

1 [Approval of a 60 Day Extension for Planning Commission Review of Conversion, Demolition,
2 Merger, and Conformity of Residential Uses (File No. 130041)]

3 **Resolution extending by 60 days the prescribed time within which the Planning**
4 **Commission may render its decision on an Ordinance (File No. 130041) amending the**
5 **Planning Code by repealing Sections 790.84, 790.86, 890.84, and 890.86 and amending**
6 **Section 317 and various other sections to: 1) revise the criteria for the residential**
7 **demolition, conversion and merger; 2) standardize definitions of residential demolition,**
8 **conversion and merger across various use districts; 3) permit the enlargement or**
9 **alteration of dwelling units which are nonconforming as to density in districts where**
10 **dwelling units are principally permitted if there is no increase in nonconformity of**
11 **height, bulk, or required rear yards or setbacks; 4) permit alterations to nonconforming**
12 **uses or noncomplying structures to comply with disabled access requirements or to**
13 **provide secure bicycle parking; 5) establish a strong presumption in favor of**
14 **preserving dwelling units in enforcement of requirements for nonconforming uses,**
15 **structures and lots; and 6) making environmental findings, Planning Code, Section 302,**
16 **findings, and findings of consistency with the General Plan and the Priority Policies of**
17 **Planning Code Section 101.1.**

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19 WHEREAS, On January 15, 2013, Supervisor Avalos introduced legislation amending
20 the San Francisco Planning Code that would repeal Sections 790.84, 790.86, 890.84 and
21 890.86 and amend Section 317 and various other sections to 1) revise the criteria for the
22 residential demolition, conversion and merger, 2) standardize definitions of residential
23 demolition, conversion and merger across various use districts, 3) permit the enlargement or
24 alteration of dwelling units which are nonconforming as to density in districts where dwelling
25 units are principally permitted if there is no increase in nonconformity of height, bulk, or

1 required rear yards or setbacks, 4) permit alterations to nonconforming uses or noncomplying
2 structures to comply with disabled access requirements or to provide secure bicycle parking;
3 5) establish a strong presumption in favor of preserving dwelling units in enforcement of
4 requirements for nonconforming uses, structures and lots; and 6) make environmental
5 findings, Planning Code Section 302 findings, and findings of consistency with the General
6 Plan and the Priority Policies of Planning Code Section 101.1; and

7 WHEREAS, On January 22, 2013, the Clerk of the Board of Supervisors referred the
8 proposed ordinance to the Planning Commission, which currently is reviewing the proposed
9 ordinance; and

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

14 WHEREAS, Supervisor Avalos has requested additional time to allow the Planning
15 Commission and the public to review the proposed Ordinance; and

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

19 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
20 within which the Planning Commission may render its decision on the proposed Ordinance for
21 an additional 60 days, until June 21, 2013.

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