



January 24, 2024

Ms. Angela Calvillo, Clerk
Honorable Supervisor Peskin
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2023-010060PCA:
Density Controls in Community Business Districts
Board File No. 231079

Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Peskin,

On January 18, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Peskin, that would amend the Planning Code to modify density limits in C-2 Districts (Community Business), east of Columbus Avenue and north of Washington Street. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

1. Limit the reinstatement of numerical density controls to demo/new construction projects within the Northeast Waterfront Historic District and Jackson Square Historic District.
2. Allow projects utilizing the Commercial to Residential Adaptive Reuse Program within the Northeast Waterfront Historic District and Jackson Square Historic District to utilize form-based density controls.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc: Audrey Pearson, Deputy City Attorney
Nate Horrell, Aide to Supervisor Peskin
John Carroll, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21488

HEARING DATE: JANUARY 18, 2024

Project Name: Density Controls in Community Business Districts
Case Number: 2023-010060PCA [Board File No. 231079]
Initiated by: Supervisor Peskin / Introduced October 17, 2023
Staff Contact: Audrey Merlone, Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO MODIFY DENSITY LIMITS IN C-2 DISTRICTS (COMMUNITY BUSINESS), EAST OF COLUMBUS AVENUE AND NORTH OF WASHINGTON STREET; AFFIRMING THE PLANNING COMMISSION’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING PUBLIC NECESSITY, CONVENIENCE, AND WELFARE FINDINGS UNDER PLANNING CODE, SECTION 302; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

WHEREAS, on October 17, 2023, Supervisor Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 231079, which would amend the Planning Code to modify density limits in C-2 Districts (Community Business), east of Columbus Avenue and north of Washington Street;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on January 18, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

1. Limit the reinstatement of numerical density controls to demo/new construction projects within the Northeast Waterfront Historic District and Jackson Square Historic District.
2. Allow projects utilizing the Commercial to Residential Adaptive Reuse Program within the Northeast Waterfront Historic District and Jackson Square Historic District to utilize form-based density controls.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission supports the proposed ordinance because it recognizes the need to protect historic districts in San Francisco. Removing form-based density will help remove incentives that may contribute to the demolition or degradation of those districts. However, the city must also balance those concerns with the need to meet our obligations under the Housing Element, specifically, Objective 7: Expand Housing Choices. Form-based density accomplishes this objective by controlling the number of units based on height, bulk, setbacks, open space, exposure, and unit-mix requirements. It allows the building to respond to the conditions on the lot, versus limiting density to a static number of units. In most cases, form-based density allows for more units to exist within the same building footprint than would be permitted under numeric density controls. This results in a variety of unit types, thereby expanding the housing choices for residents.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

Limiting proposed demolition and new construction projects to numeric residential density controls within the Jackson Square and Eastern Waterfront historic districts will incentivize the adaptive reuse of existing structures within those neighborhoods; preserving buildings that are integral to the city's history and overall collective identity.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 18, 2024.



Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2024.01.24 16:09:37 -08'00'

Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Tanner, Imperial, Koppel, Moore, Diamond

NOES: None

ABSENT: None

ADOPTED: January 18, 2024



EXECUTIVE SUMMARY PLANNING CODE TEXT AMENDMENT

HEARING DATE: January 18, 2024

90-Day Deadline: January 23, 2024

Project Name: Density Controls in Community Business Districts
Case Number: 2023-010060PCA [Board File No. 231079]
Initiated by: Supervisor Peskin / Introduced October 17, 2023
Staff Contact: Audrey Merlone, Legislative Affairs
 Audrey.Merlone@sfgov.org, 628-652-7534
Reviewed by: Aaron Starr, Manager of Legislative Affairs
 aaron.starr@sfgov.org, 628-652-7533
Environmental Review: Not a Project Under CEQA

