



## Western SoMa Citizens Planning Task Force

Full Task Force meeting  
Wednesday, October 22, 2008  
6:00 PM in Room 421 of City Hall

Prior to consideration of the final draft plan (Draft for Citizens' Review), votes will be taken on the fundamental assumptions underlying it. Although these issues have been thoroughly discussed in committee, this action will give the full Task Force one more chance to weigh in.

- Vote to revise or reject the prohibition of housing in the SLI and SSO areas south of Harrison Street
- Revise or reject the recognition of existing clusters of housing south of Harrison Street as Residential Enclave Districts
- Revise or reject an annual limit on infill (small site) housing projects
- Revise or reject the recognition of Filipino and LGBTQ cultural heritage districts
- Revise or reject a 65 foot height limit along Folsom Street
- Revise or reject increasing the height limits on larger development sites in exchange for enhanced public benefits
- Revise or reject the extension of proposed MUO (Mixed Use Office) controls along Townsend Street to create a "high-tech" corridor
- Revise or reject the designation of Howard, Folsom and 7th Streets as "neighborhood-serving" streets
- Revise or reject the designation of Harrison, Bryant, 9th and 10th Streets as "regional-serving" streets
- Revise or reject allowing "Place of Entertainment" as a fully permitted use (with buffers to protect existing housing) south of Harrison Street
- Approve final draft of the Western SoMa Community Plan as the community's preferred alternative for purposes of environmental review

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Business and Land Use Committee  
Thursday, November 20, 2008  
6:00 PM in Room 421 of City Hall

"Boom-proof zoning" is the idea that a circuit breaker should be built into the approval process that would preclude the wildly speculative swings which SoMa experienced in recent years. Live/work and Business Services are two examples of such development and serious displacement occurred before they were reined in. But the proposed solution, an annual cap on housing production, failed to secure a majority vote at the October meeting of the full Task Force. Instead, the issue was referred back to committee for more discussion, which begins this week at the Business and Land Use Committee. Please attend and participate in this very important discussion.

The committee also continues its discussion of which uses might be allowed under the proposed zoning. Accessory and/or limited entertainment, massage establishments, self-storage, "Integrated PDR," "Small Enterprise Workshops," auto sales/service and pet board and care are some of the ideas under consideration. The committee recently voted to support allowing small bed and breakfast hotels along the Folsom Street Neighborhood Commercial corridor.

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**Business and Land Use/Transportation Focus Group special meeting**  
**Wednesday, December 10, 2008**  
**6:00 PM in Room 421 of City Hall**

**"Boom-proof zoning" amendments are discussed. Last month, commercial trends were the focus. This month, housing is on the table.**

**What happens when a particular use gets out of control? Arts and entertainment uses are also on the agenda. Should the lower intensity uses we've been promoting be allowed adjacent to residential enclave districts? What arts amendments have been proposed?**

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**Business and Land Use Committee meeting**  
**Thursday, January 15, 2009**  
**6:00 PM in Room 421 of City Hall**

**"Boom Proof" zoning? Perhaps "Community Stabilization" zoning might be a more appropriate term. One way or another, this committee will continue to discuss strategies to mitigate the impacts of development and displacement. Annual limits on residential construction, commercial "circuit-breaker" zoning for changes of use, impact fees for public amenities to achieve equitable growth and the factoring in of job-loss as a trigger for Conditional Use are all under discussion. In addition, this week the committee will discuss specific proposals for Arts amendments to the Plan, will fine-tune buffer zone recommendations to protect residential enclaves from potentially incompatible uses and consider appropriate locations for self-storage, Integrated PDR (iPDR), Small Enterprise Workshops (SEWs) and auto sales and service.**

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**Business and Land Use Committee meeting**  
**Thursday, February 19, 2009**  
**6:00 PM in Room 421 of City Hall**

**A resolution establishing a community stabilization policy for the Western SoMa Community Plan comes before the Business and Land Use Committee this week. The Planning Principles adopted by the Task Force forcefully state that "proposed new land use development shall primarily serve the needs of existing residents and businesses. Citywide and regional needs are subordinate to existing local needs." But last October the full Task Force balked at adopting specific policies addressing "boom-proof zoning" and directed this committee to hold a series of discussions on housing, job retention and anti-displacement issues. Consensus seems to be forming around the principles outlined in the attached resolution. All stakeholders are encouraged to help shape the final recommendations of the committee this week.**

