



SAN FRANCISCO PLANNING DEPARTMENT

January 30, 2015

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number: 2014.0966T
Citywide Nexus Analysis Ordinance
BOS File No: _____ (pending)
Planning Commission Recommendation: Approval**

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Dear Ms. Calvillo,

On December 11, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider a Department sponsored Ordinance that includes proposed changes to various sections of Article IV of the Planning Code, which hosts all development impact fees. The Ordinance amends the Planning Code to adopt the San Francisco Citywide Nexus Analysis (Nexus Analysis). The Nexus Analysis supports existing development fees, including fees in the Downtown and other Area Plans, to cover impacts of residential and commercial development in four infrastructure areas: recreation and open space; pedestrian and streetscape improvements; childcare; and bicycle infrastructure. The Ordinance also proposes to make findings, including findings required by State law, related to all of the fees in Article IV generally and certain development fees supported by the Nexus Analysis specifically.

Currently, Article IV fees, especially in the Area Plans are supported by Area-specific analyses. The development of the Citywide Nexus analysis responds to two separate goals to: (1) provide a common analysis to support fees in any geographic area of the City where the City imposes them; and (2) update the support for various fees under certain program administration requirements detailed in Section 410 of the Planning Code. In addition, this legislation proposes minor amendments to the administration of various impact fee programs to better facilitate their administration. This Ordinance does not propose changes to the rate of fees; expand the geographic scope of any fees; change the limitations on the geographic locations in which specific fees are expended; or modify the overall goals of the various impact fee programs.

At the December 11th, hearing, the Commission unanimously voted to recommend **approval** of the proposed Ordinance. Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D Starr
Manager of Legislative Affairs

Cc via electronic transmittal:
Mayor's Office, Nicole Wheaton
Supervisor Malia Cohen
Supervisor Scott Wiener
Supervisor Jane Kim
Deputy City Attorney, Susan Cleveland Knowles
Assistant Clerk, Land Use Committee, Andrea Ausberry,

Attachments (one copy of the following):

Planning Commission Resolution No. 19291
Planning Commission Executive Summary for Case No. 2014.0966T
Environmental Review: General Rule Exclusion
Draft Ordinance (original sent via interoffice mail)