

Residential Expansion Threshold



SAN FRANCISCO
PLANNING DEPARTMENT

October 2016

Residential Expansion Threshold-Policy Goals

- Affordable by Design
 - *Size limitations*
- Housing Shortage
 - *Encourage density where possible*
- Quality Design
 - *Review process focus on design*
- Clear Regulations
 - *Process should be simple to identify @ PIC*



Community Outreach

- October 4, 2016
 - meeting with architects
- October 12, 2016
 - meeting with community members



Feedback

- 3,000 GSF too general
- Need a neighborhood specific measurement
- Additional process is onerous
 - 311 notification remains
- Incentivizing density



Tantamount to Demo does not work



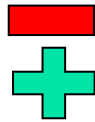
Ideas

1. Remove Tantamount to Demo
2. Maximum unit size as a measurement of existing GSF
3. Maximum unit size based on average GSF in each Supervisorial District
4. Floor Area Ratio



Removing Tantamount to Demo

Affordability by Design



Size is controlled by RDG

Housing Shortage



No carrot to incentivize more density

Quality Design



Architects no longer designing around TTD

Clear Regulations

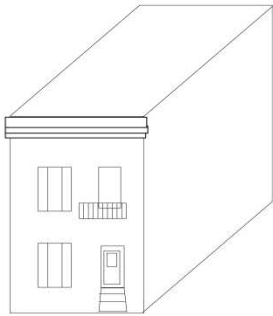


Remove complicated TTD calculation; DBI determines alteration vs. Demo/NC at intake.

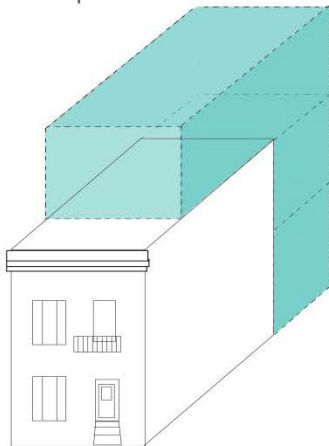


RET set as a Percentage of Existing GSF

PLANNING COMMISSION HEARING

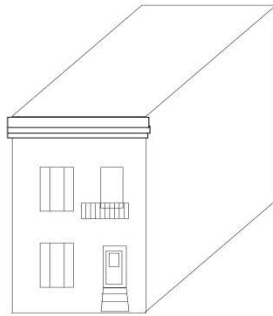


Zoning: RH-2
 Existing: 2,000 GSF
 150%: 5,000 GSF
 Units: 1

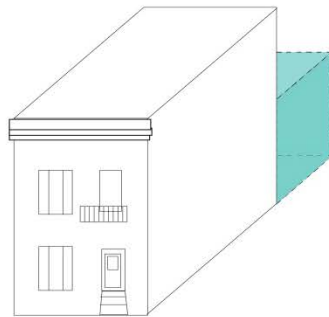


Zoning: RH-2
 Proposed: +3,500 GSF
 New GSF: 5,500 GSF
 ($\geq 150\%$ GSF or 5,000 GSF)
 Units: 1

ADMINISTRATIVE REVIEW

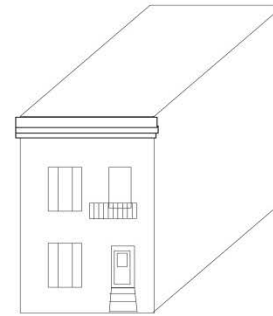


Zoning: RH-2
 Existing: 2,000 GSF
 150%: 5,000 GSF
 Units: 1

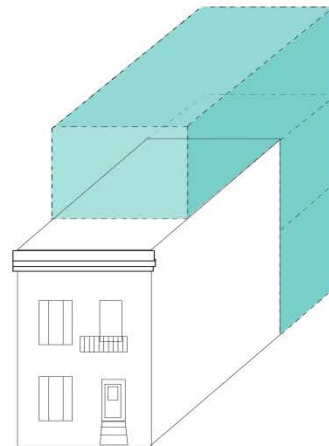


Zoning: RH-2
 Proposed: +3,000 GSF
 ($\leq 150\%$ GSF)
 Units: 1

ADMINISTRATIVE REVIEW



Zoning: RH-2
 Existing: 2,000 GSF
 Units: 1



Zoning: RH-2
 Proposed: +3,500 GSF
 New GSF: 5,500 GSF
 Units: 2
 Unit 1: 3,000 GSF ($\leq 150\%$ GSF)
 Unit 2: 2,500 GSF ($\leq 150\%$ GSF)



RET set as a Percentage of Existing GSF

Affordability by Design



Size is controlled by existing building size.

