

File No. 140017

Committee Item No. _____
Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 14, 2014

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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Completed by: Joy Lamug

Date January 9, 2014

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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
(File No. 131063)]

3
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.**

20
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
25

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

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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1 [Planning and Administrative Codes - Construction of In-Law Units in Existing Residential
2 Buildings or Auxiliary Structures on the Same Lot; Rent Control]

3
4 **Ordinance amending the Planning Code to allow the construction of an additional**
5 **dwelling unit or units within the existing envelope of a residential building or auxiliary**
6 **structure on the same lot (In-Law Units) on any parcel in the Castro Street**
7 **Neighborhood Commercial District and within 1,750 feet of the District boundaries,**
8 **excluding any lot within 500 feet of Assessor Block No. 2623, Lot Nos. 116 through 154;**
9 **and authorizing the Zoning Administrator to waive density and other Planning Code**
10 **requirements in order to create the In-Law Units; amending the Administrative Code to**
11 **provide that an In-Law Unit constructed with a waiver of code requirements shall be**
12 **subject to the provisions of the San Francisco Residential Rent Stabilization and**
13 **Arbitration Ordinance if the existing building, or any existing dwelling unit, is already**
14 **subject to the Rent Ordinance; and making environmental findings, and findings of**
15 **consistency with the General Plan, and the eight priority policies of Planning Code,**
16 **Section 101.1, and directing the Clerk to send a copy of this Ordinance to the California**
17 **Department of Housing and Community Development in accordance with State law.**

18
19 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
20 **Additions to Codes** are in *single-underline italics Times New Roman font*.
21 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
22 **Board amendment additions** are in double-underlined Arial font.
23 **Board amendment deletions** are in ~~strikethrough Arial font~~.
24 **Asterisks (* * * *)** indicate the omission of unchanged Code
25 subsections or parts of tables.

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

1 Section 1. General and Environmental Findings.

2 (a) The Planning Department has determined that the actions contemplated in this
3 ordinance comply with the California Environmental Quality Act (California Public Resources
4 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
5 Supervisors in File No. _____ and is incorporated herein by reference.

6 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
7 findings that the actions contemplated in this ordinance are consistent, on balance, with the
8 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
9 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
10 Board of Supervisors in File No. _____, and is incorporated herein by reference.

11 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
12 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
13 in Planning Commission Resolution No. _____ and the Board incorporates such reasons
14 herein by reference. A copy of Planning Commission Resolution No. _____ is on file with the
15 Board of Supervisors in File No. _____.

16 Section 2. Specific Findings.

17 1. San Francisco has long had a housing shortage. The housing market continues to
18 be tight and housing costs are beyond the reach of many households.

19 2. Policy 1.5 of the City's 2009 Housing Element states that adding new units in
20 existing residential buildings represents a simple and cost-effective method of expanding the
21 City's housing supply.

22 3. In Section 65852.150 of the California Government Code, the State Legislature
23 finds and declares that second units are a valuable form of housing in California. Permitting
24 the creation of in-law units in existing residential buildings within the Castro Street
25 Neighborhood Commercial District and nearby will provide additional housing without

1 changing the built character of this established, already dense, and transit-rich neighborhood.
2 It also “greens” San Francisco by efficiently using existing buildings and allowing more
3 residents to live within walking distance of transit, shopping, and services.

4 Section 3. The Planning Code is hereby amended by amending Section 715.1 and the
5 Section 715 Zoning Control Table, to read as follows:

6 **SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

7 The Castro Street District is situated in Eureka Valley, close to the geographic center of
8 San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The
9 physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain
10 many small, but intensely active commercial businesses. The multi-purpose commercial
11 district provides both convenience goods to its immediate neighborhood as well as
12 comparison shopping goods and services on a specialized basis to a wider trade area.
13 Commercial businesses are active both in the daytime and late into the evening and include a
14 number of gay-oriented bars and restaurants, as well as several specialty clothing and gift
15 stores. The district also supports a number of offices in converted residential buildings.

16 The Castro Street District controls are designed to maintain existing small-scale
17 development and promote a balanced mix of uses. Building standards permit small-scale
18 buildings and uses and protect rear yards above the ground story and at residential levels. In
19 new buildings, most commercial uses are permitted at the ground and second stories. Special
20 controls are necessary to preserve the existing equilibrium of neighborhood-serving
21 convenience and specialty commercial uses. In order to maintain convenience stores and
22 protect adjacent residential livability, controls authorize some additional eating and drinking
23 establishments with a conditional use, permit self-service specialty food establishments, and
24 permit with certain limitations new late-night uses, adult and other entertainment, and financial
25

1 service uses. The continuous retail frontage is maintained by prohibiting most automobile and
 2 drive-up uses.

