of already funded projects, and wherever possible leverage General or other Citywide funding towards public improvements, in the Eastern Neighborhoods

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
5.2	ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY PRIVATE OPEN SPACE	5.2.1	Require new residential and mixed-use residential development to provide on-site private open space designed to meet the needs of residents.		5.2.1.1	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. A project sponsor may pay an in-lieu fee for space that cannot be provided on-site due to site constraints.	Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible.
		5.2.2	Establish requirements for commercial development to provide on-site open space.		5.2.2.1	Amend the Planning Code to apply requirements for open space for commercial development, but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.	Amend the Planning Code to apply requirements for open space for commercial development to all of the Eastern Neighborhoods but allow an in-lieu open space fee if project sponsors are unable to provide the space on-site due to site constraints.
		5.2.4 5.2.3	Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.		5.2.4.1 5.2.3.1	Amend the Planning Code to allow a 33 percent reduction in the amount of required open space if it is publicly accessible.	Amend the Planning Code to remove the current provision that disincentivizes common open space. Instead, allow sponsors the option to provide space as common or as private open space.
		5.2.4		Encourage publicly accessible open space as part of new residential and commercial development.	5.2.4.1		Amend the Planning Code to require that all residential developments provide 80 square feet of open space per unit, with an allowance of a 1/3 reduction in the requirement if the open space is publicly accessible. Allow 50% of this required open space to be off-site if within 800 feet of the project site.
					5.2.4.2		Amend the Planning Code to incentivize commercial developments to provide their open space as publicly accessible open space.

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.2.3- 5.2.5	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have flexibility as to where open space can be located.		5.2.3.1 5.2.5.1	Amend the Planning Code to allow greater flexibility for the placement of rear yards in new Mixed Use zones that do not have an established mid-block rear yard open space pattern.	Amend the Planning Code to apply existing allowances for greater flexibility for the placement of rear yards for projects that do not have an established mid-block rear yard open space pattern to the new Mixed Use zones in the Showplace Square/Potrero area.
		5.2.5- 5.2.6	Ensure quality open space is provided in flexible and creative ways, adding a well-used, well-cared for amenity for residents of a highly urbanized neighborhood.	Ensure quality open space is provided in flexible and creative ways, adding a well used, well-cared for amenity for residents of a highly urbanized neighborhood. Private open space should meet the following design guidelines: A. Designed to allow for a diversity of uses, including elements for children, as appropriate. B. Maximize sunlight exposure and protection from wind C. Adhere to the performance-based evaluation tool.	5.2.5.1 5.2.6.1	Private open space shall meet the following design guidelines: A. Shall be designed to allow for a diversity of uses, including elements for children, as appropriate. B. Shall maximize sunlight exposure and protection from wind. C. Shall adhere to the performance-based evaluation tool.	Amend the Planning code to require private open spaces follow these design controls.
5.3	CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY AND AESTHETICS, AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD	5.3.1	Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.		5.3.1.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	
		5.3.3- 5.3.2	Require new development to improve adjacent street frontages, employing established street design standards.	Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.	5.3.3.1 5.3.2.1	Review all major projects against street design guidelines prior to project approval.	Review all projects against street design guidelines and standards prior to project approval to ensure that new developments improve adjacent street frontages according to the latest guidelines and standards.
		5.3.4- 5.3.3	Design the intersections of major streets to reflect their prominence as public spaces.		5.3.4.1 5.3.3.1	Identify and map areas in need of improvement. Work with DPW and MTA to prioritize improvements.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.3.7-5.3.4	Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.		5.3.7.1-5.3.4.1	Amend Planning Code to require that a project sponsor provide an in-lieu payment to DPW/Bureau of Urban Forest for a tree to be planted and maintained within Showplace Square/Potrero Hill should it not be possible to plant a tree every 20 feet.	
		5.3.5	Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.		5.3.5.1	The Planning Department will work with CalTrans to promote this idea.	The Department of Public Works will work with CalTrans to encourage lighting along the freeways.
		5.3.6	Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.		5.3.6.1	Identify and map excess portions of freeway right of way.	
				5.3.6.2	Identify agency ownership of space.		
				5.3.6.3	The Planning Department will work with CalTrans to encourage landscaping, which is a requirement per existing CalTrans code but is ignored in San Francisco.	The Department of Public Works will work with CalTrans to develop a plan to meet existing landscaping requirements per existing CalTrans code.	
		5.3.2-5.3.7	Develop a comprehensive public realm plan for Showplace Square that reflects the differing needs of streets based upon their predominant land use, role in the transportation network, and building scale.		5.3.2.1-5.3.7.1	The Municipal Transportation Agency (MTA), San Francisco County Transportation Authority (SFCTA), Department of Public Works (DPW) and the Planning Department will work together to develop the scope, funding and schedule for the Eastern Neighborhoods Transportation Implementation Planning Study.	
		5.4	THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT	5.4.1	Increase the environmental sustainability of Showplace Square/Potrero Hill's system of public and private open spaces by improving the ecological functioning of all open space.		5.4.1.1

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.4.2	Explore ways to retrofit existing parking and paved areas to minimize negative impacts on microclimate and allow for stormwater infiltration.		5.4.2.1	The Planning Department will work with the Department of the Environment to determine the best materials for pervious parking surfaces.	Work with the PUC on the Stormwater Master Plan and explore incentives that would encourage the retrofit of existing parking areas.
		5.4.3		Encourage public art in existing and proposed open spaces.	5.4.3.1		Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.
5.5	ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED	5.5.1	Prioritize funds and staffing to better maintain existing parks and obtain additional funding for a new park and open space facilities.		5.5.1.1	The Recreation and Park Department will determine level of staffing resources required to adequately maintain existing and proposed park sites.	
					5.5.1.2	The Planning Department will work with MOEWD and RPD to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.	MOEWD will work with the Recreation and Park Department to pursue alternate financing mechanisms for ongoing maintenance, including Community Benefits Districts, Business Improvement Districts, and landscape assessment districts.
		5.5.2	Renovate run-down or outmoded park facilities to provide high quality, safe and long-lasting facilities. Identify at least one existing park or recreation facility in Showplace Square/Potrero Hill for renovation.		5.5.2.1	Work with Recreation and Park Department to identify necessary capital improvements at existing park sites.	
					5.5.2.2	Prioritize use of impact fees and/or other new revenues generated by EN development for improvements to existing parks, as supported by the findings of the Eastern Neighborhoods nexus study (currently underway).	Seek to direct impact fees and/or other new revenues generated by new development for improvements to existing parks.
		5.5.3	Explore opportunities to use existing recreation facilities, such as school yards, more efficiently.		5.5.3.1	Work with the Recreation and Park Department, the Mayor's Office of Education, and the San Francisco Unified School District to expand the pilot program to open school yards on weekends to the public.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		5.5.4	Encourage public art in existing and proposed open spaces.	Move this policy to objective 5.4	5.5.4.1	Work with neighborhood groups and the San Francisco Arts Commission to expand public art exhibits.	Moved to objective 5.4
					5.5.4.2	Work with the San Francisco Arts Commission, Port of San Francisco and MOCD to incorporate public art into Southeast Waterfront by continuing and expanding upon the Blue Greenway Temporary Public Art Program, creating links to East SoMa.	Moved to objective 5.4
ECONOMIC AND WORKFORCE DEVELOPMENT							
6.1	SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS	6.1.1	Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods.		6.1.1.1	The Mayor's Office of Economic and Workforce Development (MOEWD) will continue to administer the Industrial Business Initiative to retain existing PDR businesses, identify and target industrial sectors poised for job growth, and support the creation of competitive industrial business districts.	
					6.1.1.2	PDR businesses will continue to be staffed by an MOEWD industrial manager who serves as a single point of contact for information on real estate, technical assistance, tax incentives, workforce training and hiring programs, and assistance navigating city government.	
					6.1.1.3	MOEWD will continue to provide assistance in the creation of sector specific industrial business associations.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		6.1.2	Provide business assistance for new and existing Knowledge Sector businesses in the Eastern Neighborhoods.		6.1.2.1	Targeted Knowledge Sector industries will be staffed by MOEWD sector specific industry managers, who serve as a single-point of contact for information on real estate, tax incentives, workforce training and hiring programs, and assistance navigating city government. Targeted Knowledge Sector industries may include but not be limited to clean technology, life science and digital media.	
					6.1.2.2	MOEWD Knowledge Sector Industry Initiatives will retain existing businesses, work to recruit and support the growth of new Knowledge Sector businesses, and develop initiatives to strengthen and grow the industry in San Francisco.	
		6.1.3	Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.		6.1.3.1	Develop a strategic plan in collaboration with MOEWD, the Mayor's Office of Community Development (MOCD), local Neighborhood Economic Development Organizations and the Small Business Commission. This strategic plan will focus on creating a system to manage small business interaction with the City, providing outreach to local businesses, exploring financial incentive programs, designating the roles and responsibilities of relevant city agencies and non-profit partners, and streamlining the permit and licensing process for new and existing small businesses.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					6.1.3.3	To support both the economic and environmental benefits of participating in the green business movement, MOEWD will encourage commercial businesses in the Eastern Neighborhoods to seek green business certification.	
6.2	INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS	6.2.1	Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.		6.2.1.1	MOEWD is focused on seven industries for employment and training services and business service development. These industries were identified because they currently require a significant number of jobs, or are expected to in the near future. The seven industries are: Health Care and Social Assistance, Biotechnology, Information Technology, Hospitality, Retail, Construction, and Transportation. MOEWD will identify strategies to link low income and low skilled San Francisco residents to sector based training programs for skills development.	MOEWD is focused on seven industries for employment and training services and business service development. These industries were identified because they currently require a significant number of jobs, or are expected to in the near future. The seven industries are: Health Care and Social Assistance, Biotechnology, Information Technology, Hospitality, Retail, Construction, and Transportation. MOEWD and HSA will identify strategies to link low income and low skilled San Francisco residents to sector based training programs for skills development.
					6.2.1.2	MOEWD will continue to identify and develop high quality sector-based training programs that have the capacity to transition program participants into sustainable employment.	MOEWD and HSA will continue to identify and develop high quality sector-based training programs that have the capacity to transition program participants into sustainable employment.

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
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OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.1.3.3 7.1.3.2	Continue to require office or hotel development projects to mitigate the impact on the availability of child-care facilities which will be caused by the employees attracted to the proposed development project.	Continue to require office or hotel development projects to pay the childcare impact fee to mitigate the impact on the availability of child-care facilities.
					7.1.3.4 7.1.3.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community facilities such as child care facilities in the project area.	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on neighborhood infrastructure, including community facilities such as child care facilities.
					7.1.3.5 7.1.3.4	Amend the Planning Code to enable large-scale development to meet fee obligations through the construction of a childcare facility onsite or through the development of a relationship with an educational institution or a non-profit to provide a childcare facility in San Francisco through a favorable lease, purchase agreement or other methods that facilitate the provision of childcare.	Amend the Planning Code to enable large-scale development to meet fee obligations through in-kind provision of a City-approved community facility, where such a facility meets a demonstrated community need.
					7.1.4.1 7.1.4.1	The Planning Department will work in cooperation with implementing agencies such as the Department of Public Health, to ensure appropriate maintenance of publicly used facilities.	Delete this implementation measure.
		7.1.4	Ensure adequate maintenance of existing public health and community facilities	Delete this policy, it's the same as 7.2.3.			