Recommendation: Approval with Modifications

Planning Code Amendment

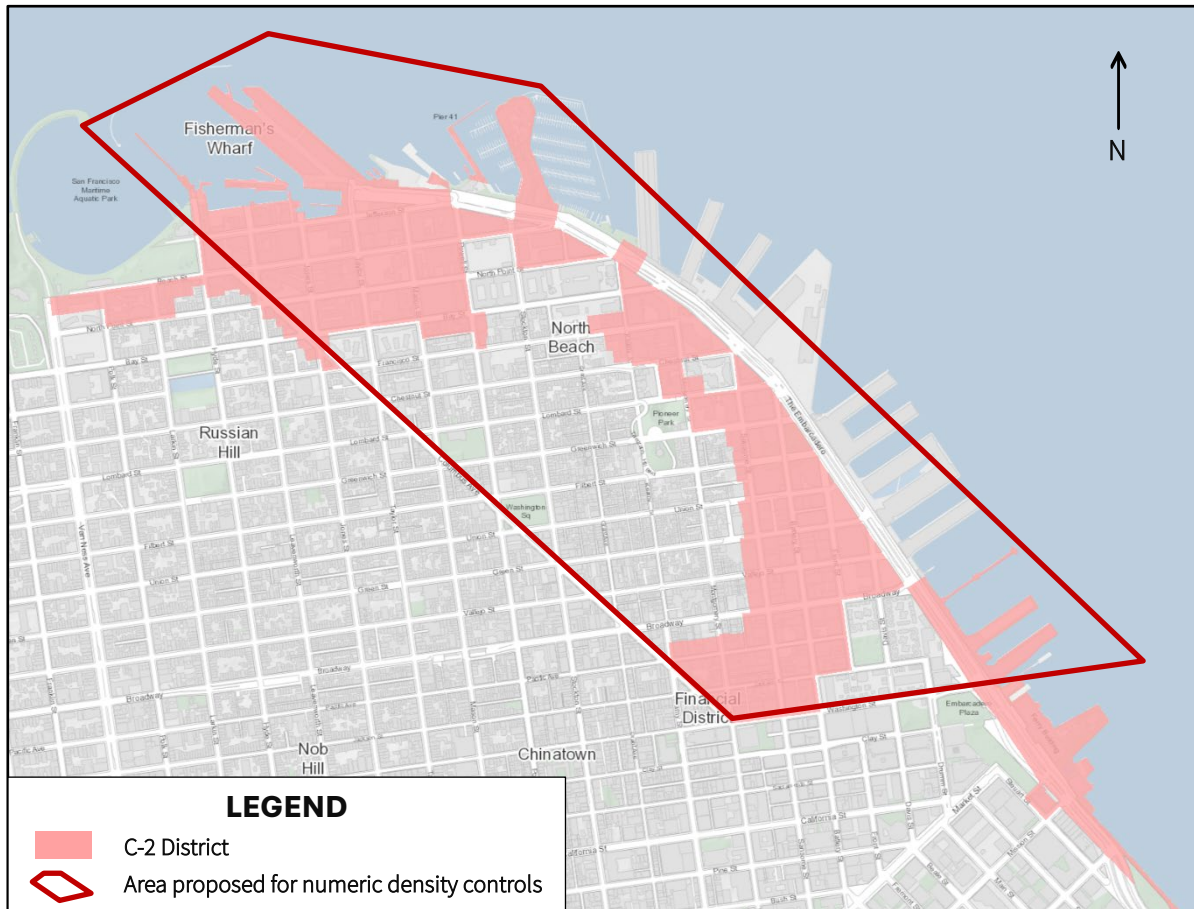
The proposed Ordinance would amend the Planning Code to modify density limits in C-2 Districts (Community Business), east of Columbus Avenue and north of Washington Street.

The Way It Is Now:

1. C-2 Districts (Community Business) east of or fronting Franklin Street/13th Street and north of Townsend Street have no numerical density limit.
2. Density is regulated by the permitted height and bulk, and required setbacks, exposure, open space, and other Code requirements applicable to each development lot.

The Way It Would Be:

1. C-2 Districts east of Columbus Avenue and north of Washington Street would have a numerical residential density limit.
2. Density would be permitted at density ratio not to exceed the number of dwelling units permitted in the nearest Residential District, with the maximum density ratio in no case to ever be less than one unit for each 800 square feet of lot area. Any greater density would be not permitted.