3 Housing development in new buildings is encouraged above the second story. Existing
 4 housing units are protected by limitations on demolitions and upper-story conversions.

5 "In-Law Units" are allowed in the Castro Street Neighborhood Commercial District and on a
 6 lot within 1,750 feet of the District boundaries, excluding any lot within 500 feet of Block 2623, Lots
 7 116 through 154. For purposes of this Section, an In-Law Unit is defined as an additional dwelling unit
 8 that (1) is permitted to be constructed within the envelope of an existing building zoned for residential
 9 use or within the envelope of an existing auxiliary structure on the same lot and (2) will be constructed
 10 with a waiver from the Zoning Administrator of the density limits and/or the parking, rear yard, and
 11 open space standards of this Code pursuant to the Special Provisions in Table 715 and Section 307(l).

12 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

13 **ZONING CONTROL TABLE**

			Castro Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	40-X, 65B; additional 5 feet for parcels with active ground floor uses; see Section 263.20. See Zoning Map Height Sculpting

			on Alleys: § 261.1
715.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
715.13	Street Frontage	§ 145.1	Required
715.14	Awning	§ 790.20	P § 136.1(a)
715.15	Canopy	§ 790.26	P § 136.1(b)
715.16	Marquee	§ 790.58	P § 136.1(c)
715.17	Street Trees		Required § 138.1
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)

1			P to 1,999 sq. ft.;
2			C 2,000 sq. ft. to
3	715.21	Use Size	3,999 sq. ft.;
4		[Non-Residential]	NP # 4,000 sq. ft.
5			& above
6			Generally, none
7			required if
8	715.22	Off-Street Parking,	occupied floor area
9		Commercial/Institutional	is less than 5,000
10			sq. ft.
11			§§ 151, 161(g)
12			Generally, none
13			required if gross
14	715.23	Off-Street Freight Loading	floor area is less
15			than 10,000 sq. ft.
16			§§ 152, 161(b)
17			P if located in
18			front;
19	715.24	Outdoor Activity Area	C if located
20			elsewhere
21			§ 145.2(a)
22	715.25	Drive-Up Facility	
23			P if recessed 3
24	715.26	Walk-Up Facility	ft.;
25			C if not recessed

						§ 145.2(b)
715.27	Hours of Operation	§ 790.48				P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
715.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609				
715.31	Business Sign	§§ 262, 602 - 604, 608, 609				P # § 607.1(f)2
715.32	Other Signs	§§ 262, 602 - 604, 608, 609				P # § 607.1(c) (d) (g)
No.	Zoning Category	§ References			Castro Street	
						Controls by Story
		§ 790.118	1st	2nd	3rd+	
715.38	Residential Conversion	§ 790.84	P	C		
715.39	Residential Demolition	§ 790.86	P	C	C	
Retail Sales and Services						
715.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P		
715.41	Bar	§ 790.22				
715.43	Limited-Restaurant	§ 790.90	P			
715.44	Restaurant	§ 790.91	C			
715.45	Liquor Store	§ 790.55	C			

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715.46	Movie Theater	§ 790.64	P		
715.47	Adult Entertainment	§ 790.36	C		
715.48	Other Entertainment	§ 790.38	C		
715.49	Financial Service	§ 790.110	C	C	
715.50	Limited Financial Service	§ 790.112	C		
715.51	Medical Service	§ 790.114	P	P	C
715.52	Personal Service	§ 790.116	P	P	C
715.53	Business or Professional Service	§ 790.108	P	P	C
715.54	Massage Establishment	§ 790.60, § 1900 Health Code	C #	C #	
715.55	Tourist Hotel	§ 790.46	C	C	C
715.56	Automobile Parking	§§ 156, 160, 790.8	C	C	C
715.57	Automotive Gas Station	§ 790.14			
715.58	Automotive Service Station	§ 790.17			
715.59	Automotive Repair	§ 790.15			
715.60	Automotive Wash	§ 790.18			
715.61	Automobile Sale or Rental	§ 790.12			