Housing Shortage



Could provide more GSF if more units added

Quality Design



Architects no longer designing around TTD

Clear Regulations



Clear regulations up-front based on % expansion of existing GSF.



RET using Assessor Data for Supervisorial District

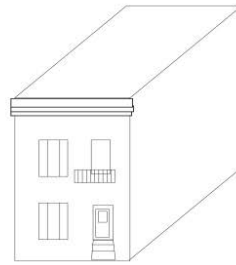
DRAFT RET PLANNING DEPARTMENT PROPOSAL

Supervisorial District: Using Average GSF of a Single Family Home in a Supervisorial District

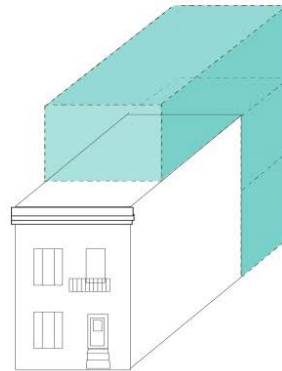
AVERAGE GSF BY DISTRICT

Supervisor District	Avg. SQ. FT. by District	50% Expansion	75% Expansion
1	1,864	2,796	3,262
2	3,190	4,785	5,583
3	1,946	2,919	3,406
4	1,477	2,216	2,585
5	2,119	3,179	3,708
6	1,955	2,933	3,421
7	1,756	2,634	3,073
8	1,645	2,468	2,879
9	1,375	2,063	2,406
10	1,362	2,043	2,384
11	1,349	2,024	2,361

PLANNING COMMISSION HEARING

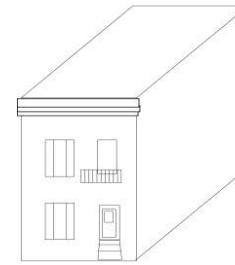


Zoning: RH-2
Units: 1

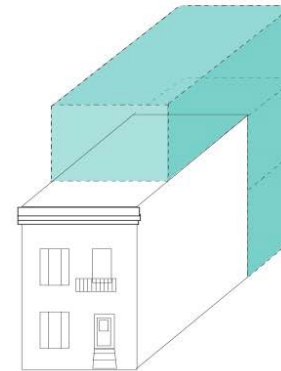


Zoning: RH-2
Units: 1

ADMINISTRATIVE REVIEW



Zoning: RH-2
Units: 1

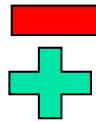


Zoning: RH-2
Units: 2



RET using Assessor data for Supervisorial District

Affordability by Design



Size is controlled by Supervisorial District-some homes larger some smaller

Housing Shortage



Could provide more GSF if more units added

Quality Design



Architects no longer designing around TTD

Clear Regulations

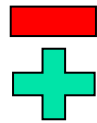


Clear regulations up-front based on % expansion of existing GSF.



Using the average square footage of buildings in a 150' radius

Affordability by Design



Size is controlled by neighborhood

Housing Shortage



No carrot to Incentivize density

Quality Design



Architects no longer designing around TTD

Clear Regulations

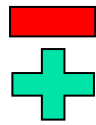


Cannot determine easily



Floor Area Ratio

Affordability by
Design



Size is controlled by lot size

Housing
Shortage



Could provide more GSF if
more units added

Quality Design



Architects no longer
designing to the TTD
regulation, and able to
design around unusual
context, i.e. corner lots

Clear
Regulations



Yes



Questions/Comments?

- Website: <http://sf-planning.org/residential-expansion-threshold>
- Email: CPC.RET@sfgov.org