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.1.4.2	The Planning Department will in-cooperation with the Board of Supervisors and other City-agencies, to support other funding mechanisms to support development of funding mechanisms to support facility-operations, such as tax increment financing to support plan based-improvements of a community-facilities district where-appropriate.	Delete this implementation measure.
		7.1.5-7.1.4	Seek the San Francisco Unified School District's consideration of new elementary and middle school options in this neighborhood, or in the Central Waterfront or East SoMa neighborhoods, or the expansion of existing schools to accommodate elementary and middle school demand from projected population growth in the Eastern Neighborhoods.	Seek the San Francisco Unified School District's consideration of new middle school options in this neighborhood, or in the Central Waterfront or East SoMa neighborhoods, or the expansion of existing schools to accommodate middle school demand from projected population growth in the Eastern Neighborhoods.	7.1.5.1-7.1.4.1	Work with the San Francisco Unified School District, as new development occurs in this area, to continue to monitor attendance and population trends in the Central Waterfront, and the Potrero Hill and East SoMa neighborhoods, as well as future school relocation, closure and merger decisions data to determine the need for new or expanded school facilities.	
		7.1.6-7.1.5	Ensure public libraries in the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.	Ensure public libraries that serve the plan area have sufficient materials to meet projected growth to continue quality services and access for residents of the area.	7.1.6.1-7.1.5.1	Amend the Planning Code to require impact fees on all new residential and nonresidential development to fund community improvement, including library materials, in the project area.	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community infrastructure, including library materials, in the project area.
7.2	ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS AND SOCIAL AND CULTURAL INSTITUTIONS THROUGHOUT THE EASTERN NEIGHBORHOODS	7.2.1	Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.		7.2.1.1	Work with the Mayor's Office of Community Development, local economic development organizations and other relevant organizations to explore providing financial incentive programs and other strategies to protect existing facilities from displacement.	

OBJECTIVES		POLICIES		IMPLEMENTATION		
#	Objective	#	December 2007 Policy	#	December 2007 Action	Revised Action
		7.2.2	Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.	7.2.2.1	The Mayor's Office of Community Development will serve to connect interested project sponsors with neighborhoods to develop mutually supportive development plans in areas with identified service gaps.	
				7.2.2.2	Encourage development agreements that provide favorable leases or purchase agreements to needed community facilities providers and non profits.	
				7.2.2.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to provide funding for new community facility space in the project area.	Amend the Planning Code to require impact fees for new residential and non-residential development to address their impact on community facility space in the project area.
				7.2.3.1	The Planning Department will work in cooperation with implementing agencies such as the Human Services Agency, to secure grant and bond funding for community services.	The Mayor's Office of Community Development will work in cooperation with implementing agencies to secure grant and bond funding for community services.
				7.2.3.2	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies, to support state law changes that will enable use of tax increment financing to support plan and community needs.	Work in cooperation with other City agencies, to support state law changes that will enable use of tax increment financing to support plan based improvements and explore how programs could be implemented in the Eastern Neighborhoods.
		7.2.3.3			MOEWD will work with the Recreation and Park Department and other city agencies to create neighborhood assessment districts to support maintenance of new recreation and community facilities.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.2.3.4		All implementing agencies will continue coordinated efforts to prioritize adopted area plans for state and regional funding applications, including bonds and grants.
					7.2.3.5		The City Administrators Office and Controller's Office will establish a Grant Coordination Officer/Office to maintain responsibility for the coordination of funding applications throughout the City to secure grant and bond funding for community improvements.
		7.2.4	Support efforts to preserve and enhance social and cultural institutions.		7.2.4.1	The Planning Department will work in cooperation with implementing agencies such as the Arts Commission, to secure grant and bond funding for social and cultural institutions.	The Arts Commission will work to secure grant and bond funding for social and cultural institutions.
					7.2.4.2	The Planning Department will work in cooperation with the Board of Supervisors and other City agencies such as MOEWD, to develop other funding sources such as a community assessment district which can help to fund neighborhood institutions-	Delete this implementation measure.
					7.2.4.3-7.2.4.2	Recognize the work of cultural and social institutions in Showplace Square through creative strategies - events, awards, and physical signs and placards - that acknowledge their contributions.	
		7.2.5	Encourage the creation of new social and cultural facilities in the Showplace Square / Potrero Hill area.		7.2.5.1	The Mayors Office of Community Development will connect interested project sponsors with social and cultural organizations to develop mutually supportive development plans.	

OBJECTIVES		POLICIES			IMPLEMENTATION		
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
					7.2.5.2	Encourage development agreements that provide favorable leases or purchase agreements to new social and cultural facilities.	
					7.2.5.3	Amend the Planning Code to require impact fees on all new residential and nonresidential development to provide funding for new arts/institutional facility-space in the project area.	
HISTORIC PRESERVATION							
8.1	IDENTIFY AND EVALUATE HISTORIC AND CULTURAL RESOURCES WITHIN THE SHOWPLACE SQUARE AREA PLAN	8.1.1	Conduct context-based historic resource surveys within the Showplace Square Area Plan.		8.1.1.1	Complete a survey of historical resources in the Showplace Square area by the end of 2008.	
		8.1.2	Pursue formal designation of the Showplace Square historic and cultural resources, as appropriate.		8.1.2.1	Support nominations for listing of resources on the National Register or California Register, as well as nominations for local designation under Article 10 of the Planning Code in conformance with the Landmarks Preservation Advisory Board's annual work plan and based on the results of the historic resource surveys within the Showplace Square plan area.	
		8.1.3	Recognize and evaluate historic and cultural resources that are less than fifty years old and may display exceptional significance to the recent past.		8.1.3.1	Continue to identify and document significant cultural, social and architectural resources from the recent past through survey, property specific historic resource evaluations and context development.	
8.2	PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE SHOWPLACE SQUARE AREA PLAN	8.2.1	Protect individually significant historic and cultural resources and historic districts in the Showplace Square Area Plan from demolition or adverse alteration.		8.2.1.1	A Planning Department Preservation Technical Specialist will work with neighborhood planning to carefully evaluate projects for their impacts to historic resources as well as to the overall historic character of the area.	

OBJECTIVES		POLICIES		IMPLEMENTATION	
#	Objective	#	December 2007 Policy	Revised Policy	
		8.2.2	Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Showplace Square Area Plan objectives and policies for all projects involving historic or cultural resources.		
		8.2.3	Promote and offer incentives for the rehabilitation and adaptive reuse of historic buildings in the Showplace Square plan area.		
		8.2.1.2	Scrutinize all proposals to demolish or significantly alter any historic or cultural resource within the Showplace Square plan area in an effort to protect the character and quality of historic and cultural resources.		
		8.2.1.3	Develop design guidelines that provide guidance for the rehabilitation of the Showplace Square Area Plan's historic resources. The design guidelines will provide specific examples and case studies as guidance for appropriate historic rehabilitation in order to prevent adverse alteration.		
		8.2.2.1	A Planning Department Preservation Technical Specialist will apply the Secretary of the Interior Standards for the Treatment of Historic Properties in conjunction with the preservation policies and objectives of the Showplace Square Area Plan to minimize the overall impact upon historic or cultural resources.		
		8.2.3.1	Amend the Planning Code to allow for market rate housing in certain planning districts where such designation promotes preservation and rehabilitation of historic or cultural resources pursuant to the Secretary of the Interior's Standards.		

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
8.3	ENSURE THAT HISTORIC PRESERVATION CONCERNS CONTINUE TO BE AN INTEGRAL PART OF THE ONGOING PLANNING PROCESSES FOR THE SHOWPLACE SQUARE PLAN AREA AS THEY EVOLVE OVER TIME	8.3-2-8.3.1	Pursue and encourage opportunities, consistent with the objectives of historic preservation, to increase the supply of affordable housing within the Showplace Square plan area.		8.3-2-1-8.3.1.1	Work with the Mayor's Office of Housing to develop protocols that address the need for housing while allowing for the continued preservation and use of historic and cultural resources within the Showplace Square plan area, particularly those that were previously developed for industrial uses.	
					8.3-2-3-8.3.1.3	Continue to work with the public agencies and the private sector to develop legislation and programs for projects that retain and rehabilitate historic resources for low-income and workforce housing.	
		8.3-3-8.3.2	Ensure a more efficient and transparent evaluation of project proposals which involve historic resources and minimize impacts to historic resources per CEQA guidelines.		8.3-3-1-8.3.2.1	Update Bulletin #16, "City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources" which outlines the requirements and procedures regarding how a property is evaluated as a potential historic resource and whether proposals are in keeping with current preservation policies.	
					8.3-4-1-8.3.3.1	Seek remedies in cases of neglect or impairment of historic or cultural resources through owner action/inaction within the Showplace Square/Potrero Hill plan area.	
		8.3-4-8.3.3	Prevent destruction of historic and cultural resources resulting from owner neglect or inappropriate actions.		8.3-4-2-8.3.3.2	Work with the Department of Building Inspection, in cases of resource deterioration or diminishment due to unapproved owner activity/inactivity, to seek corrective remedies such as restoration, repair, and maintenance, through enforcement, as appropriate.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
		8.3-5-8.3.4	Work with the Department of Building Inspection and the Department of Emergency Services to develop emergency preparedness and response plans that consider the Showplace Square Area Plan's historic and cultural resources.	Consider the Showplace Square Area Plan's historic and cultural resources in emergency preparedness and response efforts.	8.3-5-1-8.3.4.1	Work with the Department of Building Inspection and the Department of Emergency Services to develop programs to abate hazards posed by existing buildings and structures, while preserving resources and their character-defining features.	
					8.3-5-2-8.3.4.2	Develop plans in the preparation and response to natural disasters including earthquakes and fires to ensure the future welfare of historic and cultural resources.	
		8.3-6-8.3.5	The Planning Department shall work with property owners and the Department of Building Inspection to encourage and facilitate the protection and seismic retrofit of local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	Protect and retrofit local, state, or nationally designated UMB (Unreinforced Masonry Buildings) found in the Plan Area.	8.3-6-1-8.3.5.1	Work with the Department of Building Inspection to develop ways for property owners to facilitate the seismic upgrade of the City's unreinforced historic and cultural resources. This collaboration shall also develop a protocol to minimize the demolition of historic and culturally significant resources that are identified as UMBS through neglect and non-compliance with safety and health codes.	
		8.3-1-8.3.6	Adopt and revise land use, design guidelines, and standards, as needed to further preservation objectives.		8.3-1-1-8.3.6.1	Revise the Showplace Square Area Plan upon completion of the historic surveys to include official designation of historic resources and/or districts as appropriate, and may also include the adoption of historic design guidelines that are specific to an area or property type.	

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
8.4	PROMOTE THE PRINCIPLES OF SUSTAINABILITY FOR THE BUILT ENVIRONMENT THROUGH THE INHERENTLY "GREEN" STRATEGY OF HISTORIC PRESERVATION	8.4.1	Encourage the retention and rehabilitation of historic and cultural resources as an option for increased sustainability and consistency with the goals and objectives of the Sustainability Plan for the City and County of San Francisco.		8.4.1.1	Continue to evaluate means of encouraging or mandating green building strategies, and historic preservation will be considered among those.	
8.5	PROVIDE PRESERVATION INCENTIVES, GUIDANCE, AND LEADERSHIP WITHIN THE SHOWPLACE SQUARE AREA PLAN	8.5.1	Disseminate information about the availability of financial incentives for qualifying historic preservation projects.		8.5.1.1	Promote awareness and support the use of preservation incentives and will provide this information to the public through the planning website, the development of educational materials, the development of preservation and rehabilitation plans, and technical assistance during the application.	
		8.5.2	Encourage use of the State Historic Building Code for qualifying historic preservation projects.	Encourage use of the California Historic Building Code for qualifying historic preservation projects.	8.5.2.1	The Planning Department and the Department of Building Inspection will work together to ensure that where appropriate the State Historic Building Code is applied.	
		8.5.3	Demonstrate preservation leadership and good stewardship of publicly owned historic and cultural resources.		8.5.3.1	The Planning Department will work collaboratively with, and provide technical expertise to the School District, the Recreation and Parks Department, the Port, the Redevelopment Agency, and other agencies as needed, to identify, maintain and rehabilitate the publicly owned historic and cultural resources in the Showplace Square plan area.	

Exhibit I-3: Eastern Neighborhoods Zoning and Height Maps

Attached are copies of the proposed Eastern Neighborhoods zoning map, summary zoning matrix and height map, as proposed on April 17, 2008.