1	715.62	Animal Hospital	§ 790.6	C			
2	715.63	Ambulance Service	§ 790.2				
3	715.64	Mortuary	§ 790.62				
4	715.65	Trade Shop	§ 790.124	P	C		
5	715.66	Storage	§ 790.117				
6	715.68	Fringe Financial	§ 790.111				
7		Service					
8	715.69	Tobacco	§ 790.123	C			
9		Paraphernalia					
10		Establishments					
11	715.69B	Amusement Game	§ 790.4				
12		Arcade (Mechanical					
13		Amusement Devices)					
14	715.69C	Neighborhood	§ 102.35(a)	P	P	P	
15		Agriculture					
16	715.69D	Large-Scale Urban	§ 102.35(b)	C	C	C	
17		Agriculture					
18	Institutions and Non-Retail Sales and Services						
19	715.70	Administrative Service	§ 790.106				
20	715.80	Hospital or Medical	§ 790.44				
21		Center					
22	715.81	Other Institutions,	§ 790.50	P	C	C	
23		Large					
24	715.82	Other Institutions,	§ 790.51	P	P	P	
25							

1		Small				
2	715.83	Public Use	§ 790.80	C	C	C
3	715.84	Medical Cannabis Dispensary	§ 790.141	P		
5	RESIDENTIAL STANDARDS AND USES					
6	715.90	Residential Use	§ 790.88	P	P	P
7	715.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4#		
10	715.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
13	715.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)#		
17	715.94	Off-Street Parking, Residential	§§ 150, 153 - 157, 159 - 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)#		
20	715.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR CASTRO STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
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1			Use Size shall generally not exceed 4,000 square feet except that an
2	§	§	Institution, Other Large as defined in Section 790.50 that is operated by a
3	715.21	121.1	non-profit and is neighborhood-serving may exceed 4,000 sq. ft. by
4			Conditional Use Authorization.
5	§		UPPER MARKET STREET SPECIAL SIGN DISTRICT
6	715.31	§	Boundaries: Applicable only for the portions of the Castro Street NCD as
7	§	608.10	mapped on Sectional Map SSD
8	715.32		Controls: Special restrictions and limitations for signs
9			CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS
10			Boundaries: Applicable to the Castro Street Neighborhood Commercial
11			District
12			Controls: A Restaurant Use may only add ABC license types 47, 49 or 75
13	§	§	as a conditional use on the ground level if, in addition to the criteria set forth
14	715.44	790.91	in Section 303, the Planning Commission finds that the restaurant is
15			operating as a Bona Fide Eating Place, as defined in Section 790.142 of this
16			Code. Should a restaurant fail to operate as a Bona Fide Eating Place for
17			any length of time, the conditional use authorization shall be subject to
18			immediate revocation.
19			MESSAGE ESTABLISHMENT
20		§	Controls: Massage shall generally be subject to Conditional Use
21		790.60,	authorization. Certain exceptions to the Conditional Use requirement for
22	.54	§ 1900	massage are described in Section 790.60(c). When considering an
23	Health		application for a conditional use permit pursuant to this subsection, the
24	Code		Planning Commission shall consider, in addition to the criteria listed in
25			Section 303(c), the additional criteria described in Section 303(o).

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p>	<p>§</p> <p>§</p> <p>715.68</p> <p>249.35</p>	<p style="text-align: center;">FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT</p> <p>(FFSRUD)</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Castro Street Neighborhood Commercial District.</p> <p>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
<p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>§ 715</p>	<p style="text-align: center;">IN-LAW UNITS</p> <p><u><i>Boundaries: The Castro Street NCD and on a lot within 1,750 feet of the District boundaries, excluding any lot within 500 feet of Block 2623, Lots 116 through 154.</i></u></p> <p><u><i>Controls: An "In-Law Unit," as defined in Section 715, is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot under the following conditions:</i></u></p> <p><u><i>(1) An In-Law Unit shall be constructed entirely within the existing building envelope.</i></u></p> <p><u><i>(2) For buildings that have no more than 10 existing dwelling units, one In-Law Unit is permitted; for buildings that have more than 10 existing dwelling units, two In-Law Units are permitted.</i></u></p> <p><u><i>(3) An In-Law Unit shall not exceed 750 square feet of habitable space.</i></u></p> <p><u><i>(4) An In-Law Unit shall not be constructed using space from an existing dwelling unit.</i></u></p> <p><u><i>(5) Pursuant to the provisions of Section 307(l) of this Code, an In-Law Unit</i></u></p>

