RESIDENTIAL EXPANSION
REVISING THE PROCESS

TANTAMOUNT -> FAR

Community Outreach Presentation
May 3, 2017
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.
Key Goals

AFFORDABLE

BY DESIGN
Incentivizes smaller units
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+ HOUSING

WHERE ZONING ALLOWS
Incentivizes increased density
Key Goals

**AFFORDABLE**

**BY DESIGN**
Incentivizes smaller units

**EQUITY**

**OF UNITS**
Promotes proportionality between units.

**+ HOUSING**

**WHERE ZONING ALLOWS**
Incentivizes increased density
Key Goals

**AFFORDABLE**
- **BY DESIGN**
  - Incentivizes smaller units

**DESIGN**
- **QUALITY**
  - Big project = excellent design

**EQUITY**
- **OF UNITS**
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**+ HOUSING**
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Key Goals

**AFFORDABLE**
- **BY DESIGN**
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**DESIGN**
- **QUALITY**
  - Big project = excellent design

**EQUITY**
- **OF UNITS**
  - Promotes proportionality between units.

**CLEAR**
- **REGULATIONS**
  - Day 1 understanding/PIC

**+ HOUSING**
- **WHERE ZONING ALLOWS**
  - Incentivizes increased density
Current proposal is site-specific, simple to understand, and focuses additional public process on the largest projects.

LARGE HOME APPLICATION
Eligibility for Staff Review

- **Applicability:**
  - RH District

- **Permit Type:**
  - Alterations
  - Demolitions of Non-Rent Controlled Units.

- **Scope of Project:**
  - FAR exceeds triggers
• 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

<table>
<thead>
<tr>
<th>Zoning</th>
<th>FAR Trigger/Unit</th>
<th>Total Lot FAR</th>
<th>Typical FAR Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1(D)</td>
<td>1.4</td>
<td>1.4</td>
<td></td>
</tr>
<tr>
<td>RH-1</td>
<td>1.2</td>
<td>1.2</td>
<td>2.1-&gt;2.6</td>
</tr>
<tr>
<td>RH-2</td>
<td>.9</td>
<td>.9</td>
<td>1.8</td>
</tr>
<tr>
<td></td>
<td>.9</td>
<td>1.8</td>
<td>1.6-&gt;3.0</td>
</tr>
<tr>
<td>RH-3</td>
<td>.7</td>
<td>.7</td>
<td>2.1</td>
</tr>
<tr>
<td></td>
<td>.7</td>
<td>2.1</td>
<td>1.6-&gt;3.0</td>
</tr>
</tbody>
</table>

**Zoning** based on 3,000 lot

<table>
<thead>
<tr>
<th>Zoning</th>
<th>SF based on 3,000 lot</th>
<th>Total Lot</th>
<th>Min. Unit Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1(D)</td>
<td>4,200</td>
<td>4,200</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Zoning** based on 2,500 lot

<table>
<thead>
<tr>
<th>Zoning</th>
<th>SF based on 2,500 lot</th>
<th>Min. Unit Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1</td>
<td>3,000</td>
<td>N/A</td>
</tr>
<tr>
<td>RH-2</td>
<td>2,250</td>
<td>1,000</td>
</tr>
<tr>
<td>RH-3</td>
<td>1,750</td>
<td>1,000</td>
</tr>
</tbody>
</table>

*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.
### Residential Expansion Threshold

#### FAR Proposal: Small Corner Lots

<table>
<thead>
<tr>
<th>Zoning</th>
<th>FAR Triggers/unit</th>
<th>Total FAR</th>
<th>Typical FAR Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1(D)</td>
<td>1.4</td>
<td>1.4</td>
<td></td>
</tr>
<tr>
<td>RH-1</td>
<td>1.2</td>
<td>1.2</td>
<td>2.1-&gt;2.6</td>
</tr>
<tr>
<td>RH-2</td>
<td>.9</td>
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<td>.7</td>
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<table>
<thead>
<tr>
<th>Zoning</th>
<th>SF based on 1,750 lot</th>
<th>Min. Unit Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1</td>
<td>2,100</td>
<td>N/A</td>
</tr>
<tr>
<td>RH-2</td>
<td>1,575</td>
<td>1,000</td>
</tr>
<tr>
<td>RH-3</td>
<td>1,225</td>
<td>1,000</td>
</tr>
</tbody>
</table>

*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

- 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

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
CPC.RET@sfgov.org

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