

1 [Approval of an additional 90-Day Extension for Planning Commission Review of Inclusionary
2 Affordable Housing Program (File No. 150911)]

3 **Resolution extending by an additional 90 days the prescribed time within which the**
4 **Planning Commission may render its decision on an Ordinance (File No. 150911)**
5 **amending the Planning Code to provide revised geographic, timing, pricing, and other**
6 **requirements for the off-site alternative to the Inclusionary Housing Fee; create a new**
7 **option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a**
8 **new alternative for project sponsors of smaller market-rate projects to direct the**
9 **Affordable Housing Fee to small sites projects; create an option for project sponsors of**
10 **on- and off-site housing to provide higher amounts of affordable housing at higher**
11 **levels of affordability termed “dialing up;” revise certain definitions and operating**
12 **procedures related to the Inclusionary Housing Program and make conforming**
13 **changes; affirming the Planning Department’s determination under the California**
14 **Environmental Quality Act; and making findings of consistency with the General Plan,**
15 **and the eight priority policies of the Planning Code, Section 101.1.**

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17 WHEREAS, On September 15, 2015, Mayor Edwin M. Lee and Supervisors Mark
18 Farrell and Katy Tang introduced legislation amending the Planning Code to provide revised
19 geographic, timing, pricing and other requirements for the off-site alternative to the
20 Inclusionary Housing Fee; create a new option for off-site projects that qualify as Nonprofit
21 Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate
22 projects to direct the Affordable Housing Fee to small sites projects; create an option for
23 project sponsors of on- and off-site housing to provide higher amounts of affordable housing
24 at higher levels of affordability termed “dialing up;” revise certain definitions and operating
25 procedures related to the Inclusionary Housing Program and make conforming changes;

1 affirming the Planning Department's determination under the California Environmental Quality
2 Act; and making Planning Code, Section 302 findings, and making findings of consistency
3 with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; and

4 WHEREAS, A copy of said legislation is on file with the Clerk of the Board of
5 Supervisors in File No. 150911 and is incorporated herein by reference; and

6 WHEREAS, On or about September 22, 2015, the Clerk of the Board of Supervisors
7 referred the proposed ordinance to the Planning Commission, which currently is reviewing the
8 proposed ordinance; and

9 WHEREAS, The Planning Commission shall, in accordance with Planning Code,
10 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date
11 of referral of the proposed amendment or modification by the Board to the Commission; and

12 WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d) may, by
13 Resolution, extend the prescribed time within which the Planning Commission is to render its
14 decision on proposed amendments to the Planning Code that the Board of Supervisors
15 initiates; and

16 WHEREAS, The Board, on December 15, 2015, adopted Resolution No. 531-15 which
17 extended the Planning Department original review by 45 days; and

18 WHEREAS, The Board, on February 2, 2016, adopted Resolution No. 44-16 which
19 extended the Planning Department review by an additional 90 days; and

20 WHEREAS, The Board, on May 3, 2016, adopted Resolution No. 172-16 which
21 extended the Planning Department review by an additional 150 days; and

22 WHEREAS, Mayor Lee and Supervisors Farrell and Tang have requested additional
23 time for the Planning Commission to review the proposed Ordinance; and

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1 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning
2 Commission additional time to review the proposed Ordinance and render its decision; now,
3 therefore, be it

4 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
5 within which the Planning Commission may render its decision on the proposed Ordinance for
6 an additional 90 days, until December 30, 2016.

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