1		<u>may receive a waiver of the density limits and/or parking, rear yard, and open space</u>
2		<u>standards of this Code from the Zoning Administrator; provided, however, that if the</u>
3		<u>existing building or any existing dwelling unit within the building is subject to the</u>
4		<u>provisions of the San Francisco Residential Rent Stabilization and Arbitration</u>
5		<u>Ordinance (Chapter 37 of the San Francisco Administrative Code), the property</u>
6		<u>owner shall submit to the Department (i) a proposed agreement demonstrating that</u>
7		<u>the In-Law Unit(s) are not subject to the Costa Hawkins Rental Housing Act</u>
8		<u>(California Civil Code Section 1954.50) because, under Section 1954.52(b), the</u>
9		<u>owner has entered into this agreement with the City in consideration for a direct</u>
10		<u>financial contribution or any other form of assistance specified in California</u>
11		<u>Government Code Sections 65915 et seq. and(ii) if the Planning Director determines</u>
12		<u>necessary, an Affidavit containing information about the direct financial</u>
13		<u>contribution or other form of assistance provided to the property owner. The</u>
14		<u>property owner and the Planning Director (or his designee), on behalf of the City,</u>
15		<u>will execute the Agreement, which shall be reviewed and approved by the City</u>
16		<u>Attorney's Office.</u>
17		

18 Section 4. The Planning Code is hereby amended by amending Section 307, to read as
19 follows:

20 **SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR.**

21 In addition to those specified in Sections 302 through 306, and Sections 316 through
22 316.6 of this Code, the Zoning Administrator shall have the following powers and duties in
23 administration and enforcement of this Code. The duties described in this Section shall be
24 performed under the general supervision of the Director of Planning, who shall be kept
25 informed of the actions of the Zoning Administrator.

1 (a) **Rules, Regulations and Interpretations.** The Zoning Administrator shall,
2 consistent with the expressed standards, purposes and intent of this Code and pursuant to its
3 objectives, issue and adopt such rules, regulations and interpretations as are in the Zoning
4 Administrator's opinion necessary to administer and enforce the provisions of this Code. Such
5 rules and regulations, and any such interpretations that will be of general application in future
6 cases, shall be made a part of the permanent public records of the Planning Department. The
7 Zoning Administrator shall respond to all written requests for determinations regarding the
8 classification of uses and the interpretation and applicability of the provisions of this Code.

9 (b) **Compliance with This Code.** The Zoning Administrator shall have authority to take
10 appropriate actions to secure compliance with this Code, through review of permit
11 applications, surveys and record-keeping, enforcement against violations as described in
12 Section 176, and other means.

13 (c) **Inspection of Premises.** In the performance of any prescribed duties, the Zoning
14 Administrator and employees of the Planning Department authorized to represent the Zoning
15 Administrator shall have the right to enter any building or premises for the purposes of
16 investigation and inspection; provided, that such right of entry shall be exercised only at
17 reasonable hours, and that in no case shall entry be made to any building in the absence of
18 the owner or tenant thereof without the written order of a court of competent jurisdiction.

19 (d) **Code Maintenance.** The Zoning Administrator shall periodically review and study
20 the effectiveness and appropriateness of the provisions of this Code, for the purpose of
21 recommending necessary changes to the Director of Planning and the Planning Commission.

22 (e) **Exercise of Powers and Duties by Others.** In cases where absence, incapacity,
23 vacancy of the office, conflict of interest or other sufficient reasons prevent action by the
24 Zoning Administrator, the Director of Planning may designate any officer or employee of the
25 Department to carry out any function of the Zoning Administrator so affected.

1 (f) **Cooperation With Other Departments.** The Zoning Administrator shall furnish to
2 the various departments, officers and employees of the City vested with the duty or authority
3 to issue permits or licenses (including but not limited to the Department of Public Works,
4 Department of Public Health, Police Department and Fire Department) such information as
5 will insure the proper administration of this Code and of all the rules, regulations,
6 interpretations and other determinations of the Planning Department relative thereto. It shall
7 be the duty of said departments, officers and employees to cooperate with the Zoning
8 Administrator in the performance of the Zoning Administrator's duties, and to assist in the
9 enforcement of the provisions of this Code.

10 (g) **Exceptions from Certain Specific Code Standards through Administrative**
11 **Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use**
12 **Districts.** The Zoning Administrator may allow complete or partial relief from parking, rear
13 yard, open space and wind and shadow standards as authorized in the applicable sections of
14 this Code, when modification of the standard would result in a project better fulfilling the
15 criteria set forth in the applicable section. The procedures and fee for such review shall be the
16 same as those which are applicable to variances, as set forth in Sections 306.1 through 306.5
17 and 308.2.

18 (h) **Exceptions from Certain Specific Code Standards through Administrative**
19 **Review in the Eastern Neighborhoods Mixed Use Districts.** In the Eastern Neighborhoods
20 Mixed Use Districts, the Zoning Administrator may allow complete or partial relief from certain
21 standards specifically identified below and elsewhere in this Code when modification of the
22 standard would result in a project fulfilling the criteria set forth below and in the applicable
23 section.

