FILE NO. 150914

# REVISED LEGISLATIVE DIGEST

(1/25/2016, Amended in Committee)

[Planning Code - Affordable Housing Review Process]

**Ordinance amending the Planning Code to provide administrative review of affordable housing, permitting it as a principal use, and not requiring a Planning Commission hearing, with certain exceptions; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and general 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.**

## Existing Law

The Planning Code requires development projects to apply for certain kinds of permits, depending on the requirements of the particular zoning district where the project is located. There is no exception from the Planning Code requirements for affordable housing projects.

## Amendments to Current Law

The amendments would allow projects where the principal use is housing comprised solely of housing that is restricted for a minimum of 55 years as affordable for "persons and families of low or moderate income," as defined in California Health & Safety Code Section 50093, to be considered a principally permitted use and would not require conditional use authorization or other review by the Planning Commission, provided that the site is not designated as public open space, under the jurisdiction of the San Francisco Recreation and Park Department, located in a zoning district where residential uses are prohibited or in an RH zoning district. If the affordable housing project proposes demolition or a change of use of a general grocery store or a movie theatre, it may not use the administrative review procedures set forth in the ordinance. If a conditional use authorization or other Planning Commission approval is required for provision of parking, where the amount of parking provided exceeds the base amount permitted as accessory in Planning Code Article 1.5, such requirement continues to apply. If a non-residential use contained in a proposed project would require conditional use authorization or other review by the Planning Commission, such requirement would apply unless the non-residential use is accessory to and supportive of the affordable housing on-site. The ordinance does not change the process for discretionary review.

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