

Residential Expansion Threshold



SAN FRANCISCO
PLANNING DEPARTMENT

September 2016

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

Administrative Review

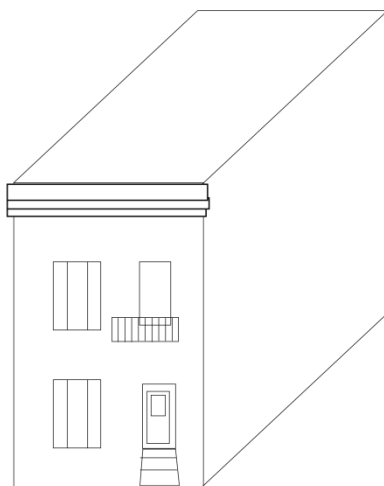
- Any project that uses all of its principally permitted density and keeps all units $\leq 3,000$ GSF
- An expansion to an existing building of up to 500 GSF per unit, even for units already over 3,000 GSF.

Planning Commission Hearing

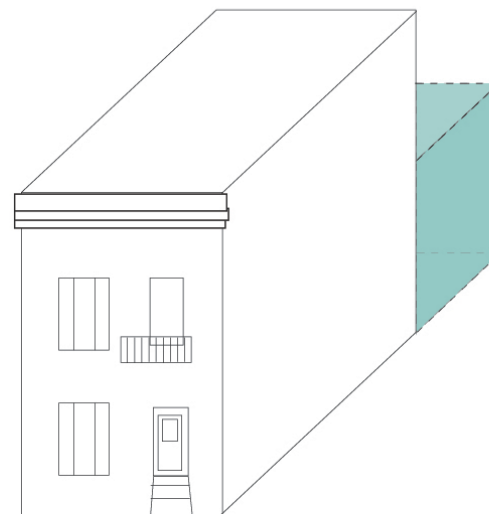
- Any project that will, through either demolition, new construction or through a large alteration, result in a unit that is $\geq 3,000$ GSF



Residential Expansion Threshold- Administrative Review



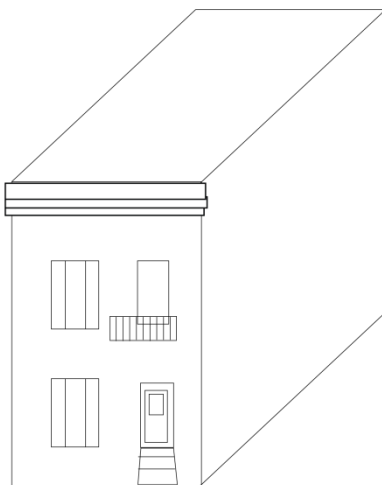
Zoning: RH-2
Original: 2,000 GSF
Units: 1



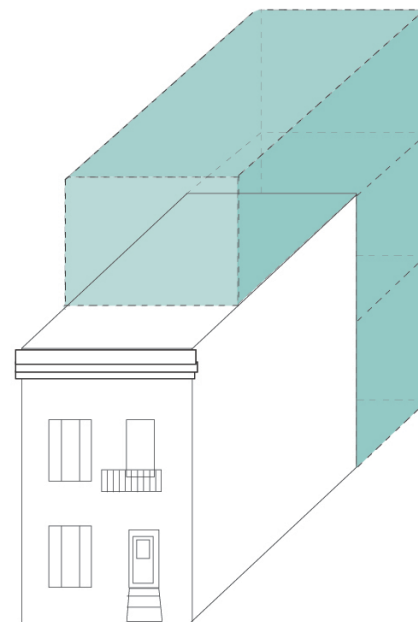
Zoning: RH-2
Alteration: 500 GSF
New GSF: 2,500
Units: 1



Residential Expansion Threshold- Administrative Review



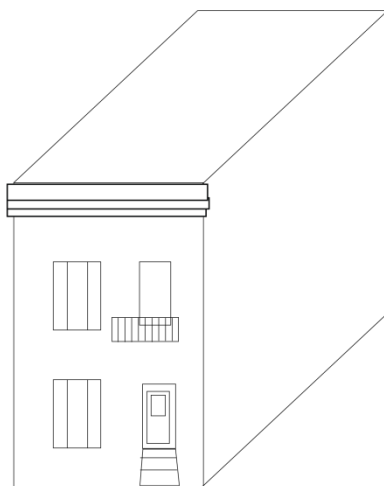
Zoning: RH-2
Original: 2,000 GSF
Number Units: 1



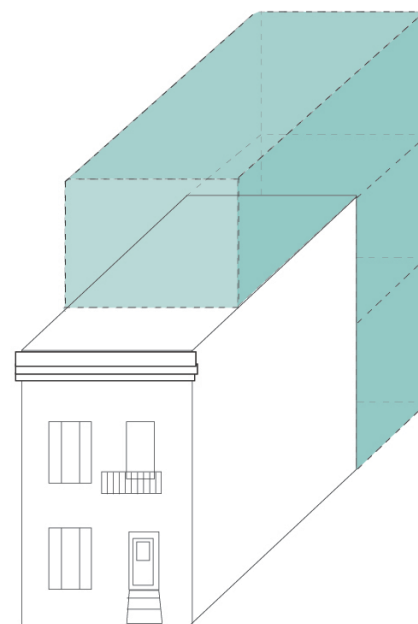
Zoning: RH-2
Alteration: 2,000 GSF
New GSF: 4,000
Number of Units: 2
Unit 1: 1,500 GSF ($\leq 3,000$ GSF)
Unit 2: 2,500 GSF ($\leq 3,000$ GSF)