24 (1) **Applicability.** For projects not subject to Section 329, relief may be provided
25 for the following requirements: rear yard; non-residential open space; off-street loading

1 requirements; and off-street parking limits up to the maximum quantities described in Section
2 151.1. Relief may also be provided for dwelling unit exposure requirements for buildings which
3 are designated landmark buildings or contributory buildings within designated historic districts
4 per Article 10 of this Code, and/or buildings recorded with the State Historic Preservation
5 Office as eligible for the California Register, when the following criteria are met: (i) literal
6 enforcement of Section 140 would result in the material impairment of the historic resource;
7 and (ii) the project complies with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7
8 (2001)) and/or Section 1006 and any related Article 10 appendices of this Code.

9 (2) **Procedures.** The review of a modification requested under this Section shall
10 be conducted as part of, and incorporated into, a related building permit application or other
11 required project authorizations; no additional fee shall be required. Under no circumstances
12 shall such modification provide relief from any fee, including those related to usable open
13 space pursuant to Sections 135(j) and 135.3(d). The provisions of this Subsection (h) shall not
14 preclude such additional conditions as may be deemed necessary by the Zoning
15 Administrator to further the purposes of this Section or other Sections of this Code.

16 (i) **Criteria for the Reduction or Modification of Off-Street Parking Requirements.**

17 In approving a reduction or modification of off-street requirements authorized by this Code,
18 the Zoning Administrator or the Planning Commission shall consider and apply the following
19 criteria:

20 (1) the reduction in the parking requirement is justified by the reasonably
21 anticipated automobile usage by residents of and visitors to the project; and

22 (2) the reduction in the parking requirement will not be detrimental to the health,
23 safety, convenience, or general welfare of persons residing in or working in the vicinity; and

24 (3) the minimization of conflict of vehicular and pedestrian movements; and

25 (4) the availability of transportation modes other than the automobile; and

1 (5) the pattern of land use and character of development in the vicinity; and
2 (6) such other criteria as the Zoning Administrator deems appropriate in the
3 circumstances of the particular case.

4 (j) **Conversion from Student Housing to Non-Student Residential Use.** If a
5 residential project no longer qualifies as Student Housing as defined in Planning Code Section
6 102.36, the Zoning Administrator may allow the conversion of the Student Housing to any
7 permitted residential use in the zoning district in which the Student Housing is located upon
8 determination that the converted Student Housing has complied with any applicable
9 Inclusionary Affordable Housing Requirements as outlined in Planning Code Section
10 415.3(c)(5)(C)(iii), and that all other Planning Code requirements applicable to that residential
11 use have been met or modified through appropriate procedures.

12 (k) **Waiver or Modification of Required Bicycle Parking.** The Zoning Administrator
13 shall conduct the review of any administrative waiver under Section 307(k) as part of, and
14 incorporate into, a related building permit application or other required project authorization
15 and shall not require an additional fee or application.

16 (1) Waiver or Modification of Class 1 Bicycle Parking Requirements.

17 (A) **Alternative Locations.** The Zoning Administrator may grant approval that
18 Class 1 bicycle parking be located on an offsite lot, under certain circumstances. Uses subject
19 to Section 155.2 may apply for alternative locations approval only when off-street automobile
20 parking does not exist on the subject lot. Existing City-owned buildings subject to 155.3 may
21 apply for alternative locations approval when compliance with subsection 155.3(b) may not be
22 feasible because of demonstrable hardship including when off-street automobile parking does
23 not exist on the subject lot. In acting upon all these cases, the Zoning Administrator shall be
24 guided by the following criteria:

25 (i) Such alternative facilities shall be well lit and secure.

1 (ii) The alternative facility bicycle entrance shall be no more than 500 feet
2 from the entrance of the primary building, unless there are no feasible locations within a 500
3 foot radius that can be provided. However, in no event shall an alternative location be
4 approved that is farther from the entrance of the building than the closest automobile parking
5 garage.

6 (B) **Temporary Exemptions.** The Zoning Administrator may issue a temporary
7 exemption for bicycle parking subject to Section 155.3 of this Code for one year, under the
8 following circumstances:

9 (i) For required Class 1 bicycle parking requirements in City-owned and
10 leased buildings, if no feasible alternative parking facility exists nearby that can be approved
11 pursuant to Subsection (k)(1)(A) above, or securing an alternative location would be unduly
12 costly and pose a demonstrable hardship on the Landlord or on the City where the City owns
13 the building. In order to obtain this exemption, the Responsible City Official shall certify to the
14 Zoning Administrator in writing that the Landlord or the City where the City owns the building,
15 will not prohibit Employees from storing a bicycle in a Workspace provided that such bicycles
16 are stored in a way that the Fire Code is not violated and that the normal business of the
17 building is not disrupted. The Responsible City Official shall provide the required bicycle
18 parking within one year of the issuance of such exemption, or shall obtain a new exemption
19 for each year until such bicycle parking is provided.

