



RESIDENTIAL EXPANSION REVISING THE PROCESS

TANTAMOUNT -> FAR

Community Meeting Presentation
October 16, 2017



San Francisco
Planning

Presentation **Outline**



OVERVIEW

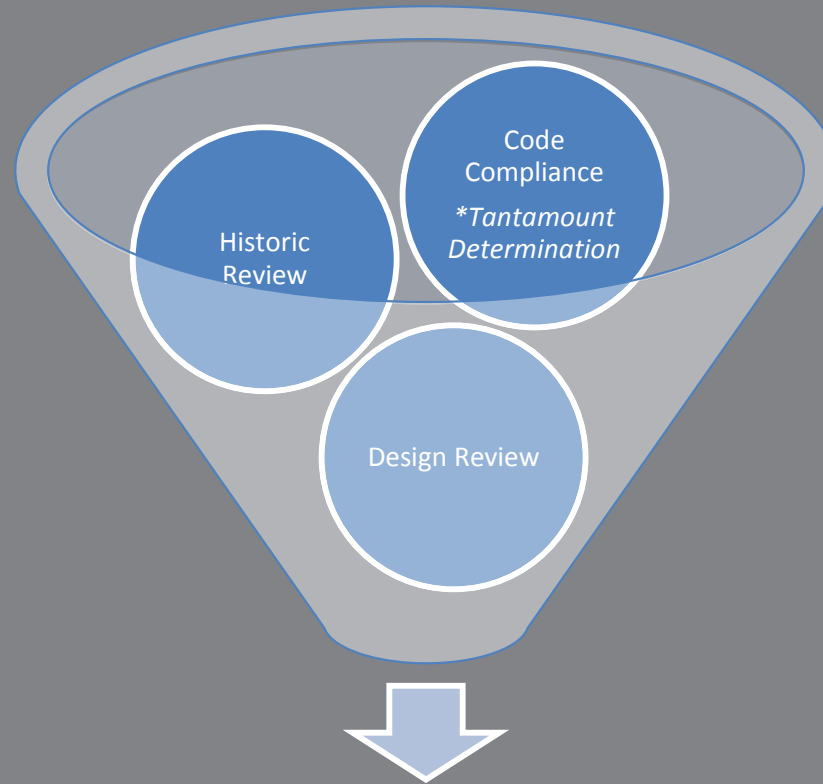
1. Brief overview of current process
2. Goals
3. New Process
4. Details – Triggers, Parking, non-conforming buildings, ADUs
5. Commission Policy on flats
6. Comments/Questions

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

ELIMINATE TANTAMOUNT TO DEMO



Existing Process



Public Notice or Public Hearing

Current **Tantamount to Demolition Definition**

- Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or
- A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
- A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

Current **Tantamount to Demolition Definition, cont'd.**

- "Removal" shall mean, with reference to a wall, roof or floor structure, its dismantling, its relocation or its alteration of the exterior function by construction of a new building element exterior to it. Where a portion of an exterior wall is removed, any remaining wall with a height less than the Building Code requirement for legal head room shall be considered demolished. Where exterior elements of a building are removed and replaced for repair or maintenance, in like materials, with no increase in the extent of the element or volume of the building, such replacement shall not be considered Removal for the purposes of this Section.

Challenges **Tantamount to Demolition Process**

Tantamount to Demolition *doesn't work.*

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It hasn't preserved relatively affordable housing

It hasn't preserved neighborhood character

Adds *significant time and uncertainty* to 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

+ HOUSING

WHERE ZONING ALLOWS

Incentivizes increased density

EQUITY

OF UNITS

Promotes proportionality
between units.