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 ($\geq 3,000$ 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

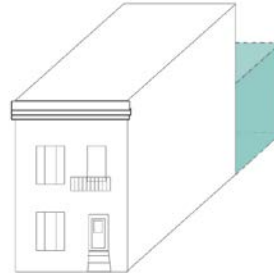


Zoning: RH-2
Alteration: 2,000 GSF
New GSF: 4,000 GSF
Units: 1
Unit 1: 4,00 GSF ($\geq 3,000$ GSF)

Administrative Review

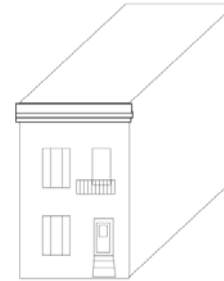


Zoning: RH-2
Original: 2,000 GSF
Units: 1

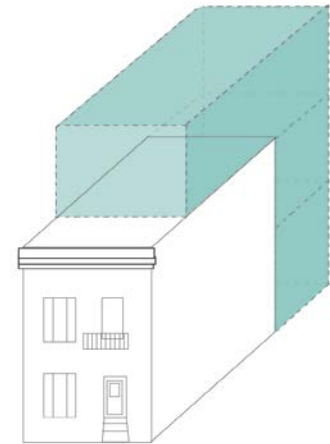


Zoning: RH-2
Alteration: 2,500 GSF
($\leq 3,000$ GSF)
Units: 1

Administrative Review



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



Zoning: RH-2
Alteration: 2,000 GSF
New GSF: 4,000 GSF
Units: 2
Unit 1: 1,500 GSF ($\leq 3,000$ GSF)
Unit 2: 2,500 GSF ($\leq 3,000$ GSF)

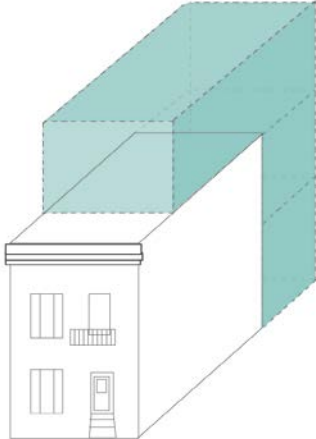
Draft RET Using Average GSF of a Single Family Home in a Supervisorial District

Sup. District	Avg SQFT by District	50% Expansion	75% Expansion	100% Expansion
1	1,864	2,796	3,262	3,728
2	3,190	4,785	5,583	6,380
3	1,946	2,919	3,406	3,892
4	1,477	2,216	2,585	2,954
5	2,119	3,179	3,708	4,238
6	1,955	2,933	3,421	3,910
7	1,756	2,634	3,073	3,512
8	1,645	2,468	2,879	3,290
9	1,375	2,063	2,406	2,750
10	1,362	2,043	2,384	2,724
11	1,349	2,024	2,361	2,698

Administrative Review



Zoning: RH-2
Units: 1

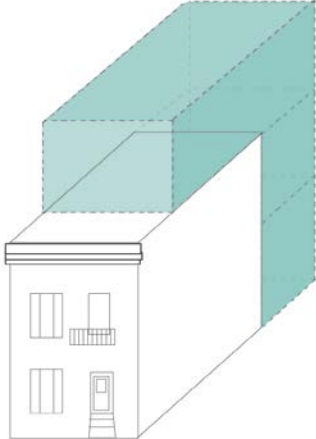


Zoning: RH-2
Units: 2

Planning Commission Hearing



Zoning: RH-2
Units: 1



Zoning: RH-2
Units: 1

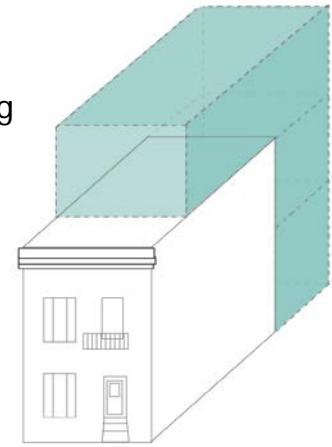
Draft RET Proposal Using GSF of Original Single Family Home

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

Planning Commission Hearing



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

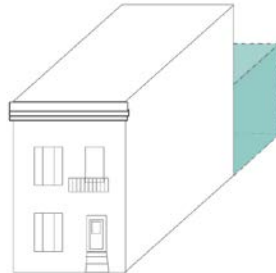


Zoning: RH-2
Alteration: 3,500 GSF
New GSF: 5,500 GSF ($\geq 150\%$ GSF or 5,000 GSF)
Units: 1

Administrative Review



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

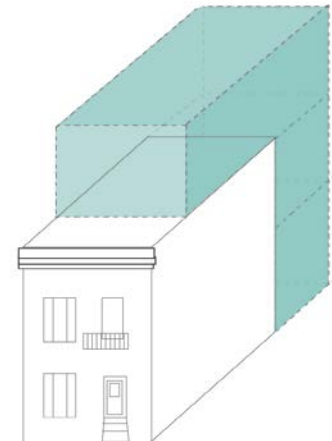


Zoning: RH-2
Alteration: 2,500 GSF ($\leq 150\%$ GSF)
Units: 1

Administrative Review



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



Zoning: RH-2
Alteration: 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)

Questions/Comments?

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