20 (ii) For required bicycle parking in non-accessory automobile garages or
21 lots with 500 or more spaces. In order to obtain this exemption, the Responsible City Official
22 shall provide to the Zoning Administrator in writing an analysis demonstrating that the demand
23 ~~for bicycle parking in that location is less than the amount required by Section 155.3 of this~~
24 Code. This exemption may only be provided for any required bicycle parking above fifty Class
25 2 spaces. The exemptions for these garages may be issued for up to one year. The

1 Responsible City Official shall provide the required bicycle parking within one year of the
2 issuance of such exemption, or shall obtain a new exemption for each year until such bicycle
3 parking is provided.

4 (2) **Temporary Exemptions, Waiver or Modification of Required Class 2**
5 **Bicycle Parking.** Temporary exemptions for Class 2 bicycle parking shall be granted as
6 allowed in subsection 1(B) above. The Zoning Administrator may administratively waive some
7 or all of the Class 2 bicycle parking requirement in any case when all of findings (A)-(D) are
8 affirmatively met for some or all of the Class 2 requirements:

9 (A) No off-street auto parking is provided on-site in a garage or lot;

10 (B) No on-site publicly-accessible open space is provided where it would
11 be appropriate to locate some or all of the required Class 2 bicycle parking as allowed per
12 Section 155.1(b)(2) of this Code;

13 (C) The provision of on-site Class 2 bicycle parking is not desirable or
14 feasible based on the physical character, pedestrian circulation, historic character or urban
15 design of the building and block;

16 (D) The San Francisco Municipal Transportation Agency, Department of
17 Public Works, or other relevant agency will not grant approval to install Class 2 bicycle racks
18 in the public right-of-way adjacent to the subject lot sufficient to meet the requirements
19 because the bicycle rack would: (i) interfere with utilities or the general public welfare or (ii)
20 adversely affect the design and configuration of existing or planned streetscape
21 improvements.

22 (E) In Lieu Fee in Case of Waiver or Variance for Class 2 Parking. For
23 ~~each required Class 2 bicycle parking space that the Zoning Administrator waives as a result~~
24 of a variance per Section 305 or waives in accordance with subsection (D)(ii) above, the
25

1 project sponsor shall pay an in lieu bicycle parking fee as provided by Section 430 et seq. of
2 this Code.

3 (l) Exceptions from Certain Specific Code Standards through Administrative Review
4 in the Castro Street Neighborhood Commercial District and within 1,750 feet of the District
5 boundaries, excluding any lot within 500 feet of Block 2623, Lots 116 through 154.

6 The Zoning Administrator may allow complete or partial relief from the density limits and from
7 the parking, rear yard, and open space standards as authorized in the applicable sections of this Code,
8 when modification of the standard would facilitate the construction of an In-Law Unit, as defined in
9 Section 715.1 of this Code. In considering any request for complete or partial relief from these Code
10 requirements, the Zoning Administrator shall facilitate the construction of such In-Law Units to the
11 extent feasible and shall consider any criteria elsewhere in this Section 307 that he or she determines to
12 be applicable.

13 Section 5. The Administrative Code is hereby amended by amending Section 37.2, to
14 read as follows:

15 * * * *

16 (r) **Rental Units.** All residential dwelling units in the City and County of San Francisco
17 together with the land and appurtenant buildings thereto, and all housing services, privileges,
18 furnishings and facilities supplied in connection with the use or occupancy thereof, including
19 garage and parking facilities.

20 Garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks,
21 patios, or gardens on the same lot, or kitchen facilities or lobbies in single room occupancy
22 (SRO) hotels, supplied in connection with the use or occupancy of a unit, may not be severed
23 from the tenancy by the landlord without just cause as required by Section 37.9(a). Any
24 severance, reduction or removal permitted under this Section 37.2(r) shall be offset by a
25

1 corresponding reduction in rent. Either a landlord or a tenant may file a petition with the Rent
2 Board to determine the amount of the rent reduction.

