



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Control:

The Visitacion Valley Community Facilities and Infrastructure Fee and Fund

Case Number: Board File No. 101247

Initiated by: Supervisor Maxwell

Effective Date: January 7, 2011

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The Way It Was:

- The application of the fee applied to all residential developments projects located in Visitacion Valley that had not filed an application before September 1, 2003, and had filed an application after September 1, 2003.
- The development impact fee could only be applied towards the development of a neighborhood playground, pool, and outdoor education center, a new library, the development of community spaces available for public use, Blanken Avenue sidewalk widening and lighting improvements, and Leland Avenue streetscape improvements (phase 2).
- A credit for providing in-kind improvements could be given by right for providing on-site community facilities and improvements to Blanken Avenue only.

The Way It Is Now:

- The application of the fee has been revised so that it is consistent with other fee areas, namely, the Visitacion Valley Community Facilities Fee and Infrastructure Fee is applicable to any development project in the Visitacion Valley fee area which:
 - (1) Has 20 or more residential units, and
 - (A) Creates at least one new residential unit, or
 - (B) Creates additional space in an existing residential unit of more than 800 gross square feet
- The fee is no longer limited to specific improvements, but can be applied to public infrastructure that would be impacted by new development in the area. This includes: parks and recreation, a new library, child care, transportation, and community facilities.

- Credits for In-Kind improvements can be given in accordance with the Department's in-kind agreement planning commission policy, and requires Planning Commission authorization. Except, for projects with an environmental application filed on or before November 18, 2010, project sponsors can obtain credit for in-kind improvements by right for on-site community facilities and child-care. The qualifying project sponsor shall receive a credit not to exceed \$1.12 per occupiable square foot of residential use for on-site community facilities or child care facilities.
- The fee is supported with an updated analysis, the *Visitacion Valley Nexus Study* (October 2010).
- Fee rates have been added for the conversion from non-residential to residential use to be more consistent with the administration of other impact fees in the City.

The Link to signed legislation:

Board No. 101247	Ord. No. 0003-11	Planning Code - Update the Visitacion Valley Community Facilities and Infrastructure Fee and Fund http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances11/o0003-11.pdf
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