

## LEGISLATIVE DIGEST

[Planning Code - Affordable Housing Projects on Undeveloped Lots in Service/Arts/Light Industrial Districts]

**Ordinance amending the Planning Code to permit Affordable Housing on undeveloped lots in Service/Arts/Light Industrial (SALI) Zoning Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section, 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

### Existing Law

The Planning Code regulates residential land uses in the City, including Dwelling Units, Group Housing, and Single Room Occupancy (SRO) Units. Article 8 of the Planning Code sets forth the zoning controls for Mixed Use Districts in San Francisco, including the Service/Arts/Light Industrial (SALI) District.

Dwelling Units, Group Housing, and SRO Units are not currently permitted in SALI Districts.

The Planning Code and Zoning Map limit the height and bulk of buildings in the City. The Planning Code provides various exceptions to these limitations for projects that meet certain criteria.

### Amendments to Current Law

This legislation would principally permit certain Affordable Housing Projects on certain lots in SALI Districts, as follows:

“Affordable Housing Project” shall mean a project consisting of Low-Income Affordable Housing Dwelling Units, SRO Units, or Group Housing as defined in Section 803.8(a) of the Planning Code. Affordable Housing Projects may also include principally permitted non-residential uses on the ground floor, and a non-residential use that is accessory to and supportive of the Low-Income Affordable Housing Dwelling Units, SRO Units, or Group Housing.

Affordable Housing Projects are principally permitted in SALI Districts on any undeveloped parcel containing no existing habitable buildings as of the effective date of this legislation, including any parcel that contains only a surface parking lot.

Affordable Housing Projects shall be subject to the Use Standards applicable to Residential Uses in the Residential Enclave-Mixed (RED-MX) District listed in Table 847 of the Planning Code, and the height and bulk limitations of the 45-X Height and

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Bulk District, subject to any applicable exceptions or bonuses available under state law or the Planning Code.

This legislation would specify that these Affordable Housing Projects shall be eligible for the 100 Percent Affordable Housing Bonus Program set forth in Section 206.4 of the Planning Code.

This legislation would also allow these Affordable Housing Projects to be eligible for the special exception to height limits set forth in Section 263.28 of the Planning Code for buildings that provide space for arts activities.

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