RESIDENTIAL EXPANSION
REVISING THE PROCESS

TANTAMOUNT -> FAR

Community Meeting Presentation
October 16, 2017
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 its initial goals, lacks clarity, and increases uncertainty.

ELIMINATE TANTAMOUNT TO DEMO
Existing Process

- Public Notice or Public Hearing
  - Code Compliance *Tantamount Determination*
  - Design Review
  - Historic Review
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.
"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

**Design**
- **Quality**: Big project = excellent design

**Equity**
- **Of Units**: Promotes proportionality between units

**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

- Historic Review
- Code Compliance *FAR Trigger*
- Design Review
New Process

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

Examples of 1:1 FAR
### FAR Examples: Typical Lots

#### Zoning FAR Trigger/Unit

<table>
<thead>
<tr>
<th>Zoning</th>
<th>FAR Trigger/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1(D)</td>
<td>1.2</td>
</tr>
<tr>
<td>RH-1</td>
<td>1.4</td>
</tr>
<tr>
<td>RH-2</td>
<td>1.0 (1 unit)</td>
</tr>
<tr>
<td></td>
<td>1.8 (2 units)</td>
</tr>
<tr>
<td>RH-3</td>
<td>.9 (1 unit)</td>
</tr>
<tr>
<td></td>
<td>1.3 (2 units)</td>
</tr>
<tr>
<td></td>
<td>2.6 (3 units)</td>
</tr>
</tbody>
</table>

#### Zoning SF based on 3,000 lot

<table>
<thead>
<tr>
<th>Zoning</th>
<th>SF based on 3,000 lot</th>
<th>Min. Unit Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1(D)</td>
<td>3,600</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### Zoning SF based on 2,500 lot (# of units)

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

**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

- **Noncomplying Units:**
  - Projects that are 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

**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 typical 2 unit “Residential Flats”*
Example of a Project that would be subject to Flats Policy
THANK YOU

San Francisco Planning
CPC.RET@sfgov.org
Webpage: sf-planning.org/residential-expansion-threshold