DESIGN

QUALITY

Big project = excellent design

CLEAR

REGULATIONS

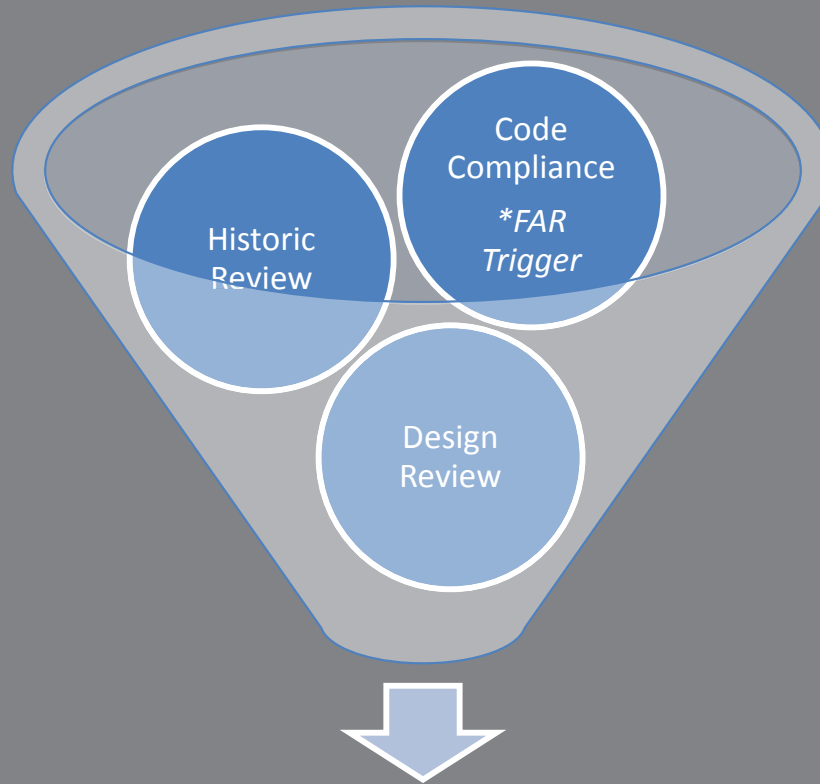
Rules can be explained at PIC

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

LARGE HOME AUTHORIZATION

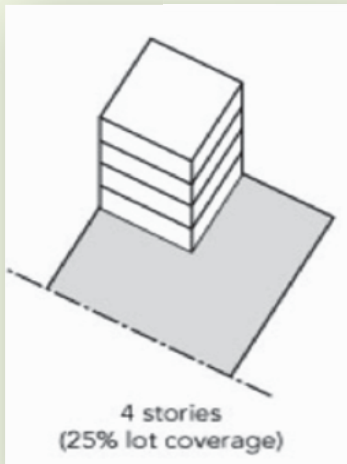
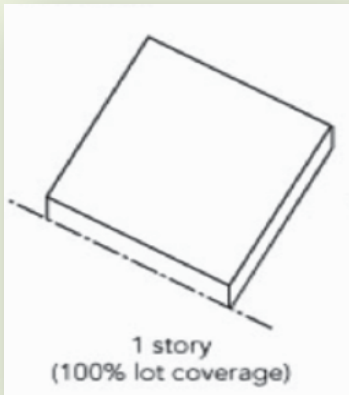


New Process



Public Notice or Public Hearing

New Process



Examples of 1:1 FAR

FLOOR AREA RATIO (FAR)

- What is FAR?
 - FAR is the ratio of a building's total floor area to the size of the lot upon which it is built.
- Why use FAR?
 - It's used to control residential development in other jurisdictions
 - Enables a size threshold that relates to lot size and thereby, context
 - Common zoning tool
 - FAR already exists in the Planning Code (Section 124)
- Use FAR as trigger for determining process:
 - Staff vs. Commission level review

FAR Examples: Typical Lots

Zoning	FAR Trigger/Unit		
RH-1(D)	1.2		
RH-1	1.4		
RH-2	1.0 (1 unit)	1.8 (2 units)	
RH-3	.9 (1 unit)	1.3 (2 units)	2.6 (3 units)

Zoning	SF based on 3,000 lot	Min. Unit Size*
RH-1(D)	3,600	N/A

Zoning	SF based on 2,500 lot (# of units)			Min. Unit Size for multiple units*
RH-1	3,500 (1 unit)			N/A
RH-2	2,500 (1 unit)	4,500 (2 units)		1/3 of building sq. ft.
RH-3	2,250 (1 unit)	3,250 (2 units)	6,500 (3 units)	1/3 of building sq. ft.

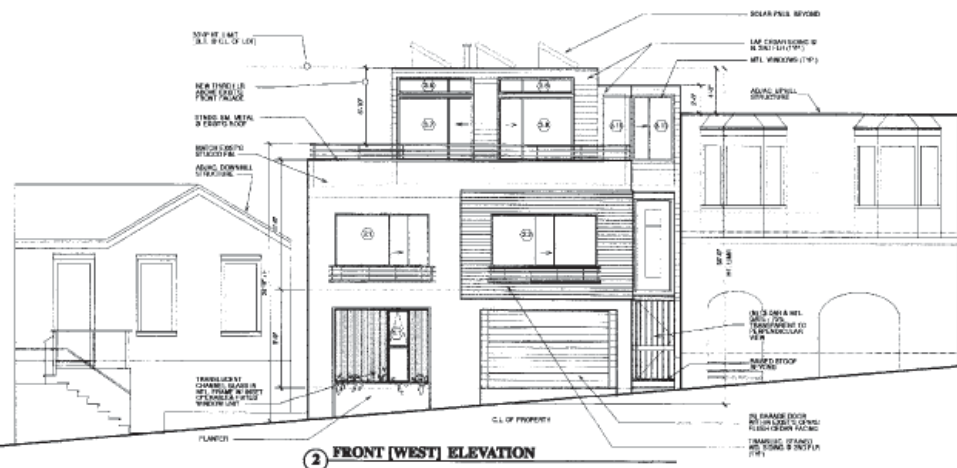
Create a process that is clear-cut and efficient.

