

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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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, May 8, 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. 170208.** Ordinance amending the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in all residential districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If the legislation passes, new residential projects that submit a complete environmental evaluation application on or after January 12, 2016, shall be subject to revised Affordable Housing fees or provide a percentage of dwelling units either on-site or off-site, and other requirements, as follows:

Affordable Housing Fee equivalent to the applicable off-site percentage of the number of units in the principal project:

- 10 units or more, but less than 25 units: 20%
- 25 units or more: 23% for rental projects or 28% for ownership projects

On-Site Affordable Housing option:

- 10 units or more, but less than 25 units: 12%
- 25 rental units or more: 18%
- 25 ownership units or more: 20%

Off-Site Affordable Housing option:


- 10 units or more, but less than 25 units: 20%
- 25 rental units or more: 23%
- 25 ownership units or more: 28%
- Projects may acquire an existing building consistent with the Small Sites Acquisition and Rehabilitation Program.

The Mayor's Office of Housing and Community Development shall calculate these fees, and the Planning Department shall impose the fees on a dollar per square foot equivalency, based on the total number of gross residential square feet in the project. A 0.5% automatic yearly increase shall be applied beginning on January 1, 2019, continuing for ten years, so long as the increase does not exceed the City's most recent nexus analysis requirements.

Residential projects that submitted completed environmental evaluation applications prior to January 1, 2013, are subject to the temporary requirements in effect on January 12, 2016. Residential projects that submitted completed environmental evaluation applications between January 1, 2013 and January 1, 2016, are subject to temporary on-site requirements.

These fees shall also be imposed on any additional units that are constructed pursuant to the State Density Bonus Law, pursuant to California Government Code, Sections 65915 et seq.

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, May 5, 2017.


Angela Calvillo
Clerk of the Board

DATED: April 26, 2017
PUBLISHED: April 28 and May 4, 2017

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 AS - 05.08.17 Land Use - 170208 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 my 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):

04/28/2017 , 05/04/2017

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

EXM# 3004848

**NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS
OF THE CITY AND
COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, MAY 8, 2017 -
1:30 PM
CITY HALL, LEGISLATIVE
CHAMBER, ROOM 250
1 DR. CARLTON B.
GOODLETT PLACE, SAN
FRANCISCO, CA**

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building consistent with the Small Sites Acquisition and Rehabilitation Program. The Mayor's Office of Housing and Community Development shall calculate these fees, and the Planning Department shall impose the fees on a dollar per square foot equivalency, based on the total number of gross residential square feet in the project. A 0.5% automatic yearly increase shall be applied beginning on January 1, 2019, continuing for ten years, so long as the increase does not exceed the City's most recent nexus analysis requirements. Residential projects that submitted completed environmental evaluation applications prior to January 1, 2013, are subject to the temporary requirements in effect on January 12, 2016. Residential projects that submitted completed environmental evaluation applications between January 1, 2013 and January 1, 2016, are subject to temporary on-site requirements. These fees shall also be imposed on any additional units that are constructed pursuant to the State Density Bonus Law, pursuant to California Government Code, Sections 65915 et seq. 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, May 5, 2017. - Angela Calvillo, Clerk of the Board



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

EXM#: 3004848

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

AS - 05.08.17 Land Use - 170208 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:

04/28/2017, 05/04/2017

Executed on: 05/04/2017
At Los Angeles, California

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

Signature

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, MAY 8, 2017 - 1:30 PM
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

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Email

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