



MEMO TO THE PLANNING COMMISSION

HEARING DATE: April 15, 2021

April 8, 2021

Re: Modified Projects – Planning Code Section 415

Staff Contact: Laura Lynch | 628-652-7554

Purpose

On March 25, 2021 the Planning Commission heard a request to modify the inclusionary housing requirements for the approved project at 42 Otis Street. This request was a change in the project's method of compliance for addressing the inclusionary affordable housing requirements in Planning Code Section 415 from on-site units to the affordable housing fee. Through the Commission's discussion of this item, it was requested for the Planning Department to provide a data search related to the number of times such a request of the Commission has occurred. Through the Planning Department's cursory search, the below table captures the approximate number of projects where a similar request of the Commission has been made. The table below ranges from approximately July 2017 to present. Since 2017, approximately 102 projects subject to inclusionary affordable housing requirements have been approved either administratively or through entitlement. As demonstrated in the table below, approximately five (5) projects since July of 2017 have returned to the Commission to request a change to the method of inclusionary housing requirements. Please note that a similar request for a project at 600 South Van Ness is on the Planning Commission's calendar on April 22, 2021.



Case Number	Project	Planning Commission Hearing Dates	Original Project Approval Year	Modified Project Approval Year	Total Unit Count	On-site Affordable Units Originally Provided
2013.0784ENX-02	2177 3rd Street (aka 590 19th Street)	Changed from on-site (January 14, 2016) to fee on July 20, 2017	2016	2017	114	19 ¹
2015-015203DNX-02	135 HYDE ST	Changed from on-site (March 29, 2018) to fee on June 6, 2019	2018	2019	69	10
2016-013312CUA-02	542-550 Howard Street (Transbay Parcel F)	Changed from off-site (January 9, 2020) to fee on January 28, 2021	2020	2021	165	54 ²
2021-001410CRV	42 Otis	Changed from on-site (December 2018) to fee on March 25, 2021	2018	2021	24	3

¹ Pursuant to Planning Commission Motion 19968, Eight (8) on-site units were approved in addition to the Affordable Housing Fee.

² The project originally provided 54 affordable housing units via an Off-site Affordable Housing Alternative.