

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
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NOTICE OF PUBLIC HEARING
LAND USE & ECONOMIC DEVELOPMENT COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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, July 16, 2012
- Time:** 1:00 p.m.
- Location:** Committee Room 263 located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** File No. 120665. Ordinance: 1) amending the San Francisco Planning Code by amending and adding sections consistent with the Transit Center District Plan, including the establishment of the Transit Center District Plan open space and transportation fees and the expansion and renaming of the New Montgomery-Mission-Second Street Conservation District; and 2) making findings, including environmental findings and findings of consistency with the General Plan, as proposed for amendment, and Planning Code Section 101.1.

If the legislation passes, a Transit Center District Open Space Impact Fee would be established to fund public open space improvements in the Transit Center District Plan Area and adjacent downtown areas that provide direct benefits to the developed property. This fee shall apply to any development project located in the C-3-O(SD) District that meets criteria specified in proposed Planning Code Section 424.6.2(b). The Base Fee (per gross square feet (gsf)) for the entire development project is as follows: Residential \$2.50; Office \$3.00; Retail \$5.00; Hotel \$4.00; Institutional/Cultural/Medical \$5.00; Industrial \$2.50. Projects that result in Floor Area Ratio (FAR) exceeding 9:1 shall be assessed the following additional fee per gsf on all applicable gsf on the lot above a FAR of 9:1: Office \$7.00; Retail \$4.50; Institutional/Cultural/Medical \$4.30.

If a Variance is granted in the C-3-O(SD) District to reduce the amount of open space required for any use, or if a project sponsor chooses to pay an in-lieu fee, a fee of \$1,410 shall be required for each square foot of usable open space not provided. The

fee shall be paid into the Transit Center District Open Space Fund and used to acquire, design, and improve public open space and recreational facilities in the Transit Center District.

A Transit Center District Transportation and Street Improvement Impact Fee would be established to fund public transportation and public street improvements in the Transit Center District Plan Area and adjacent downtown areas that provide direct benefits to the developed property. This fee shall apply to any development project located in the C-3-O(SD) District that meets criteria specified in proposed Planning Code Section 424.7.2(b). This fee has two components, one would be dedicated for purposes of a Transit Delay Mitigation Fee. This fee shall be assessed on the entire development project per gsf as follows: Residential \$0.06; Office \$0.20; Retail \$1.95; Hotel \$0.10; Institutional/Cultural/Medical \$0.30. The Base Fee (per gsf) shall be assessed on the entire development project as follows: Residential \$3.94; Office \$3.80; Retail \$2.05; Hotel \$3.90; Institutional/Cultural/Medical \$3.70; Industrial \$4.00. Projects that result in FAR exceeding 9:1 shall be assessed the following additional fee per gsf on all applicable gsf on the lot above a FAR of 9:1: Residential \$6.00; Office \$19.50; Retail \$19.50; Hotel \$8.00; Institutional/Cultural/Medical \$19.50. Projects that result in FAR exceeding 18:1 shall be assessed the following additional fee per gsf on all applicable gsf on the lot above a FAR of 18:1: Residential \$3.00; Office \$10.00; Retail \$10.00; Hotel \$3.00; Institutional/Cultural/Medical \$10.00.

For both fees, the City may authorize an In-Kind Agreement and fee waiver that allows the project sponsor to instead provide in-kind improvements that meet an identified need, with a value to be determined by the Director of Planning. The fees shall be paid to the Development Fee Collection Unit and deposited in either the Transit Center District Open Space Fund or Transportation and Street Improvement Fund, depending on the source of the fee assessment.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, 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 part of the official 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, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Information relating to the proposed fee 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, July 13, 2012.



Angela Calvillo, Clerk of the Board

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SAN FRANCISCO, CA 94102

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EXM 2340429

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PUBLIC HEARING
LAND USE & ECONOMIC
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BOARD OF SUPERVISORS
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OF SAN FRANCISCO
JULY 16, 2012 - 1:00 PM
CITY HALL, COMMITTEE
ROOM 263
1 DR. CARLTON B.
GOODLETT PL. SF, CA**

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