

1 [Special Use District]

2 **Ordinance amending the San Francisco Planning Code by adding Section 249.23 to**  
3 **create a Senior Affordable Housing Special Use District of a property described as**  
4 **Assessor’s Block 1234, Lots 11 and 14, located at 1250 Haight Street, on the north side,**  
5 **between Lyon Street and Central Avenue; and adopting findings pursuant to Planning**  
6 **Code Section 101.1.**

7 Note: Additions are single-underline italics Times New Roman.  
8 Deletions are ~~striketrough italics Times New Roman~~.  
9 Board amendment additions are double underlined.  
Board amendment deletions are ~~striketrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. The San Francisco Planning Code is hereby amended by adding Section  
12 249.23, to read as follows:

13 **SEC. 249.23. HAIGHT STREET SENIOR AFFORDABLE HOUSING SPECIAL USE**  
14 **DISTRICT.**

15 In order to provide for affordable housing for very low and low-income seniors, there  
16 shall be a Haight Street Senior Affordable Housing Special Use District, consisting of Lots 11  
17 and 14 of Assessor’s Block 1234, as designated on Sectional Map 7SU of the Zoning Map.  
18 The following provisions shall apply within such special use district:

19 (a) Any developer of housing who agrees to construct at least (i) 20 percent of the  
20 total units of a housing development for lower-income households, or (ii) 10 percent of the  
21 total units of a housing development for very low-income households, or (iii) at least 50  
22 percent of the total dwelling units of a housing development for occupancy by at least one  
23 person 62 years of age or older shall be entitled to a density bonus to permit the construction  
24 of residential units in excess of the number otherwise permitted for the subject property.

25 (b) For purposes of this Section, the following definitions shall apply:

1           (1) “Density bonus” shall mean a density increase of six (6) dwelling units over the  
2 number of dwelling units otherwise permitted for the subject property. The density bonus  
3 shall not be calculated as part of the total units for purposes of determining the percentage of  
4 designated units.

5           (2) “Designated unit” shall mean a housing unit identified and reported by the  
6 developer of a housing development as a unit that is affordable to households of lower or  
7 very low income or occupied by at least one person 62 years of age or older.

8           (3) “Housing development” shall mean thirty-four (34) or more dwelling units.

9           (4) “Lower income households” is defined in Section 50079.5 of the Health and  
10 Safety Code.

11           (5) “Very low income households” is defined in Section 50105 of the Health and  
12 Safety Code.

13           (c) In this special use district, all applicable provisions of the Planning Code shall  
14 continue to apply, except as otherwise provided in this Section 249.23.

15           (d) In this special use district, a modification to or exception from otherwise  
16 applicable requirements of this Code may be appropriate in order to further the goal of  
17 creating affordable senior housing. A conditional use approval for a development subject to  
18 this section may modify or grant the following modifications to or exceptions from otherwise  
19 applicable requirements of this Code, if the facts presented are such as to establish that the  
20 modification or exception satisfies the criteria of Section 303(c) of this Code. The following  
21 modifications to or exceptions from the requirements of this Code are appropriate in order to  
22 further the goal of creating affordable senior housing.

23           (1) A modification of or exception to the rear yard requirements of Section 134 of  
24 this Code to reduce the rear yard setback to no less than approximately 3 feet 7 inches or  
25 such other amount as provided by the current building footprint;

1 (2) A modification of or exception to the dwelling unit exposure requirements of  
2 Section 140 of this Code to provide that the required windows specified in Section 140 may  
3 face a public alley, public street or side yard which is less than 25 feet in width, as provided  
4 by the current building footprint;

5 (3) A modification of or exception to the parking requirements of Section 151 of this  
6 Code to provide one parking space for each 7 dwelling units;

7 (4) A modification of or exception to the height limitations of Section 260(b)(1)(B) of  
8 this Code to permit an average building height of approximately 60 feet based on the slope of  
9 the property within this special use district, or such other height as provided by the current  
10 building height;

11 (5) A modification of or exception to the open space requirements of Section 135 of  
12 this Code to reduce the open space requirements for 40 dwelling units to approximately 820  
13 square feet.

14 (e) In evaluating a conditional use application to grant a density bonus or  
15 exceptions to the Planning Code pursuant to this section, the Planning Commission shall  
16 consider the extent to which the dwelling units of a proposed housing development would be  
17 affordable.

18 (f) The controls of this Section shall remain in effect until December 31, 2008.

19 Section 2. The Board of Supervisors finds that this amendment is consistent with the  
20 priority policies set forth in Section 101.1 of the San Francisco Planning Code, and adopts as  
21 its own the findings made by the Planning Commission in Resolution No. \_\_\_\_\_.

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1 APPROVED AS TO FORM:  
2 DENNIS J. HERRERA, City Attorney

RECOMMENDED:  
DIRECTOR OF PLANNING

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5 By: \_\_\_\_\_  
6 Judith A. Boyajian  
7 Deputy City Attorney

BY: \_\_\_\_\_  
Gerald G. Green  
Director of Planning

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