

Residential Expansion Threshold



SAN FRANCISCO
PLANNING DEPARTMENT

October 2016

Background

- 2003 the Planning Commission passed a policy to review all demolitions
- 2005 began to start thinking about the impact of alterations on existing housing
- 2007 finalize legislation that protected the existing housing stock-



Tantamount to Demolition

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



Changing City Context

- Historic Review and Residential Design Guidelines
- Recent legislation makes the loss of a unit (unauthorized or not) subject to a PC hearing



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*



Draft Proposals

1. Maximum unit size at 3,000 GSF
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
5. Checklist
6. Others?



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
- September 22, 2106-Informational at Planning Commission
- 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



Questions/Comments?

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

