

## LEGISLATIVE DIGEST

[Planning Code - Zoning Map - Establishing the Lombard and Scott Street Affordable Group Housing Special Use District - 3151-3155 Scott Street]

**Ordinance amending the San Francisco Planning Code by adding Section 249.55 and amending Section Map 2SU to: 1) create the Lombard and Scott Street Affordable Group Housing Special Use District for the real property encompassing 3151-3155 Scott Street (Assessor's Block No. 0937, Lot No. 001), at the southwest corner of Scott and Lombard Streets, in order to facilitate the development of an affordable group housing project; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.**

### Existing Law

Article 2, Section 249.1 et seq., of the San Francisco Planning Code establishes a number of Special Use Districts (SUDs), including SUDs for specific affordable housing projects.

### Amendments to Current Law

The proposed legislation will amend the San Francisco Zoning Map and add a new SUD to Article 2 of the Planning Code that will facilitate the development of an affordable group housing project at 3151-3155 Scott Street. The property currently contains a three-story building that functions as a tourist hotel with no permanent residents. No open space, off-street parking, or rear yard currently exist for the building.

With public funding to provide an affordability level at a maximum of 50% AMI, a local nonprofit housing developer proposes to rehabilitate the property and provide approximately 24 affordable group housing units on the site exclusively for transition-age youth. The project will also contain one on-site manager's unit.

The project will require conditional use approval. The conditional use approval may authorize exceptions from current Code requirements for density, rear yard, open space, and exposure. The project may have a density of up to 24 units of group housing and one manager's unit, with a minimum number of 143 square feet of lot area for each bedroom; the Planning Code Section 208 rules for calculating density will apply. The rear yard and open space requirements set forth in Planning Code Sections 134 and 135, respectively, will not apply to the project. If the group housing facility does not receive a certificate of final completion by December 31, 2015, the project authorization shall expire on January 1, 2016.