



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Historic Preservation Commission

HEARING DATE: OCTOBER 17, 2018

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Case No.: 2018-012959PCA [Board File No. 180911]
Project Name: Amendments to the Inclusionary Housing Ordinance
Initiated by: Mayor Breed / Introduced September 18, 2018
Staff Contact: Carly Grob, Office of Executive Programs
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BACKGROUND

In 2016, the Inclusionary Housing Ordinance (Planning Code Section 415) was modified by Ordinance 76-16, which generally increased the required inclusionary housing amounts. That Ordinance also included temporary provisions setting forth different inclusionary housing requirements for projects that had filed complete Environmental Evaluations Applications between January 1, 2013 and January 12, 2016, but had not yet been approved. Planning Code Section 415.3 set a deadline for this set of projects to obtain a site permit by December 7, 2018. If a site permit is not issued by December 7, 2018, the project would be subject to a higher on-site or off-site inclusionary rate ranging between 18% and 33%.

According to data collected by the Planning Department, the December 7 deadline could impact up to 33 projects, which include approximately 4,367 housing units, including 628 permanently affordable housing units. Of these 33 projects, only six have not yet been approved by the Planning Commission, and the majority of the applicants for the remaining 27 projects are actively seeking site permits.

CURRENT PROPOSAL

On September 19, 2018, Mayor Breed introduced an Ordinance to extend the deadline by which the affected projects must obtain a site permit. The proposed Ordinance would amend Planning Code Section 415.3 to modify the date by which projects that are eligible for the temporary inclusionary housing requirements must obtain a building or site permit. The Ordinance would require that projects obtain a site permit within 30 months of project approval or by December 7, whatever is later.

AFFECTED PROJECTS THAT REQUIRED REVIEW BY THE HISTORIC PRESERVATION COMMISSION

Four of the 33 projects that would be affected by this legislation required review by the Historic Preservation Commission (HPC). One required a Certificate of Appropriateness (888 Tennessee) and three required/will require review by the HPC in an advisory capacity providing comment on their Draft Environmental Impact Reports (DEIRs): 1028 Market, 450 O'Farrell, and 10 South Van Ness. The HPC has already acted on three of these four projects. The Draft Environmental Impact Report for 10 South Van Ness is scheduled to be brought to the HPC in November, 2018.

REQUIRED COMMISSION ACTION

This memo is informational and the HPC is not required to take any action.