Background

- Section 317-Loss of residential and unauthorized units through demolition, merger and conversion

- Tantamount to Demolition calculations
Tantamount to Demo

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
Policy Objectives

- 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
## Residential Expansion Threshold: Option 1

<table>
<thead>
<tr>
<th>Administrative Review</th>
<th>Planning Commission Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Any project that uses all of its principally permitted density and keeps all units ( \leq 3,000 \text{ GSF} )</td>
<td>• Any project that will, through either demolition, new construction or through a large alteration, result in a unit that is ( \geq 3,000 \text{ GSF} )</td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• An expansion to an existing building of up to 500 GSF per unit, even for units already over 3,000 GSF.</td>
<td></td>
</tr>
</tbody>
</table>
Residential Expansion Threshold

Administrative Review

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

Zoning: RH-2
Alteration: 500 GSF
New GSF: 2,500
Units: 1
Residential Expansion Threshold

Administrative Review

Zoning: RH-2
Original: 2,000 GSF
Number Units: 1

Zoning: RH-2
Alteration: 2,000 GSF
New GSF: 4,000
Number of Units: 2
Unit 1: 1,500 GSF (≤ 3,000 GSF)
Unit 2: 2,500 GSF (≤ 3,000 GSF)
Residential Expansion Threshold
Planning Commission Hearing

Zoning: RH-2
Original: 2,000 GSF
Number Units: 1

Zoning: RH-2
Alteration: 2,000 GSF
New GSF: 4,000
Number of Units: 1
Unit 1: 4,000 GSF (≥3,000 GSF)
Residential Expansion Threshold
New Planning Commission Hearing

- PC Considerations:
  - Density
  - Gross Square Feet
  - Massing-relative to block face

- Projects not subject to new PC Hearing are still subject to design review, preservation review, and 311/312 notice

- DR Process unchanged
Timeline

- August 31, 2016 meeting with key stakeholders
- October 4, meeting with architects at the Planning Department (12-1pm)
- October 12, public meeting (6-8pm at the Planning Department)
- October 27, informational hearing at Planning Commission
- Fall, more outreach
Discussion

- Make it more neighborhood specific by
  - Using average size of a SFD in a Supervisorial District
  - Using the existing GSF of the structure
  - What would be an appropriate maximum size for a unit?
Draft RET Proposal at Planning Commission 9/22/16

Residential Expansion Threshold set at 3,000 GSF for 1 unit

Planning Commission Hearing

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

Alteration: 2,000 GSF
New GSF: 4,000 GSF
Units: 1
Unit 1: 4,000 GSF (≥3,000 GSF)

Residential Expansion Threshold set at 3,000 GSF for 1 unit

Administrative Review

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

Alteration: 2,500 GSF
(≤3,000 GSF)
Units: 1

Administrative Review

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

Alteration: 2,000 GSF
New GSF: 4,000 GSF
Units: 1
Unit 1: 1,500 GSF (≤3,000 GSF)
Unit 2: 2,500 GSF (≤3,000 GSF)
Draft RET Using Average GSF of a Single Family Home in a Supervisorial District

<table>
<thead>
<tr>
<th>Sup. District</th>
<th>Avg SQFT by District</th>
<th>50% Expansion</th>
<th>75% Expansion</th>
<th>100% Expansion</th>
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</table>

Administrative Review

Zoning: RH-2
Units: 1

Zoning: RH-2
Units: 2

Planning Commission Hearing

Zoning: RH-2
Units: 1

Zoning: RH-2
Units: 1
Draft RET Proposal Using GSF of Original Single Family Home

Residential Expansion Threshold set at a percentage of original GSF. This example uses 150%
Questions/Comments?

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