

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, June 13, 2016

Time: 1:30 p.m.

Location: Committee Room 263, 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, an Affordable Housing Bonus Program Fee would be charged for applications under the Program. Planning Code, Section 352, shall establish the following initial fees for projects:

1. No construction cost, excluding extension hours; \$1,012.

2. No construction cost, extension of hours; \$724.
3. Wireless telecommunications services (WTS); \$5,061.
4. Estimated construction cost from \$1 to \$9,999; \$724.
5. Estimated construction cost from \$10,000 to \$999,999; \$724 plus 0.328% of cost over \$10,000.
6. Estimated construction cost from \$1,000,000 to \$4,999,999; \$4,033 plus 0.391% of cost over \$1,000,000.
7. Estimated construction cost from \$5,000,000 to \$9,999,999; \$19,986 plus 0.328% of cost over \$5,000,000.
8. Estimated construction cost from \$10,000,000 to \$19,999,999; \$36,701 plus 0.171% of cost over \$10,000,000.
9. Estimated construction cost from \$20,000,000 or more; \$54,120.

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.

Planning Code, Section 206.6, regarding an application for a Density Bonus, Incentive, Concession, or waiver shall establish the following costs:

1. The cost of reviewing any required financial information supporting the request for concession or incentive not included within the menu set forth in Subsection 206.5(c), including, but not limited to, the cost to the City of hiring a consultant to review the financial data, shall be borne by the applicant.
2. The cost of reviewing any required information supporting the request for a waiver or modification, including, but not limited to, the cost to the City of hiring a consultant to review the architectural information, shall be borne by the applicant.

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 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, June 10, 2016.

Peggy Nevin
for Angela Calvillo
Clerk of the Board

DATED: June 1, 2016
PUBLISHED/POSTED: June 3 and 9, 2016

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SAN FRANCISCO, CA 94102

CNS 2886681

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Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description LUT 150969 Fee Ad

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

06/03/2016 , 06/09/2016

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NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE JUNE 13, 2016 - 1:30 PM COMMITTEE ROOM 263, LOCATED AT CITY HALL 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, an Affordable Housing Bonus Program Fee would be charged for applications under the Program. Planning Code, Section 352, shall establish the following initial fees for projects:

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Bonus, Incentive, Concession, or waiver shall establish the following costs:

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SAN FRANCISCO CHRONICLE

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PROOF OF PUBLICATION

(2015.5 C.C.P.)

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County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

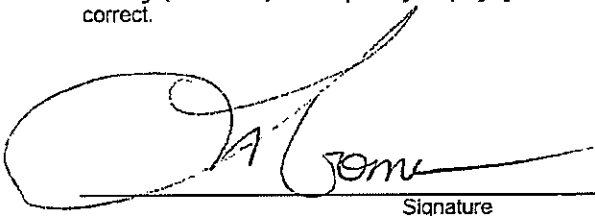
Ad Description:
LUT 150969 Fee Ad

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 CHRONICLE, a newspaper published in the English language in the city 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 of 11/13/1951, Case No.411596. 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:

06/03/2016, 06/09/2016

Executed on: 06/09/2016
At SAN FRANCISCO, CA

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


Signature

CNS#: 2888681

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