**More detailed discussions of allowable uses also appear on the agenda. Self-storage, Integrated PDR (iPDR), Small Enterprise Workshops (SEWs) and auto sales and service and further refinement of buffer zones surrounding Residential Enclave Districts that separate potentially incompatible uses are included.**

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**Full Task Force meeting**  
**Wednesday, February 25, 2009**  
**6:00 PM in Room 421 of City Hall**

**The full Western SoMa Task Force has not met since last October. At that time, critical votes were taken to affirm the fundamental assumptions underlying the Western SoMa Community Plan and the Draft for Citizens' Review was adopted. The Draft Plan is now undergoing environmental review.**

**The Transportation Focus Group, Complete Neighborhood Fabric Committee and the Business and Land Use Committee have continued to meet in the intervening months. This week the full Task Force has an**

opportunity to affirm or reject the actions of these subcommittees. Votes are scheduled on plan amendments and use table recommendations.

An increase in heights south of Harrison Street, with specific arts-related requirements, has been proposed. A motion to create, expand and protect space for the arts and a request that arts facilities be included in our public benefits package will be considered. Votes will be taken on the expansion of permitted entertainment activities in the Service, Arts and Light Industrial area (SALI) and along the proposed Folsom Neighborhood Commercial District (Folsom NCD). Small bed and breakfast hotels along Folsom Street would be permitted in another action under consideration. Licensed massage therapy and pet board and care facilities in other areas have also been suggested.

Design controls and a community stabilization policy are in draft form. The current status of these documents will be summarized and there will be updates on our Western SoMa Neighborhood Transportation Plan (WSNTP), the Eastern Neighborhoods Transportation Implementation Planning Study (EN-TRIPS) and the status of our Environmental Impact Report.

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**Complete Neighborhood Fabric Committee**  
Thursday, March 12, 2009  
6:00 PM in Room 421 of City Hall

What is an arts-related activity and how does it contribute to the preservation of Production, Distribution and Repair (PDR) jobs? Since the Planning Department included the arts in its definition of PDR, more projects are defining space as an "arts-related activity" in order to comply with the Planning Commission's "PDR Loss and Replacement Policy."

Case studies of two projects -- one an adaptive reuse and the other new construction -- lead off the discussion of what this definition and policy could do to our alleys. Will a wave of computer-related activities, photo labs and new office uses masquerading as art galleries displace more housing?

The Complete Neighborhood Fabric Committee will examine the benefits of allowing the conversion of existing industrial space to other uses and consider recommendations for the construction of a two-unit building at 49 Grace Alley which includes a coffee nook at ground level and has much of two floors devoted to "arts-related activities."

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**Western SoMa full Task Force meeting**  
Wednesday, May 27, 2009  
6:00 PM in Room 421 of City Hall

The full Western SoMa Task Force meets this week. The primary responsibility of the Task Force -- creating a draft community plan -- has been accomplished. However, as the Western SoMa Community Plan undergoes environmental review, the Task Force continues to listen and to revise and perfect the Plan before it undergoes the final round of hearings. This week, the Task Force will consider asking the Board of Supervisors to extend its tenure again, to shepherd the Plan to its adoption.

The Task Force continues to add more detail to its recommendations on the preservation of the Arts. It will consider a resolution requesting the addition of the Arts to the list of projects that might benefit from developer impact fees. It will entertain a proposal to participate in this year's Folsom Street Fair and debate whether to expand the role of its Complete Neighborhood Fabric Committee to take on project review functions in order to test the efficacy of its design review standards.

The public is always welcome. You're also encouraged to consider applying for these vacancies ...

**TASK FORCE VACANCIES:** Seats representing bicycle and transportation interests, community-based organizations, families, youth, SRO residents, the disabled and seniors are currently open.

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### **Complete Neighborhood Fabric Committee meeting**

**Thursday, August 13, 2009**

**6:00 PM in Room 421 of City Hall**

Two more projects undergo review at the Complete Neighborhood Fabric Committee this week. There is a proposal for a mixed use project at 284 Seventh Street, the site currently occupied by the Rawhide nightclub, which would combine another entertainment venue on the ground floor with offices on the second floor and housing above.

1174–1178 Folsom Street raises other interesting issues, especially because the lot continues all the way back to Clementina alley. Originally drawn up before the Task Force came into existence, the project now finds itself sitting at a prime location in the proposed Folsom Street Neighborhood Commercial District. If the Plan is adopted as proposed, heights would be increased from the current 50 foot limit to 65 feet but stronger alley controls along Clementina would also apply.