These documents were included as part of the Public Draft Area Plans in December 2007. The Area Plans included in this Initiation Package are Drafts for Adoption, and zoning and height map changes must be adopted separately from the Area Plans. Thus these maps are deleted from those documents and provided here for reference.

EASTERN NEIGHBORHOODS

Community Planning

<http://easternneighborhoods.sfplanning.org>

Residential parcels generally west of South Van Ness Avenue and east of Guerrero Street go to RTO. Residential parcels east of South Van Ness Avenue retain their current R designation.

Three blocks previously proposed NC-3 at 14th Street and Harrison Street, go to UMU and PDR.

All parcels bounded generally by 14th St, South Van Ness Ave, 16th St, Capp St, and Mission St previously proposed UMU that are in the current RH-3 zone to RTO.

Parcels previously proposed RTO at the corner of 16th Street and South Van Ness Avenue to UMU.

Previously proposed NCT-3 changed to Mission Street NCT along Mission Street corridor.

Previously proposed UMU blocks bordered by Mariposa, Hampshire, 18th and Bryant become PDR-1-G and the previously proposed PDR designated parcels around Franklin Square Park become UMU.

All parcels bounded by 16th St, Utah St, 17th St, and Potrero Avenue that are currently zoned RH-3, but previously proposed PDR will retain RH-3.

Parcels at the corner of 23rd St and Wisconsin St that were previously proposed NC-3 have been corrected back to NC-1.

Four parcels at the corner of 25th St and Pennsylvania Ave that were previously proposed MUR changed to UMU.

Previously proposed NC-3 parcels bounded by 25th St, Valencia St, Cesar Chavez St, and Guerrero St changed to Valencia Street NCT. -- Previously proposed NC-3 parcels at the corner of 25th St and South Van Ness Ave (BLK 6571) changed to Mission Street NCT.

Changes From Zoning Proposal December 2007 to April 2008

Mixed Use

- UMU
- MUG
- MUO
- MUR
- SPD
- SLI

Residential

- SB-DTR
- RTO
- RM-1, RM-2, RM-3
- RH-1, RH-2, RH-3, RED

PDR

- M-2 (Port)
- PDR-2
- PDR-1-G
- PDR-1-D

Neighborhood Commercial

- NCT-2
- Mission Street NCT
- Valencia Street NCT
- SoMa NCT
- NC-1, NC-2
- NC-3
- NC-S
- 24th-Mission

- Open Space
- P
- Life Science and Medical SUD
- Innovative Industries SUD

MU is now MUG, PDR-1 is now PDR-1-G, and PDR-1-Design is now PDR-1-D.

Newly proposed special use districts.

Parcels on 3rd Street, 22nd Street previously proposed NC-2 changed to NCT-2.

Parcels bounded by 23rd St, Iowa St, 25th St, and Pennsylvania Ave, that were previously proposed UMU changed to PDR-2.

These parcels have been removed from the Eastern Neighborhoods as a result of an overlap with the Bayview.

EASTERN NEIGHBORHOODS

Community Planning

<http://easternneighborhoods.sfplanning.org>

Changes From Heights Proposal
December 2007 to April 2008

Heights in Feet

40	85
45	90
50	105
55	130
58	150-200
65	
68	OS

South Park parcels to 40'

All 40' heights in East SoMa besides South Park become 45'

Select increases to 65' in East SoMa.

16th Street frontage to 65'

Some parcels have split height designations which are not shown on this map. To be certain of the exact height designation for a specific parcel, please see the tables and detailed maps at <http://easternneighborhoods.sfplanning.org>.

Block bounded by 22nd St, Illinois St, 3rd St, and 23rd St increases to 85'.

East side of Woodward St to 40'

40' heights generally between South Van Ness Ave and Guerrero St become 45', and 55' fronting east/west numbered cross streets.

Northeast Mission increases to 55' and 65'.

Portions of Potrero Avenue increase to 65'.

Liberty-Hill Historic District Heights to 40' along Lexington St and San Carlos St and to 50' along Valencia St.

Mission Street heights to 85'

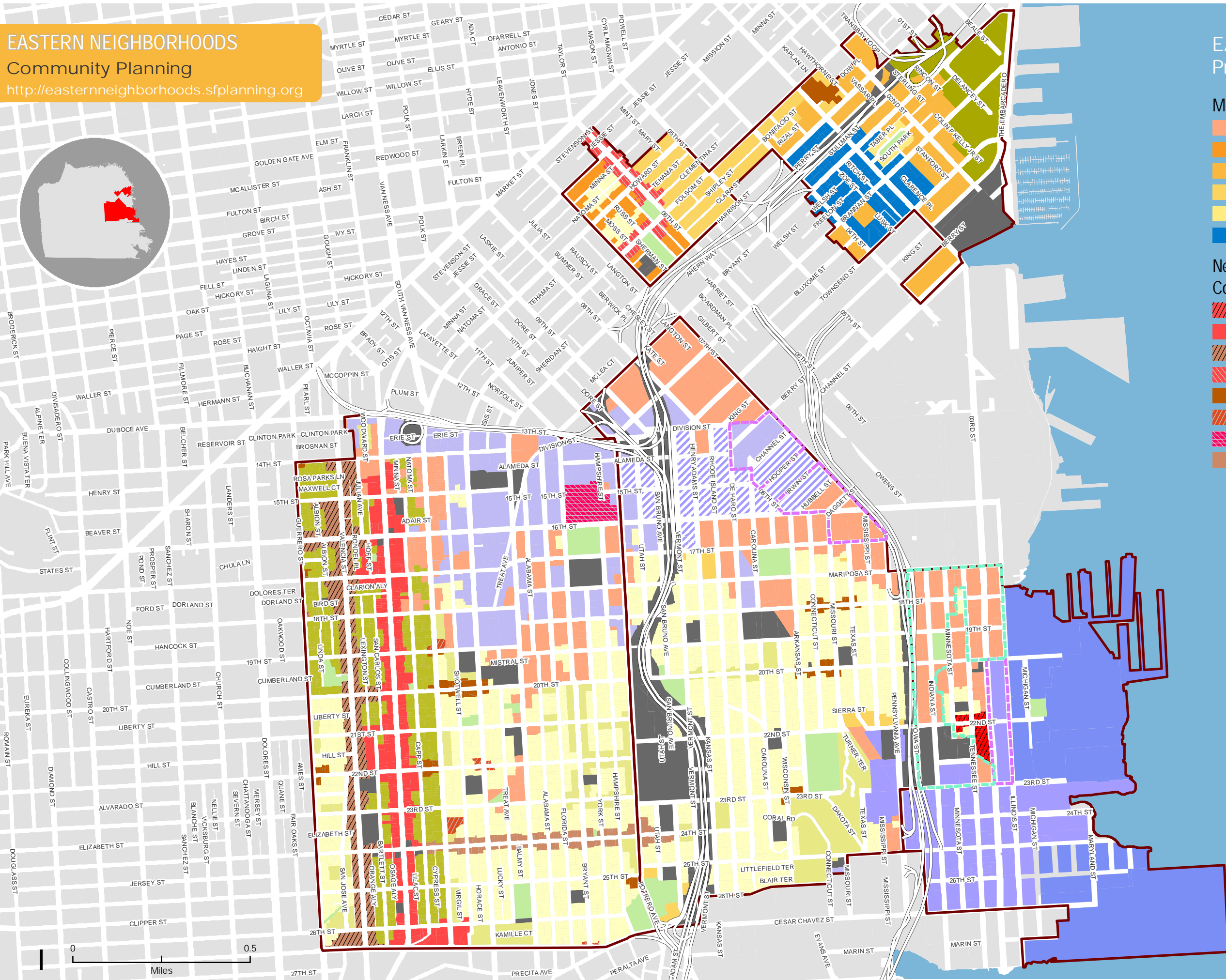
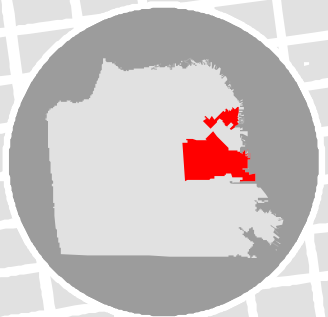
Portions of Cesar Chavez Street increase to 65'.



EASTERN NEIGHBORHOODS

Community Planning

<http://easternneighborhoods.sfplanning.org>



EASTERN NEIGHBORHOODS Proposed Zoning Map - April 2008

Mixed Use

- UMU
- MUG
- MUO
- MUR
- SPD
- SLI

Neighborhood Commercial

- NCT-2
- Mission Street NCT
- Valencia Street NCT
- SoMa NCT
- NC-1, NC-2
- NC-3
- NC-S
- 24th-Mission

Residential

- SB-DTR
- RTO
- RM-1, RM-2, RM-3
- RH-1, RH-2, RH-3, RED

PDR

- M-2 (Port)
- PDR-2
- PDR-1-G
- PDR-1-D

- Open Space
- P

- Life Science and Medical SUD
- Innovative Industries SUD



SAN FRANCISCO
PLANNING DEPARTMENT

April 3, 2008 - mwebster

		Mixed Use-General (MUG)	Mixed Use-Residential (MUR)	Mixed Use-Office (MUO)	Urban Mixed Use (UMU)	South Park District (SPD)	South Beach Downtown Residential (SB-DTR)	Residential Transit Oriented (RTO)
Former Zoning		SLR	RSD	SSO	Industrial (M1, M2, CM)	SPD	Industrial (M1, M2)	RM
PERMITTED LAND USES								
RESIDENTIAL USE (1)	Dwelling Units	P	P	P	P	P	P	P
	Single Resident Occupancy (SRO) units (2)	P	P	P	P	P	P	P
	Market Rate Housing, in Historic Buildings (3)	P	P	P	P	P	P	P
	Dwelling Unit Mix (4)	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms
	Dwelling Unit Density Limit	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	P up to 1 unit per 600 sf of lot area. C above.
	Demolition/Subdivision/Conversion of Units	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	C	C, subject to replacement requirements
	Affordability Requirements	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	Additional requirements apply, based on height and previous zoning	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply
INSTITUTIONS	Hospital, Medical Centers	NP	NP	P	NP	NP	C	C
	Religious Facility	C	P	P	P	C	P	P
	Schools	P	P	P	P	NP	P	C
	Child Care	P	P	P	P	P	P	P
RETAIL	General Retail	P	P	P	P	P	P	P
	Bars	C	P	P	P	C	P	P
	Liquor Store	C	P	P	P	C	P	P
	Large Fast Food	P	P	P	P	P	P	NP
	Retail Use Size	C over 50,000 sf	C over 50,000 sf	C over 50,000 sf	P up to 3,999 sf; C for 4,000 sf and above	P up to 5,000 sf	C over 25,000 sf	P up to 1,200 sf
	Retail Limit Per Parcel	25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	P	25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	25,000 sf per parcel; more requires 3 sf of another permitted use for 1 sf of retail.	P up to 5,000 sf	6 sf housing to 1 sf retail	1,200 sf per parcel on ground floor of corner lots only.
	Formula Retail	C	No additional requirements	No additional requirements	C	No additional requirements	No additional requirements	No additional requirements
ARTS AND ENTERTAINMENT	Nighttime Entertainment	NP	NP	C	P	NP	C	C, up to 1,200 sf. Limited to corner lots. Other restrictions apply
	Adult Entertainment	NP	NP	NP	C	NP	NP	NP
	Theater	P	P	P	P	P	P	C, up to 1,200 sf. Limited to corner lots. Other restrictions apply
	Movie Theater	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	C	NP
OFFICE (5)	Office	Controlled by Floor (6)	P	P	Controlled by Floor (6)	P	P	NP
	Office in Historic Bldg (3)	P	P	P	P	P	P	NP
INDUSTRIAL / "PDR"	Light Manufacturing	P	P	P	P	P	P	NP
	Heavy Manufacturing	NP	NP	NP	NP	NP	P	NP
	Life Science Laboratory	NP	NP	P	NP (except, P in Life Science and Medical SUD)	NP	P	NP
	Other Laboratory	P	P	P	P	NP	P	NP
	Home and Business Service	P	P	P	P	P	P	NP
	Arts Activities	P	P	P	P	P	P	NP
	Wholesale Sales	P	P	P	P	P	P	NP
	Motor Vehicle Repair	P	P	P	P	NP	NP	NP
	Commercial Storage and Distribution	P	P	P	P	NP	P	NP
OTHER USES	Self-storage	NP	NP	NP	NP	NP	P	NP
	Tourist Hotel	C	NP	C if less than 75 rooms	NP	NP	P	NP
	Live/Work Units	NP	NP	NP	NP	NP	NP	NP
	Parking lots	NP	NP	NP	NP	NP	NP	NP
	Parking Garages	C	C	C	C	NP	C	NP
STANDARDS FOR DEVELOPMENT								
Residential to Nonresidential Ratio	None	3 sf residential required for every 1 sf of other permitted use	None	None	None	None	6 sf residential required for every 1 sf of other permitted use	None
Development on Lots Over a Certain Size	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. a continuous street frontage of 200 feet, and/or large retail	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	No restrictions	Merge limit 5,000 sf; C above. C for development on existing lots over 10,000 sf.
Floor Area Ratio for Non-Residential Uses (6)	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	1.8 to 1	None	None
Useable Open Space per Dwelling Unit	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	75 sf	100 sf if private or 133 sf if common
Open Space for Nonresidential Uses	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	1 sf per 50 sf of occupied floor area of net new, converted or added square footage over 10,000 gross square feet	None
Residential Off-Street Parking	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required; P up to one space per 2 units; C up to .75 space per 1 BR unit and 1 space per 2 BR or larger unit	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .75 spaces per unit; C up to 1 space per unit
Non Residential Off-Street Accessory Parking	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 1 car per 500 sf of gross floor area, NP above 7%. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	NP

