

**REVISED LEGISLATIVE DIGEST**  
(Amended in Committee, 3/7/2022)

[Planning Code, Zoning Map - Group Housing Special Use District]

**Ordinance amending the Planning Code to create the Group Housing Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

Currently, group housing is allowed in most districts that allow residential uses in San Francisco.

Amendments to Current Law

This ordinance would create a special use district that prohibited Group Housing in the areas bounded by Bush Street, Stockton Street, Market Street, and Polk Street (the greater Tenderloin neighborhood), and the area bounded by Union Street, Grant Avenue, Columbus Avenue, Montgomery Street, California Street, and Powell Street (the greater Chinatown neighborhood). Group Housing projects that are also Affordable Housing Projects, as defined in Planning Code section 315(b), or Single Room Occupancy residential hotel units required by section 41.13 of the Hotel Conversion Ordinance, Administrative Code section 41.13, would not be prohibited.

The ordinance would only be effective on the effective date of the ordinance in either Board of Supervisors File Nos. 210564 or 210866. Those ordinances allow additional units in RH-1 neighborhoods. When adopted together with one of these other ordinances, this ordinance would not reduce the residential capacity of the City.

Background Information

There are a number of group housing projects in the greater Chinatown and Tenderloin neighborhoods. Group housing units contain limited or no kitchen facilities or food storage areas.

This version of the ordinance includes amendments made at the Land Use and Transportation Committee of the Board of Supervisors on March 7, 2022, to exempt affordable housing and single room occupancy hotel units required by the Hotel Conversion Ordinance from the SUD.

FILE NO. 211300

n:\legana\as2021\2200120\01571418.docx