

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 17582

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND ADMINISTRATIVE CODE SECTIONS 83.2, 83.4, AND 83.6 TO: (1) EXPAND THE SCOPE OF PERMITS THAT THE ORDINANCE APPLIES TO IN THE MARKET AND OCTAVIA AREA PLAN; (2) PLACE NEW REPORTING REQUIREMENTS ON THE FIRST SOURCE HIRING ADMINISTRATION THAT INCLUDE REPORTING FIRST SOURCE STATISTICS ON PERMITTEES, AS DEFINED UNDER THE ORDINANCE, AND (3) REQUIRE CONTRACTORS AND PERMITTEES TO COOPERATE WITH REASONABLE REQUESTS FOR INFORMATION FROM THE FIRST SOURCE HIRING ADMINISTRATION.

WHEREAS, on February 6, 2008 Supervisor Mirkarimi introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 08-0235 which would amend administrative code sections 83.2, 83.4, and 83.6 to: (1) expand the scope of permits that the ordinance applies to in the market and octavia area plan; (2) place new reporting requirements on the first source hiring administration that include reporting first source statistics on permittees, as defined under the ordinance, and (3) require contractors and permittees to cooperate with reasonable requests for information from the first source hiring administration.

The proposed amendments have been determined to be exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on March 20, 2008.

The Commission is committed to promoting employment for San Francisco residents, especially those that are at an economic and/or social disadvantage.

The Commission believes this proposed Ordinance would increase potential employment opportunities for San Francisco residents by lowering the participation threshold for new construction projects in the Market and Octavia Plan Area.

Currently pursuant to Section 83 projects with more than 25,000 square feet of commercial space or 10 residential units are required to participate in the City's First Source Hiring Program.

The proposed Ordinance appropriately lowers the participation threshold to 10,000 square feet of commercial space or 10 residential units.

Lower the participation threshold could increase the number of development projects and retail space that participate in the First Source Hiring Program.

In sum, the Commission recommends approval of the proposed First Source Hiring in Market and Octavia Ordinance.

The proposed amendments to the Administrative Code are consistent with the General Plan.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Commerce and Industry Element

POLICY.3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The proposed amendments to the Planning Code are consistent with Section 101.1(b) of the Planning Code in that:

1. The proposed Ordinance would preserve and promote neighborhood-serving retail uses and future opportunities for resident employment in and ownership of such businesses by increasing communication with neighborhood serving businesses and potential local employees.
2. The proposed legislation would allow for the continued presence and economic viability of existing neighborhood establishments while not negatively affecting existing residential development, housing or neighborhood character.
3. The City's supply of affordable housing would be unaffected by the proposed Code amendments.
4. The proposed would positively impact commuter traffic, MUNI transit service, or streets and neighborhood parking in San Francisco, by connecting local residents to jobs within the City.
5. The proposed Ordinance will protect the industrial and service sector from some displacement and promote future opportunities for resident employment and ownership in these sectors by connecting residents with potential employment opportunities.

PLANNING COMMISSION

Hearing on April 17, 2008

Case No. 2008.0131U

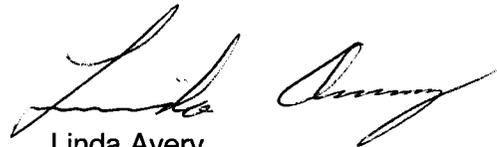
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6. Preparedness against injury and loss of life in an earthquake would be unaffected by the proposed amendments.
7. Landmarks and historic buildings will be unaffected by the proposed Ordinance.
8. Parks and open space and their access to sunlight and vistas would be unaffected by the proposed Ordinance.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance with the proposed amendments.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting April 17, 2008.



Linda Avery

Commission Secretary

AYES: Olague, Antonini, B. Lee, S. Lee, Suguya

NOES:

ABSENT: Moore

ADOPTED: April 17, 2008