



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 29, 2014

TO: JoAnna Bullock, Senior Regional Planner
Association of Bay Area Governments

FROM: John Rahaim
Planning Department Director

CC: Nicole Elliott
Mayor Edwin Lee's Legislative Director

RE: Priority Conservation Areas in San Francisco

*MD
(Matthew Dito
for John Rahaim)*

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Attached is San Francisco Board of Supervisors Resolution No. 141190, adopted by the Board on December 9th, 2014, which authorizes the nullification of current Priority Conservation Areas in San Francisco: Sutro Tower, Aquavista/Twin Peaks, Palou/Phelps Open Space, and Bayview Radio Property.

The intent of the resolution is to allow the City to more thoroughly study the topic of Priority Conservation Areas prior to the closing period for nominations on May 30, 2015. This study period will allow for a more structured and complete nomination process on the City level, including outreach from various City agencies, non-profit organizations, and other interested parties, as well as a public hearing process to confirm the City's nominations.

Although the Sutro Tower, Aquavista/Twin Peaks, Palou/Phelps Open Space, and Bayview Radio Property sites have been nullified, these sites will remain under consideration for re-nomination by the City. They were nullified for a variety of reasons, most importantly so the City could use this time to evaluate the changes each site has gone through since their original nominations in 2007, and to determine if those changes warrant the continuation of the PCA designation.

The Planning Department will coordinate this process for the City and County of San Francisco. Matthew Dito will be my representative leading this effort. He may be reached at (415) 575-9164 should you have any questions.

1 [Authorizing the Nullification of the Current Four Priority Conservation Areas - Sutro Tower,
2 Aquavista/Twin Peaks, Palou/Phelps Open Space, and Bayview Radio Property]

3 **Resolution authorizing the nullification of the current four Priority Conservation Areas:**
4 **Sutro Tower, Aquavista/Twin Peaks, Palou/Phelps Open Space, and Bayview Radio**
5 **Property and allowing the Planning Department to further study the topic in order for**
6 **the Board of Supervisors to consider new designations at a later date that align more**
7 **closely with the policies and goals adopted by the City.**

8
9 WHEREAS, The Association of Bay Area Governments has designated four areas as
10 "Priority Conservation Areas" in San Francisco; and

11 WHEREAS, The four Priority Conservation Areas, locally identified locations in urgent
12 need of preservation, were designated in 2007, and are: 1) Sutro Tower, 2) Aquavista/Twin
13 Peaks, 3) Palou/Phelps Open Space, and 4) Bayview Radio Property, with a map of the areas
14 on file with the Clerk of the Board; and

15 WHEREAS, The City and County of San Francisco did not nominate the original
16 designation of Priority Conservation Areas; and

17 WHEREAS, the Association of Bay Area Governments has notified the City and County
18 of San Francisco that new nominations for Priority Conservation Areas (hereinafter "PCA")
19 may only be submitted if the current nominated PCAs are nullified; and

20 WHEREAS, To nullify the current designations, the Association of Bay Area
21 Governments guidelines state that a formal resolution of nullification must adopted by the
22 jurisdiction.

23 WHEREAS, The Association of Bay Area Governments has established December 10,
24 2014 as the deadline for nullification resolutions and has established the nomination deadline
25 for new Priority Conservation Areas as May 30, 2015; now, therefore, be it

1 RESOLVED, That the 1) Sutro Tower, 2) Aquavista/Twin Peaks, 3) Palou/Phelps Open
2 Space, and 4) Bayview Radio Property PCAs be nullified; and, be it

3 FURTHER RESOLVED, That the San Francisco Planning Department is authorized to
4 study and select new Priority Conservation Areas, to be brought forward to the Board of
5 Supervisors by May 30, 3015.

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City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 141190

Date Passed: December 09, 2014

Resolution authorizing the nullification of the current four Priority Conservation Areas: Sutro Tower, Aquavista/Twin Peaks, Palou/Phelps Open Space, and Bayview Radio Property and allowing the Planning Department to further study the topic in order for the Board of Supervisors to consider new designations at a later date that align more closely with the policies and goals adopted by the City.

November 24, 2014 Land Use and Economic Development Committee - RECOMMENDED

December 09, 2014 Board of Supervisors - ADOPTED

Ayes: 10 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 141190

I hereby certify that the foregoing Resolution was ADOPTED on 12/9/2014 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor
Date Approved