



RESIDENTIAL EXPANSION REVISING THE PROCESS

TANTAMOUNT -> FAR

Community Outreach Presentation
May 3, 2017



San Francisco
Planning

Background **Process To-Date**

Outreach To-Date:

August 31, 2016: First informal meeting with community members

September 22, 2016: Informational presentation to the Planning Commission

September – October 2016: Community Conversation on Proposed Changes

October 4, 2016: Meeting with architects (open to the public)

October 12, 2016: Community Meeting

October 27, 2016: Informational presentation and update to the Planning Commission

May 3st, 2017: Community Meeting

Upcoming Outreach:

May 8th, 2017: Community Meeting

June 1st, 2017: Informational presentation to the Planning Commission Hearing

Remove a regulation that doesn't achieve it's initial goals, lacks clarity, and increases uncertainty.

ELIMINATE TANTAMOUNT TO DEMO



Challenges **What is happening now?**

Tantamount to Demolition *doesn't work.*

Challenges **What is happening now?**

It hasn't preserved relatively affordable housing

It hasn't preserved neighborhood character

It hasn't reduced DRs

Challenges **What is happening now?**

It's a regulation that *few understand*

It adds *significant time* to the process

It results in an *uncertain* process

It often results in *awkward* designs

Revisions **How can we help the process?**

Eliminate Tantamount to Demolition.

Replace it with a new results-oriented policy.

Revisions **How can we help the process?**

Establish clear & simple rules.

Increase consistency.

Prepare everyone for the process.

Define Goals of Replacement Policy. New regulation should be clear, incentivize use of permitted density, and require quality design

DEFINE GOALS



Key Goals

AFFORDABLE

BY DESIGN

Incentivizes smaller units



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AFFORDABLE

BY DESIGN

Incentivizes smaller units

+ HOUSING

WHERE ZONING ALLOWS

Incentivizes increased density



Key Goals

The background of the slide is a photograph of a densely populated urban neighborhood, likely San Francisco, showing a hillside covered with multi-story residential buildings under a clear blue sky.

AFFORDABLE

BY DESIGN

Incentivizes smaller units

+ HOUSING

WHERE ZONING ALLOWS

Incentivizes increased density

EQUITY

OF UNITS

Promotes proportionality
between units.

Key Goals

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DESIGN

QUALITY

Big project = excellent design

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CLEAR

REGULATIONS

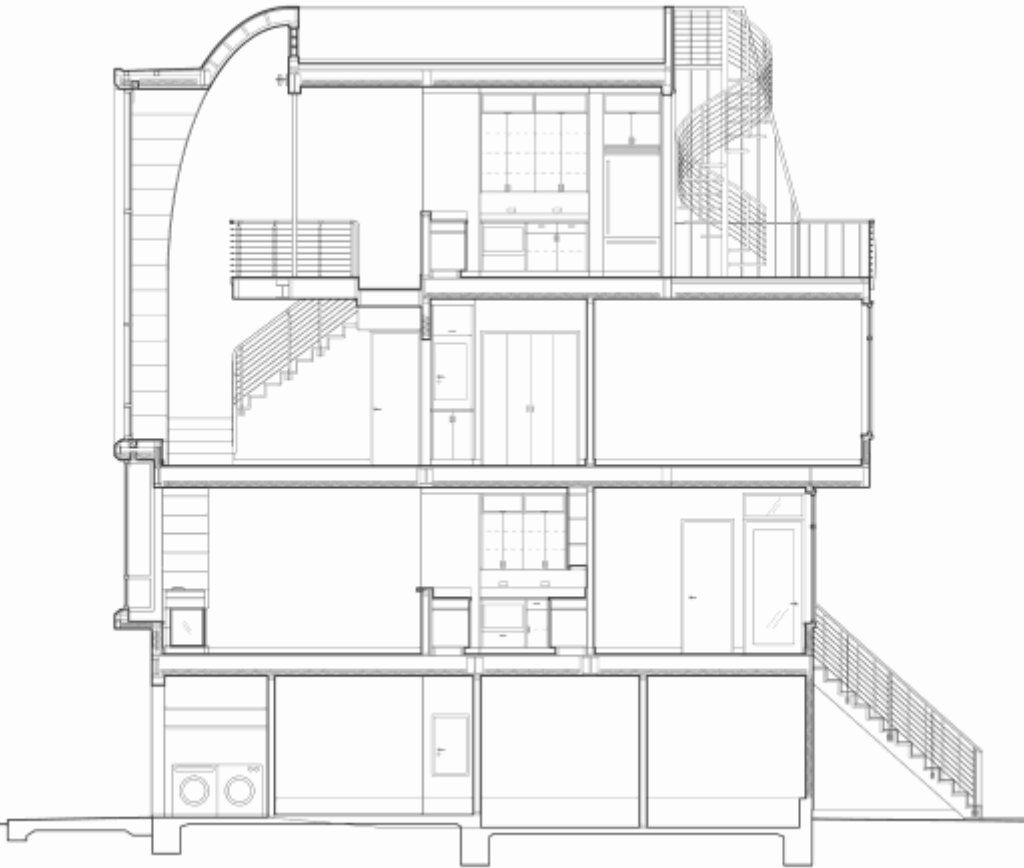
Day 1 understanding/PIC

Current proposal is site-specific, simple to understand, and focuses additional public process on the largest projects.

