Resolution imposing interim zoning controls to require that for a 12-month period in the area bounded by Market Street from Van Ness Avenue east to 5th Street on the north side and east to 2nd Street on the south side, 2nd Street south to Brannan Street, Brannan Street west to Division Street, and South Van Ness Avenue north to Market Street certain building permits for any building with some commercial use shall require the posting of a notice and a 15-day delay in starting the work and the re-establishment of a commercial use that has been converted to residential use shall require Planning Commission approval through either an authorization under Planning Code, Section 320, et seq., or a conditional use authorization; and making environmental findings and a determination of consistency with the eight priority policies of Planning Code, Section 101.1.

WHEREAS, Planning Code, Section 306.7 provides for the imposition of interim zoning controls to accomplish several objectives, including preservation of areas of mixed residential and commercial uses and preservation of the City’s rental housing stock; and

WHEREAS, Planning Code, Section 320 provides that the creation of 25,000 square feet or more of additional office space shall be subject to the office cap and other requirements of Section 320, et seq. (“Proposition M”); and

WHEREAS, for the purpose of office development authorizations “preexisting office space” is defined as “office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission

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approval of an office development project which office use was fully legal under the terms of San Francisco law"; and

WHEREAS, There is evidence that preexisting office space has been converted without benefit of a permit to residential use in multiple buildings in the area of San Francisco bounded by Market Street from Van Ness Avenue east to 5th Street on the north side and to 2nd Street on the south side, 2nd Street south to Brannan Street, Brannan Street west to Division Street, and South Van Ness north to Market; and

WHEREAS, The Board of Supervisors wants to control the removal of any existing residential uses in commercial spaces and review the status of the original legal uses until such time as the Planning Department can propose permanent legislation; and

WHEREAS, The Board is aware that during the economic downturn, renting commercial space for unpermitted residential use was an attractive economic option for many property owners, but the economic situation has changed rapidly and office use in the Area is in demand; and

WHEREAS, The unpermitted residential spaces have become an important source of housing for residents of the City, and preserving the City's housing stock, particularly its relatively affordable housing stock in a climate of scarce housing resources and relative lack of affordability, is of paramount concern; and

WHEREAS, On December 18, 2013, in Executive Directive 13-01, Mayor Ed Lee requested City Departments to make recommendations to, among other things, preserve and promote rental housing and to hold public hearings when a loss of housing is proposed; and

WHEREAS, The City strictly controls the change of legal uses through the Planning and Building Codes, but a change of use in a building that contains unpermitted uses does not afford the public and decision makers the same level of notice and opportunity to consider the
impact of such a change in use when surrounding circumstances may have substantially changed; and

WHEREAS, This Resolution imposes a new 12-month period for these amended interim controls, which were enacted by Resolution No. 428-13 and expired on December 13, 2014; and

WHEREAS, This Board has considered the impact on the public health, safety, peace, and general welfare if the proposed interim controls are not imposed; and

WHEREAS, This Board has determined that the public interest will best be served by imposition of these interim controls at this time in order to ensure that the legislative scheme which may ultimately be adopted is not undermined during the planning and legislative process for permanent controls; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution are in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000, et seq.); said determination is on file with the Clerk of the Board of Supervisors in File No. 150087 and is incorporated herein by reference; now, therefore, be it

RESOLVED, That pursuant to Planning Code, Section 306.7, the Board of Supervisors by this Resolution hereby requires that during the pendency of these interim controls certain building permits for any buildings with some commercial use in the area of San Francisco bounded by Market Street from Van Ness Avenue east to 5th Street on the north side and to 2nd Street on the south side, 2nd Street south to Brannan Street, Brannan Street west to Division Street, and South Van Ness Avenue north to Market Street shall require a notice to be posted the day of permit issuance in a conspicuous location on the ground floor of the building for the work specified below; and, be it

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FURTHER RESOLVED, That if a posted notice is required it shall meet the requirements of the Planning and Building Departments and at a minimum shall state in plain language and in multiple languages the following information: "The building permit described below has been issued by the City and County of San Francisco. If you or someone you know lives in this building and may be displaced by this work, please call the following number prior to the expected construction start date on _______;" and, be it

FURTHER RESOLVED, That if a posted notice is required, work under the issued permit may not start until the expiration of 15 days from permit issuance and posting of the notice; and, be it

FURTHER RESOLVED, That the building permits that are subject to the posted notice and 15-day hold requirements are for: Structural or architectural work above the ground floor in the interior of any building with some commercial use that obtained its first certificate of occupancy prior to 1979, is valued at $15,000 or more, and requires the submittal of floor plans; and, be it

FURTHER RESOLVED, That the following building permits are exempt from the posted notice and 15-day hold requirements: Permits to address a life/safety issue, and permits for weather protection, accessibility upgrades, and dry rot repair; and, be it

FURTHER RESOLVED, That during the pendency of these interim controls in the geographic area covered by these controls, any commercial use that has been converted in whole or in part to residential use without benefit of a permit shall be deemed abandoned. Any permit, subject to the posted notice and 15-day hold requirements above, to re-establish any commercial use shall not be issued or reinstated, or, if already issued, shall not remain effective, unless the project sponsor obtains a Conditional Use authorization under Planning Code Section 303, in addition to all requirements of the Planning Code applicable to the establishment of any such use; and, be it
FURTHER RESOLVED, That these interim controls shall remain in effect for twelve (12) months unless further extended or until the adoption of permanent legislation, whichever shall first occur; and, be it

FURTHER RESOLVED, That these interim controls are not in conflict with and hence are consistent with the eight priority policies of Planning Code, Section 101.1.

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

By:
SUSAN CLEVELAND-KNOWLES
Deputy City Attorney
Resolution imposing interim zoning controls to require that for a 12-month period, in the area bounded by Market Street from Van Ness Avenue east to 5th Street on the north side, and east to 2nd Street on the south side, 2nd Street south to Brannan Street, Brannan Street west to Division Street, and South Van Ness Avenue north to Market Street, certain building permits for any building with some commercial use shall require the posting of a notice and a 15-day delay in starting the work, and the re-establishment of a commercial use that has been converted to residential use shall require Planning Commission approval through either an authorization under Planning Code, Section 320, et seq., or a conditional use authorization; and making environmental findings and a determination of consistency with the eight priority policies of Planning Code, Section 101.1.

February 23, 2015 Land Use and Economic Development Committee - AMENDED

February 23, 2015 Land Use and Economic Development Committee - CONTINUED AS AMENDED

March 02, 2015 Land Use and Transportation Committee - AMENDED

March 02, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

March 03, 2015 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee
File No. 150087

I hereby certify that the foregoing Resolution was ADOPTED on 3/3/2015 by the Board of Supervisors of the City and County of San Francisco.

Peggy Nevins
Angela Calvillo
Clerk of the Board

Mayor

Date Approved

3/12/15