Background

Earlier this year Mayor Breed approved the “Office to Residential Conversion Program and Ordinance”. The ordinance, co-sponsored by the Mayor and Supervisor Peskin, amended the Planning and Building Codes to support more residential uses Downtown by facilitating the adaptive reuse of commercial buildings. It also revised the Code to boost Downtown’s economic revitalization by allowing more flexible uses and simplifying the permitting and project review process. One of the many amendments made to implement this goal was to change how residential density is calculated in C-2 zoning districts east of or fronting on Van Ness or South Van Ness Avenue and north of Harrison Street. Prior to the ordinance, C-2 districts had lot-based density limits. In general, density controls were calculated based on the closest R zoning district but not less than one unit per 800 square feet of lot area. The ordinance replaced these numerical limits with form-based density limits.

Issues and Considerations

Form-Based versus Numeric Density

Rather than placing limits on the number of dwelling units that may exist per lot, form-based density controls for the number of units based on height, bulk, setbacks, open space, exposure, and unit-mix requirements. San Francisco has been actively converting zoning districts to form-based residential density since the adoption of the Market Octavia plan in the early 2000's. Since that time, many additional zoning districts in the city have

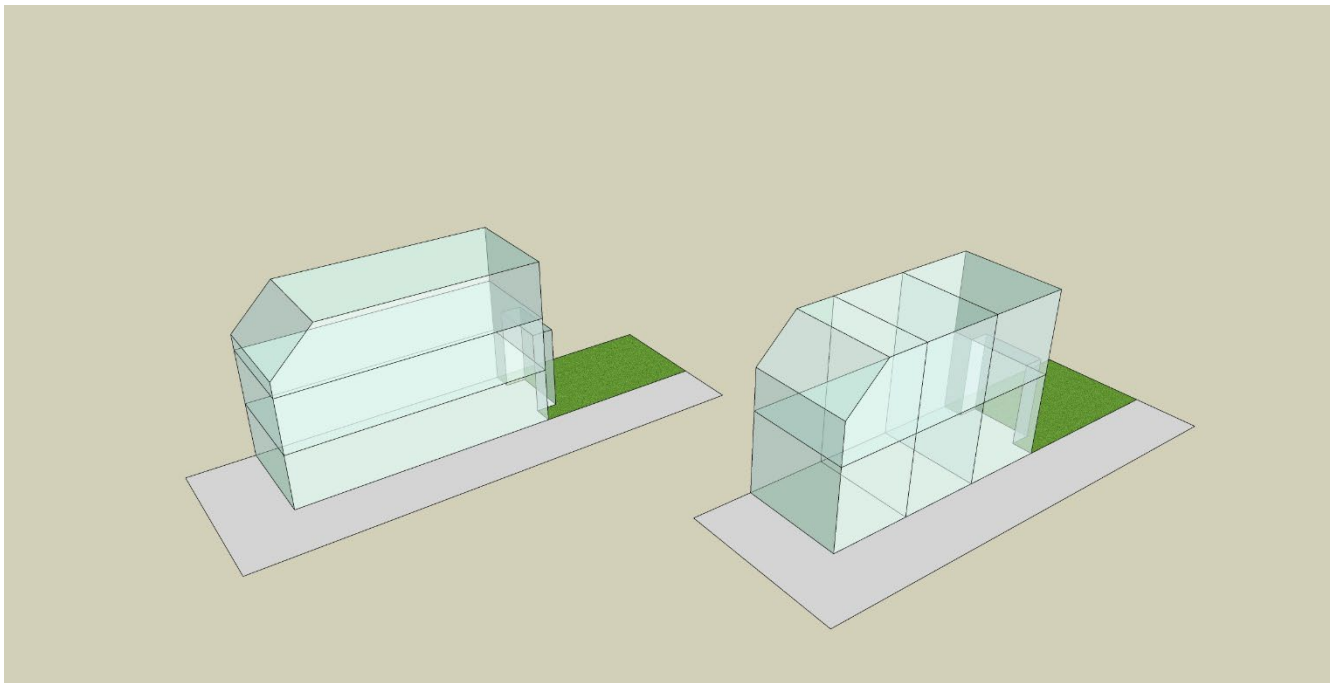


Figure 1: Form-based density allows for the number of units to be based on the maximum building envelope, versus a numerical unit limit. The building on the left is the same envelope as the building on the right. Under numerical density limits in RC districts for example, buildings are limited to 3 units, as shown on the left. Under form-based density, the same building could accommodate up to 6 units, without looking any different from the outside.

