

1 [Approval of a 30-Day Extension for Planning Commission Review of Construction of In-Law
2 Units in Existing Residential Buildings or Auxiliary Structures on the Same Lot; Rent Control
3 (File No. 131063)]

4 **Resolution extending by 30 days the prescribed time within which the Planning**
5 **Commission may render its decision on a Ordinance (File No. 131063) amending the**
6 **Planning Code to allow the construction of an additional dwelling unit or units within**
7 **the existing envelope of a residential building or auxiliary structure on the same lot**
8 **(“In-Law Units”) on any parcel in the Castro Street Neighborhood Commercial District**
9 **and within 1,750 feet of the District boundaries, excluding any lot within 500 feet of**
10 **Block 2623, Lots 116 through 154, and authorizing the Zoning Administrator to waive**
11 **density and other Planning Code requirements in order to create the In-Law Units;**
12 **amending the Administrative Code to provide that an In-Law Unit constructed with a**
13 **waiver of Code requirements shall be subject to the provisions of the San Francisco**
14 **Residential Rent Stabilization and Arbitration Ordinance if the existing building or any**
15 **existing dwelling unit is already subject to the Rent Ordinance; making environmental**
16 **findings and findings of consistency with the General Plan, and the eight priority**
17 **policies of Planning Code, Section 101.1; and directing the Clerk to send a copy of this**
18 **ordinance to the California Department of Housing and Community Development in**
19 **accordance with State law.**

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21 WHEREAS, On October 29, 2013, Supervisor Wiener introduced legislation amending
22 the Planning Code that would allow the construction of an additional dwelling unit or units
23 within the existing envelope of a residential building or auxiliary structure on the same lot (“In-
24 Law Units”) on any parcel in the Castro Street Neighborhood Commercial District and within
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1 1,750 feet of the District boundaries, excluding any lot within 500 feet of Block No. 2623, Lot
2 Nos. 116 through 154, and authorizing the Zoning Administrator to waive density and other
3 Planning Code requirements in order to create the In-Law Units, amending the Administrative
4 Code to provide that an In-Law Unit constructed with a waiver of Code requirements shall be
5 subject to the provisions of the San Francisco Residential Rent Stabilization and Arbitration
6 Ordinance if the existing building or any existing dwelling unit is already subject to the Rent
7 Ordinance, making environmental findings and findings of consistency with the General Plan,
8 and the eight priority policies of Planning Code, Section 101.1, and directing the Clerk to send
9 a copy of this ordinance to the California Department of Housing and Community

10 Development in accordance with State law. A copy of said legislation is on file with the Clerk
11 of the Board of Supervisors in File No. 131063 and is incorporated herein by reference; and

12 WHEREAS, On or about November 12, 2013, the Clerk of the Board of Supervisors
13 referred the proposed ordinance to the Planning Commission, which currently is reviewing the
14 proposed ordinance; and

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

19 WHEREAS, Supervisor Wiener has requested additional time for the Planning
20 Commission to review the proposed Ordinance; and

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

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1 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
2 within which the Planning Commission may render its decision on the proposed Ordinance for
3 approximately 60 additional days, until April 12, 2014.

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