Eastern Neighborhoods Guide to Proposed Zoning

DRAFT - Subject to Change. This is intended as a guide to key proposed zoning controls. This is not an exhaustive list of all controls. Refer to the Draft Ordinance for the complete language of proposed controls.

P = Permitted
C = Conditional
NP = Not Permitted
NA = Not Applicable
sf = square feet
DR = Discretionary Review

FOOTNOTES

- There are no changes proposed to the controls for the following Residential Districts: RH-1, RH-2, RH-3, RM-1, RM-2, and RED. See the existing zoning table for a summary of those controls. In the SLI District, the only change is that single-room occupancy residential developments are now required to meet affordability standards. See Section 817.
- SROs will be required to meet "mixed-income" requirements and meet the same open space and exposure requirements that dwelling units must meet.
- In the UMU District, this includes only Landmark Buildings. In other districts, this includes both Landmark Buildings and Contributory Buildings to Historic Districts.
- Applies to five or more units; not required for senior, disabled, group, or affordable housing. Other exceptions apply; see Sections 207.6 and 319.4.
- For the definition of office, see Code Section 890.70, as amended.
- Not permitted on the ground floor. For 2-4 story buildings, permitted only on one floor. For 5-7 story buildings, permitted on two floors. For buildings 8 stories and up, permitted on three floors.
- Floor Area Ratio is the gross floor area of all the buildings on a lot to the area of the lot.

		Neighborhood Commercial Transit-2 (NCT-2)	SoMa Neighborhood Commercial Transit (SoMa NCT)	Mission Street Neighborhood Commercial Transit (Mission Street NCT)	Valencia Street Neighborhood Commercial Transit (Valencia Street NCT)	Production Distribution & Repair - 2 (PDR-2)	Production Distribution & Repair - 1 - General (PDR-1 - G)	Production Distribution & Repair - 1 - Design (PDR-1-D)
Former Zoning		NC-2	RSD and SLR	NC-3	Valencia Street NCD	Industrial (M1, M2)	Industrial (M1, M2, CM)	Industrial (M1, M2, CM)
PERMITTED LAND USES								
RESIDENTIAL USE ⁽¹⁾	Dwelling Units	P	P	P	P	NP	NP	NP
	Single Resident Occupancy (SRO) units ⁽²⁾	P	P	P	P	NP	NP	NP
	Market Rate Housing in Historic Buildings ⁽³⁾	P	P	P	P	NA	NA	NA
	Dwelling Unit Mix ⁽⁴⁾	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	NA	NA	NA
	Dwelling Unit Density Limit	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	NA	NA	NA
	Demolition/Subdivision/Conversion of Units	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above
	Affordability Requirements	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	N/A	N/A	N/A
INSTITUTIONS	Hospital, Medical Centers	NP	NP	C	NP	NP	NP	NP
	Religious Facility	P	C	P	P	P up to 20,000 sf	P up to 20,000 sf	P up to 20,000 sf
	Schools	P	C	P	P on ground floor; C above	Secondary and post-second-ary P up to 20,000 sf	Secondary and post-secondary P up to 20,000 sf	P up to 20,000 sf
	Child Care	P	P if small, C if large	P	P	NP	NP	P
RETAIL	General Retail	P on first two floors	P	P on first three floors	P on 1st floor, C on 2nd floor	P	P	P
	Bars	P on 1st floor	C on 1st floor	P on 1st 2 floors	C on 1st floor	P	P	P
	Liquor Store	P on 1st floor	C on 1st floor	NP	NP	P	P	P
	Large Fast Food	C on 1st floor	C on 1st floor	C on 1st 2 floors	C on 1st floor	P	P	P
	Retail Use Size	P up to 3,999 sf; C for 4,000 sf and above	P up to 3,999 sf; C for 4,000 sf and above	P up to 5,999 sf; C for 6,000 sf and above	P up to 2,999 sf; C for 3,000 sf and above	P up to 2,500 sf	P up to 2,500 sf	P up to 2,500 sf
	Retail Limit Per Parcel	None	None	None	None	P up to 2,500 sf	P up to 2,500 sf	P up to 2,500 sf
	Formula Retail	C	C	C	C	No additional requirements	No additional requirements	No additional requirements
ARTS AND ENTERTAINMENT	Nighttime Entertainment	P	P	C	C	P	P	P
	Adult Entertainment	NP	NP	C	NP	P	P	P
	Theater	P	P	P	P	P	P	P
	Movie Theater	P	P	P	P	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens
OFFICE ⁽⁵⁾	Office	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	Controlled by Floor. Limited to 5,000 sf per use. ⁽⁶⁾	Controlled by Floor ⁽⁶⁾	Controlled by Floor ⁽⁶⁾
	Office in Historic Bldg ⁽³⁾	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	Controlled by Floor. Limited to 5,000 sf per use. ⁽⁶⁾	Controlled by Floor ⁽⁶⁾	Controlled by Floor ⁽⁶⁾
INDUSTRIAL / "PDR"	Light Manufacturing	NP	NP	NP	NP	P	P	P
	Heavy Manufacturing	NP	NP	NP	NP	P	NP	NP
	Life Science Laboratory	NP	NP	NP	NP	NP (except, P in Life Science and Medical SUD)	NP	NP
	Other Laboratory	NP	NP	NP	NP	P	P	P
	Home and Business Service	P	P	P	P	P	P	P
	Arts Activities	C	C	C	C	P	P	P
	Wholesale Sales	NP	NP, except as accessory to retail	NP	NP	P	P	P
	Motor Vehicle Repair	C	C	C	C	P	P	P
	Commercial Storage and Distribution	NP	NP	NP	NP	P	P	P
	Self-storage	NP	NP	NP	NP	NP	NP	NP
OTHER USES	Tourist Hotel	C	C	C	C	NP	NP	NP
	Live/Work Units	NP	NP	NP	NP	NP	NP	NP
	Parking lots	C	C	NP	C	C	C	NP
	Parking Garages	C	C	NP	C	C	C	C
STANDARDS FOR DEVELOPMENT								
Residential to Nonresidential Ratio		None	None	None	None	NA	NA	NA
Development on Lots Over a Certain Size		C on lots over 10,000 sf	C on lots over 10,000 sf	C on lots over 10,000 sf	C on lots over 10,000 sf	No restrictions	No restrictions	No restrictions
Floor Area Ratio for Non-Residential Uses ⁽⁶⁾		2.5 to 1	2.5 to 1	3.6 to 1	2.5 to 1	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet
Useable Open Space per Dwelling Unit		100 sf if private or 133 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	NA	NA	NA
Open Space for Nonresidential Uses		None	None	None	None	None	None	None
Residential Off-Street Parking		None required, P up to .25 spaces per unit; C up to .75 spaces per unit	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	NA	NA	NA
Non Residential Off-Street Accessory Parking		None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	Existing requirements of Section 151 apply	Non required. For office, up to 1 car per 500 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 1 car per 500 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.

Eastern Neighborhoods Guide to Proposed Zoning continued...

OTHER CONTROLS

Streets with required ground floor commercial uses (per Section 145.4)
On the following streets, active commercial uses are required on the ground floor.

- 3rd Street, in the UMU districts for parcel frontages wholly contained within 100 linear feet north or south of Mariposa Street or 100 linear feet north or south of 20th Street.
- 4th Street, between Bryant and Townsend in the SLI and MUO Dis-tricts.
- 22nd Street, between 3rd Street and Minnesota Streets within the NCT-2 District,
- Valencia Street, between 15th and 23rd Streets in the Valencia Street NCT District,
- Mission Street, for the entirety of the Mission Street NCT District,
- 24th Street, for the entirety of the 24th Street-Mission NCD,
- 16th Street, between Guerrero and Capp Streets,
- 22nd Street, between Valencia and Mission Streets,
- 6th Street for its entirety within the SoMa NCT District.

Protected Pedestrian- and Transit-Oriented Street Frontages (per Section 155(r))

Garage entries, driveways or other vehicular access to off-street parking or loading are not permitted on the following streets

- 3rd Street, in the UMU districts for 100 feet north and south of Mari-posa and 100 feet north and south of 20th Streets,
- 4th Street between Bryant and Townsend in the SLI and MUO Dis-trict,
- 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,
- Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,
- Mission Street for the entirety of the Mission Street NCT District,
- 24th Street for the entirety of the 24th Street-Mission NCD,
- 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street NCT Districts,
- 16th St between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts,
- 6th Street for its entirety within the SoMa NCT District.

Special Use Districts (Sec. 249.36 and 249.37)

Two new special use districts (SUDs) are proposed as part of the Eastern Neighborhoods Plan. In both SUDs, all applicable provisions of the Plan-ning Code continue to apply, except:

- In the Life Science and Medical SUD, medical services, life science of-fices, and life science laboratories are principally permitted uses and are exempted from use size limitation and vertical (floor-by-floor) zoning controls.
- In the Innovative Industries SUD, office uses are principally permitted uses on all stories above the ground story.

Office Use (as defined in Sec. 890.70)

“Office use” shall mean space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services including, but not limited to, the following: Professional, banking; insurance; management; consulting; technical; sales; and design ; and the non-acces-sory office functions of manufacturing and warehousing businesses; all uses encompassed within the definition of “office” in Section 219 of this Code; multimedia, software development, web design, electronic commerce, information technology and other computer based technology; all uses encompassed within the definition of “administrative services” in Section 890.106 of this Code; all “business or professional services” as proscribed in Section 890.108 of this Code excepting only those uses which are limited to the Chinatown Mixed Use District; all “business services,” as described at Section 890.11 of this Code which are conducted in space designated for of-fice use under the San Francisco Building Code and which are not excluded pursuant to Subsection B below.

“Office use” shall exclude: retail uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; whole-sale shipping, receiving and storage; and design showrooms or any other space intended and primarily suitable for display of goods.