converted to form-based calculations for their density limits, including but not limited to Neighborhood Commercial Transit Districts (NCT's), RTO-M, and the Hayes-Gough NCD. Recently, the Mayor approved an ordinance that makes residential density in all Neighborhood Commercial Districts (NCD's) outside of the city's Priority Equity Geographies Special Use District form-based. This trend of reclassifying zoning districts to form-based density is likely to continue through the Housing Element rezoning process.

Form-based density is a more effective way for encouraging density that is tailored to each individual parcel.

Form-based density is a more effective way than numeric maximums to encourage density and provide greater housing choice. Rather than placing an arbitrary numerical cap on the number of units a building can have, form-based density allows for a more efficient use of the allowed building envelope. Form-based density also allows for a range of unit sizes and configurations, and in most cases, allows greater density than numerically calculated limits. Allowing for increased density within the same building envelope can also result in a greater variety in the sizes and types of units built. This in turn leads to the inclusion of smaller units that are more affordable by design. Using a form-based approach also enables more effective utilization of the Individually Requested State Density Bonus Program. Eligible projects may receive an additional density of up to 50%, which, for most lots, accommodates more units when using form-based density as opposed to a numeric cap.

Department-led Rezoning Effort

The Housing Element Zoning effort will amend zoning in the Housing Opportunity Areas to increase housing capacity to satisfy the City's Regional Housing Needs Allocation (RHNA) gap of 36,200 housing units. The zoning program will focus most housing growth by increasing allowable heights and density on transit corridors, commercial corridors, and key opportunity sites within the Housing Opportunity Areas.

The Department is proposing three different rezoning scenarios, based on the Housing Element update, to address the RHNA Gap identified in the Sites Inventory Analysis. In one of those scenarios, sections of the area proposed for a return to numeric density controls are currently included in the Department's rezoning effort. If the Department continues to pursue this rezoning scenario, it will likely recommend that form-based density be applied. As a result, approximately 23 parcels in the northern section of the area proposed to revert to numerical density controls would revert back to form-based zoning within the next year.

Historic Districts

The city has designated numerous historic districts that encompass nationally significant areas such as Civic Center and the Presidio National Park; the city's first commercial center in Jackson Square; warehouse districts such as the Northeast Waterfront and the South End; and residential areas such as Telegraph Hill, Liberty Hill, Alamo Square, Bush Street-Cottage Row and Webster Street. In general, a historic district is a collection of resources that are historically, architecturally and/or culturally significant as a group. As an ensemble, these resources are worthy of protection because of what they collectively tell us about the past. Often, a discrete number of architectural styles are represented because a historic district is typically developed around a central theme or period of significance. For instance, the theme for a proposed historic district might be "Late 19th century Victorian housing, designed in the Queen Anne style."

As an ensemble, resources in an historic district are worthy of protection because of what they collectively tell us about the past.

In a Historic District, most buildings located within it have been determined to contribute to the understanding of a neighborhood or area's evolution and development. The building's location, design, setting, materials, workmanship, feeling and association all help contribute to the district's identity that tells a story of a particular

time in the City's history. In general, only a small percentage of buildings located within a historic district are deemed "non-contributory" to the historic district. Contributory buildings are prioritized for preservation and adaptive reuse. Demolition of contributing buildings and the construction of buildings disruptive of the district's character are prohibited or discouraged.

Jackson Square Historic District

The Jackson Square Historic District contains most of the sole surviving commercial buildings from the 1850's and 1860's. In effect this area, near Portsmouth Square where the major segment of the modern city began, was the central business district of early San Francisco. Its waterfront location led to its use for mercantile and financial purposes, consulates and offices; and many titans of industry had businesses or property in the area. The original shoreline came to about Montgomery and Jackson Streets and the present district is partly on filled ground. Some of the fill consisting of the hulls of ships abandoned in the rush to the gold mines.