3 The term "rental units" shall not include:

4 (1) Housing accommodations in hotels, motels, inns, tourist houses, rooming and
5 boarding houses, provided that at such time as an accommodation has been occupied by a
6 tenant for 32 continuous days or more, such accommodation shall become a rental unit
7 subject to the provisions of this Chapter; provided further, no landlord shall bring an action to
8 recover possession of such unit in order to avoid having the unit come within the provisions of
9 this Chapter. An eviction for a purpose not permitted under Section 37.9(a) shall be deemed
10 to be an action to recover possession in order to avoid having a unit come within the
11 provisions of this Chapter;

12 (2) Dwelling units in nonprofit cooperatives owned, occupied and controlled by a
13 majority of the residents or dwelling units solely owned by a nonprofit public benefit
14 corporation governed by a board of directors the majority of which are residents of the
15 dwelling units and where it is required in the corporate by-laws that rent increases be
16 approved by a majority of the residents;

17 (3) Housing accommodation in any hospital, convent, monastery, extended care
18 facility, asylum, residential care or adult day health care facility for the elderly which must be
19 operated pursuant to a license issued by the California Department of Social Services, as
20 required by California Health and Safety Chapters 3.2 and 3.3; or in dormitories owned and
21 operated by an institution of higher education, a high school, or an elementary school;

22 (4) Except as provided in Subsections (A), (B) and (C), dwelling units whose rents
23 ~~are controlled or regulated by any government unit, agency or authority, excepting those~~
24 unsubsidized and/or unassisted units which are insured by the United States Department of
25 Housing and Urban Development; provided, however, that units in unreinforced masonry

1 buildings which have undergone seismic strengthening in accordance with Building Code
2 Chapters 16B and 16C shall remain subject to the Rent Ordinances to the extent that the
3 ordinance is not in conflict with the seismic strengthening bond program or with the program's
4 loan agreements or with any regulations promulgated thereunder;

5 (A) For purposes of Sections 37.2, 37.3(a)(10)(A), 37.4, 37.5, 37.6, 37.9, 37.9A,
6 37.10A, 37.11A and 37.13, and the arbitration provisions of Sections 37.8 and 37.8A
7 applicable only to the provisions of Sections 37.3(a)(10)(A), the term "rental units" shall
8 include units occupied by recipients of tenant-based rental assistance where the tenant-based
9 rental assistance program does not establish the tenant's share of base rent as a fixed
10 percentage of a tenant's income, such as in the Section 8 voucher program and the "Over-
11 FMR Tenancy" program defined in 24 CFR Section 982.4;

12 (B) For purposes of Sections 37.2, 37.3(a)(10)(B), 37.4, 37.5, 37.6, 37.9, 37.9A,
13 37.10A, 37.11A and 37.13, the term "rental units" shall include units occupied by recipients of
14 tenant-based rental assistance where the rent payable by the tenant under the tenant-based
15 rental assistance program is a fixed percentage of the tenant's income; such as in the Section
16 8 certificate program and the rental subsidy program for the Housing Opportunities for
17 Persons with Aids ("HOPWA") program (42 U.S.C. Section 12901 et seq., as amended);

18 (C) The term "rental units" shall include units in a building for which tax credits
19 are reserved or obtained pursuant to the federal low income housing tax credit program
20 (LIHTC, Section 42 of the Internal Revenue Code, 26 U.S.C. Section 42), that satisfy the
21 following criteria:

22 (i) Where a tenant's occupancy of the unit began before the applicable
23 LIHTC regulatory agreement was recorded; and,

24 (ii) Where the rent is not controlled or regulated by any use restrictions
25 imposed by the City and County of San Francisco, the San Francisco Redevelopment

1 Agency, the State of California Office of Housing and Community Development, or the United
2 States Department of Housing and Urban Development.

3 Nothing in this Section 37.2(r)(4)(C) precludes a landlord from seeking an exemption
4 from rent regulation on the basis of substantial rehabilitation under Section 37.2(r)(6).

5 This Section 37.2(r)(4)(C) definition of "rental unit" shall apply to any unit where the
6 qualifying tenant (see Section 37.2(r)(4)(C)(i)) is in possession of the unit on or after the
7 effective date of this ordinance (Ord. No. 281-06), including but not limited to any unit where
8 the tenant has been served with a notice to quit but has not vacated the unit and there is no
9 final judgment against the tenant for possession of the unit as of the effective date of this
10 ordinance (Ord. No. 281-06).

11 (D) The term "rental units" shall include In-Law Units constructed pursuant to Section
12 715.1 of the Planning Code and the Section 715 Zoning Control Table and that have received a waiver
13 of the density limits and/or the parking, rear yard, and open space standards from the Zoning
14 Administrator pursuant to Planning Code Section 307(l), provided that the building containing the In-
15 Law Unit(s) or any unit within the building is already subject to this Chapter.

