

Planning Initiative



PROPOSITION M

Shall the City adopt mandatory priority policies for its Master Plan, extend limits on the development of new office space in San Francisco, and reduce the amount of new office development allowed under the Downtown Plan?

YES 305
NO 306



Analysis

by Ballot Simplification Committee

THE WAY IT IS NOW: New office development throughout San Francisco is controlled by "the Downtown Plan," which is part of the City Planning Code. Development of all types is governed by the City's Master Plan.

THE PROPOSAL: Proposition M would make major changes in the Downtown Plan and the Master Plan. These changes would limit the amount of new office growth allowed under the Downtown Plan, and would add "Priority Policies" to the Master Plan.

The Master Plan

THE WAY IT IS NOW: The City has adopted a "comprehensive, long-term general plan for the improvement and future development of the city and county," known as the Master Plan. The Master Plan includes policies on issues such as land use, transportation, housing, conservation, open space, earthquake safety, and noise. The City Planning Department must advise the Board of Supervisors and the City Planning Commission whether certain types of projects meet these policies.

THE PROPOSAL: Proposition M would require the City to add "Priority Policies" to the Master Plan, covering issues such as neighborhood businesses, affordable housing, commuter traffic, blue-collar jobs, historic preservation and open space. The City would not be allowed to approve any zoning ordinance or development agreement, or issue certain permits, unless it specifically determined that the ordinance, agreement or permit did not violate these policies.

Annual Limit: Expiration and Exemptions

THE WAY IT IS NOW: Under the Downtown Plan, there is a limit on the amount of new office space that may be constructed throughout the City. This limit applies until October of 1988, when it will expire. The limit does not apply to new office buildings of less than 50,000 square feet, and to certain developments that include housing. The Board of Supervisors may amend, extend or repeal the Downtown Plan without a vote of the people.

THE PROPOSAL: Proposition M would amend the Downtown Plan to keep the limit in effect until it is repealed by the voters. The limit would not apply to buildings of less than 25,000 square feet. The current exemption for certain developments that include housing would be removed. Exemptions for projects built under development agreements could only be passed by a vote of the people.

Annual Limit: Amount and Adjustment

THE WAY IT IS NOW: The Downtown Plan limits construction of new office space throughout San Francisco to a three-year total of 2,850,000 square feet until October of 1988. Certain projects have been exempted from this limit.

THE PROPOSAL: Proposition M would limit construction of new office space throughout San Francisco to a total of 950,000 square feet per year. It would add a new requirement that at least 75,000 square feet of that total be for office buildings between 25,000 and 49,999 square feet. Proposition M would add a formula requiring the City to subtract the square footage of exempted projects from the new annual limit.

Training and Placement Fee

THE WAY IT IS NOW: Office developers must pay fees or spend money for public transit, housing, childcare, public art, and parks.

THE PROPOSAL: Proposition M would also require the City to study and adopt a program to coordinate local programs on job training and placement for people who live in San Francisco. It also would require the City to consider charging office developers at least \$1.50 a square foot if the City needs more money for this program.

What Your Vote Means

A YES VOTE MEANS: If you vote yes, you want to adopt these changes in the Downtown Plan and the Master Plan.

A NO VOTE MEANS: If you vote no, you want to keep the Downtown Plan and the Master Plan as they are now.

CONTROLLER'S STATEMENT IS AT TOP OF NEXT PAGE