More than any other existing part of San Francisco, this area recalls the gold and silver era and the days of the Vigilante movement. Jackson Square includes the city's only surviving early commercial area. Its distinct quality is further enhanced by a downtown location, affording an impressive contrast with the adjacent office core.

Economically, the area houses specialized enterprises which demand a unique, prestige location; and it is a vital part of the fabric of the historical city that attracts tourists and is actively promoted by the city for this very purpose. Culturally, it provides a strong historical and educational resource. Aesthetically, its architectural and visual appeal are immediate, while its value in terms of urban design within the city pattern is equally important.

Northeast Waterfront District

The Northeast Waterfront District contains commercial warehouse buildings from nearly every decade of San Francisco's history. The area reflects the waterfront storage and maritime activities which, until recently, were an important aspect of San Francisco business history. These buildings range in age from the early clipper ship warehouses of Scotsman Daniel Gibb in the 1850's to the properties owned by the General Engineering and Drydock Co., a company crucial to the shipbuilding effort that made San Francisco Bay the major Pacific maritime support facility during World War II.



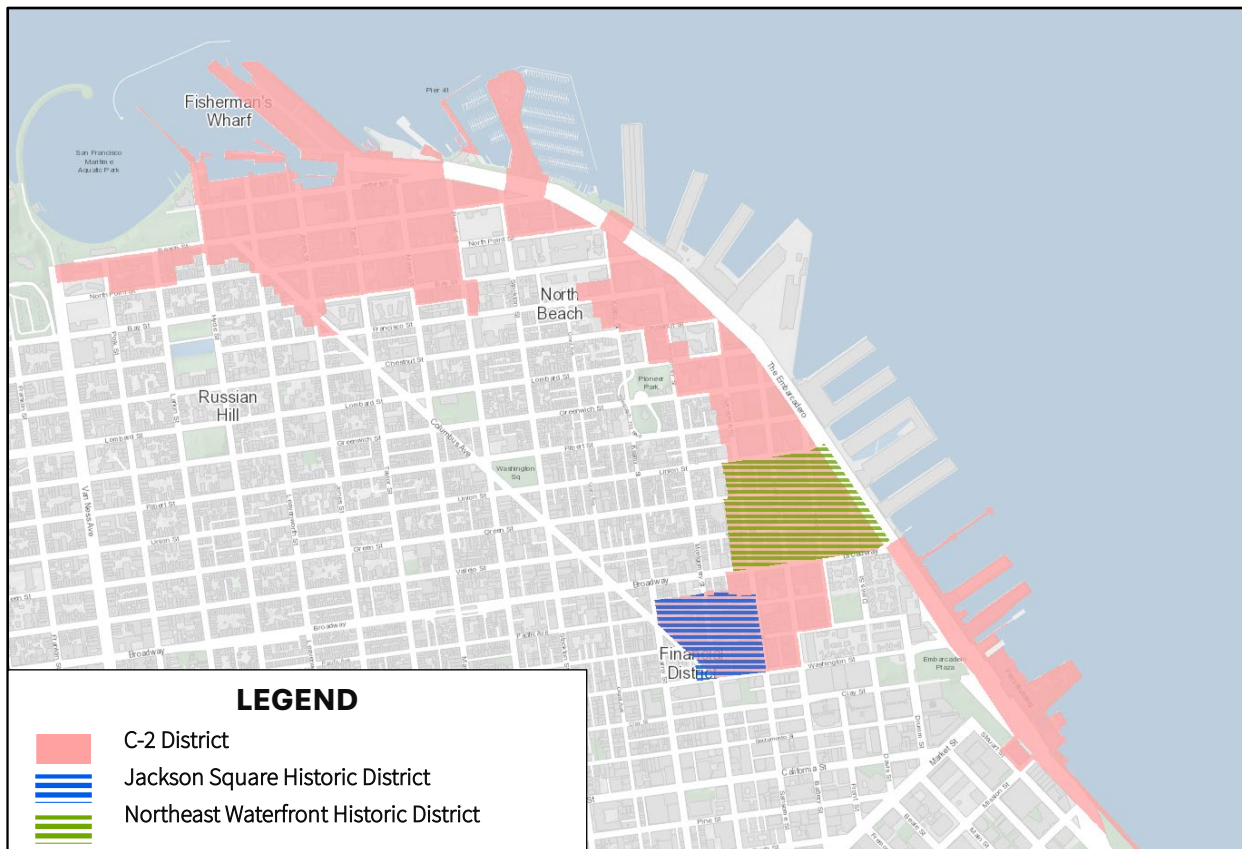
Constructed in 1854, the "Bank of Lucas, Turner & Company" building located at 800 Montgomery Street is San Francisco Landmark #26.



