

1 [Approval of a 90-Day Extension for Planning Commission Review of an Ordinance Creating
2 the Affordable Housing Bonus Programs (File No. 150969)]

3 **Resolution extending by 90 days the prescribed time within which the Planning**
4 **Commission may render its decision on a Ordinance (File No. 150969) amending the**
5 **San Francisco Planning Code to create the Affordable Housing Bonus Programs,**
6 **consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable**
7 **Housing Bonus Program, the Analyzed State Density Bonus Program and the**
8 **Individually Requested State Density Bonus Program, to provide for development**
9 **bonuses and zoning modifications for affordable housing, in compliance with, and**
10 **above those required by the State Density Bonus Law, Government Code, Section**
11 **65915, et seq.; to establish the procedures in which the Local Affordable Housing**
12 **Bonus Program and the 100 Percent Affordable Housing Bonus Program shall be**
13 **reviewed and approved; and amending the Planning Code to exempt projects from the**
14 **height limits specified in the Planning Code and the Zoning Maps; and affirming the**
15 **Planning Department’s determination under the California Environmental Quality Act;**
16 **and making findings of consistency with the General Plan, and the eight priority**
17 **policies of Planning Code, Section 101.1.**

18
19 WHEREAS, On September 29, 2015, Mayor Lee and Supervisor Tang introduced
20 legislation amending the Planning Code to create the Affordable Housing Bonus Programs,
21 consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable
22 Housing Bonus Program, the Analyzed State Density Bonus Program and the Individually
23 Requested State Density Bonus Program, to provide for development bonuses and zoning
24 modifications for affordable housing, in compliance with, and above those required by the
25 State Density Bonus Law, Government Code, Section 65915, et seq.; to establish the

1 procedures in which the Local Affordable Housing Bonus Program and the 100 Percent
2 Affordable Housing Bonus Program shall be reviewed and approved; and amending the
3 Planning Code to exempt projects from the height limits specified in the Planning Code and
4 the Zoning Maps; and affirming the Planning Department's determination under the California
5 Environmental Quality Act; and making findings of consistency with the General Plan, and the
6 eight priority policies of Planning Code, Section 101.1; and

7 WHEREAS, On or about September 29, 2015, the Clerk of the Board of Supervisors
8 referred the proposed ordinance to the Planning Commission; 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, Failure of the Commission to act within 90 days shall be deemed to
13 constitute disapproval; and

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

18 WHEREAS, Mayor Lee and Supervisor Tang has requested additional time for the
19 Planning Commission to review the proposed Ordinance; and

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

23 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
24 within which the Planning Commission may render its decision on the proposed Ordinance for
25 approximately 90 additional days, until February 22, 2015.