

1 [Special Use District.]

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

8 Note: Additions are *single-underline italics Times New Roman*;
9 deletions are *strikethrough italics Times New Roman*.
10 Board amendment additions are double underlined.
11 Board amendment deletions are ~~strikethrough normal~~.

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

13 Section 1. The San Francisco Planning Code is hereby amended by adding Section
14 249.23, to read as follows:

15 **SEC. 249.23. HAIGHT STREET SENIOR AFFORDABLE HOUSING SPECIAL USE**
16 **DISTRICT.**

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

- 21 (a) Any developer of housing who agrees to construct at
22 least (i) 20 percent of the total units of a housing development for
23 lower-income households, or (ii) 10 percent of the total units of a
24 housing development for very low-income households, or (iii) at
25 least 50 percent of the total dwelling units of a housing
development for occupancy by at least one person 62 years of age

1 or older shall be entitled to a density bonus to permit the
2 construction of residential units in excess of the number otherwise
3 permitted for the subject property.

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

5 (1) "Density bonus" shall mean a density increase of six (6) dwelling
6 units over the number of dwelling units otherwise permitted for the subject property. The
7 density bonus shall not be calculated as part of the total units for purposes of determining the
8 percentage of designated units.

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

12 (3) "Housing development" shall mean thirty-four (34) or more dwelling units.

13 (4) "Lower income households" is defined in Section 50079.5 of the
14 Health and Safety Code.

15 (5) "Very low income households" is defined in Section 50105 of the
16 Health and Safety Code.

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

20 (d) In this special use district, a modification to or
21 exception from otherwise applicable requirements of this Code
22 may be appropriate in order to further the goal of creating
23 affordable senior housing. A conditional use approval for a
24 development subject to this section may modify or grant the
25 following modifications to or exceptions from otherwise applicable

1 requirements of this Code, if the facts presented are such as to
2 establish that the modification or exception satisfies the criteria of
3 Section 303(c) of this Code. The following modifications to or
4 exceptions from the requirements of this Code are appropriate in
5 order to further the goal of creating affordable senior housing.

6 (1) A modification of or exception to the rear yard requirements of
7 Section 134 of this Code to reduce the rear yard setback to no less than approximately 3 feet
8 7 inches or such other amount as provided by the current building footprint;

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

13 (3) A modification of or exception to the parking requirements of
14 Section 151 of this Code to provide one parking space for each ≥ 10 dwelling units;

15 (4) A modification of or exception to the height limitations of Section
16 260(b)(1)(B) of this Code to permit an average building height of approximately 60 feet based
17 on the slope of the property within this special use district, or such other height as provided by
18 the current building height;

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

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

1 (f) ~~The controls of this Section shall remain in effect until December 31, 2008~~ In the event that the
2 units as described in Subsection (a) are not constructed as specified by December 31, 2008, the
3 controls of this Section 249.23 shall expire on January 1, 2009.

4 Section 2. The Board of Supervisors finds that this amendment is consistent with the
5 priority policies set forth in Section 101.1 of the San Francisco Planning Code, and adopts as
6 its own the findings made by the Planning Commission in Resolution ~~No. _____~~ Nos.
7 16500 and 16501.

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9 APPROVED AS TO FORM:

RECOMMENDED:

10 DENNIS J. HERRERA, City Attorney

DIRECTOR OF PLANNING

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By: Susan Cleveland-Knowles _____

BY: _____

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Deputy City Attorney

Gerald G. Green
Director of Planning

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