

1 [Zoning - HOPE SF Hunters View SUD and the 40/65-X Height and Bulk District.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 263.20 to**
4 **establish special exceptions for heights within the HOPE SF Hunters View Special Use**
5 **District and the 40/65-X Height and Bulk District, allowing residential buildings with**
6 **conditional use authorization pursuant to Planning Code Sections 303 and 304 to have**
7 **a maximum height of 65 feet; adopting environmental findings, Section 302 findings,**
8 **and findings of consistency with the General Plan and the Priority Policies of Planning**
9 **Code Section 101.1.**

10 Note: This section is entirely new.

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

12 Section 1. Findings.

13 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
14 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
15 Planning Commission Resolution No. _____, and incorporates such reasons
16 herein by reference. A copy of the Planning Commission resolution is on file with the Clerk of
17 the Board of Supervisors in File No. _____.

18 (b) This Board of Supervisors, having reviewed the proposed legislation after public
19 testimony, finds and declares that this ordinance is in conformity with the General Plan and
20 with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning
21 Commission Resolution No. _____, and hereby adopts and incorporates those
22 reasons by reference.

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

33 Section 2. The San Francisco Planning Code is hereby amended by adding Section
44 263.20, to read as follows:

55 SEC. 263.20. Special Exceptions: HOPE SF Hunters View Special Use District and
66 the 40/65-X Height and Bulk District.

77 (a) General. In the HOPE SF Hunters View Special Use District and the 40/65-X
88 Height and Bulk District, exceptions to the 40-foot base height up to 65 feet may be approved
99 by the Planning Commission, in appropriate cases, as part of a Planned Unit Development,
100 and as provided herein.

111 (b) Purpose. The San Francisco Housing Authority, in partnership with the San
122 Francisco Redevelopment Agency, proposes to demolish the existing public housing on the
133 Hunters View site and to develop a mixture of public housing, affordable rental and ownership
14 housing, and market-rate housing to replace it. It is anticipated that the project will be
155 developed in multiple phases. Proceeds from the sale of the market rate units will be used to
166 cross-collateralize the construction of the public housing and rental units. In order to achieve
177 a successful program, the density of the Hunters View site will be increased from 267 units to
188 up to 800 units. Due to the difficult topography of the site, such density cannot be achieved
199 without an increase in the height limit for the site.

200 (c) Height Exceptions. Such height exceptions may be permitted provided that the
211 following criteria, in addition to those stated in Section 303(c), are met:

222 (1) The height of the building or structure so approved by the Planning Commission
233 does not exceed 65 feet.

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1 (2) The principal use of the building or structure for which the additional height is
2 sought is residential.

3 (3) The additional height will not add significant shadows on property under the
4 jurisdiction of the Recreation and Park Commission pursuant to Section 295.

5 (4) The development as a whole, and any building or structure that is over 40 feet,
6 provides an appropriate transition to adjacent higher or lower buildings or structures.

7 (5) No more than 35% of the gross area of the site will contain buildings or
8 structures exceeding 50 feet in height and no more than 50% of the gross area of the site will
9 contain buildings or structures exceeding 40 feet in height, as measured pursuant to Section
10 304(d)(6). Building heights in excess of 40 feet shall only be allowed in accordance with a
11 Design for Development or other design guidelines approved by the Planning Commission as
12 a part of a Planned Unit Development. Where such a Design for Development or other design
13 guidelines is approved as part of a Planned Unit Development and provides more stringent
14 restrictions on the amount of site area that can contain buildings over 40 feet than set forth in
15 this subsection (5), the said Design for Development or design guidelines shall govern.

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

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By: _____
20 JUDITH A. BOYAJIAN
Deputy City Attorney

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