

1 [Alabama and 18th Streets Affordable Housing Special Use District.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 249.27 to**
4 **create the Alabama and 18th Streets Affordable Housing Special Use District applicable**
5 **to the block bounded by 18th, 19th, Alabama, and Florida Streets (Assessor’s Block**
6 **4021, Lot 001); adopting findings.**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are *strikethrough italics Times New Roman*.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings. The Board of Supervisors hereby finds and determines as follows:

12 (a) Pursuant to Planning Code Section 302, the Board finds that this ordinance will
13 serve the public necessity, convenience and welfare for the reasons set forth in Planning
14 Commission Resolution No. 16977, and incorporates such reasons by this reference thereto.

15 (b) The Board finds that this ordinance is in conformity with the Priority Policies of
16 Section 101.1(b) of the Planning Code and the General Plan and hereby adopts the findings
17 of the Planning Commission, as set forth in Planning Commission Resolution No. 16977, and
18 incorporates said findings by this reference as if fully set forth herein.

19 (c) The Planning Department issued a Final Mitigated Negative Declaration on April
20 4, 2005 analyzing the Alabama and 18th Streets Affordable Housing Special Use District, the
21 companion amendment to Sectional Map 7SU and related actions, (collectively, the “Project”),
22 in Motion No. 16976, on file with the Department (File No. 2004.0309EK!FSCDTZ). The
23 Planning Commission made findings and adopted the Mitigated Negative Declaration in
24 compliance with the California Environmental Quality Act ("CEQA") (California Public
25 Resources Code sections 21000 et seq.), the State CEQA Guidelines (California Code of
Regulations Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco
Administrative Code (“Chapter 31”), finding that the Project, with the incorporation of

1 mitigation measures, will have no significant impacts on the environment. The Board adopts
2 the findings and conclusion of Planning Commission Motion No. 16976, a copy of which is on
3 file with the Clerk of the Board of Supervisors in File No. _____, and that Motion
4 is incorporated by reference herein.

5 Section 2. The San Francisco Planning Code is hereby amended by adding Section
6 249.27 to read as follows:

7 ALABAMA AND 18TH STREETS AFFORDABLE HOUSING SPECIAL USE DISTRICT

8 In order to provide for affordable housing, there shall be the Alabama and 18th Streets
9 Affordable Housing Special Use District, consisting of Lot 1 of Assessor's Block 4021, as designated on
10 Sectional Map 7SU of the Zoning Map. The following provisions shall apply within the Special Use
11 District:

12 (a) The otherwise permitted maximum residential density for dwelling units in a project in
13 the district may be increased to one hundred sixty percent (160%) of the dwelling unit density
14 otherwise permitted on an as-of-right basis in the underlying M-1 zoning district if: (i) no fewer than
15 seventy-five percent (75%) of the total number of on-site units are "affordable to qualifying
16 households," as defined in Planning Code Section 315.1(3), (ii) the affordable units remain affordable
17 as set forth in Planning Code Section 315.7, (iii) the project comply with all other applicable
18 requirements in Planning Code Sections 315.7 and 315.8; and (iv) the project shall have received
19 conditional use authorization in accordance with the criteria set forth in Planning Code Sections 303
20 or 304, as applicable.

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 JUDITH A. BOYAJIAN
25 Deputy City Attorney