

Tantamount to Demolition-Section 317



SAN FRANCISCO
PLANNING DEPARTMENT

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Definition of Demolition

1. DBI determines demo – Demo permit
2. Alteration Permit – Is it **Tantamount to Demo?**
 - A. Lineal Feet – removal of more than 50% of the sum of the front façade and rear façade **and** removal of more than 65% of the sum of the all exterior walls

OR

- B. Square Feet – removal of more than 50% of Vertical Envelope Elements and more than 50% of the Horizontal Elements



Why Tantamount?

- Homes that remove a large portion of their existing walls and replace with alterations that result in large homes are not as affordable
- The calculation was to “catch” these projects that avoid DBI’s definition of demolition and result in homes that are not as affordable due to the removal of “existing housing”



Changing City Context

- Historic Review and Residential Design Guidelines
- Recent legislation makes the loss of a unit (unauthorized or not) subject to a PC hearing
- City is also encouraging density where possible



Does Tantamount Work?

- Projects subject to the tantamount controls are not affordable
- Does not incentivize density where possible
- Does not always require the review of the Planning Commission
- Does not always result in the best design



What should we be using?

The replacement for the calculation should address:

- Neighborhood Character
- Housing Shortage



Proposal

Administrative Review

- Alteration of a SFD in any District that results in < 3,000 GSF.
- Demolition of a SFD in RH-1 Districts that results <3,000 GSF
- Alteration or Demolition of a SFD in an RH-1 District that can accommodate an ADU within the Building Envelope (i.e. 4,000 GSF, but includes an ADU)
- Alteration or Demolition of SFD that takes full advantage of all of principally permitted density (other than RH-1: see above).
- If original residential building already exceeds 3,000 GSF then alteration or demolition that results in ≤ 500 GSF per unit.

Planning Commission Hearing

- Alteration or new construction of a SFD in RH-1 Districts that exceed 3,000 GSF
- New construction is not taking full advantage of all of principally permitted density (other than RH-1: see above).



Proposal

Unchanged

- Demo of any Rent Controlled Units Require a PC hearing
- Merger Controls

Proposed Changes

- Eliminate regulations re: soundness and demonstrably unaffordable

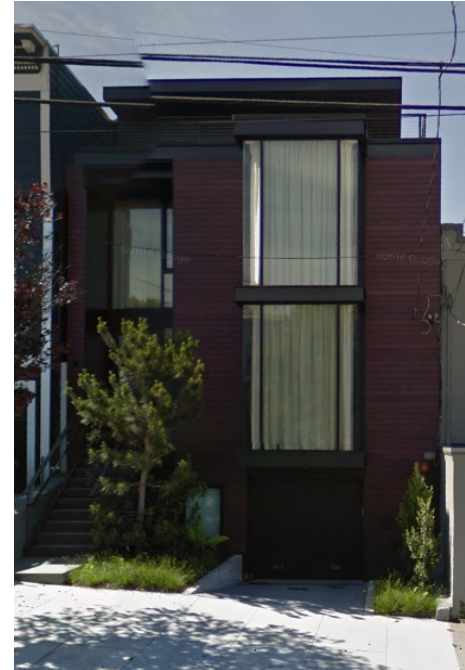
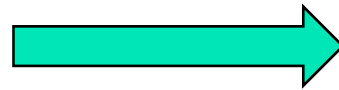


Current Regs: SFD in RH-2

- Proposed horizontal and vertical addition to existing SFD
- Addition does not trigger 317 as it is keeping > 50% of front and rear façade and >35% of exterior walls



Current: Regs SFH in RH-2



- Original~ 1800 GSF

- New building ~ 4,000 GSF
- More than 3,000 GSF
- No PC hearing



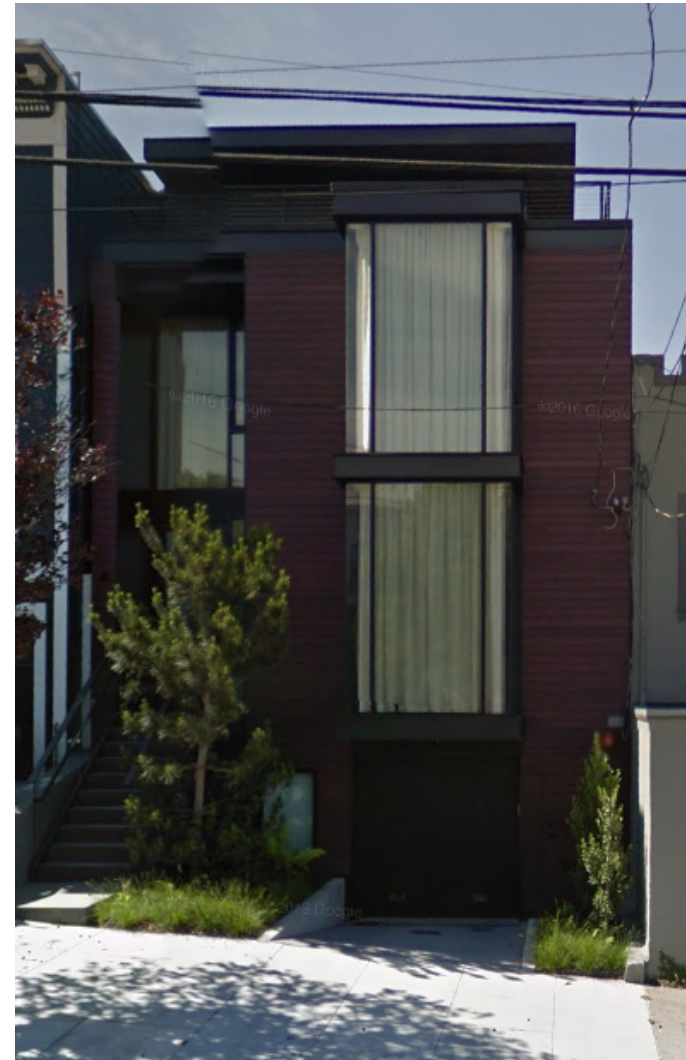
Proposed-SFD in RH-2

- Addition results in a SFD that is more than 3,000 GSF
- PC Hearing



Proposed-SFD in RH-2

- Addition is more than 3,000 GSF
- Addition is adding 1 more unit
- No PC Hearing



Discussion

- Is 3,000 GSF for a SFD the right size to trigger Commission review Citywide?
- What about projects that propose excavation? Should the City regulate size that we “cannot see”?
- What criteria should the Commission consider for those projects that trigger their review?
- Compatibility of the subject building’s **size (sq.ft., height, depth)** in comparison to homes on the subject block face?
- Compatibility of the subject building's **density** in comparison to the density of homes on the subject block face?

