



SAN FRANCISCO PLANNING DEPARTMENT

June 12, 2013

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number 2013.0536I:
Defining a Significant Increase in Residential Development Potential
BOS File No: _____ (pending)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo,

On June 6, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, and adopted Resolution No. 18897 (attached), recommending that the Board of Supervisors adopt the draft Ordinance (also attached).

By way of background, on November 6, 2012, San Francisco voters adopted Proposition C: "Affordable Housing Trust Fund and Housing Production Incentives" (hereinafter, "Proposition C"). Among other amendments, Proposition C added Charter Section 16.110 to lower and stabilize certain regulatory requirements of the Inclusionary Affordable Housing Program in Planning Code Section 415. The Charter amendment approved by San Francisco voters included direction to draft an amendment to the Planning Code to facilitate the implementation of Proposition C. The attached draft Ordinance is the amendment called for in Proposition C.

The proposed Ordinance would amend the Planning Code (herein after "Code") by adding a new definition to Section 401 for "significant increase in development potential."

Specifically, the Code amendment would define the following standard for "significant development potential":

- A 20% or greater increase in developable residential gross floor area, as measured by a change in height limit, Floor Area Ratio limits, or use (over prior zoning); or
- A change in use permitting residential uses where residential uses were not previously permitted; or
- For parcels with an existing residential development capacity of ten units or more, the lesser of:
 - A 50% or greater increase in residential densities over prior zoning; or,
 - An increase in density of at least 15 additional units allowed under the prior zoning.

This newly defined standard would be applicable to areas subject to a change in zoning after the passage of Proposition C, in an area that encompasses 40 acres or more that is not also encompassed by a Special Use District adopted after November 6, 2012.

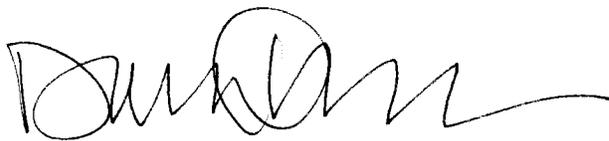
The proposed changes have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

At the June 6th hearing, the Commission voted to recommend **approval** of the proposed Ordinance. Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact the Planning Department.

Sincerely,



AnMarie Rodgers
Manager of Legislative Affairs



Daniel Adams
Director of Program Development, Mayor's Office of Housing
Housing Review Committee, Staff

cc:

John Rahaim, Director of Planning
Olson Lee, Director of Mayor's Office of Housing and Community Development
Todd Rufo, Director of Mayor's Office of Economic and Workforce Development
Mayor's Office, Jason Elliot
Supervisor Scott Wiener
Supervisor David Chiu
Supervisor Jane Kim
City Attorney, Susan Cleveland-Knowles

Attachments (one copy of the following):

Planning Commission Resolution No. 18897
Planning Commission Executive Summary for Case No. 2013.0476T
Draft Ordinance (original sent via interoffice mail)