The Task Force appreciates the cooperation of developers who are helping us test the practicality of the WSoMa Design Standards under consideration.

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### **Business and Land Use Committee meeting**

**Thursday, October 15, 2009**

**6:00 PM in Room 421 of City Hall**

The Business and Land Use Committee has begun to dig down into the details of how the proposed zoning categories will function. What should be allowed and what should be prohibited? These kinds of decisions live in the Use Tables. Bars, Medical Cannabis Dispensaries, large retail uses, amusement arcades and movie theaters are all considered controversial by some neighbors. If you'd like to participate in helping to decide where various uses might be permitted, please join us this week.

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### **Business and Land Use Committee meeting**

**Thursday, November 19, 2009**

**6:00 PM in Room 421 of City Hall**

Several development proposals have indicated a desire to retain the entertainment use currently on the site but unfortunately the Zoning Administrator has ruled that demolition of the existing venue constitutes an abandonment of the use. Therefore, legislation would be required to permit the retention of these non-conforming uses in new construction. The Business and Land Use Committee will consider recommending the creation of such legislation this week.

There will be more discussion of incentives for preserving social heritage and community-serving uses as well. But the discussion stalled over the question of whether these policies would actually encourage meaningful replacement of uses that are important to existing communities. Last month the committee discussed replacement policies. Relocation assistance was also mentioned and lessons from Japantown will also be incorporated into the process.

While the use table working group continues to adapt current policies to conform to the draft Plan, more controversial uses such as bars, large retail uses, amusement arcades, movie theaters, etc. will be brought directly to committee.

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### **Western SoMa full Task Force meeting**

**Wednesday, January 27, 2010**

**6:00 PM in Room 421 of City Hall**

This week the Task Force will vote to fill two new seats created for Western SoMa on the Eastern Neighborhoods Citizens Advisory Committee (CAC). The Board of Supervisors has final approval of our

selections. In the legislation that created the Western SoMa seats, the Mayor was also given two additional at-large appointments.

Progress on the Environmental Impact Report for the community plan has been slow. In fact, it now appears that the final approval process will extend beyond the term of the current Board of Supervisors. In the past, the Task Force has asked for extensions of its tenure so that there is an organized community presence in place when the plan finally comes before the Planning Commission and Board for approval. The Task Force will discuss our options on Wednesday.

There will also be an update on historic preservation efforts now underway within the Planning Department, cultural heritage districts being discussed by the Task Force and the immediate threat to the SF Eagle, which was recently put up for sale. There has been talk of landmarking the site but what affect that might have is not yet fully understood. This is an opportunity to summarize what we've learned in a series of committee discussions.

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**Complete Neighborhood Fabric Committee meeting**  
Thursday, February 11, 2010  
6:00 PM in Room 421 of City Hall

Will South of Market lose an historic gay leather bar? The future of the SF Eagle is on this week's agenda. The Task Force is developing a program to preserve social heritage sites of importance to the LGBTQ and Filipino communities. The recent announcement that the Eagle is up for sale has encouraged talk about assigning landmark status on the site. The full Task Force recently asked this committee to draft a letter to begin the process.

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**Complete Neighborhood Fabric Committee meeting**  
Thursday, April 8, 2010  
6:00 PM in Room 421 of City Hall

This week the committee will review an amendment to the Recreation Element of the Western SoMa Community Plan that would require the replacement of large recreation facilities that are impacted by new development. The committee will also discuss how to minimize conflicts with existing neighborhoods caused by large projects.

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**Western SoMa full Task Force meeting**  
Wednesday, May 26, 2010  
6:00 PM in Room 421 of City Hall

One of the most important goals of the Western SoMa Community Plan, which was recognized in the Planning Principles that were adopted early in the process, has been to "preserve and enhance" valuable community assets. This week, the full Task Force will discuss the efforts underway to create social heritage districts, to preserve the arts and entertainment, create incentives to ensure that developers provide on-site improvements and minimize conflicts with the existing neighborhood fabric.

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**Complete Neighborhood Fabric Committee meeting**  
Thursday, January 13, 2011  
6:00 PM in Room 421 of City Hall

The Western SoMa rezoning process is nearly complete. Environmental review of the Draft Community Plan, which the Planning Commission initiated on September 18, 2008, is almost finished. Hearings before the Commission and Board of Supervisors will begin by the middle of this year. In the meantime, the Task Force continues to address the fine-grained details of the Plan.

