

## **AUTOMATIC CITY APPROVAL OF CERTAIN HOUSING PROJECTS THAT COMPLY WITH LOCAL ZONING**

The City requires developers of housing projects to obtain a permit before they may begin construction.

The City's Charter gives various City agencies authority to review permits. These agencies have discretion to grant or deny the permits.

The Planning Department or Planning Commission review all permits to determine if a project complies with the City's zoning laws. Zoning laws limit how a property may be used and the height, width, and placement of structures on the property. Projects must comply with the City's zoning laws or receive an exception from the Planning Commission or the Zoning Administrator. The Planning Commission may deny permits for projects that comply with zoning laws.

Some permits that the Planning Department or Planning Commission approve may be appealed to the Board of Appeals; other permits they approve may be appealed to the Board of Supervisors. The Arts Commission must approve the design of structures on public property.

Before the City may decide to issue a permit, a project must also comply with state laws requiring review of a project's environmental impacts.

The San Francisco Unified School District ("School District") operates the City's public school system, which has about 1,000 employees.

The San Francisco Community College District ("College District") operates City College of San Francisco, which has more than 2,000 employees.

This measure is a Charter amendment that would change the City's approval process for two types of development projects where at least two-thirds of the project is for residential uses:

- projects where all of the dwelling units are affordable to low or moderate income households; and
- projects on land owned or controlled by the School District or College District where each dwelling unit is initially occupied by at least one School District or College District employee.

This measure would generally require the City to approve these two types of projects if they comply with the City's zoning laws. Those projects would not be subject to review by the Planning Commission, Board of Appeals, Board of Supervisors or Arts Commission, and would also not require review for environmental impacts.

This measure would not apply to projects on property zoned for single-family dwellings or that would remove more than one dwelling unit. This measure would also not apply to projects that would affect historic landmarks or are within the Recreation and Parks Department's jurisdiction.

The Board of Supervisors could adopt legislation modifying the approval process for the two types of projects if the amendment is consistent with the measure's purposes, so long as at least four-fifths of the Planning Commission and seven-elevenths of the Board of Supervisors approve the amendment.

The Board of Supervisors could also adopt legislation designating other permits, in addition to permits for these two types of projects, that would not be reviewed by the Planning Commission, Board of Appeals, Zoning Administrator or Arts Commission.