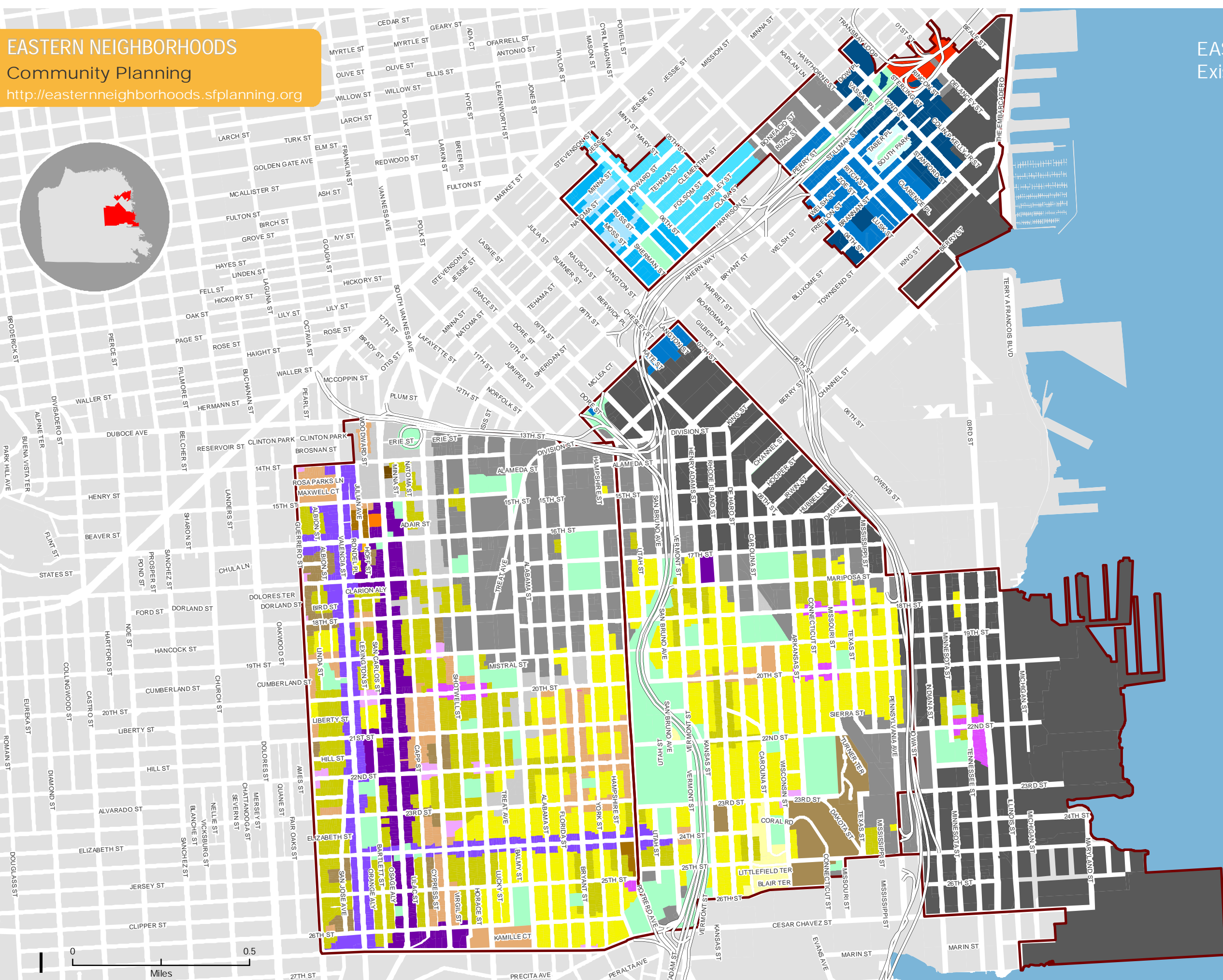
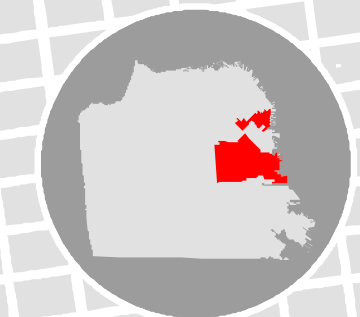
EASTERN NEIGHBORHOODS

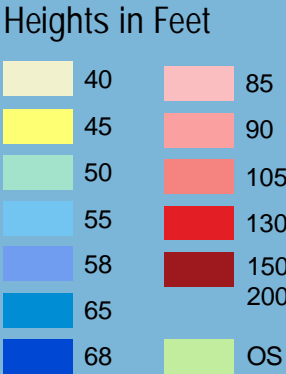
Community Planning

<http://easternneighborhoods.sfplanning.org>

EASTERN NEIGHBORHOODS Existing Zoning Map - April 2008

Residential		Mixed Use	
	RED		RSD
	DTR		SLI
	RH-1		SLR
	RH-2		SPD
	RH-3		SSO
	RM-1		RC-3
	RM-2		RC-4
	RM-3		
	RM-4		
Industrial		Neighborhood Commercial	
	M-1		NCD
	M-2		C-2
	C-M		NC-1
	P		NC-2
			NC-3





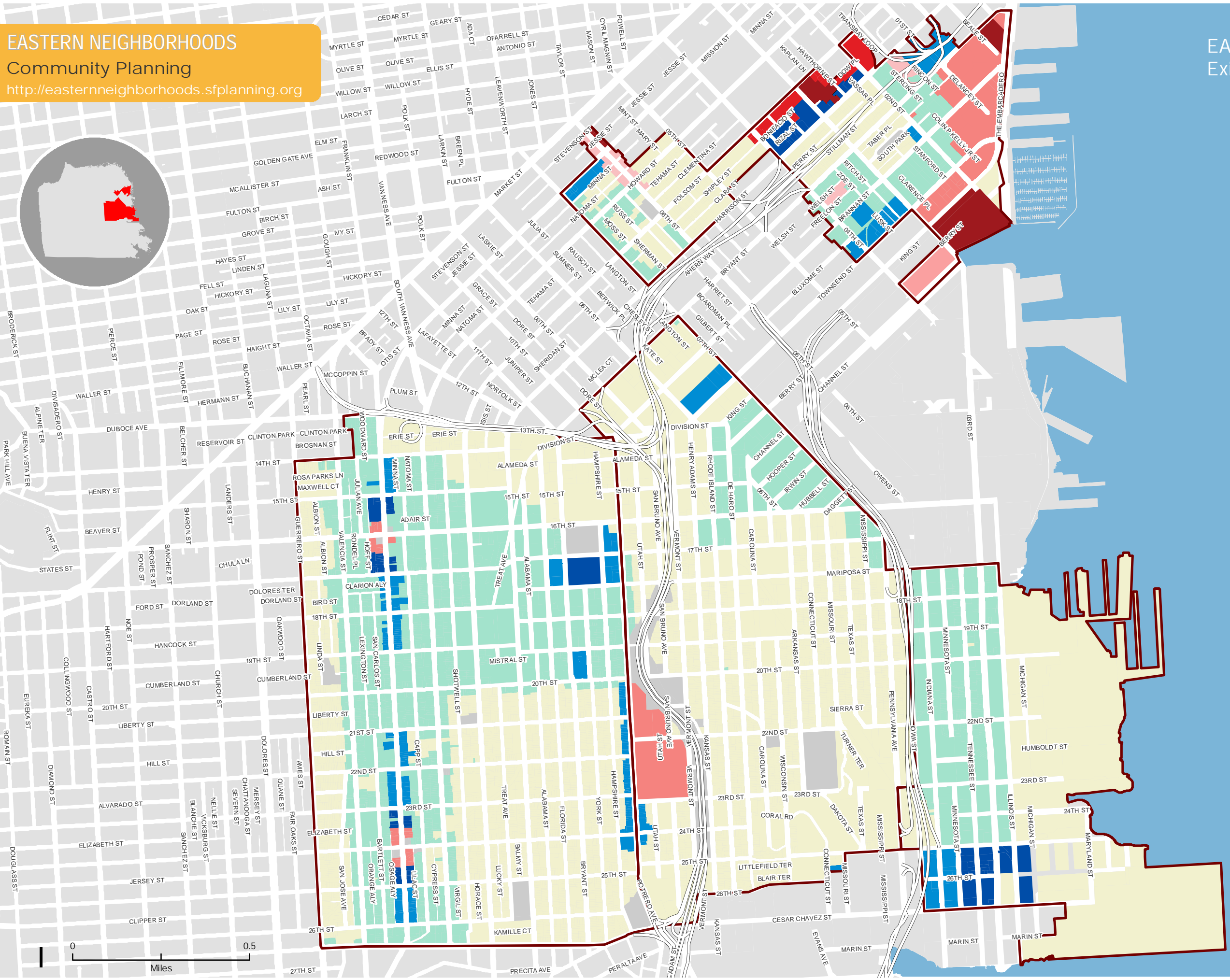
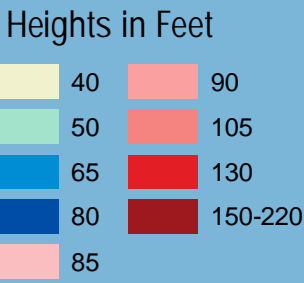
Some parcels have split height designations which are not shown on this map. To be certain of the exact height designation for a specific parcel, please see the tables and detailed maps at <http://easternneighborhoods.sfplanning.org>.

EASTERN NEIGHBORHOODS

Community Planning

<http://easternneighborhoods.sfplanning.org>

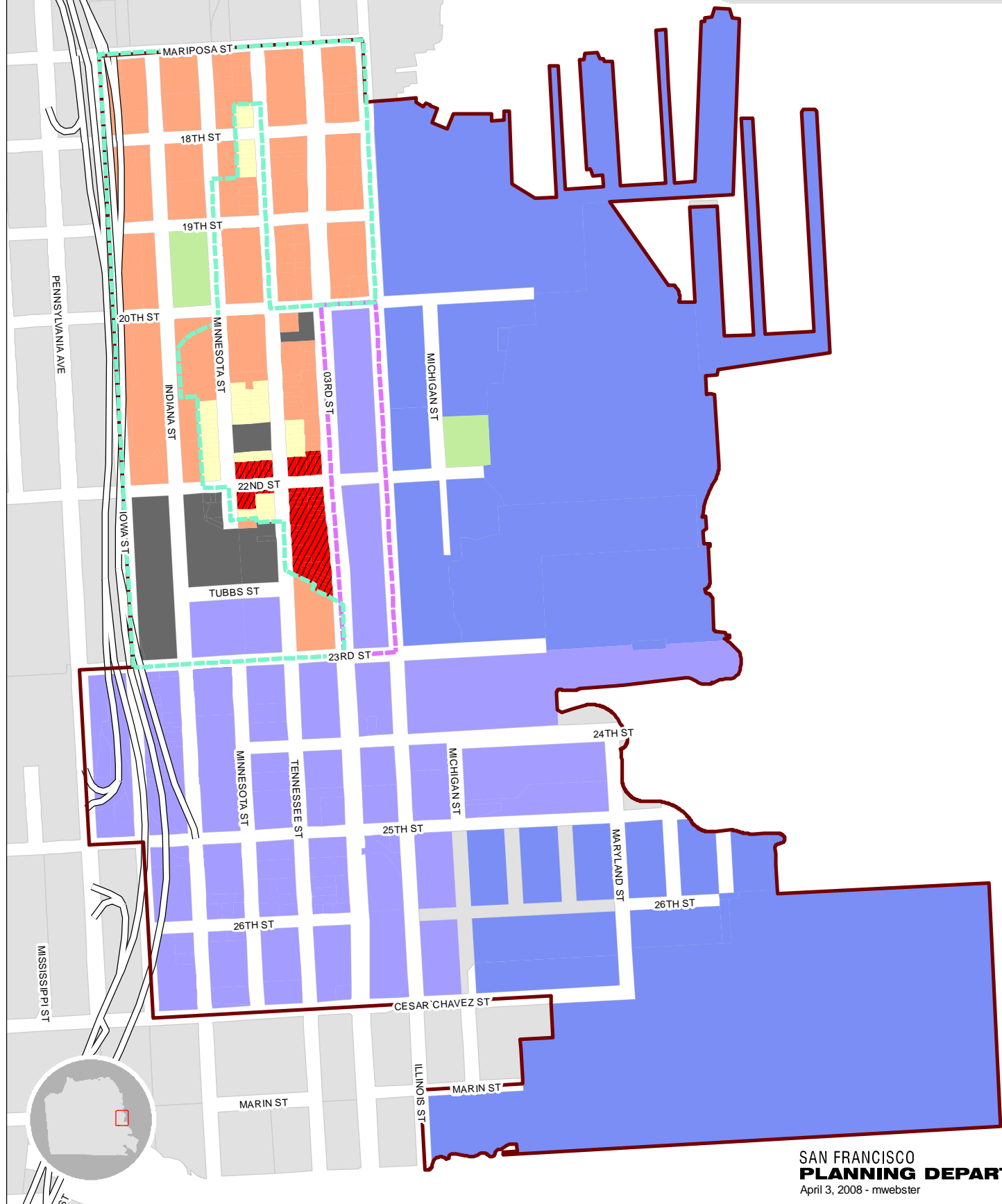
EASTERN NEIGHBORHOODS
Existing Height Limits - April 2008



