Ordinance amending the San Francisco Planning Code by adding Section 249.23 to create a Senior Affordable Housing Special Use District of a property described as Assessor's Block 1234, Lots 11 and 14, located at 1250 Haight Street, on the north side, between Lyon Street and Central Avenue; and adopting findings pursuant to Planning Code Section 101.1.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The San Francisco Planning Code is hereby amended by adding Section 249.23, to read as follows:

SEC. 249.23. HAIGHT STREET SENIOR AFFORDABLE HOUSING SPECIAL USE DISTRICT.

In order to provide for affordable housing for very low and low-income seniors, there shall be a Haight Street Senior Affordable Housing Special Use District, consisting of Lots 11 and 14 of Assessor's Block 1234, as designated on Sectional Map 7SU of the Zoning Map. The following provisions shall apply within such special use district:

(a) Any developer of housing who agrees to construct at least (i) 20 percent of the total units of a housing development for lower-income households, or (ii) 10 percent of the total units of a housing development for very low-income households, or (iii) at least 50 percent of the total dwelling units of a housing development for occupancy by at least one person 62 years of age...
or older shall be entitled to a density bonus to permit the
construction of residential units in excess of the number otherwise
permitted for the subject property.

(b) For purposes of this Section, the following definitions shall apply:

(1) “Density bonus” shall mean a density increase of six (6) dwelling
units over the number of dwelling units otherwise permitted for the subject property. The
density bonus shall not be calculated as part of the total units for purposes of determining the
percentage of designated units.

(2) “Designated unit” shall mean a housing unit identified and reported
by the developer of a housing development as a unit that is affordable to households of lower
or very low income or occupied by at least one person 62 years of age or older.

(3) “Housing development” shall mean thirty-four (34) or more dwelling units.

(4) “Lower income households” is defined in Section 50079.5 of the
Health and Safety Code.

(5) “Very low income households” is defined in Section 50105 of the
Health and Safety Code.

(c) In this special use district, all applicable provisions of
the Planning Code shall continue to apply, except as otherwise
provided in this Section 249.23.

(d) In this special use district, a modification to or
exception from otherwise applicable requirements of this Code
may be appropriate in order to further the goal of creating
affordable senior housing. A conditional use approval for a
development subject to this section may modify or grant the
following modifications to or exceptions from otherwise applicable
requirements of this Code, if the facts presented are such as to
establish that the modification or exception satisfies the criteria of
Section 303(c) of this Code. The following modifications to or
exceptions from the requirements of this Code are appropriate in
order to further the goal of creating affordable senior housing.

(1) A modification of or exception to the rear yard requirements of
Section 134 of this Code to reduce the rear yard setback to no less than approximately 3 feet
7 inches or such other amount as provided by the current building footprint;

(2) A modification of or exception to the dwelling unit exposure
requirements of Section 140 of this Code to provide that the required windows specified in
Section 140 may face a public alley, public street or side yard which is less than 25 feet in
width, as provided by the current building footprint;

(3) A modification of or exception to the parking requirements of
Section 151 of this Code to provide one parking space for each 10 dwelling units;

(4) A modification of or exception to the height limitations of Section
260(b)(1)(B) of this Code to permit an average building height of approximately 60 feet based
on the slope of the property within this special use district, or such other height as provided by
the current building height;

(5) A modification of or exception to the open space requirements of
Section 135 of this Code to reduce the open space requirements for 40 dwelling units to
approximately 820 square feet.

(e) In evaluating a conditional use application to grant a density bonus or
exceptions to the Planning Code pursuant to this section, the Planning Commission shall
consider the extent to which the dwelling units of a proposed housing development would be
affordable.
(f) The controls of this Section shall remain in effect until December 31, 2008. In the event that the units as described in Subsection (a) are not constructed as specified by December 31, 2008, the controls of this Section 249.23 shall expire on January 1, 2009.

Section 2. The Board of Supervisors finds that this amendment is consistent with the priority policies set forth in Section 101.1 of the San Francisco Planning Code, and adopts as its own the findings made by the Planning Commission in Resolution No. 16500 and 16501.

APPROVED AS TO FORM: DENNIS J. HERRERA, City Attorney

RECOMMENDED: DIRECTOR OF PLANNING

BY: Susan Cleveland-Knowles Deputy City Attorney

BY: Gerald G. Green Director of Planning
Ordinance amending the San Francisco Planning Code by adding Section 249.23 to create a Senior Affordable Housing Special Use District of a property described as Assessor's Block 1234, Lots 11 and 14, located at 1250 Haight Street, on the north side, between Lyon Street and Central Avenue; and adopting findings pursuant to Planning Code Section 101.1.

February 18, 2003 Board of Supervisors — SUBSTITUTED

March 18, 2003 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Ammiano, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Newsom, Peskin, Sandoval

Excused: 1 - Daly

March 25, 2003 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Newsom, Peskin, Sandoval
File No. 030155

I hereby certify that the foregoing Ordinance was FINALLY PASSED on March 25, 2003 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

Mayor Willie L. Brown Jr.