



SAN FRANCISCO PLANNING DEPARTMENT

April 8, 2016

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Mayor Lee
Honorable Supervisor Tang
Honorable Members of the Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number 2014-001503GPA
Affordable Housing Bonus Program (AHBP)
Board File No. _____ (pending) General Plan Amendment
Planning Commission Recommendation: Forwarded to the Board of
Supervisors with a recommendation for adoption.**

Dear Clerk Calvillo and Mayor Edwin Lee:

On October 15, 2015, November 5, 2015, December 3, 2015, January 28, 2016, and February 25, 2016 the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinances that would create conforming General Plan Amendments and amend the San Francisco Planning Code for the Affordable Housing Bonus Program (AHBP) as introduced by Mayor Lee and Supervisor Tang.

General Plan Amendments.

The Commission unanimously recommended approval of the corresponding General Plan Amendments, contingent upon the adoption of the Affordable Housing Bonus Program Planning Code amendment. The Commission's amendment is pending review by the City Attorney and has not yet been incorporated into this draft ordinance.

Planning Code Amendments

The Planning Commission forwarded the proposed Planning Code Amendments to the Board of Supervisors with several suggested amendments of consideration but without a recommendation on the ordinance as a whole. This ordinance will be transmitted to the Board of Supervisors separately.

On April 24, 2014, the San Francisco Planning Commission, in Resolution No. 19121, certified the 2004 and 2009 Housing Element Final Environmental Impact Report ("Final EIR"), prepared in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq. In Resolution No. 19122, the Planning Commission adopted the findings and conclusions required by CEQA regarding alternatives, mitigation measures, and significant environmental impacts analyzed in the Final EIR, and adopted a Mitigation Monitoring and

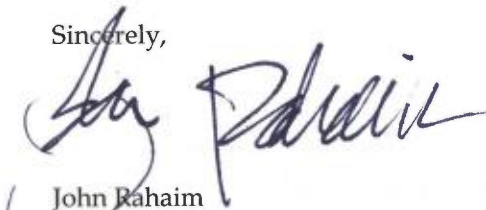
Reporting Program and a Statement of Overriding Considerations as part of its approval of the 2009 Housing Element.

On January 14, 2016, in response to the proposed Affordable Housing Bonus Program related General Plan Amendments, the San Francisco Planning Department prepared an Addendum to the 2004 and 2009 Housing Element Final EIR under CEQA Guidelines Section 15164 ("the Addendum"). The Addendum accessed here and the Note to File is Exhibit H: http://sfmea.sfplanning.org/2014.1304E_AHBP_Addendum03_011416%20Final.pdf

I humbly remind the legislative sponsors, Mayor Edwin Lee and Supervisor Tang, to please advise the City Attorney at your earliest convenience if you wish to incorporate any of the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim
Director of Planning

cc:

Audrey Pearson, Deputy City Attorney
Jeff Buckley, Senior Advisor, Office of Mayor Ed Lee
Ashley Summers, Aide to Supervisor Tang
Alisa Somera, Office of the Clerk of the Board
Kearstin Dischinger, Planning Department
Supervisor Kay Tang, Legislative Sponsor

Attachments:

1. Planning Commission Resolution 19577 – Proposed General Plan Amendments
2. Draft Ordinance Amending the General Plan
3. Planning Department Executive Summary
4. Addendum 3 to Environmental Impact Report