Central Waterfront Proposed Zoning

April 2008

Residential	PDR
RH-2, RH-3	PDR-2
Neighborhood Commercial	M-2
NCT-2	Other
Mixed Use	Open Space
UMU	P
	Life Science and Medical SUD
	Innovative Industries SUD

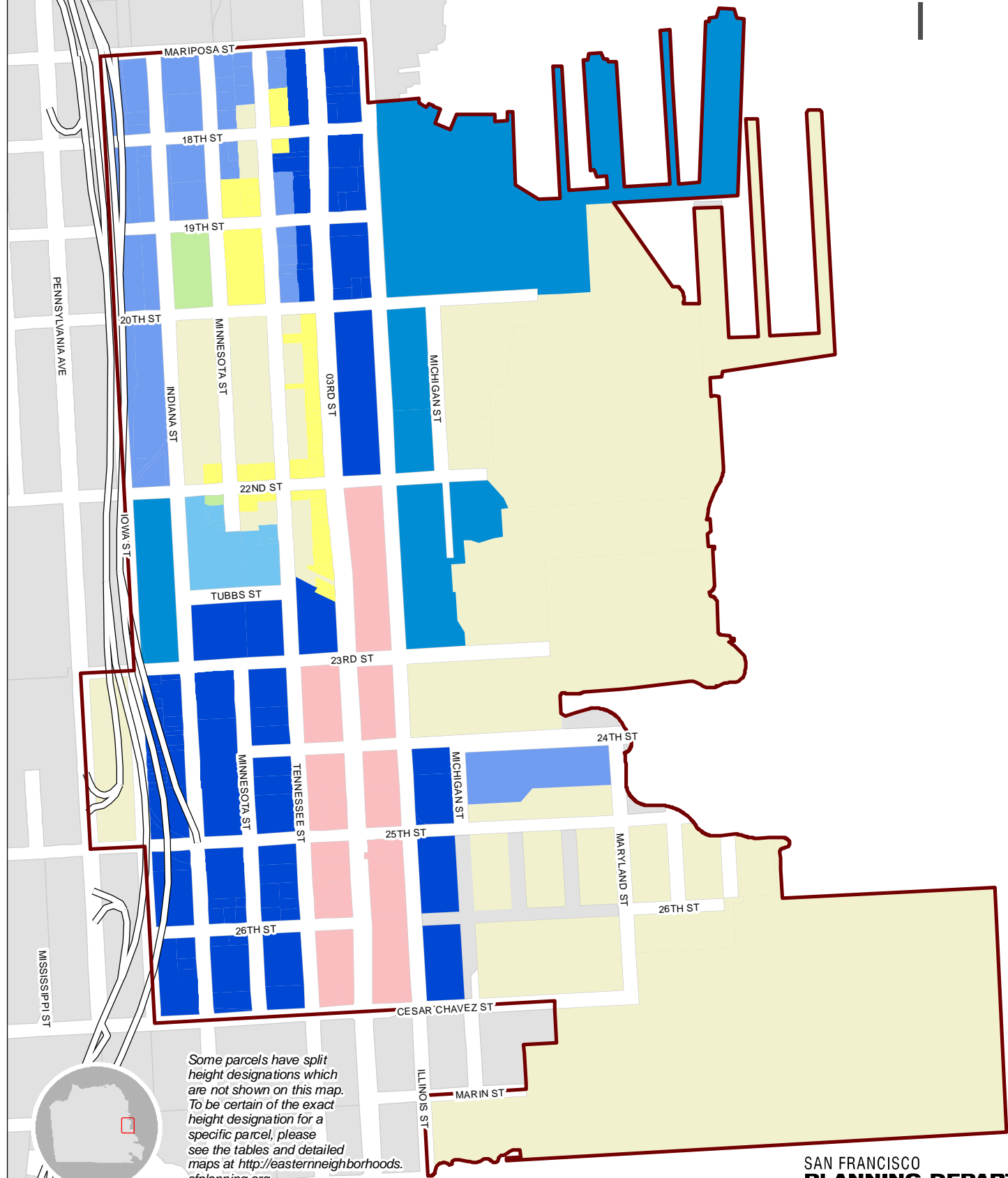


Central Waterfront Proposed Heights

April 2008

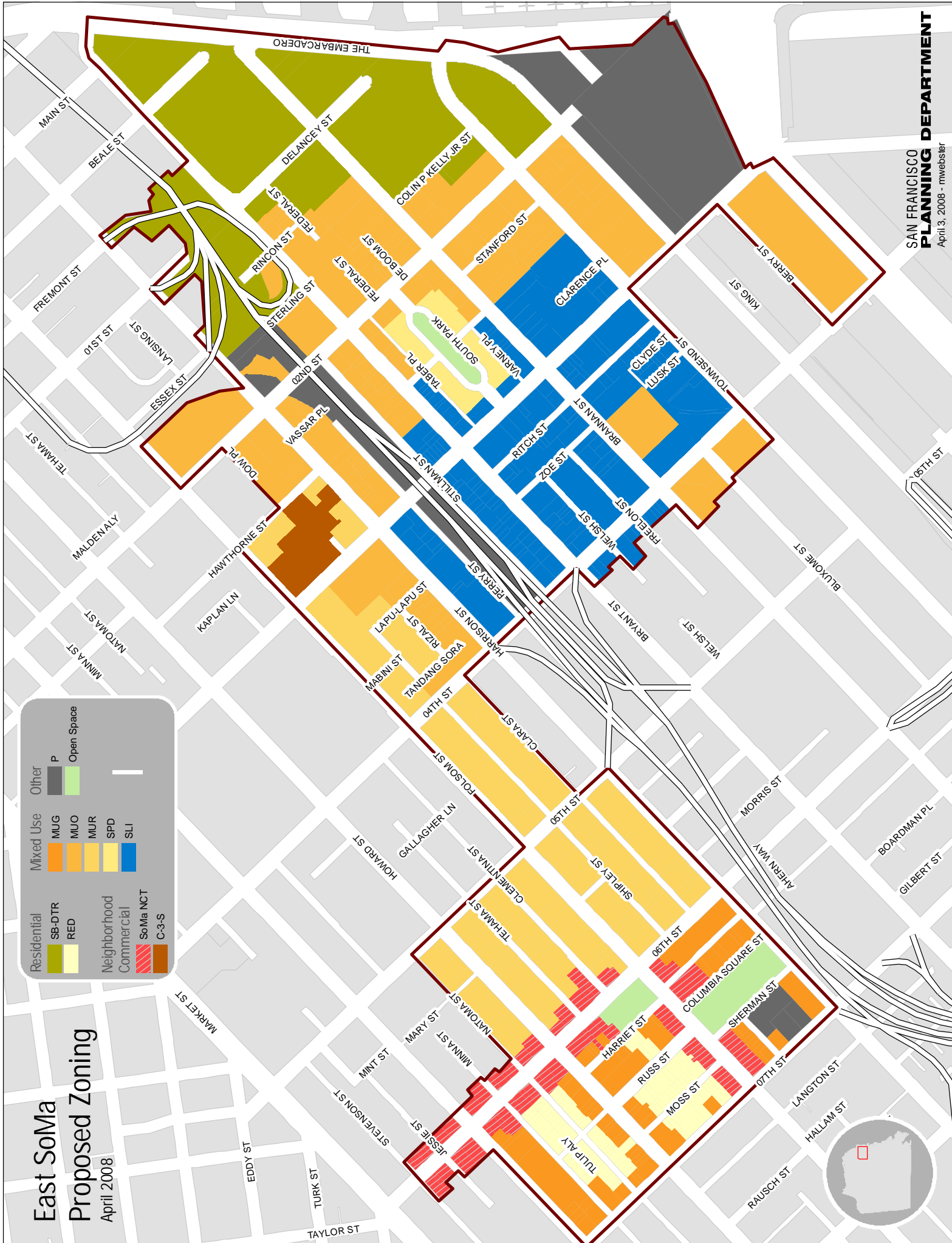
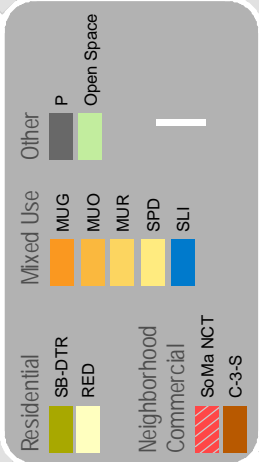
Heights (in Feet)