The Giusti Building/Farnsworth Lab at 202 Green Street was home to the first all-electronic "television system" and is California Landmark #941.

These warehouse facilities have been in continuous industrial use from the Gold Rush to the mid 1960's. Since that decade, showrooms, office, and retail uses have been integrated into renovated warehouse structures. The area is architecturally significant as a representation of warehouse and industrial buildings from the brick structures of the Gold Rush era to the reinforced concrete buildings introduced after the turn of the century. Some of the present buildings date from well before the turn of the century, though they were rebuilt after the 1906 fire.

The unique quality of the Northeast Waterfront Historic District stems from the fact that so many buildings from approximately 14 decades of San Francisco history are clustered within this nine-block area. Its distinct character is contrasted by Gateway Commons to the south and Levi's Plaza to the north. The district is close to the downtown high-rise core and the Jackson Square Historic District. Economically, the area in the past has housed specialized enterprises and is currently evolving into a satellite office district of the downtown core. Culturally, it provides a strong historical and educational resource and link with the past. Aesthetically, its architecture and visual appeal are immediate, while its value in terms of urban design within the city pattern is equally important.



The goal of these and all historic districts is to preserve the character defining features that provide a link to San Francisco's past and culture. Encouraging adaptive reuse while discouraging demolition in historic districts is crucial for preserving the cultural and architectural heritage that these areas embody. Adaptive reuse allows for the retention of the historic fabric of a building, while also accommodating for growth. As such, form-based density should be encouraged for projects that propose to create housing within an existing historic structure. This approach not only safeguards the unique character of the historic building, but also promotes sustainable development by reducing the environmental impact associated with demolition and new construction. In contrast, the demolition of historic structures erases tangible connections to our shared past, leading to the loss of irreplaceable cultural and architectural treasures.

Expanding Housing Choice

San Francisco's diverse residents and households need a variety of housing to meet their needs; however, for decades zoning and other rules have limited the types of homes that can be built in most of the city. The result of these restrictions is that the western half of the city, much of which is considered well-resourced, has primarily built single-family homes. Single-family homes are the least accessible housing type for lower and moderate-income residents. In fact, less than 10% of *all* new housing in the last two decades has been built in the Well-resourced Neighborhoods of the city, even though they cover more than half of residential land. Housing Element requirements to affirmatively further fair housing mean that the city must allow more housing in Well-resourced Neighborhood. In addition, the need to accommodate the RHNA housing targets across income levels also requires rezoning for over 36,282 homes in addition to current capacity. The Expanding Housing Choices program area includes various initiatives that will increase housing choices for residents around the city in a variety of housing types, including: rezoning to accommodate the RHNA and allow more homes in small and mid-rise multifamily buildings, support for ADUs in existing residential buildings, and actions to support additional housing near major transit nodes and jobs centers, such as new housing and conversions of office in Downtown.

General Plan Compliance

The proposed ordinance, with staff's recommended modifications are compliant with much of the Urban Design Element. Objective 1 of the Urban Design Element is "Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation". Limiting proposed demolition and new construction projects to numeric residential density controls within the Jackson Square and Eastern Waterfront historic districts will incentivize the adaptive reuse of existing structures within those neighborhoods; preserving buildings that are integral to the city's history and overall collective identity.

