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[Adding an affordability requirement to the definition of Single Room Occupancy Unit in
Planning Code Article 8.]

**Ordinance amending Planning Code Section 890.88 to define a single room occupancy
unit as a unit that is affordable to very low income or extremely low income
households; making findings of consistency with the General Plan and priority policies
of the Planning Code Section 101.1; making environmental findings.**

Note: Additions are single-underline italics Times New Roman;
deletions are ~~strikethrough italics Times New Roman~~.

Board amendment additions are double underlined.

Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this Ordinance
are in compliance with the California Environmental Quality Act (California Public Resources
Code sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. and is incorporated herein by reference.

**(b) This legislation is necessary to ensure that affordable housing is available in the
areas affected by Planning Code Article 8. Housing for all income levels, as part of the
mix of uses in the appropriate zoning districts set forth in Planning Code Article 8,
should be incorporated into the planning efforts and decisions affecting these areas.
In particular, single room occupancy ("SRO") units are appropriate and acceptable**

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1 **uses in the zoning districts when such units are affordable to the City's lower income**
2 **populations.**

3 (c) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
4 ordinance is consistent with the priority policies of Section 101.1(b) of the Planning Code and
5 the General Plan for the reasons set forth in said Planning Commission Motion No. .

6 (d) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
7 ordinance will serve the public necessity, convenience and welfare for the reasons specified in
8 this legislation and in Planning Commission Motion No. , a copy of which is in Clerk of
9 the Board of Supervisors file No. . Said motion is incorporated herein by reference.

10 Section 2. The San Francisco Planning Code is hereby amended by amending Section
11 890.88, to read as follows:

12 SEC. 890.88. RESIDENTIAL USE.

13 A use which provides housing for San Francisco residents, rather than visitors,
14 including a dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a
15 residential hotel, as defined in Section 890.47 of this Code and in Chapter 41 of the San
16 Francisco Administrative Code.

17 (a) Dwelling Unit. A residential use which consists of a suite of two or more rooms
18 and includes sleeping, bathing, cooking, and eating facilities, and has only one kitchen.

19 (b) Group Housing. A residential use which provides lodging or both meals and
20 lodging without individual cooking facilities for a week or more at a time in a space not defined
21 as a dwelling unit. Group housing includes, but is not limited to, a rooming-house, boarding
22 house, guest house, lodging house, residence club, commune, fraternity and sorority house,
23 monastery, nunnery, convent, and ashram. It also includes group housing operated by a
24 medical or educational institution when not located on the same lot as such institution.

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1 (c) Single Room Occupancy (SRO) Unit. A dwelling unit or group housing room
2 consisting of no more than one occupied room with a maximum gross floor area of 350 square
3 feet, ~~and~~ meeting the Housing Code's minimum floor area standards, and affordable for rent
4 or for sale to a very low income household or an extremely low income household as defined
5 in California Health and Safety Code sections 50105 and 50106. The unit may have a
6 bathroom in addition to the occupied room. As a dwelling unit, it would have a cooking facility
7 and bathroom. As a group housing room, it would share a kitchen with one or more other
8 single room occupancy unit/s in the same building and may also share a bathroom. A single
9 room occupancy building (or "SRO" building) is one that contains one or more SRO units and
10 non-nonaccessory living space.

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

By:
KATE H. STACY
Deputy City Attorney