

LEGISLATIVE DIGEST

[Planning Code - Development Impact Fees on Corner Lots]

Ordinance amending the Planning Code to exempt projects on corner lots approved under the Housing Choice-San Francisco program from development impact fees and requirements, except for Citywide inclusionary housing requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Existing Law

Article 4 of the Planning Code prescribes various development impact fees and requirements. In particular, Section 415 contains inclusionary housing requirements that apply Citywide.

Planning Code Section 206.10 sets forth the Housing Choice-San Francisco Program (HC-SF Program or Program). The HC-SF Program provides additional residential development capacity, modifications to certain Planning Code and design standards, and an administrative or discretionary review process for eligible residential projects that comply with the Program. The HC-SF Program prescribes a minimum height limit of 65 feet for corner lots that comply with the Program. The HC-SF Program does not waive or modify development impact fees and requirements, except that it provides additional options for complying with the inclusionary housing requirements of Section 415.

Amendments to Current Law

This ordinance would waive all development impact fees and requirements for corner lots that comply with the HC-SF program, with the exception of the inclusionary housing requirements in Section 415. This waiver would only apply to eligible projects that have not paid fees prior to the effective date of the ordinance. The ordinance does not modify Planning Code Section 415 or the mechanisms for compliance with Section 415 for projects approved under the HC-SF Program.