40	65
45	68
55	85
58	OS



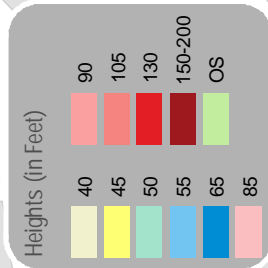
East SoMa Proposed Zoning

April 2008



East SoMa DEEP Proposed Heights

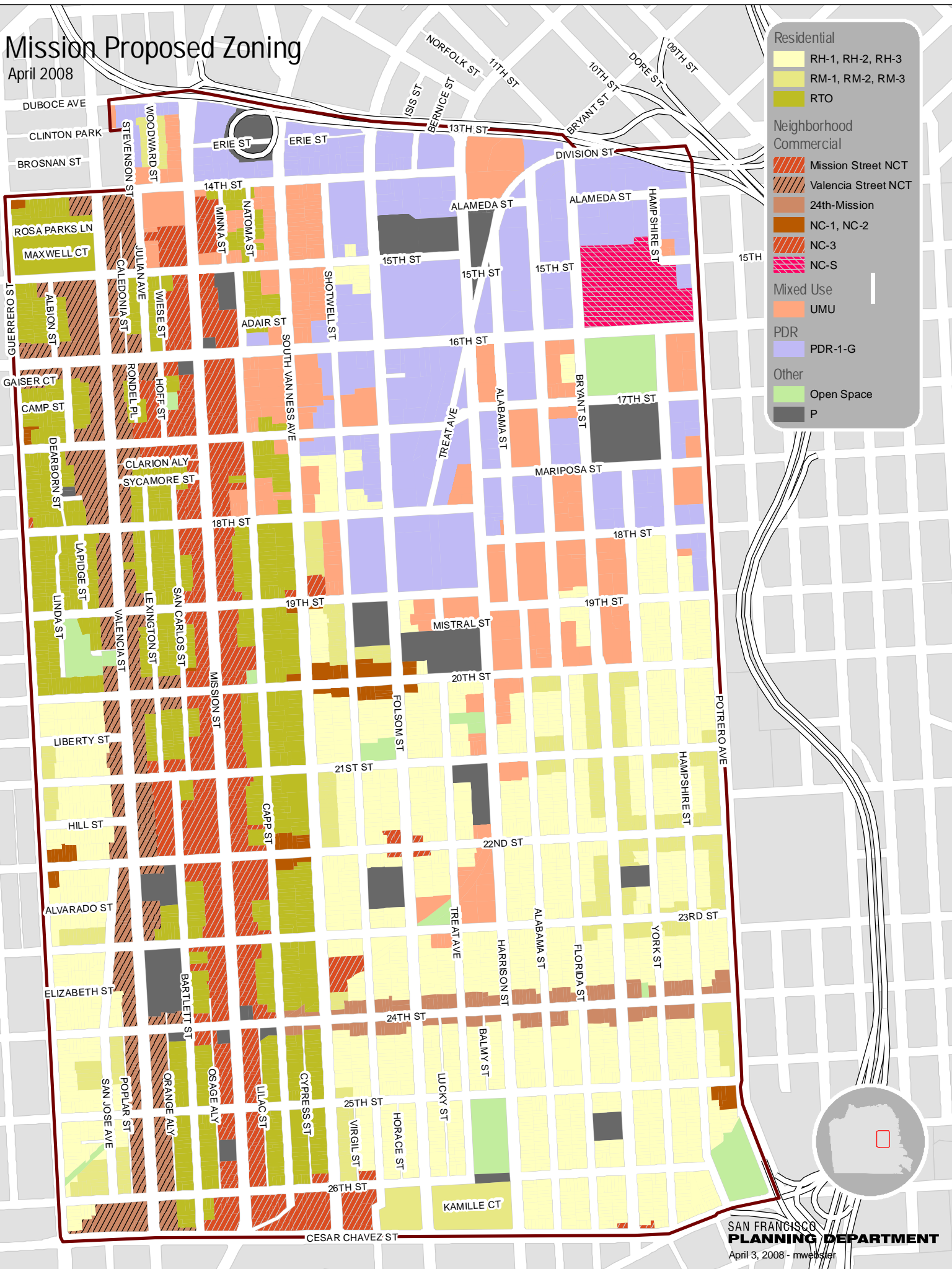
April 2008



Some parcels have split height designations which are not shown on this map. To be certain of the exact height designation for a specific parcel, please see the tables and detailed maps at <http://easternneighborhoods.sfpanning.org>.

Mission Proposed Zoning

April 2008



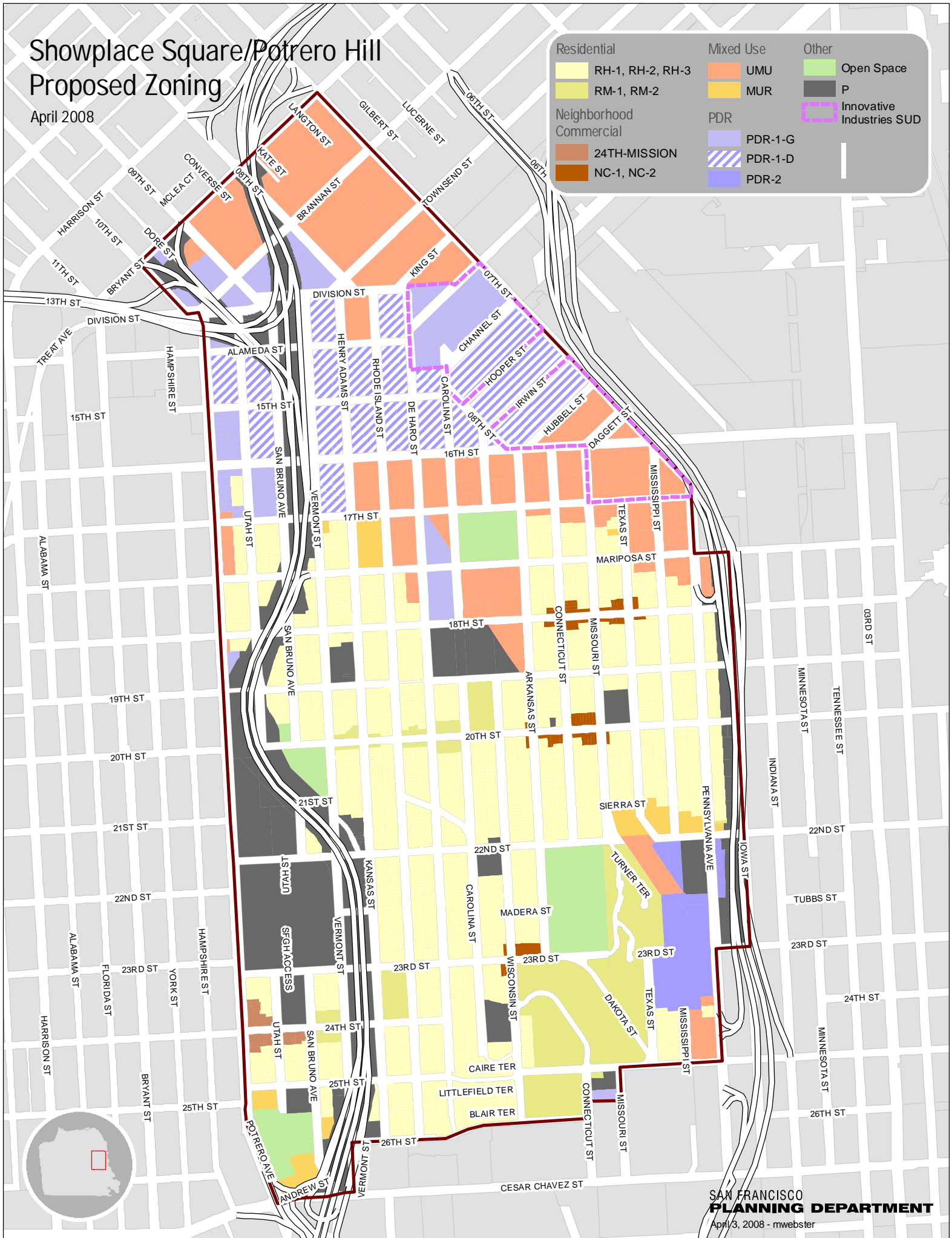
April 2008



Showplace Square/Potrero Hill Proposed Zoning

April 2008

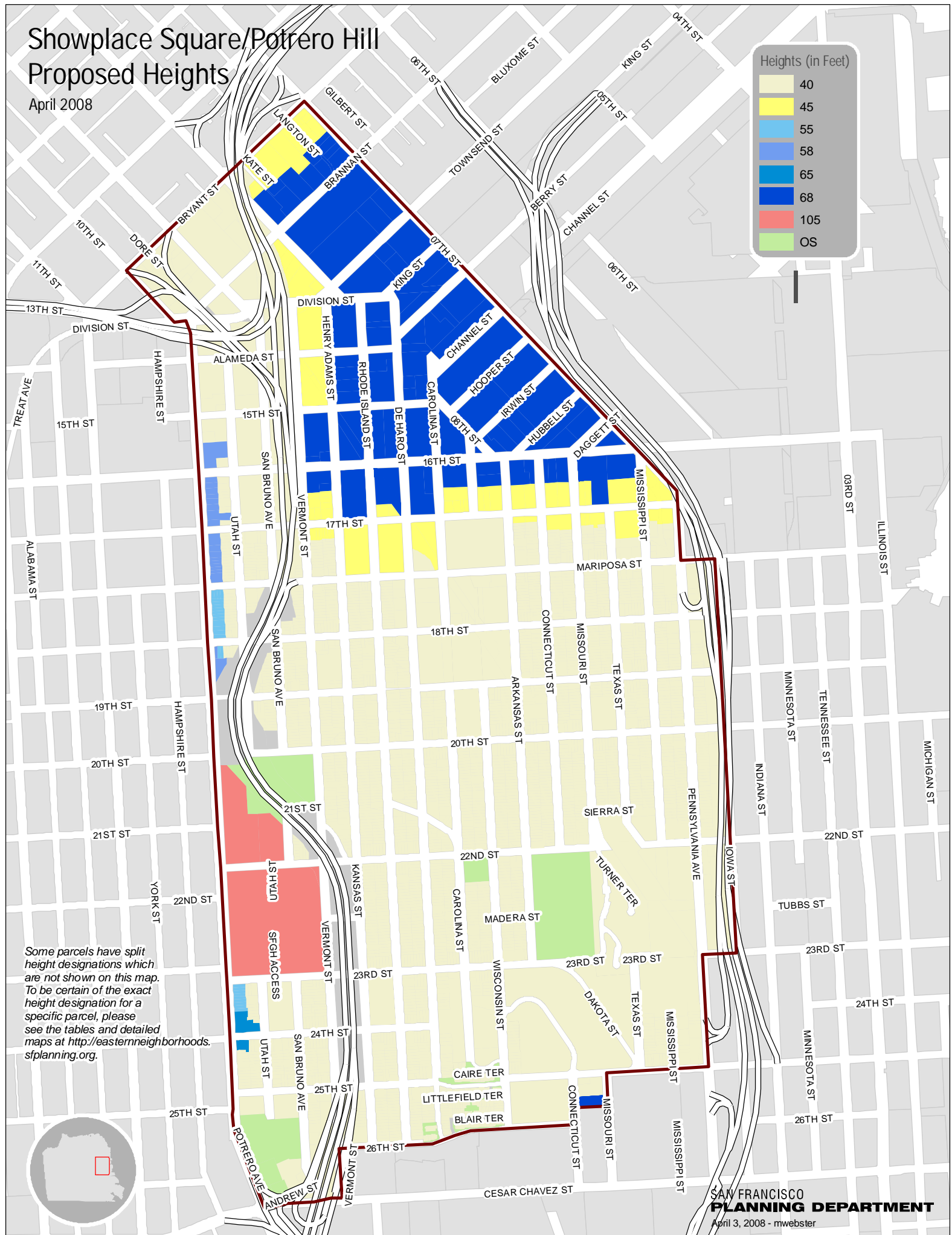
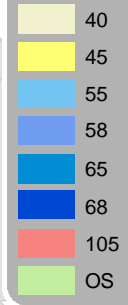
Residential	Mixed Use	Other
RH-1, RH-2, RH-3	UMU	Open Space
RM-1, RM-2	MUR	P
Neighborhood Commercial	PDR	Innovative Industries SUD
24TH-MISSION	PDR-1-G	
NC-1, NC-2	PDR-1-D	
	PDR-2	



Showplace Square/Potrero Hill Proposed Heights

April 2008

Heights (in Feet)



Some parcels have split height designations which are not shown on this map. To be certain of the exact height designation for a specific parcel, please see the tables and detailed maps at <http://easternneighborhoods.sfplanning.org>.

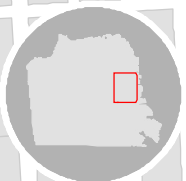


Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

WORKSHOPS

ALL NEIGHBORHOODS

Industrial Lands Summit

July 30, 2002
Herbst Theatre

Small Business Commission Presentation

May 12, 2003

Eastern Neighborhoods Rezoning Options Workbook Release

March 3, 2003

PDR Focus Group One

Feb 17, 2005

PDR Focus Group Two

March 4, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting # 1
November 17, 2004

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #2
December 17, 2004

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #3
January 19, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #4
February 16, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #5
March 16, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #6
April 20, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #7
May 18, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #8
June 15, 2005

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #9

July 20, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #10

August 17, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #11

September 21, 2005

ENCHIA Special Meeting – Consensus Training: October 12, 2005.