The Complete Neighborhood Fabric Committee meets this week. At the request of some interested parties, a review of arts and entertainment policies in the draft Plan begins with consideration of additional measures that might further the objectives of the Plan, suggestions for mitigating conflicts between incompatible uses in mixed use neighborhoods and a discussion of how to achieve legislative and policy changes beyond the scope of the community plan.

The public is always welcome to participate in this community-driven process. Everyone is allowed to vote on items being considered by our subcommittees.

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Western SoMa full Task Force meeting  
Wednesday, January 26, 2011  
6:00 PM in Room 421 of City Hall

The Western SoMa rezoning process is nearly complete. Environmental review of the Draft Community Plan, which the Planning Commission initiated on September 18, 2008, is almost finished. Hearings before the Commission and Board of Supervisors will begin by the middle of this year. This week, we will get an update on what our subcommittees have been up to since the last time the full Task Force met.

Paul Lord is back from his annual trip to Thailand and will bring us up to date on Wednesday night as to the progress made in his absence on the Environmental Impact Report.

The subcommittees have been dealing with the following issues:

- \* Noise and air quality standards
- \* Medium, large and very large development site Conditional Use criteria
- \* Alley improvements
- \* The historic resources survey
- \* Arts and entertainment policies and follow-up

The Task Force is represented on the Eastern Neighborhoods CAC. This body is primarily concerned with recommendations for the expenditure of public benefits money, which of course need to be spread beyond artificial planning boundaries, but in the spirit of the community-based nature of our planning process, the question of whether the Western SoMa Community Plan needs its own implementation body has been studied and recommendations made. The Task Force will discuss possible approaches this week.

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Complete Neighborhood Fabric Committee meeting  
Thursday, March 10, 2011  
6:00 PM in Room 421 of City Hall

Only one Western SoMa Task Force subcommittee currently meets each month. The full Task Force meets when necessary. The Complete Neighborhood Fabric Committee will get together this Thursday.

A motion has been brought forward to recommend that new residential developments within 200 feet of existing nighttime entertainment venues be required to undergo a Conditional Use hearing. The Planning Commission has the discretion to decide whether such projects are "necessary and desirable." The committee will discuss additional findings tailored to help mitigate the conflicts that frequently arise between these potentially incompatible uses.

Community benefits funding for priority improvement projects in the Western SoMa Special Use District will also be discussed.

The public is always welcome to participate in this community-driven process. Everyone is allowed to vote on items being considered by our subcommittees.

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**Business and Land Use Committee meeting**  
**Thursday, June 9, 2011**  
**6:00 PM in Room 421 of City Hall**

The Western SoMa Citizens Planning Task Force is beginning to comb through a draft of what will become the final Proposal for Adoption when the EIR is adopted, a process that will begin in August. This week, the Business and Land Use Committee will discuss the Land Use, Neighborhood Economy, Transportation, Arts and Entertainment, and Safety and Public Welfare elements of the Plan. The Complete Neighborhood Fabric Committee will consider the Housing, Urban Design, Preservation, Open Space, and Community Facilities elements next week.

The Board of Supervisors will be asked today to show their support for preserving the historical balance between affordable and market rate housing and to ensure that jobs are not displaced by more high-end residential development in Western SoMa. The Community Stabilization Policy is based on the [Planning Principles](#) underlying the Western SoMa Community Plan. This is the first time the principles behind the Western SoMa Community Plan will be discussed by the Board of Supervisors.

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**Western SoMa Task Force meeting**  
**Wednesday, June 22, 2011**  
**6:00 PM in Room 421 of City Hall**

Both subcommittees met this month and reviewed every change that has been made to the Plan since the Draft for Citizens Review was adopted three years ago. Minor edits were made to some of the language. The full Task Force meets this Wednesday to vote on final approval of the text of the Proposal for Adoption. Planning Director John Rahaim will join us to discuss the Plan, the Stabilization Policy, on-site public benefits and our preference for Conditional Use.

Last Tuesday, the Board of Supervisors voted 11-0 to adopt a resolution that specifically references the current levels of affordability and the jobs/housing balance in Western SoMa, discusses the utility of metering housing and concludes, "the Board urges the Planning Commission to ensure that policies to maintain the historical balance between affordable and market rate housing and the jobs/housing mix shall be incorporated into the Western SoMa Community Plan." A symbolic first step in the adoption of the Western SoMa Community Plan ...

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**The Task Force voted to approve the Proposal for Adoption on June 22, 2011 .**