

LEGISLATIVE DIGEST

[Planning Code - 100% Affordable Housing and Educator Housing Streamlining Program]

Ordinance amending the Planning Code to allow extra height, exceeding otherwise applicable height limitations, for 100% Affordable Housing and Educator Housing projects, and to allow such projects to be constructed on parcels greater than 8,000 square feet or which contain only surface parking lots and do not demolish any existing buildings; making findings that the Ordinance furthers the purpose of Planning Code, Section 206.9; making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Planning Section 206.9 – the 100% Affordable Housing and Educator Housing Streamlining Program – requires that projects be located on a lot or lots equal to or greater than 10,000 square feet. In addition, projects must comply with applicable height limits.

Amendments to Current Law

This ordinance would amend Planning Code section 206.9 to allow projects that are located on a lot or lots equal to or greater than 8,000 square feet, or in the alternative, on a parcel or parcels that contain surface parking lots and that do not demolish any existing buildings. In addition, the ordinance would amend section 206.9 to allow additional height to projects in zoning districts that limit new structures to 40 feet or less and that (1) do not have substantial impacts on historic resources and (2) do not create new shadows that substantially impact outdoor recreation areas. Projects on sites with a 40-foot height limit would be allowed up to 10 additional feet above the height district limit, and projects on sites with a height limit of less than 40 feet would be allowed up to an additional 20 feet of height.

Background Information

Proposition E on the November 5, 2019 Municipal Consolidated Election ballot established the 100% Affordable Housing and Educator Housing Streamlining Program in Planning Code section 206.9, which streamlines review and approval of qualified affordable housing projects and projects for employees of the San Francisco Unified School District or Community College District. The Board must approve the ordinance by at least a two-thirds vote of all its members.

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