

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, March 13, 2017

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 150969.** Ordinance amending the Planning Code to create the Affordable Housing Bonus Programs, consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable Housing Bonus Program, the Analyzed State Density Bonus Program, and the Individually Requested State Density Bonus Program, to provide for development bonuses and zoning modifications for affordable housing, in compliance with, and above those required by the State Density Bonus Law, Government Code, Sections 65915, et seq.; to establish the procedures in which the Local Affordable Housing Bonus Program and the 100 Percent Affordable Housing Bonus Program shall be reviewed and approved; adding a fee for applications under the Program; amending the Planning Code to exempt projects from the height limits specified in the Planning Code and the Zoning Maps; 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.


If the legislation passes, Planning Code, Section 206.6(d), shall require a review of the required financial information submitted by a project sponsor applying under the State Density Bonus Program, when a Concession, Incentive, Waiver or Modification is submitted at the time of first application for a Housing Project. The cost of reviewing the required information, including the cost to the City for hiring a consultant to review the financial and architectural information, shall be borne by the applicant.

Planning Code, Section 352, shall establish a new Affordable Housing Bonus Program (AHBP) initial fee that will be charged to project sponsors participating in the AHBP, as follows:

- Projects with no construction cost, excluding extension hours the initial fee shall be \$1,012.00.
- Projects with no construction cost, extension of hours the initial fee shall be \$724.00.
- Projects with wireless telecommunications services (WTS) shall be \$5,061.00.
- Projects with an estimated construction cost from \$1.00 to \$9,999.00 the initial fee shall be \$724.00.
- Projects with an estimated construction cost from \$10,000.00 to \$999,999.00 the initial fee shall be \$724.00 plus 0.328% of cost over \$10,000.00.
- Projects with an estimated construction cost from \$1,000,000.00 to \$4,999,999.00 the initial fee shall be \$4,033.00 plus 0.391% of cost over \$1,000,000.00.
- Projects with an estimated construction cost from \$5,000,000.00 to \$9,999,999.00 the initial fee shall be \$19,986.00 plus 0.328% of cost over \$5,000,000.00.
- Projects with an estimated construction cost from \$10,000,000.00 to \$19,999,999.00 the initial fee shall be \$36,701.00 plus 0.171% of cost over \$10,000,000.00.
- Projects with an estimated construction cost from \$20,000,000.00 or more the initial fee shall be \$54,120.00.

The initial fee amount shall not exceed 50% of the construction cost. A \$120 surcharge shall be added to the fees for a conditional use or planned unit development to compensate the City for the costs of appeals to the Board of Supervisors.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, March 10, 2017.


Angela Calvillo
Clerk of the Board

CALIFORNIA NEWSPAPER SERVICE BUREAU

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Alisa Somera
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description 03.13.17 Land Use - 150969 Fee Ad

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/03/2017 , 03/09/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2983015

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, MARCH 13, 2017 - 1:30 PM
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 150969. Ordinance amending the Planning Code to create the Affordable Housing Bonus Programs, consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable Housing Bonus Program, the Analyzed State Density Bonus Program, and the Individually Requested State Density Bonus Program, to provide for development bonuses and zoning modifications for affordable housing, in compliance with, and above those required by the State Density Bonus Law, Government Code, Sections 65915, et seq.; to establish the procedures in which the Local Affordable Housing Bonus Program and the 100 Percent Affordable Housing Bonus Program shall be reviewed and approved; adding a fee for applications under the Program; amending the Planning Code to exempt projects from the height limits specified in the Planning Code and the Zoning Maps; 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. If the legislation passes, Planning Code, Section 206.6(d), shall require a review of the required financial information submitted by a project sponsor applying under the State Density Bonus Program, when a Concession, Incentive, Waiver or Modification is submitted at the time of first application for a Housing Project. The cost of reviewing the

required information, including the cost to the City for hiring a consultant to review the financial and architectural information, shall be borne by the applicant. Planning Code, Section 352, shall establish a new Affordable Housing Bonus Program (AHBP) initial fee that will be charged to project sponsors participating in the AHBP, as follows: Projects with no construction cost, excluding extension hours the initial fee shall be \$1,012.00; Projects with no construction cost, extension of hours the initial fee shall be \$724.00; Projects with wireless telecommunications services (WTS) shall be \$5,061.00; Projects with an estimated construction cost from \$1.00 to \$9,999.00 the initial fee shall be \$724.00; Projects with an estimated construction cost from \$10,000.00 to \$999,999.00 the initial fee shall be \$724.00 plus 0.328% of cost over \$10,000.00; Projects with an estimated construction cost from \$1,000,000.00 to \$4,999,999.00 the initial fee shall be \$4,033.00 plus 0.391% of cost over \$1,000,000.00; Projects with an estimated construction cost from \$5,000,000.00 to \$9,999,999.00 the initial fee shall be \$19,985.00 plus 0.328% of cost over \$5,000,000.00; Projects with an estimated construction cost from \$10,000,000.00 to \$19,999,999.00 the initial fee shall be \$36,701.00 plus 0.171% of cost over \$10,000,000.00; Projects with an estimated construction cost from \$20,000,000.00 or more the initial fee shall be \$54,120.00. The initial fee amount shall not exceed 50% of the construction cost. A \$120 surcharge shall be added to the fees for a conditional use or planned unit development to compensate the City for the costs of appeals to the Board of Supervisors. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall,



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Angela Calvillo, Clerk of the
Board

835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

Alisa Somera
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA - 94102

EXM#: 2983015

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

03.13.17 Land Use - 150969 Fee Ad

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/03/2017, 03/09/2017

Executed on: 03/09/2017
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

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BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, MARCH 13, 2017
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CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

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Email

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