

LEGISLATIVE DIGEST

[Administrative Code - Central SoMa Legacy Business and PDR Support Fund - Jackson Playground Park Fund - Planning Code Fee Credits - Real Property Conveyance for Affordable Housing Construction]

Ordinance amending the Administrative Code to create the Central SoMa Legacy Business & PDR Support Fund and the Jackson Playground Park Fund; crediting payments to be made by KR Flower Mart, LLC under the Flower Mart Development Agreement against Eastern Neighborhoods Infrastructure Fees under Planning Code, Section 423, and Transportation Sustainability Fees under Planning Code, Section 411A; authorizing the City to accept land located at 71 Boardman Place and 356 Harriet Street (Assessor's Parcel Block No. 3779, Lot Nos. 084 and 112) for affordable housing; and providing KR Flower Mart, LLC credit against Jobs-Housing Linkage Fees under Planning Code, Section 413, for the value of that land; authorizing the attachment of missing pages to the Transportation Demand Management exhibit of the Development Agreement; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and public necessity, convenience, and welfare findings under Planning Code, Section 302.

Existing Law

California Government Code section 65864 *et seq.* (the Development Agreement Statute”) and San Francisco Administrative Code Chapter 56 (“Chapter 56”) authorize the City to enter into development agreements. On January 7, 2020, the Board of Supervisors adopted Ordinance No. 002-20 approving a development agreement relating to the 5th and Brannan Site (the "Development Agreement"). A copy of the Development Agreement is on file with the Clerk of the Board in File No. 190682.

Amendments to Existing Law

This ordinance would create the Central SoMa Legacy Business & PDR Support Fund and the Jackson Playground Park Fund (collectively, the “Funds”), and place certain developer impact fees payable by the developer into these two Funds upon City’s receipt, with the developer receiving credit for fees paid as described in the ordinance. These fees would then be used by the City for the purposes described in the Administrative Code sections establishing the Funds, including to support the flower vendors at the new offsite flower market location. This ordinance will also (1) authorize the City, acting through MOHCD, to accept real property at 71 Boardman Place and 356 Harriet Street for affordable housing, and (2) authorize City staff to correct the Development Agreement by adding missing pages to the Transportation Demand Management exhibit that were inadvertently not attached to the original Development Agreement.

FILE NO. 211298

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