16 (5) Rental units located in a structure for which a certificate of occupancy was first
17 issued after the effective date of this ordinance; (A) except as provided for certain categories
18 of units and dwellings by Section 37.3(d) and Section 37.9A(b) of this Chapter, (B) except as
19 provided in a development agreement entered into by the City under San Francisco
20 Administrative Code Chapter 56; and (C) except as provided for foreclosed units and
21 dwellings by Section 37.9D.

22 (6) Dwelling units in a building which has undergone substantial rehabilitation after
23 ~~the effective date of this ordinance; provided, however, that RAP rental units are not subject to~~
24 this exemption; and except as provided for foreclosed units and dwellings by Section 37.9D.

1 (7) Dwellings or units otherwise subject to this Chapter 37, to the extent such
2 dwellings or units are partially or wholly exempted from rent increase limitations by the Costa-
3 Hawkins Rental Housing Act (California Civil Code Sections 1954.50, et seq.) and/or San
4 Francisco Administrative Code Section 37.3(d).

5 * * * *

6 Section 6. This section is uncodified. The Director of the Department of Building
7 Inspection shall determine whether equivalencies from the provisions of the San Francisco
8 Building Code can be developed in order to facilitate the construction of the In-Law Units
9 defined in Planning Code Section 715, shall prepare one or more Administrative Bulletins to
10 define and implement the code equivalencies, and shall coordinate with the Zoning
11 Administrator in the development of any joint Administrative Bulletins that the Planning and
12 Building Departments determine are necessary or desirable in order to implement the policy
13 and provisions of this ordinance. Any Administrative Bulletins developed jointly or by either
14 Department shall be completed within one year of the effective date of this ordinance.

15 Section 7. Effective Date. This ordinance shall become effective 30 days after
16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
17 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
18 of Supervisors overrides the Mayor's veto of the ordinance.

19 Section 8. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
20 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
21 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
22 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
23 additions, and Board amendment deletions in accordance with the "Note" that appears under
24 the official title of the ordinance.

1 Section 9. Severability. If any section, subsection, sentence, clause, phrase, or word of
2 this Section is for any reason held to be invalid or unconstitutional by a decision of any court
3 of competent jurisdiction, such decision shall not affect the validity of the remaining portions of
4 the Section. The Board of Supervisors hereby declares that it would have passed this Section
5 and each and every section, subsection, sentence, clause, phrase, and word not declared
6 invalid or unconstitutional without regard to whether any other portion of this Section would be
7 subsequently declared invalid or unconstitutional.

8 Section 10. Directions to Clerk. The Clerk is hereby directed to submit a copy of this
9 ordinance to the California Department of Housing and Community Development within 60
10 days following adoption pursuant to Section 65852.2(h) of the California Government Code.

11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By: _____
14 JUDITH A. BOYAJIAN
15 Deputy City Attorney

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Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Supervisor Wiener

Subject:

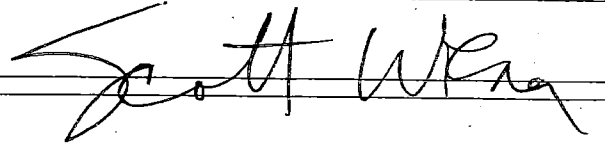
Approval of a 30-Day Extension for Planning Commission Review of Construction of In-Law Units in Existing Residential Buildings or Auxiliary Structures on the Same Lot; Rent Control (File No. 131063)

The text is listed below or attached:

Resolution extending by 30 days the prescribed time within which the Planning Commission may render its decision on a Ordinance (File No. 131063) amending the Planning Code to allow the construction of an additional dwelling unit or units within the existing envelope of a residential building or auxiliary structure on the same lot ("In-Law Units") on any parcel in the Castro Street Neighborhood Commercial District and within 1,750 feet of the District boundaries, excluding any lot within 500 feet of Block 2623, Lots 116 through 154, and authorizing the Zoning Administrator to waive density and other Planning Code requirements in order to create the In-Law Units, amending the Administrative Code to provide that an In-Law Unit constructed with a waiver of Code requirements shall be subject to the provisions of the San Francisco Residential Rent Stabilization and Arbitration Ordinance if the existing building or any existing dwelling unit is already subject to the Rent Ordinance, making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and

directing the Clerk to send a copy of this ordinance to the California Department of Housing and Community Development in accordance with State law.

Signature of Sponsoring Supervisor:



Clerk's Use Only:

