

LEGISLATIVE DIGEST

[Planning Code - HOME-SF Project Authorization]

Ordinance amending the Planning Code to require additional findings for HOME-SF project authorizations; amending the fee for Affordable Housing Bonus Program projects; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, the HOME-SF program requires the Planning Commission to approve a HOME-SF project under Planning Code Section 328. HOME-SF projects may also require a Conditional Use authorization.

In addition, projects needing a HOME-SF authorization are required to pay a fee under the Planning Department Fee Schedule.

Amendments to Current Law

This ordinance would clarify that HOME-SF projects do not also require a Conditional Use authorization, unless the voters adopted the requirement for a Conditional Use. Instead, the Planning Commission will be required to make any findings otherwise required by the Conditional Use authorization in a HOME-SF authorization under Planning Code Section 328.

This ordinance would also amend the Planning Department Fee Schedule for HOME-SF and other Affordable Housing Bonus Program projects under Section 206.

Background Information

In July 2018, the Board of Supervisors amended the HOME-SF program to require approval by the Planning Commission under Section 328, and not under the conditional use procedures in Planning Code section 303. This ordinance makes conforming amendments.

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