LARGE HOME APPLICATION



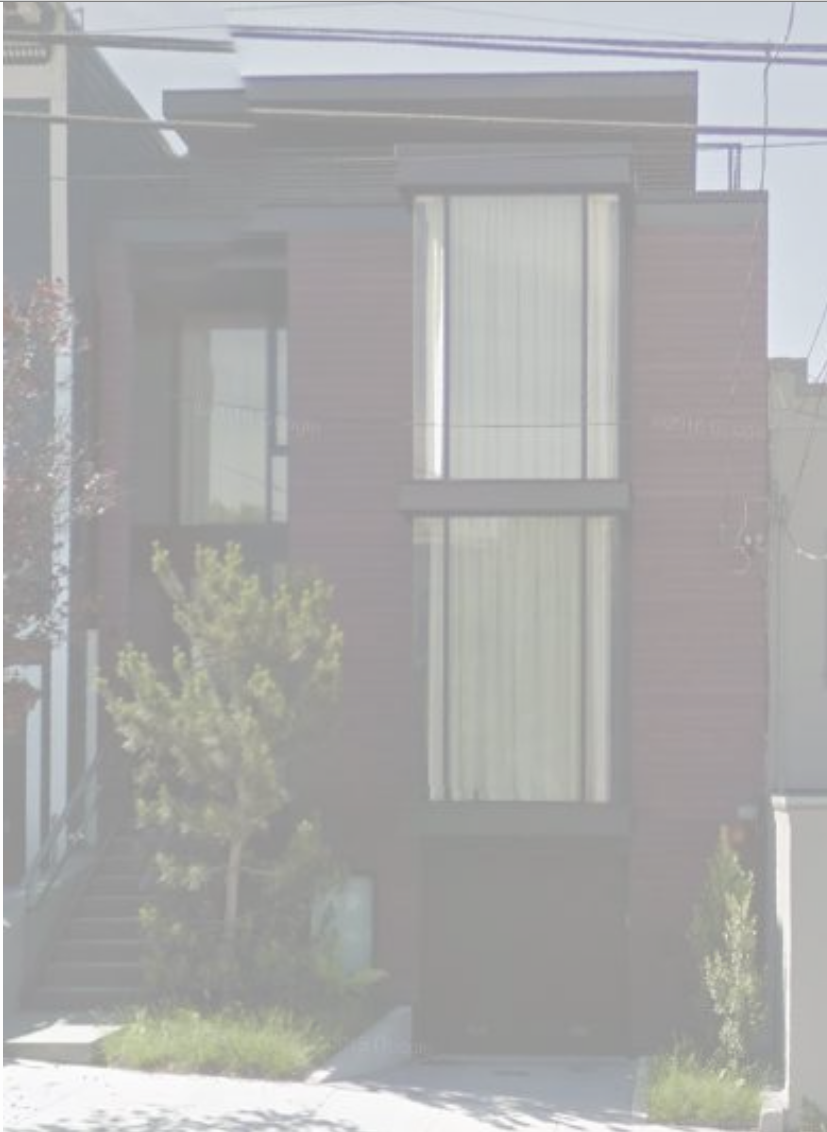
Regulation **Eligibility**



ELIGIBILITY FOR STAFF REVIEW

- **Applicability:**
 - RH District
- **Permit Type:**
 - Alterations
 - Demolitions of Non-Rent Controlled Units.
- **Scope of Project:**
 - FAR exceeds triggers

Regulation **Eligibility**



DETAILS OF PROPOSAL

- FAR triggers PC hearing, regardless of alteration vs. demo
 - Not an absolute max, just a trigger
- Unit minimum for RH-2 and RH-3, when multiple units proposed to ensure proportionality.
- If PC hearing triggered, specific criteria considered by Commission.
- Appealable to Bd. of Appeals.

Exemptions **Removed from Process**



EXEMPTIONS REMOVED

- Eliminates hearing exemption for demolition of “expensive” SFD in RH-1 Districts.
- Eliminates hearing exemption for demolition of unsound SFD in RH-1 Districts.
- Establishes ONE rule for Staff vs. Commission Review.

NOT A MAX; JUST A *TRIGGER*



FAR Proposal Typical Lots

Zoning	FAR Trigger/Unit			Total Lot FAR	Typical FAR Range
RH-1(D)	1.4			1.4	
RH-1	1.2			1.2	2.1->2.6
RH-2	.9	.9		1.8	1.6->3.0
RH-3	.7	.7	.7	2.1	1.6->3.0

Zoning	SF based on 3,000 lot	Total Lot	Min. Unit Size*
RH-1(D)	4,200	4,200	N/A

Zoning	SF based on 2,500 lot			Min. Unit Size*
RH-1	3,000			N/A
RH-2	2,250	2,250		1,000
RH-3	1,750	1,750	1,750	1,000

*Minimum unit size applies when more than one unit is proposed, and the SF of at least one of the units exceeds the individual unit FAR Trigger listed above.