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #12

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #13

November 16, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #14

December 20, 2005

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #15

January 18, 2006

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #16

February 15, 2006

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #17

March 15, 2006

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #18

April 19, 2006

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #19

May 16, 2006

Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)

Community Council Meeting #20

December 12, 2006

Eastern Neighborhood Community Health Impact Assessment

Tuesday September 11, 2007, 9:30 a.m. – Noon

City Hall, Room 278

Eastern Neighborhoods Needs Assessment and Public Benefits Package Presentation #1

Tuesday September 26, 2006 3:30 pm

Planning Department 1660 Mission Street

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Eastern Neighborhoods Needs Assessment and Public Benefits Package Presentation #2

Tuesday November 21, 2006

Planning Department 1660 Mission Street

Eastern Neighborhoods Final DRAFT Area Plans Open House #1

Wednesday December 12th 2007, 6:00-8:00pm

City Hall, South Light Court, Dr. Carlton B. Goodlett Place

Eastern Neighborhoods Final DRAFT Area Plans Open House #2

Tuesday January 15, 2008 5-7pm

Planning Department 1650 Mission Street, room 431

MISSION

Rezoning Workshops

Mission – Workshop One

February 12 2002, 6:00 – 8:30 PM

ODC Theater - 3153 17th Street/Shotwell

Mission – Workshop Two

April 27, 2002, 1:30 PM - 4:30 PM

John O'Connell High School - 2355 Folsom St./19th St.

Mission – PDR Focus Group

May 30, 2002

Mission – Workshop Three

June 19, 2002, 6:00 PM - 8:30 PM

John O'Connell High School

Mission – Workshop Four

September 17, 2002, 6:00 PM - 8:30 PM

Mission Dolores Auditorium - 3371 16th Street

Area Plan Workshops

Mission - AREA PLAN OPEN HOUSE

February 15, 2006

John McConnell High School

Mission - DRAFT POLICIES: HOUSING, LANDUSE & JOBS

November 15, 2006

César Chávez Elementary School

Mission - MISSION DRAFT PLAN WORKSHOP

March 20, 2007

César Chávez Elementary School

EAST SOMA

Rezoning Workshops

E. SoMa – Workshop One

February 20, 2002, 6:00 - 8:30 PM

SoMa Recreation Center - 270 6th Street/Folsom

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

E. SoMa – Workshop Two

April 6, 2002, 10:00 AM - 12:30 PM
The SoMa Recreation Center

E. SoMa – Workshop Three

May 21, 2002, 6:00 - 8:30 PM
The SoMa Recreation Center

E. SoMa – PDR Focus Group One

July 16, 2002

E. SoMa – PDR Focus Group Two

July 22, 2002

E. SoMa – Workshop Four

September 25, 2002, 6:00 - 8:30 PM
The SoMa Recreation Center

E. SoMa – Workshop Five

November 19, 2002, 6:00 - 8:30 PM
The SoMa Recreation Center

E. SoMa – Townhall Meeting

September 24, 2003, 6:00 - 8:30 PM
The SoMa Recreation Center

Area Plan Workshops

E. SoMa – Area Plan Open House

February 8, 2006, 6:00 - 8:30 PM
SoMa Recreation Center

E. SoMa – Preliminary DRAFT Plan Presentation

October 3, 2006, 6:00 - 8:30 PM
SoMa Recreation Center

E. SoMa – DRAFT Plan Presentation

February 13, 2007, 6:00 - 8:30 PM
SoMa Recreation Center

SQUARE / POTRERO HILL

Rezoning Workshops

Showplace Square / Potrero Hill - Workshop One

February 2, 2002, 10:00 AM - 1:00 PM
California College of Arts & Crafts - 1111 8th Street

Showplace Square / Potrero Hill - Workshop Two

March 2, 2002, 10:00 AM - 1:00 PM
California College of Arts & Crafts

Showplace Square / Potrero Hill – Workshop Three

May 4, 2002, 10:00 AM - 1:00 PM
California College of Arts & Crafts

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Showplace Square / Potrero Hill – Workshop Four

June 12, 2002, 5:30 PM - 8:30 PM
California College of Arts & Crafts

Showplace Square / Potrero Hill – PDR Focus Group

July 25, 2002, 10:30 AM to Noon
Golden Gate Disposal Company
900 Berry Street at 7th St.

Showplace Square / Potrero Hill – Focus Group

August 1, 2002
The Galleria

Showplace Square / Potrero Hill – Workshop Five

August 21, 2002, 5:30 PM - 8:30 PM
California College of Arts & Crafts

Showplace Square / Potrero Hill – Workshop Six

January 8, 2003, 5:30 PM - 8:30 PM
California College of Arts & Crafts

Area Plan Workshops

Showplace Square / Potrero Hill – Area Plan Open House

March 1, 2006
California College of the Arts

Showplace Square / Potrero Hill –DRAFT Plan Presentation

December 5, 2006
Potrero Hill Neighborhood House

CENTRAL WATERFRONT

Central Waterfront - Bus Tour

June 3, 2000

Central Waterfront - Neighborhood Walking Tour

June 8, 2000

Central Waterfront – Bus/Neighborhood Walking Tour

June, 17, 2000

Central Waterfront - Neighborhood Workshop

Imagining a Better Neighborhood: What Makes a Great Neighborhood
May 3, 2000

Central Waterfront – Neighborhood Workshop

Imagining a Better Neighborhood: What We Heard and Learned
August 24, 2000

Central Waterfront – Community Charrette

November 20, 2000, 9:30 A.M - 5 P.M.

Central Waterfront - Neighborhood Workshop Update

Opportunities and Possibilities
February 1, 2001

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Central Waterfront - Central Freeway Parcels Work Group

June 26, 2001, 6:30 P.M - 8:30P.M.

Central Waterfront - Neighborhood Workshop

September 25, 2001

Central Waterfront - Neighborhood Workshop

Refining Land Use and Urban Design

September 28, 2002

Central Waterfront - Neighborhood Workshop

January 22, 2003

Central Waterfront - Public Review Draft Plan

April 1, 2003

Additional Outreach

(This list may not be complete.)

Neighborhood Organization Meetings

E. SOMA

E. SOMA - SOMA COMMUNITY PLANNING ROUND TABLE

A JOINT MEETING OF SOMA COMMUNITY-BASED ORGANIZATIONS:

South of Market Project Area Committee

SoMa Community Stabilization Fund CAC

Western SoMa Citizens Planning Task Force Wednesday, January 31, 2007

The Arc of San Francisco, 1500 Howard Street, 6:00pm

SOMA - SOUTH OF MARKET PROJECT AREA COMMITTEE

SPECIAL ZONING COMMITTEE

Tuesday October 16, 2007

1035 Folsom Street, 5:00pm

SOMA - SOUTH OF MARKET PROJECT AREA COMMITTEE

1035 Folsom Street San Francisco, CA 94103

GENERAL PAC

Tuesday, January 22, 2008

5:00pm

Mission

Mission - Lower 24th Street Merchant & Neighborhood Association

May 7th, 2007, 6pm

L's Café 24th Street

Mission - Northeast Mission Residents Meeting

May 9th 2007

Mission - Mission Planning Collaborative

May 15th 2007, 5pm

Valencia Gardens

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Mission - Mission Planning Collaborative/Mission Revitalization Coalition

July 20th 2007, 5pm

Planning Department

Showplace Square / Potrero Hill & Central Waterfront

Potrero Hill/Showplace Square & Central Waterfront

Public Benefits

December 2, 2006

Potrero Hill/Showplace Square & Central Waterfront

ENCHIA

December 16, 2006

Potrero Hill/Showplace Square & Central Waterfront

Targeting affordable housing; legalizing in-law apartments

January 16, 2007

Potrero Hill/Showplace Square & Central Waterfront

16th, 17th, and 3rd Streets: transit corridors, NC Districts

January 27, 2007

Potrero Hill/Showplace Square & Central Waterfront

What we've done, where we're going

February 20, 2007

Potrero Hill/Showplace Square & Central Waterfront

Balancing jobs and housing

March 3, 2007

Potrero Hill/Showplace Square & Central Waterfront

Maps, Maps, Maps

March 17, 2007

Potrero Hill/Showplace Square & Central Waterfront

New Neighborhood hubs and what they look like

March 31, 2007

Potrero Hill/Showplace Square & Central Waterfront

16th and 17th street Hubs-Pictures and Maps

Saturday, April 14, 2007

Potrero Hill/Showplace Square & Central Waterfront

The South Side of the Hill and Dogpatch/Central Waterfront Hubs

Saturday, April 28, 2007

Potrero Hill/Showplace Square & Central Waterfront

The Maps Working Group report a smaller Showplace Square

Saturday, May 19, 2007

Potrero Hill/Showplace Square & Central Waterfront

The Port, Mission Bay, UCSF-land for the public and industry

Wednesday, June 13, 2007

Potrero Hill/Showplace Square & Central Waterfront

Applying the Healthy Development Measurement Tool (ENCHIA)

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Proximities to family/community services, open space, etc.
Saturday, June 23, 2007

Potrero Hill/Showplace Square & Central Waterfront
Transit, Traffic, Parking, Bikes, and Pedestrian Needs
July 7, 2007

Potrero Hill/Showplace Square & Central Waterfront
Housing and Jobs, and sites for more affordable housing
July 21, 2007

Potrero Hill/Showplace Square & Central Waterfront
The Public Benefits-principles, priorities, recommendations
August 25, 2007

Potrero Hill/Showplace Square & Central Waterfront
First draft/review of the final document
September 8, 2007

Potrero Hill/Showplace Square & Central Waterfront
Final document review
September 25, 2007

Office Hours

Further outreach was conducted by holding office hours at various locations in the neighborhoods and in the Planning office

E. SOMA
May 22nd 2007
July 9th 2007
August 6th 2007

MISSION
May 8th 2007
June 21st 2007
July 11th 2007
July 23rd 2007
August 8th 2007

Showplace Square / Potrero Hill & Central Waterfront
May 9th 2007
July 10th 2007
August 7th 2007

In addition to our outreach program for workshops and meetings, the Planning Department provided the following updates about the Eastern Neighborhoods Area Planning process to individuals and organizations on its Eastern Neighborhoods mailing list:

Newsletters
Spring 2007, April Newsletter
Summer 2007, July Newsletter
Fall 2007, November Newsletter

Exhibit I-4: Partial List of Eastern Neighborhoods Public Meetings and Outreach

Website Updates

Spring 2000 to Present, *Continuously*

Staff has also conducted several hearings and progress reports at the Planning Commission and the Board of Supervisors. The table below is only a partial list of Planning Commission hearings.

Planning Commission Hearings

<u>Date</u>	<u>Summary of Hearing Topic</u>
December 19, 2002	Presentation to the Planning Commission about the community planning process in the Eastern Neighborhoods
January 16, 2003	Informational - Community Goals and Zoning Options
February 14, 1003	Informational – PDR use of land
March 3, 2003	Informational presentation on the community planning program of the Eastern Neighborhoods. Overview of land use options to be considered in the rezoning effort
June 12, 2003	Informational – Community Planning Process
October 16, 2003	Informational update
November 13, 2003	Informational update
November 20, 2003	Clarification on Nov 13 th hearing
December 18, 2003	Informational documents and Draft of Interim Policies and Interim Controls for Hearing on December 18, 2003
February 14, 2004	Revised Interim policies and controls
June 3, 2004	NEMIZ interim controls
July 1, 2004	Informational update
September 02, 2004	Informational update
January 19, 2006	Adoption of resolution of intent to initiate interim controls
October 26, 2006	Hearing on Board of Supervisor's resolution for the Eastern Neighborhoods
February 16, 2007	Informational update – timeline
April 26, 2007	UPDATE #1 Schedule, basic land use proposals & preliminary affordable housing and public benefits strategies
June 28, 2007	UPDATE #2 Overview of proposed transportation & open space policies
July 19, 2007	UPDATE #3 Overview of proposed historic preservation policies & Healthy Development Measurement Tool review of Plans
July 26, 2007	UPDATE #4 Update on preliminary affordable housing strategy
August 30, 2007	UPDATE #5 Discussion of Socio-Economic Impact Assessment (SEIA) Report & update on preliminary affordable housing and public benefits strategies
September 6, 2007	UPDATE #6 Overview of proposed zoning & overview of height controls and the guidelines on built form
December 13, 2007	Informal work session – PDR, economic development, housing strategy and timeline
January 24, 2008	Informal working session – open space, community facilities, urban design, transportation and public benefits