

1 [Planning Code - Zoning - South of Market Youth and Family Special Use District]

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3 **Ordinance amending the Planning Code, Section 249.40A, concerning the South of**
4 **Market Youth and Family Special Use District, bounded generally by Natoma Street on**
5 **the north, Harrison Street on the south, 4th Street on the east, and 7th Street on the**
6 **west, to require that all projects containing five or more dwelling units be subject to the**
7 **Tier C affordable housing requirements established in the Eastern Neighborhoods**
8 **Plan; and adopting environmental findings, and findings of consistency with the**
9 **General Plan and the priority policies of Planning Code, Section 101.1(b).**

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11 Note: Additions are single-underline italics Times New Roman;
12 deletions are ~~strikethrough italics Times New Roman~~.
13 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. Findings.

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

21 (b) The Board of Supervisors finds that this ordinance is, on balance, consistent
22 with the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the
23 reasons set forth in Planning Commission Resolution No. _____, and incorporates
24 those reasons herein by reference.

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1 (c) In accordance with the actions contemplated herein, this Board adopted
2 Resolution No. _____, concerning findings pursuant to the California Environmental
3 Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said
4 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and is
5 incorporated by reference herein.

6 Section 2. The San Francisco Planning Code is hereby amended by amending Section
7 249.40A, to read as follows:

8 **SEC. 249.40A. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.**

9 (a) Purpose. The South of Market (SoMa) Youth and Family Special Use District is
10 intended to expand the provision of affordable housing in the area defined below. In addition,
11 this zoning is intended to protect and enhance the health and environment of youth and
12 families by adopting policies that focus on certain lower density areas of this District for the
13 expansion of affordable housing opportunities. The findings of Planning Code Section 319.1
14 concerning the provision of affordable housing are incorporated herein by reference.

15 (b) Geography. The general boundaries of the SoMa Youth and Family Special Use
16 District are Natoma Street on the north, Harrison Street on the south, 4th Street on the east,
17 and 7th Street on the west. The Special Use District is more particularly identified in the
18 Zoning Map.

19 (c) Controls.

20 (1) For the entire Special Use District, all provisions of the Planning Code shall
21 continue to apply, except for the following:

22 (A) The following uses shall require a Conditional Use authorization, pursuant to
23 Section 303, unless the underlying zoning is more restrictive:

24 (i) Religious facilities, as defined in Sec. 890.50(d);

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- 1 (ii) Bars, as defined in Sec. 890.22;
2 (iii) Liquor stores, as defined in Sec. 790.55;
3 (iv) Amusement arcades, as defined in Sec. 890.4;
4 (v) Full service restaurants, as defined in Sec. 890.92;
5 (vi) Large fast food restaurants, as defined in Sec. 890.91;
6 (vii) Adult entertainment, as defined in Sec. 890.36;
7 (viii) Other entertainment, as defined in Sec. 890.37;
8 (ix) Movie theatres, as defined in Sec. 890.64;
9 (x) Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and
10 (xi) Parking garages, as defined in Sections 890.8, 890.10, and 890.12.

11 (B) The Land Dedication alternative is available for any project of 55 feet or
12 more under the same terms and conditions as provided for in Section 319.4(b)(2)(A) — (J).

13 ~~(2) In addition to the controls above, the following provisions shall apply to all properties that~~
14 ~~are not tangent to the following streets: Howard Street, Harrison Street, Folsom Street, 4th, 5th, 6th~~
15 ~~and 7th Streets.~~

16 (A-C) Any project containing 5 or more dwelling units or in excess of 40 feet in
17 height within this Special Use District shall be subject to the Tier C affordable housing
18 requirements of Sections 319 et seq.

19 Section 3. This Section is uncodified. Neighborhood Preference in Allocation of
20 Affordable Housing. The Board urges the Mayor's Office of Housing, in consultation with the
21 Planning Department, to prepare a written report analyzing the maximum extent to which the
22 allocation of affordable housing can include a preference for the residents of the Youth and
23 Family Zone Special Use District taking into account the diversity of such residents and the
24 their need and ability to purchase such housing. The Mayor's Office of Housing shall submit
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1 the report to the Board of Supervisors within 6 months of the effective date of this Ordinance.
2 The report also shall include recommendations for legislation or programmatic changes to the
3 procedures for affordable housing allocation based on the findings of the report.

4 Section 4. This Section is uncodified. Severability. If any provision of this Ordinance
5 or its application to any housing project or to the subject Special Use District areas, is held
6 invalid, the remainder of this Ordinance, or the application of such provision to other housing
7 projects or to the subject Special Use District areas, shall not be affected thereby.

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

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12 By: _____
John D. Malamut
Deputy City Attorney

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