

1 [Zoning - HOPE SF Hunters View Special Use District.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 249.39 to**
4 **establish the HOPE SF Hunters View Special Use District, allowing the subdivision or**
5 **portions of the site as individual lots to exceed the density of the underlying zoning**
6 **district and allowing uses that are either principally or conditionally permitted within**
7 **NC-1 districts to be principally permitted within the special use district; adopting**
8 **environmental findings, Section 302 findings, and findings of consistency with the**
9 **General Plan and the Priority Policies of Planning Code Section 101.1.**

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11 Note: This section is entirely new.

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

14 Section 1. Findings.

15 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
16 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
17 Planning Commission Resolution No. _____, and incorporates such reasons
18 herein by reference. A copy of the Planning Commission resolution is on file with the Clerk of
19 the Board of Supervisors in File No. _____.

20 (b) This Board of Supervisors, having reviewed the proposed legislation after public
21 testimony, finds and declares that this ordinance is in conformity with the General Plan and
22 with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning
23 Commission Resolution No. _____, and hereby adopts and incorporates those
24 reasons by reference.

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1 (c) The Planning Department has determined that the actions contemplated in this
2 Ordinance are in compliance with the California Environmental Quality Act (California Public
3 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the
4 Board of Supervisors in File No. _____ and is incorporated herein by reference.
5 Section 2. The San Francisco Planning Code is hereby amended by adding Section 249.39,
6 to read as follows:

7 SEC. 249.39. HOPE SF Hunters View Special Use District

8 (a) General. A Special Use District entitled the HOPE SF Hunters View Special
9 Use District is hereby established for the Hunters View Housing Authority site within the City
10 and County of San Francisco.

11 (b) Purpose. The San Francisco Housing Authority, in partnership with the San
12 Francisco Redevelopment Agency, proposes to demolish the existing public housing on the
13 Hunters View site and to develop a mixture of public housing, affordable rental and ownership
14 housing, and market-rate housing to replace it. It is anticipated that the project will be
15 developed in multiple phases. Proceeds from the sale of the market rate units will be used to
16 cross-collateralize the construction of the public housing and rental units. In order to achieve
17 a successful program, the density of the Hunters View site will be increased from 267 units to
18 up to 800 units. Due to the difficult topography of the site, such density cannot be achieved
19 without an increase in the density limit for the site. Similarly, because of the desire to
20 integrate key non-residential supportive uses, allowances for some non-residential uses will
21 be necessary.

22 (c) Density. The Planning Department may approve individual phases of a project
23 within the HOPE SF Hunters View Special Use District at a density that exceeds the
24 limitations of the underlying use district if:
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1 (i) the subject phase of the project was contemplated by and authorized as part of
2 a planned unit development for the site authorized by the Planning Commission under Section
3 304 of this Code; and

4 (ii) the subject phase of the project is in general conformity with any Design for
5 Development or other design guidelines approved by the Planning Commission as part of the
6 planned unit development.

7 (d) Uses. Notwithstanding any restrictions on uses in the underlying zoning
8 applicable to the HOPE SF Hunters View Special Use District, or that are set forth in Planning
9 Code Section 304, 304(d)(5), or other sections of this Code, uses that are either principally or
10 conditionally permitted within an NC-1 District are principally permitted within the HOPE SF
11 Hunters View Special Use District if the criteria set forth in subsection (c) above are met.

12 For purposes of this Section 249.39, a project phase may include subdivisions and the
13 establishment of new uses through tenant improvements.

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15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By: _____
18 JUDITH A. BOYAJIAN
19 Deputy City Attorney

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