File No. <u>231088</u>

Committee Item No. _____ Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

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Committee: _____ Board of Supervisors Meeting

Date:

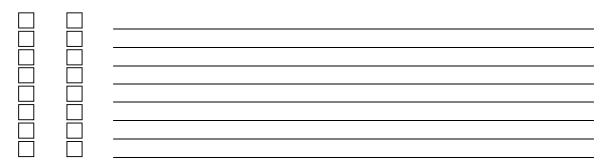
Date: October 24, 2023

Cmte Board

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OTHER



Prepared by:	Lisa Lew	Date:	October 20, 2023
Prepared by:		Date:	

RESOLUTION NO.

- 1 [Approval of a Retroactive 90-Day Extension for Planning Commission Review of Family Housing Opportunity Special Use District (File No. 230808)]
- 2

3 Resolution retroactively extending by 90 days the prescribed time within which the 4 Planning Commission may render its decision on an Ordinance (File No. 230808) 5 amending 1) the Planning Code to create the Family Housing Opportunity Special Use 6 District; 2) the Planning Code to authorize the greater of up to four units or one unit per 7 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, 8 up to six dwelling units on individual Corner Lots in the RH District, the greater of up to 9 12 units or one unit per 1.000 square feet of lot area on three merged lots and the 10 greater of up to eight units or one unit per 1,000 square feet of lot area on two merged 11 lots in RH-1 (Residential, House: One Family) districts, up to 18 units on Corner Lots 12 resulting from three lot mergers in RH-1 districts, up to 12 units on Corner Lots 13 resulting from two lot mergers in RH-1 districts, and Group Housing in RH-1 districts 14 for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible 15 projects in the Special Use District from certain height, open space, dwelling unit 16 exposure, and rear-yard requirements, conditional use authorizations, and 17 neighborhood notification requirements; 4) the Subdivision Code to authorize eligible 18 projects in the Special Use District to qualify for condominium conversion or a 19 condominium map that includes the existing dwelling units and the new dwelling units 20 that constitute the project: 5) the Administrative Code to require new dwelling or group 21 housing units constructed pursuant to the density limit exception to be subject to the 22 rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family 23 Housing Opportunity Special Use District; and affirming the Planning Department's 24 determination under the California Environmental Quality Act, and making findings of 25 consistency with the General Plan, and the eight priority policies of Planning Code,

Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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4 WHEREAS, On July 10, 2023, Supervisor Engardio introduced legislation amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the 5 6 Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of 7 lot area on individual lots in the RH (Residential, House) District, up to six dwelling units on 8 individual Corner Lots in the RH District, the greater of up to 12 units or one unit per 1,000 9 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 10 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) 11 districts, up to 18 units on Corner Lots resulting from three lot mergers in RH-1 districts, up to 12 12 units on Corner Lots resulting from two lot mergers in RH-1 districts, and Group Housing in 13 RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit 14 15 exposure, and rear-yard requirements, conditional use authorizations, and neighborhood 16 notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special 17 Use District to qualify for condominium conversion or a condominium map that includes the 18 existing dwelling units and the new dwelling units that constitute the project; 5) the 19 Administrative Code to require new dwelling or group housing units constructed pursuant to 20 the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 21 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming 22 the Planning Department's determination under the California Environmental Quality Act, and 23 making findings of consistency with the General Plan, and the eight priority policies of 24

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1 Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare 2 under Planning Code, Section 302.; and 3 WHEREAS, On or about July 12, 2023, the Clerk of the Board of Supervisors referred 4 the proposed ordinance to the Planning Commission; and WHEREAS, The Planning Commission shall, in accordance with Planning Code 5 6 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date 7 of referral of the proposed amendment or modification by the Board to the Commission; and 8 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to 9 constitute disapproval; and 10 WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d), may, by 11 Resolution, extend the prescribed time within which the Planning Commission is to render its 12 decision on proposed amendments to the Planning Code that the Board of Supervisors 13 initiates; and 14 WHEREAS, Supervisor Engardio has requested additional time for the Planning 15 Commission to review the proposed Ordinance; and 16 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning 17 Commission additional time to review the proposed Ordinance and render its decision; now, 18 therefore, be it 19 RESOLVED, That by this Resolution, the Board hereby retroactively extends the 20 prescribed time within which the Planning Commission may render its decision on the 21 proposed Ordinance for approximately 90 additional days, until January 8, 2024. 22 23 24 25

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one): \square 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment) \square 2. Request for next printed agenda (For Adoption Without Committee Reference) (Routine, non-controversial and/or commendatory matters only) 3. Request for Hearing on a subject matter at Committee Request for Letter beginning with "Supervisor 4. inquires..." 5. City Attorney Request Call File No. \square 6. from Committee. Budget and Legislative Analyst Request (attached written Motion) 7. Substitute Legislation File No. \square 8. Reactivate File No. 9. \square Topic submitted for Mayoral Appearance before the Board on 10. The proposed legislation should be forwarded to the following (please check all appropriate boxes): □ Small Business Commission □ Ethics Commission □ Youth Commission □ Building Inspection Commission □ Human Resources Department □ Planning Commission General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53): \Box Yes \square No (Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.) Sponsor(s): Subject: Long Title or text listed: