

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

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

11 NOTE: Additions are *single-underline italics Times New Roman*;  
12 deletions are ~~*strike-through italics Times New Roman*~~.  
13 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strike-through normal~~.

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

15 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco  
16 hereby finds and determines that:

17 (a) The Planning Department has determined that the actions contemplated in this  
18 ordinance comply with the California Environmental Quality Act (Public Resources Code  
19 Section 21000 et seq.) Said determination is on file with the Clerk of the Board of Supervisors  
20 in File No. \_\_\_\_\_ and is incorporated herein by reference.

21 (b) Pursuant to Section 302 of the Planning Code, the Board finds that this ordinance  
22 will serve the public necessity, convenience, and welfare for the reasons set forth in Planning  
23 Commission Resolution No. \_\_\_\_\_ and the Board incorporates those reasons herein by  
24 reference. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on file with the Clerk of  
25 the Board of Supervisors in File No. \_\_\_\_\_.

1 (c) The Board of Supervisors finds that this ordinance is in conformity with the General  
2 Plan and the Priority Policies of Section 101.1 for the reasons set forth in Planning  
3 Commission Resolution No. \_\_\_\_\_ and the Board incorporates those reasons herein by  
4 reference.

5 (d) The property commonly known as 3151 - 3155 Scott Street is located on the  
6 southwest corner of Scott and Lombard Streets (Block 0937, Lot 001) in the City and County  
7 of San Francisco. The property is zoned NC-3 and is within a 40-X height and bulk district. It  
8 currently contains a three-story building that functions as a tourist hotel with no permanent  
9 residents. No open space, off-street parking or rear yard currently exist for the building.

10 (e) With public funding to provide an affordability level at a maximum of 50% AMI, a  
11 local nonprofit housing developer proposes to rehabilitate the property and provide  
12 approximately 24 affordable group housing units on the site exclusively for transition-age  
13 youth. The proposed project would also include one on-site manager's unit. The proposed  
14 density of the group housing exceeds the Planning Code maximum.

15 (f) This Special Use District is being established in order to allow the sponsor to  
16 develop the affordable group housing project on the subject site to the proposed density with  
17 no required open space, parking or rear yard.

18 (g) On \_\_\_\_\_, 2011, at a duly noticed public hearing, the Planning Commission  
19 adopted proposed Planning Code and Zoning Map amendments in Resolution No.  
20 \_\_\_\_\_ creating the Lombard and Scott Street Affordable Group Housing Special Use  
21 District.

22 (h) The letter from the Planning Department transmitting the proposed Planning Code  
23 and Zoning Map amendments to the Board of Supervisors, the Mitigated Negative Declaration  
24 with respect to the approval of the Project, and the Resolution approving the proposed  
25 Planning Code amendments are on file with the Clerk of the Board in File No.\_\_\_\_\_.

1 These and any and all other documents referenced in this ordinance have been made  
2 available to, and have been reviewed by, the Board of Supervisors, and may be found in the  
3 files of the Planning Department, as the custodian of records, at 1650 Mission Street in San  
4 Francisco, and in File No.\_\_\_\_\_. With the Clerk of the Board of Supervisors at One Dr.  
5 Carlton B. Goodlett Place, San Francisco, and are incorporated herein by reference.  
6

7 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
8 249.55, to read as follows:

9 **SEC. 249.55 LOMBARD AND SCOTT STREET AFFORDABLE GROUP HOUSING**  
10 **SPECIAL USE DISTRICT.**

11 In order to facilitate the establishment of affordable group housing use on the subject  
12 property, there shall be established the Lombard and Scott Street Affordable Group Housing  
13 Special Use District located at 3151 – 3155 Scott Street (Assessor’s block 0937, Lot 001), as  
14 designated on Sectional Map 2SU of the Zoning Map of the City and County of San  
15 Francisco. The following provisions shall apply within the Special Use District.

16 (a) **Purpose.** The Lombard and Scott Street Affordable Group Housing Special Use  
17 District is hereby established in order to facilitate the development of an affordable group  
18 housing project exclusively for transition-age youth.

19 (b) **Applicability.** The provisions of this Special Use District shall apply only to an  
20 affordable group housing project exclusively for transition-age youth by a nonprofit housing  
21 developer that receives funding from the San Francisco Mayor's Office of Housing to develop  
22 the project and any successors or assigns of the developer.

23 (c) **Conditional Use Approval.** In this Special Use District exceptions from otherwise  
24 applicable requirements of this Code may be appropriate in order to further the critical goal of  
25 creating affordable housing for transition-age youth. A conditional use approval shall be

1 required for any development subject to this Section 249.55. Such conditional use may grant  
2 the following exceptions from the requirements of this Code if the facts presented establish  
3 that the exceptions satisfy the criteria of Subsections 303(c)(1) through 303(c)(3) of this Code.  
4 The following exceptions from the requirements of this Code are appropriate in order to further  
5 the goal of preserving and enhancing a group housing use for transition-age youth.

6 (i) **Density.** An affordable group housing project meeting the requirements of  
7 subsection (b) above is authorized to have a density of up to 24 units of group housing and  
8 one manager's unit, with a minimum number of 143 square feet of lot area for each bedroom.  
9 The rules for calculating density set forth in Section 208 of this Code shall apply.

10 (ii) **Rear Yard.** The rear yard requirement for NC-3 zoning districts set forth in Section  
11 134 of this Code shall not apply to a rehabilitation project authorized by this Special Use  
12 District.

13 (iii) **Open Space.** The useable open space requirements for NC-3 zoning districts set  
14 forth in Section 135 of this Code shall not apply to a rehabilitation project authorized by this  
15 Special Use District.

16 (iv) **Exposure.** The exposure requirement set forth in Section 140 of this Code shall not  
17 apply for interior group housing units that do not face Scott Street or Lombard Street to a  
18 rehabilitation project authorized by this Special Use District.

19  
20 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, and as duly  
21 approved by resolution of the Planning Commission, Section Map 2SU of the Zoning Map of  
22 the City and County of San Francisco shall designate the following real property as the  
23 Lombard and Scott Street Affordable Group Housing Special Use District:  
24  
25

<u>Description of Property</u>	<u>Special Use District to be Approved</u>
Assessor's Block 0937, Lot 001	Scott Street Affordable Group Housing
3151 – 3155 Scott Street	Special Use District

(d) **Expiration of Special Use District.** In the event that the group housing facility described in subsection (a) has not received a certificate of final completion or certificate of final occupancy by December 31, 2015, the authorization and right vested by this ordinance shall be deemed void and cancelled, and this section 249. 55 shall expire on January 1, 2016.

Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

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

By: \_\_\_\_\_  
JUDITH A. BOYAJIAN  
Deputy City Attorney