FILE NO. 200519

- 1 [Planning Code Geary-Masonic Special Use District]
- 2

3	Ordinance amending the Planning Code to modify the Geary-Masonic Special Use
4	District to require use of the inclusionary housing fee for a project within one-quarter
5	and one-half miles of the boundaries of the district, or anywhere in San Francisco if not
6	allocated within two <u>five</u> years of payment; affirming the Planning Department's
7	determination under the California Environmental Quality Act; and making findings of
8	consistency with the General Plan and the eight priority policies of Planning Code,
9	Section 101.1; and adopting findings of public convenience, necessity, and welfare
10	under Planning Code, Section 302.
11	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
12	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.
13	
14	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
15	
16	Be it ordained by the People of the City and County of San Francisco:
17	
18	Section 1. CEQA and Planning Code Findings.
19	(a) The Planning Department has determined that the actions contemplated in this
20	ordinance comply with the California Environmental Quality Act (California Public Resources
21	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
22	Supervisors in File No. 200519 and is incorporated herein by reference. The Board affirms
23	this determination.
24	(b) On January 23, 2020, the Planning Commission, in Resolution No. 20626, adopted
25	findings that the actions contemplated in this ordinance are consistent, on balance, with the

City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
 Board of Supervisors in File No. 200519, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
5 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
6 Commission Resolution No. 20626, and the Board incorporates such reasons herein by
7 reference. A copy of Planning Commission Resolution No. 20626 is on file with the Clerk of
8 the Board of Supervisors in File No. 200519.

9

Section 2. The Planning Code is hereby amended by revising Section 249.20, to read
as follows:

12

Sec. 249.20 GEARY-MASONIC SPECIAL USE DISTRICT

13 * * * *

(d) Inclusionary Housing. Compliance with Section 415 et seq. shall be by payment
 of the affordable housing fee, or provision of on-site units, as follows:

(1) Affordable Housing Fee. Payment of the Affordable Housing Fee pursuant
 to Section 415.5 and subject to the following provisions:

(A) For a project providing Owned Units, the applicable percentage shall
be 33% of the Gross Floor Area of residential use.

(B) For a project providing Rental Units, the applicable percentage shall
 be 30% of the Gross Floor Area of residential use.

(C) Use of Fees. Fees shall be payable to the Development Fee Collection Unit
 at DBI for deposit into the Citywide Affordable Housing Fund. MOHCD shall designate and
 separately account for all fees that it receives under this subsection (d)(1). The funds shall be used

25 *exclusively to acquire and construct a 100% affordable housing project on a site located within one*

1	and one-half mile of the boundaries of the SUD. If such funds have not been allocated for the
2	acquisition or predevelopment of a project on a site within one-quarterone and one-half mile of the
3	boundaries of the SUD within five years of deposit into the Citywide Affordable Housing Fund, such
4	funds may be used anywhere in the City and for any size project.
5	* * * *
6	
7	Section 3. Effective Date. This ordinance shall become effective 30 days after
8	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
9	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
10	of Supervisors overrides the Mayor's veto of the ordinance.
11	
12	Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
13	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
14	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
15	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
16	additions, and Board amendment deletions in accordance with the "Note" that appears under
17	the official title of the ordinance.
18	
19	APPROVED AS TO FORM:
20	DENNIS J. HERRERA, City Attorney
21	By: /s/ Audrey Williams Pearson
22	Deputy City Attorney
23	
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