

Administrative Review

- Alteration of a SFD in any District that results in < 3,000 GSF
- Demolition of a SFD in RH-1 Districts that results <3,000 GSF
- Alteration or Demolition of a SFD in an RH-1 District that can accommodate an ADU within the Building Envelope (i.e. 4,000 GSF, but includes an ADU)
- Alteration or Demolition of SFD that takes full advantage of all of principally permitted density (other than RH-1: see above)
- If original residential building already exceeds 3,000 GSF then alteration or demolition that results in \leq 500 GSF per unit

Planning Commission Hearing

- Alteration or new construction of a SFD in RH-1 Districts that exceed 3,000 GSF
- New construction is not taking full advantage of all of principally permitted density (other than RH-1: see above).

Unchanged

Planning Changes

Draft Proposal- Tantamount to Demolition Calculations in 317
August 31, 2016

- Proposed Demolition of any Rent Controlled Units Require a PC Hearing
- Alteration or new construction of a SFD in RH-1 Districts that exceed 3,000 GSF

Discussion Questions

- Is 3,000 GSF for a SFD the right size to trigger Commission review Citywide?
- What about projects that propose excavation? Should the City regulate size that we “cannot see”?
- What criteria should the Commission consider for those projects that trigger their review?
- Compatibility of the subject building’s **size (sq.ft., height, depth)** in comparison to homes on the subject block face?
- Compatibility of the subject building's **density** in comparison to the density of homes on the subject block face?