

REVISED LEGISLATIVE DIGEST

(01/14/14, Substituted)

[Planning Code, Zoning Map - 1500 Page Street Affordable Housing Special Use District]

Ordinance amending the Planning Code, to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block No. 1223, Lot No. 004); amend the Zoning Map to add the Affordable Housing SUD and modify the height and bulk limits for the lot, and repeal the provisions establishing the 1500 Page Street Residential Care SUD and the permitted building height for the Residential Care SUD; affirming the Planning Department's California Environmental Quality Act findings; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Article 2 of the Planning Code includes a number of Special Use Districts (SUDs) that establish special zoning controls for defined areas or properties. These SUDs are mapped on the San Francisco Zoning Map. Many of the property-specific SUDs contain a provision that sunsets the SUD if the authorized project does not go forward within a specified period of time.

Planning Code Section 249.41A established the 1500 Page Street Residential Care SUD for the property located at 1500 Page Street (Assessor's Block 1223, Lot 004), which was designated on Sectional Map 6SU of the Zoning Map. The purpose of the SUD was to facilitate the rehabilitation and expansion of a building used for residential care in order to provide permanent and supportive housing for up to 55 formerly homeless low-income people between the ages of 18 and 88. The SUD and all rights under it expired on January 1, 2012 because the authorized residential care facility did not receive a certificate of final completion or certificate of final occupancy by December 31, 2011 as Section 249.41A required. Section 263.22A authorized the project to obtain a special exception for height and bulk up to a maximum of 55-X, which was mapped on Sectional Map HT-06 of the Zoning Map.

Amendments to Current Law

A new project is being proposed for the property located at 1500 Page Street. The proposed project would provide up to 16 residential dwelling units for persons who qualify as "lower income households" or "very low income households" and one manager's unit. Sections 249.41A and 263.22A for the original project are being repealed and the Zoning Map amended to reflect the change.

Background Information

The building was constructed in 1903. It has been used for institutional, residential and tourist occupancies since then but has been vacant for approximately 10 years. For a number of years, the Mayor's Office of Housing has been actively engaged in working with non-profit housing developers to create affordable housing opportunities for low and very low income persons on the site. In 2009 the Board of Supervisors enacted legislation for a previous affordable housing project that required legislative amendments to address density, building height, and other Planning Code requirements. The former project was never constructed. The proposed amendments would support a number of General Plan objectives and policies to increase the number of affordable housing units in San Francisco.

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