

Member, Board of Supervisors
District 1



City and County of San Francisco

SANDRA LEE FEWER
李麗嫦 市參事

August 6, 2019

Ballot Simplification Committee
1 Dr. Carlton B. Goodlett Place, Room 48
San Francisco, CA 94102
CC: Barbara Carr

Dear Committee Members,

Thank you for all the time and hard work you have put into crafting a simplified digest for the Affordable Homes for Educators and Families NOW initiative. On behalf of Supervisors Fewer, Peskin, Haney, and Walton, I am respectfully requesting that the Ballot Simplification Committee consider an addition to the initiative digest to clarify the full impact of the measure for voters. I have also attached a tracked changes version of the digest that includes the following changes:

In the fourth paragraph of the section "The Way It Is Now", I request changing the following sentence to remove the word "for" and add the bolded language below:

- "The Planning Department reviews proposed projects ~~for~~ **to ensure they meet** zoning requirements."
 - *Rationale:* Clarifies that the Planning Department is reviewing projects to ensure they have *complied* with zoning requirements.

I request that the section "The Proposal" include the bolded language below:

- "Proposition ____ is an ordinance that would amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing Projects in public zoning districts and to expedite City approval of these projects **on large lots in all residential zoning districts and public zoning districts citywide.**"
 - *Rationale:* The current language suggests that the measure would only apply to projects in public zoning districts and makes no reference to lot size. This additional language clarifies two important things: 1) that this measure applies specifically to large lots (defined as "at least 10,000 square feet" right below this sentence in the digest), and 2) that projects in residential zoning districts will also be expedited.

I request that the section “A ‘YES’ Vote Means” also include the same bolded language below:

- “If you vote “yes,” you want to amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing Projects in public zoning districts and to expedite approval of these projects **on large lots in all residential zoning districts and public zoning districts citywide.**”
 - *Rationale:* Same as above. The current language suggests that the measure would only apply to projects in public zoning districts and makes no reference to lot size. This additional language clarifies two important things: 1) that this measure applies specifically to large lots (defined as “at least 10,000 square feet” right below this sentence in the digest), and 2) that projects in residential zoning districts will also be expedited.

Thank you again for your consideration of these additions and for all the time and hard work you have dedicated to this committee.

Sincerely,

Ian Fregosi
Legislative Aide, Supervisor Sandra Lee Fewer

Affordable Housing and Educator Housing*

Digest by the Ballot Simplification Committee

Status: Approved Digest

On: Monday, August 5, 2019

Members: Packard, Anderson, Raveche

Deadline to Request Reconsideration: 5 p.m. on Tuesday, August 6

The Way It Is Now: The City Planning Code applies different zoning rules to different neighborhoods in San Francisco.

In residential zoning districts, the Planning Code allows residential buildings but regulates the size, height, density and other factors like the amount of yard space, open space and nonresidential space. Some types of buildings are subject to a conditional use authorization, which requires the Planning Commission to hold a public hearing and consider certain factors before approving the project.

In public zoning districts, the Planning Code allows government buildings, public structures, City plazas, parks and other similar uses but prohibits any residential buildings.

The Planning Department reviews proposed projects ~~for~~ to ensure they meet zoning requirements. The Department must prioritize and expedite its review of proposed affordable housing projects.

The Planning Code does not include specific zoning rules for residential projects dedicated to employees of the San Francisco Unified School District or the San Francisco Community College District.

The Proposal: Proposition ____ is an ordinance that would amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing Projects in public zoning districts and to expedite City approval of these projects on large lots in all residential zoning districts and public zoning districts citywide.

Under Proposition ____, 100% Affordable Housing and Educator Housing projects:

- Would be allowed in residential zoning districts and in public zoning districts, except on property used for parks;
- Would be located on lots that are at least 10,000 square feet;
- Could not demolish or replace existing residential units;
- Would be subject to less restrictive rules regarding size, ground-floor height, density and other factors than other residential buildings;
- Allows a limited amount of mixed or commercial use that supports affordable housing; and
- Would not be subject to any conditional use restriction unless the restriction has been adopted by the voters.

Proposition ____ would require a review of proposed 100% Affordable Housing and Educator Housing

projects within 90 to 180 days, depending on the size of the project. Proposition ____ would also authorize the expedited review of the first 500 units of proposed Educator Housing.

The Planning Department could administratively approve 100% Affordable and Educator Housing projects, without review by the Planning Commission.

The Board of Supervisors could amend Proposition ____ by a two-thirds vote without voter approval.

A "YES" Vote Means: If you vote “yes,” you want to amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing Projects in public zoning districts and to expedite approval of these projects **on large lots in all residential zoning districts and public zoning districts citywide.**

A "NO" Vote Means: If you vote “no,” you do not want to make these changes.