

**LEGISLATIVE DIGEST**

[Fee Waiver - LMC San Francisco I Holdings, LLC - 1515 South Van Ness Avenue]

**Ordinance approving a fee waiver under Building Code, Section 106A.4.13, for LMC San Francisco I Holdings, LLC’s project at 1515 South Van Ness Avenue; and adopting findings under the California Environmental Quality Act.**

Existing Law and Background

California law authorizes the Board of Supervisors to declare the existence of a shelter crisis based on a finding that a significant number of people in the City are without the ability to obtain shelter, and that the situation has resulted in a threat to the health and safety of those people. In Ordinance No. 57-16, enacted on April 22, 2016, the Board of Supervisors declared the existence of a shelter crisis in the City and County of San Francisco, permitting the City to take necessary steps to facilitate temporary homeless housing without strict compliance with housing, health or safety laws.

In light of the ongoing shelter crisis and the tent encampment crisis in the Mission District, on May 17, 2017, the Mayor signed Ordinance No. 97-17 (Board File No. 170467), approving an agreement with LMC San Francisco I Holdings, LLC, an affiliate of Lennar Multifamily Communities (“Lennar”) to allow the City to build a temporary navigation center at 1515 South Van Ness Avenue (the “Use Agreement”). Under the Use Agreement, the City does not pay a use fee to Lennar.

In finalizing certain exhibits for the Use Agreement, the City agreed to process permits for Lennar’s subsequent project at the site under the City’s premium plan check program without payment of the associated fee under San Francisco Building Code section 106A.4.13.

Terms of the Proposed Ordinance

The proposed ordinance would approve the Building Code fee waiver for Lennar’s project at the site. Lennar will still be required to submit all required applications and fees (other than the one waived fee) for permits.

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