DETAILS OF NEW PROCESS



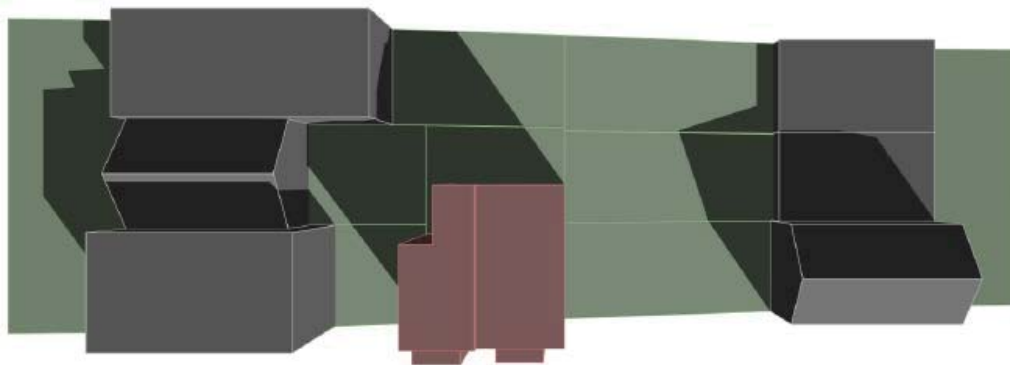
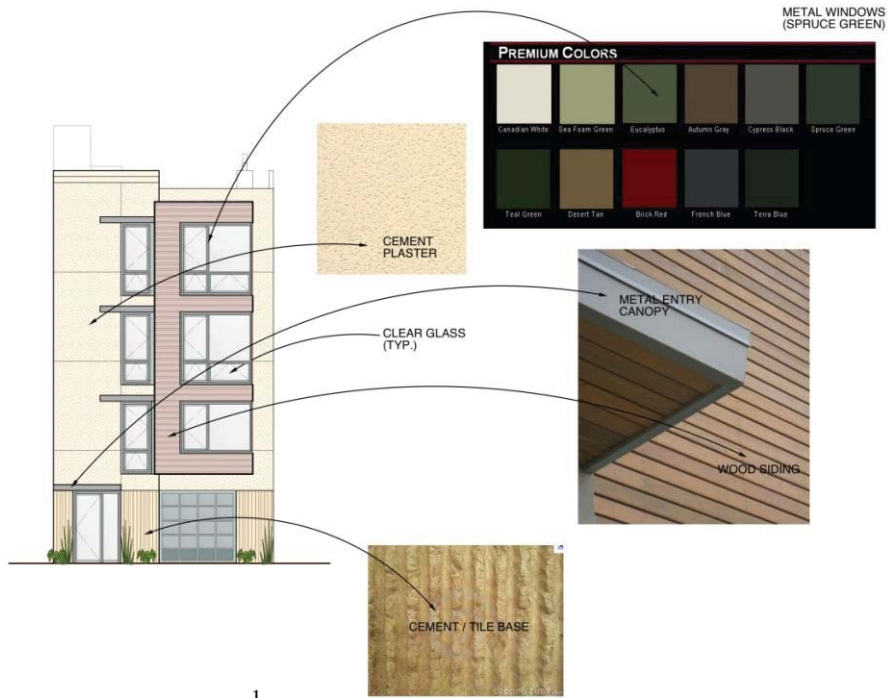
New Process

DETAILS OF NEW PROCESS



- **Applicability:**
 - All RH Zoning Districts
- **Permit Type:**
 - Alterations
 - Demolitions of Non-Rent Controlled Units
- **Exceptions:**
 - Eliminates current hearing exceptions for unsound or demonstrably unaffordable units
- **Design Review & Preservation:**
 - No change to current environmental, historic preservation or design review processes
- **Process:**
 - Requires hearing if FAR trigger exceeded

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, fenestration pattern, and scale.
3. Relationship to surrounding density.
4. Family Friendly Units
5. Does the project remove an existing full-floor flat?

Additional Details



ADDITIONAL DETAILS

- **Noncomplying Units:**
 - Projects that already exceed triggers are allowed minor expansion up to 10 % of the existing unit
 - Cumulative additions up to 10 % allowed every 5 years
- **ADUs:**
 - Allow addition of ADU, beyond trigger

Benefits of Residential Expansion Threshold

One Definition of Demolition

Process Equality

Unit Equity

Family housing

Density

Rent Control Clarifications

Clear & Predictable Regulations

This proposed policy is intended to define and preserve a highly valued housing typology referred to as “Residential Flats”.

