



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18935

HEARING DATE: AUGUST 1, 2013

Project Name: **Frequency of the Controller's Development Impact Fee Report**
Case Number: 2013.0859T [Board File No. 130549]
Initiated by: Mayor Edwin Lee/ Introduced June 4, 2013
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Recommendation: **Recommend Approval**

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO MODIFY WHEN THE CITY CONTROLLER IS REQUIRED TO ISSUE THE DEVELOPMENT IMPACT FEE REPORT AND MAKING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH GENERAL PLAN

PREAMBLE

Whereas, on June 4, 2013, Mayor Edwin Lee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 130549, which would amend the Planning Code to modify when the City Controller is required to issue the Development Impact Fee Report (hereinafter DIFR); and

Whereas, on August 1, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance; and

Whereas, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act, Non-Physical Exemption, Section 15060(c)(2); and

Whereas, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties; and

Whereas, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends *approval of the proposed Ordinance* and adopts this Resolution to that effect.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The proposed Ordinance will sync the Controller's Development Impact Fee Report with the City's two-year budget cycle.
 2. The Planning Commission will still be updated on the collection and distribution of Development Impact Fees on an annual basis through the Interagency Plan Implementation Committee's annual report.
1. The proposed project is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed Ordinance will not have an adverse effect on neighborhood-serving businesses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed Ordinance will not displace existing housing nor will it have any effect on existing neighborhood character.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance will not adversely affect the City's supply of affordable housing. The Planning Commission will still be informed about on- and off-site affordable units and in-lieu fees on an annual basis through the Interagency Plan Implementation Committee's annual report.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed Ordinance will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Ordinance would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed Ordinance. Any new construction or alteration associated with this Ordinance would be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

Landmarks and historic buildings would be unaffected by the proposed Ordinance.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The City's parks and open space and their access to sunlight and vistas would be unaffected by the proposed Ordinance. It is not anticipated that permits would be such that sunlight access, to public or private property, would be adversely impacted.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on August 1, 2013.

Jonas P Ionin
Acting Commission Secretary

AYES: Commissioner Antonini, Borden, Fong, Moore, Sugaya and Wu

NAYS: none

ABSENT: Commissioner Hillis

ADOPTED: August 1, 2013