



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Eliminating CUs for 100% Affordable Housing Project

Amended Sections: Planning Code Section 303, 304, 309, 315, 329
Case Number: 2015-012718PCA
Board File/Enactment #: 150914/007-16
Initiated by: Supervisor Wiener
Effective Date: March 10, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Ordinance amended the Planning Code by eliminating conditional use requirements, Section 309, and Section 329 review for any project where the principal use is housing comprised solely of housing that is restricted for a minimum of 55 years as affordable for "persons and families of low or moderate income," in all zoning districts, except in RH (Residential, House) zoning districts and on designated public open space or property under the jurisdiction of the Recreation and Park Department, or is not located in a zoning district that prohibits residential uses (hereinafter 100% Affordable Housing Projects).

The Way It Was:

1. Depending on the scope of the project, 100% Affordable Housing Projects could be required to obtain conditional use authorization for a variety of reasons including but not limited to: Large Lot Developments, Lot Frontage, Height, Minimum Dwelling Unit Mix, Bulk Limits, Change in Use or Demolition of a Movie Theater, Change in Use or Demolition of General Grocery Store Uses, and Density Parking in excess of what is principally permitted.
2. Per Section 304 of the Planning Code, 100% Affordable Housing Projects that wanted to take advantage of the exception permitted for Planned Unit Developments were required to obtain conditional use authorization from the Planning Commission.
3. Per Section 309 of the Planning Code, 100% Affordable Housing Projects in C3 Districts that resulted in a net addition of more than 50,000 square feet of gross floor area of space or that resulted in a building that is greater than 75 feet in height were required to go to the Planning Commission for Section 309 review.

4. Per Section 329 of the Planning Code, 100% Affordable Housing Projects in the Eastern Neighborhoods Mixed Use Districts that were defined as Large Projects were required to go to the Commission to obtain a Large Project Authorization.
5. 100% Affordable Housing Projects were subject to Discretionary Review.

The Way It Is Now:

1. Per Planning Code Section 315, 100% Affordable Housing projects are now principally permitted and are not required to obtain conditional use authorization except if the project is (1) seeking parking in excess of what is principally permitted; (2) demolishing or changing the use of a movie theater or grocery store; or (3) if a non-residential use contained in the proposed project would require conditional use authorization, such as conditional use authorization for Formula Retail. Such requirement shall apply unless the non-residential use is accessory to and supportive of the affordable housing on-site.
2. Per Planning Code Section 315, 100% Affordable Housing Projects are not required to go to the Planning Commissions for Planned Unit Development review; however the project is able to utilize the exceptions permitted in Section 304 so long as staff finds that the project meets the criteria outlined in Section 304.
3. Per Planning Code Section 315, 100% Affordable Housing Projects are not required to go to the Planning Commissions for Section 309 review; however the project is able to utilize the exceptions permitted in in Section 309 so long as staff finds that the project meets the criteria outlined in Section 309.
4. Per Planning Code Section 315, 100% Affordable Housing Projects are not required to go to the Planning Commissions for Section 329 Large Project Authorization; however the project is able to utilize the exceptions permitted in Section 329 so long as staff finds that the project meets the criteria outlined in Section 329.
5. 100% Affordable Housing Projects are still subject to Discretionary Review.

Link to signed legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=4244158&GUID=01F5BCDC-D0CC-4AFB-881B-E9C8D45435A6>