Residential Expansion Threshold

September 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-
Planning Code 317

Loss of residential and unauthorized units through demolition, merger and conversion
Why Tantamount?

- Homes that remove a large portion of their existing walls are removing enough existing housing to impact affordability.

- The calculation was to “catch” these projects that avoid DBI’s definition of demolition and result in homes that are not as affordable due to the removal of “existing housing.”
What do we do now?

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
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

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<th>Administrative Review</th>
<th>Planning Commission Hearing</th>
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<td>• Any project that uses all of its principally permitted density and keeps all units ≤ 3,000 GSF</td>
<td>• Any project that will, through either demolition, new construction or through a large alteration, result in a unit that is ≥ 3,000 GSF. (Process yet to be determined)</td>
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<td>• If original residential unit already exceeds 3,000 GSF then alteration or demolition that results in &lt; 500 GSF per unit.</td>
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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

- Density
- Gross Square Feet
- Massing-relative to block face

- Projects not subject to new PC Hearing are still subject to 311 notice
Section 317

Proposed Changes

• Removal of Tantamount to Demo calculations

• Demo of a SFD in any zoning district (not subject to rent control) no longer requires soundness report or prove to be demonstrably unaffordable
Section 317

Unchanged

• Demo of more than one unit including unauthorized requires a Conditional Use

• Merger Controls
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
Questions/Comments?

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