

## LEGISLATIVE DIGEST

[Planning Code - Updating Requirements for Institutional Master Plans]

**Ordinance amending the Planning Code to exempt Post-Secondary Educational Institutions located outside of a residential district from the requirements for Institutional Master Plans; require Post-Secondary Educational Institutions located within a residential district to file Institutional Master Plans with a development application; require updates to such plans only when the institution will increase by 10,000 square feet or by 25% of its total square footage (whichever is less); exclude student housing from the definition of Post-Secondary Educational Institution; and remove the three-month hold on hearing Conditional Use applications after an Institutional Master Plan has been accepted; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

### Existing Law

Section 102 of the Planning Code defines a Post-Secondary Educational Institution as an Institutional Education Use that is certified by the Western Association of Schools and Colleges, including student dormitories and other housing operated by and affiliated with the institution.

Section 304.5 of the Planning Code generally requires every Hospital and Post-Secondary Educational Institution (collectively, "institutions") to file an Institutional Master Plan ("IMP") with the Planning Department, subject to requirements for Updates every two years. The Zoning Administrator shall determine whether an institution must submit a new IMP or an Update in the event of "significant revisions" to an IMP, such as plans to construct new facilities that were not previously discussed in the Plan, or if 10 years have passed since the last IMP was submitted and heard by the Planning Commission. Section 304.5 further provides that the Planning Commission may not hear or otherwise approve an institution's Conditional Use application for three months after an IMP is accepted. Institutions are also required to provide the Planning Department with ten (10) print copies of its IMP and any Update.

### Amendments to Current Law

The ordinance would amend the definition of Post-Secondary Educational Institution in Planning Code Section 102 to exclude student housing from the definition and to provide that an institution may be certified by the Western Association of Schools or an equivalent certification body, as determined by the Planning Director.

The ordinance would also amend Planning Code Section 304.5 to (1) exempt Post-Secondary Educational Institutions located outside of a residential district from the requirements for Institutional Master Plans, (2) require Post-Secondary Educational Institutions proposing to develop in a residential district to file an IMP when filing a development application, (3) require Post-Secondary Educational Institutions to file Updates to accepted IMPs only when proposing to increase the institution's presence in a Residential District by 10,000 square feet or by 25% of the institution's total square footage (whichever is less), (4) remove the three-month hold on hearing Conditional Use applications after an IMP has been accepted, and (5) remove all requirements for print copies of plans and updates.

#### Background Information

The ordinance is intended to remove undue barriers to the development of Post-Secondary Educational Institutions in San Francisco, while providing public notice and information about their development in residential districts, when such information would allow for meaningful public engagement.