

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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, November 5, 2018
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** **File No. 151258.** Ordinance amending the Planning Code to require additional affordable housing or payment of a fee for certain sites that obtained higher residential development potential as a result of the rezoning of the Divisadero Street Neighborhood Commercial Transit District in 2015; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If the legislation passes, housing developments in the Divisadero Neighborhood Commercial Transit District that the Planning Department has determined to have 50 percent or more housing development potential through Ordinance No. 127-15, shall be subject to the payment of the Residential Inclusionary Housing fee requirement in Planning Code, Section 415 et seq. Residential projects of ten or more units that have submitted a complete development application before October 1, 2018, would comply with Section 415, except that the temporary inclusionary requirements in Section 415 would not apply, and projects would be required to provide affordable housing in the following amounts:

- Fee/Off-site:** 33% for Ownership Projects  
30% for Rental Projects
- On-site:** Ownership: 23% at the following area median incomes (AMI)
- 12% low income (80% AMI)
  - 5.5% moderate income (105% AMI)
  - 5.5% middle income (130% AMI)
- Rental: 20% at the following AMI's
- 12% low income (55% AMI)
  - 4% moderate income (80% AMI)
  - 4% middle income (110% AMI)

For projects of ten or more units that have submitted a complete development application on or after October 1, 2018, projects would comply with Section 415, except that projects would be required to provide affordable housing in the following amounts:

- Fee/Off-site: 33% for Ownership Projects  
30% for Rental projects
- On-site: Ownership: 23% at the following AMI's
- 10% low income (80% AMI)
  - 8% moderate income (105% AMI)
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- Rental: 23% at the following AMI's
- 10% low income (55% AMI)
  - 8% moderate income (80% AMI)
  - 5% middle income (110% AMI)

The percentage of affordable units and level of affordability for projects of ten or more units that have submitted a complete development application on or after October 1, 2018, shall be the same as the levels set forth in Section 206.3(f)(2)(A), the HOME-SF Program, as that program may be amended from time to time. However, the percentage of affordable units constructed on-site must always be higher than or equal to the percentage required by Section 415.6 for projects consisting of 25 or more units.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, 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, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 2, 2018.

  
f Angela Calvillo  
Clerk of the Board

DATED/POSTED: October 25, 2018  
PUBLISHED: October 26 and November 1, 2018

# CALIFORNIA NEWSPAPER SERVICE BUREAU

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1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description EDM 11.5.2018 Land Use - 151258-5 Fee Ad

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/26/2018 , 11/01/2018

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$1073.25
Total	\$1073.25

EXM# 3188768

**NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE**  
**MONDAY, NOVEMBER 5, 2018 - 1:30 PM CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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: File No. 151258. Ordinance amending the Planning Code to require additional affordable housing or payment of a fee for certain sites that obtained higher residential development potential as a result of the rezoning of the Divisadero Street Neighborhood Commercial Transit District in 2015; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. If the legislation passes, housing developments in the Divisadero Neighborhood Commercial Transit District that the Planning Department has determined to have 50 percent or more housing development potential through Ordinance No. 127-15, shall be subject to the payment of the Residential Inclusionary Housing fee requirement in Planning Code, Section 415 et seq. Residential projects of ten or more units that have submitted a complete development application before October 1, 2018, would comply with Section 415, except that the temporary inclusionary requirements in Section 415 would not apply, and projects would be required to provide affordable housing in the following amounts: Fee/Off-site: 33% for Ownership Projects; 30% for Rental Projects; On-site: Ownership: 23% at the following area median incomes (AMI): 12% low income (80% AMI),

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835 MARKET ST, SAN FRANCISCO, CA 94103  
Telephone (415) 314-1835 / Fax (510) 743-4178

ERICA MAJOR  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA - 94102

EXM#: 3188768

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

EDM 11.5.2018 Land Use - 151258-5 Fee Ad

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/26/2018, 11/01/2018

Executed on: 11/01/2018  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

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Email

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