For example: RH-2 – Unit 1 exceeds 2,250sf then Unit 2 must be 1,000. However, if Unit 1 is 2,250sf, second unit can be less than 1,000 (i.e.500 sf.) without triggering a hearing.

FAR Proposal **Small Corner Lots**

Zoning	FAR Triggers/unit			Total FAR	Typical FAR Range
RH-1(D)	1.4			1.4	
RH-1	1.2			1.2	2.1->2.6
RH-2	.9	.9		1.8	1.6->3.0
RH-3	.7	.7	.7	2.1	1.6->3.0

Zoning	SF based on 1,750 lot			Min. Unit Size*
RH-1	2,100			N/A
RH-2	1,575	1,575		1,000
RH-3	1,225	1,225	1,225	1,000

*Minimum unit size applies when any unit exceeds the individual unit FAR Trigger.

For example: RH-2 – Unit 1 exceeds 1,575sf then Unit 2 must be 1,000. However, if Unit 1 is 1,575sf, second unit can be less than 1,000 (i.e.500 sf.) without triggering a hearing.

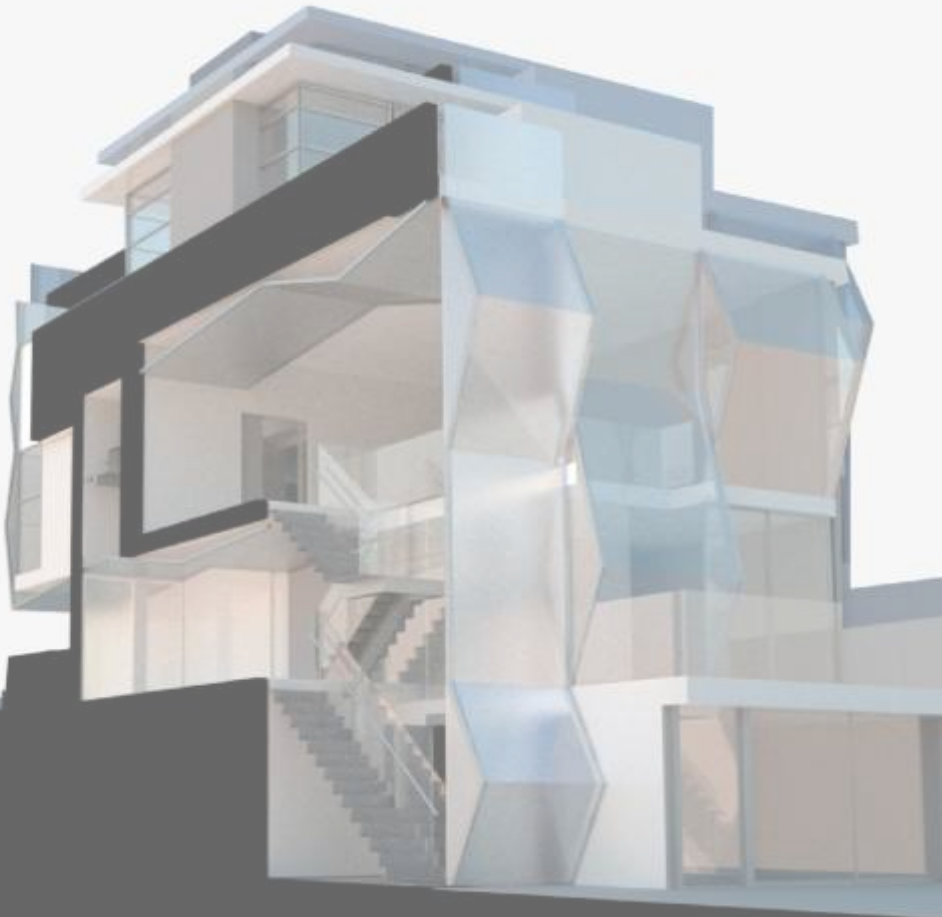
Additional Details



ADDT'L DETAILS

- **Minor expansion – up to 10% of the existing structure – allowed for nonconforming structures**
- **Addition of ADU allows for additional SF beyond trigger: either 25% of the largest unit or 750sf, whichever is less.**
- **Cumulative review over 5 years**
- **Amend Code to clarify when rent controlled status is lost**

Commission Hearing **New Criteria**



LARGE HOME REVIEW

Commission Criteria:

1. High-quality architectural design. Material boards required.
2. Contextual and compatible building siting, orientation, massing, scale.
3. Compatibility with surrounding density.
4. Family Friendly Amenities (# bedrooms, laundry in-unit, storage, etc.)
5. Unit reconfigurations (if applicable): Quality and family-friendly design of existing unit layout.
6. Access to and quality of open space for each unit.

Why support **Residential Expansion Threshold**

One Definition of Demolition

Process Equality

Unit Equity

Family housing

Density

Rent Control Clarifications

Clear & Predictable Regulations

THANK YOU



San Francisco Planning

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**San Francisco
Planning**

Webpage: sf-planning.org/residential-expansion-threshold