COMMISSION POLICY ON FLATS



Commission Policy on Residential Flat Removal



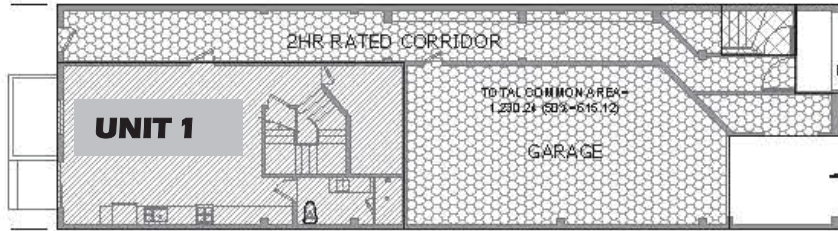
Example of typical 2 unit “Residential Flats”

DETAILS OF PROPOSED POLICY

- The Way It Is Now:
 - There is no definition of a ‘Residential Flat’
 - There are no controls relative to removal of a Residential Flat.
- The Way It Would Be:
 - The Planning Code will define ‘Residential Flat’ which would facilitate the review of future projects proposing alterations to existing dwelling units.
 - Any project resulting in changes to a ‘Residential Flat’ such that it is no longer a ‘Residential Flat’ would require a Mandatory Discretionary Review and thereby both public notification and a Planning Commission hearing.

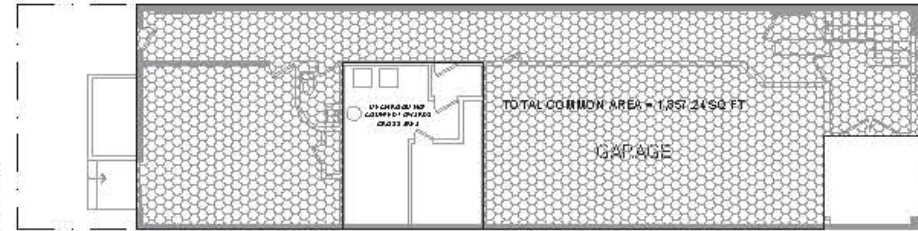
Example of a Project that would be subject to Flats Policy

PROPOSED FIRST FLOOR

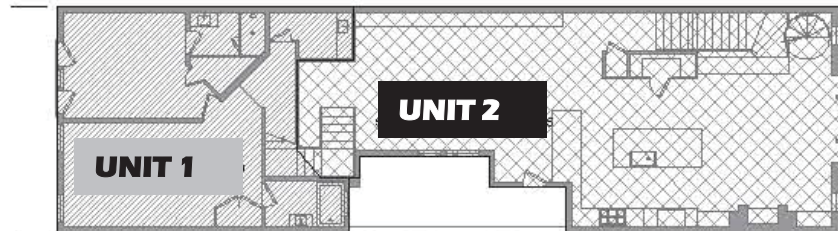


Covered porch on ground floor.
Not included per SFPC 102.6:
"Floor space in open or roofed porches, arcades, or walk-in balconies; (f) porch, arcade, or balcony located above the ground floor or first floor of occupancy to be basement for garage and located as be primary access to the interior space below;"

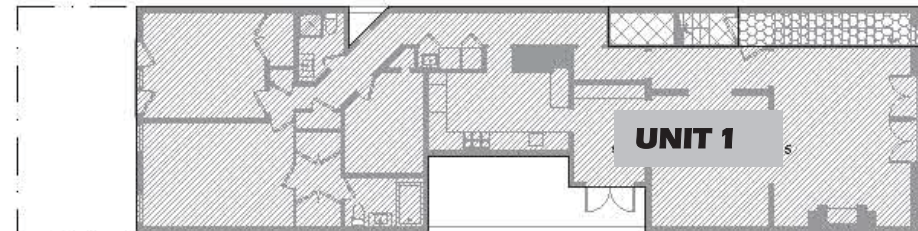
EXISTING FIRST FLOOR



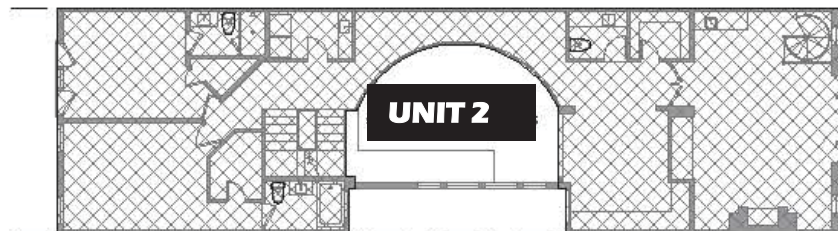
PROPOSED SECOND FLOOR



EXISTING SECOND FLOOR



PROPOSED THIRD FLOOR



EXISTING THIRD FLOOR



THANK YOU



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