Racial and Social Equity Analysis

The Department is committed to ensuring that historically underserved communities have equitable access to opportunities in housing, transportation, economic development, and community services throughout the city. To that end, any ordinance that may affect the development pattern of the city should be analyzed for its potential benefits, burdens, and opportunities to advance racial and social equity. When weighing the merits of form-based density against numerical limits in the context of racial and social equity, form-based controls tend to be of greater benefit. Form-based density makes it easier for buildings to respond to the needs of diverse

communities and accommodate a variety of unit types. It also increases housing choices by being more adept at accommodating for a variety of unit sizes, including units that are more affordable by design.

The area proposed to revert to numerical density limits through this ordinance is also located in one of the most central, transit-rich areas of the city. It is vital for racial and social equity to focus affordable housing units in areas that are well connected to jobs, transit, and other resources. That being said, parts of the area proposed to revert to numerical density limits are designated as Priority Equity Geographies. Priority Equity Geographies are areas with a higher density of vulnerable populations as defined by the San Francisco Department of Health, including but not limited to people of color, seniors, youth, people with disabilities, linguistically isolated households, and people living in poverty or unemployed. It is the city's goal to increase resources within Priority Equity Geographies for acquisition and rehabilitation, tenant protections, and homeownership *without* causing additional displacement pressures or harm to existing vulnerable populations. In that sense, the proposed ordinance's proposal to revert to numeric density controls *could* succeed in easing large-scale development pressures within these Priority Equity Geographies. Where development pressures persist despite numeric density controls however, the numerical limits will likely result in fewer, and therefore much larger units, which are unlikely to be affordable.

Implementation

The Department has determined that this ordinance will impact our current implementation procedures. Reinstating numeric density controls in the designated area will be a reversal of recently passed form-based density controls. This may cause confusion for projects currently in progress. It may also lead to difficulties in implementation for projects that would locate on the approximately 23 lots that would be proposed to return to form-based zoning density through the Housing Element Rezoning Program.

Recommendation

The Department recommends that the Commission *approve with modifications* the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Limit the reinstatement of numerical density controls to demo/new construction projects within the Northeast Waterfront Historic District and Jackson Square Historic District.
2. Allow projects utilizing the Commercial to Residential Adaptive Reuse Program within the Northeast Waterfront Historic District and Jackson Square Historic District to utilize form-based density controls.

Basis for Recommendation

The Department supports the proposed ordinance because it recognizes the need to protect historic districts in San Francisco. Removing form-based density will help remove incentives that may contribute to the demolition or degradation of those districts. However, the Department must also balance those concerns with the need to meet our obligations under the Housing Element, specifically, Objective 7: Expand Housing Choices. Form-based density accomplishes this objective by controlling the number of units based on height, bulk, setbacks, open space, exposure, and unit-mix requirements. It allows the building to respond to the conditions on the lot, versus limiting density to a static number of units. In most cases, form-based density allows for more units to

exist within the same building footprint than would be permitted under numeric density controls. This results in a variety of unit types, thereby expanding the housing choices for residents.

Recommendation 1: Limit the reinstatement of numerical density controls to demo/new construction projects within the Northeast Waterfront Historic District and Jackson Square Historic District. Staff recommends limiting numeric density controls to demo/new construction projects within these historic districts because it will greatly reduce the incentive to demolish not only historic buildings, but also non-contributor buildings within the district due to a lower, set numeric limit on the maximum number of units. The incentive to retain even non-contributor buildings within these districts will prevent a proliferation of demolitions and replacement with new building styles that may affect the overall character of the historic districts. Allowing projects that do not demolish buildings in these historic districts to take advantage of form-based density will encourage developers to work within the existing building form, thereby preserving the integrity of the overall district.

Recommendation 2: Allow projects utilizing the Commercial to Residential Adaptive Reuse Program within the Northeast Waterfront Historic District and Jackson Square Historic District to utilize form-based density controls. The shift to hybrid work, with its consequent reduction in office workers and foot traffic, has adversely impacted the city's Downtown and other sectors of the city's economy. It has negatively impacted retail and small business, and more broadly has impacted use and activation of public space, transportation, and public safety. The Commercial to Residential Adaptive Reuse Program will support more residential uses Downtown by facilitating the adaptive reuse of commercial buildings. The city should encourage the use of this program through the reduction of barriers, and restricting these projects to numeric density limits will complicate and disincentivize the utilization of the program.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.