

# Residential Expansion Threshold



SAN FRANCISCO  
**PLANNING DEPARTMENT**

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

## Administrative Review

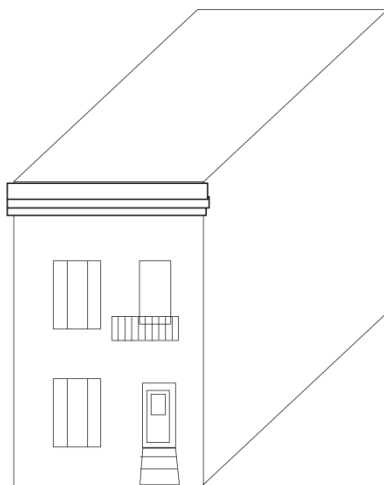
- Any project that uses all of its principally permitted density and keeps all units  $\leq 3,000$  GSF
- If original residential unit already exceeds 3,000 GSF then alteration or demolition that results in  $\leq 500$  GSF per unit.

## Planning Commission Hearing

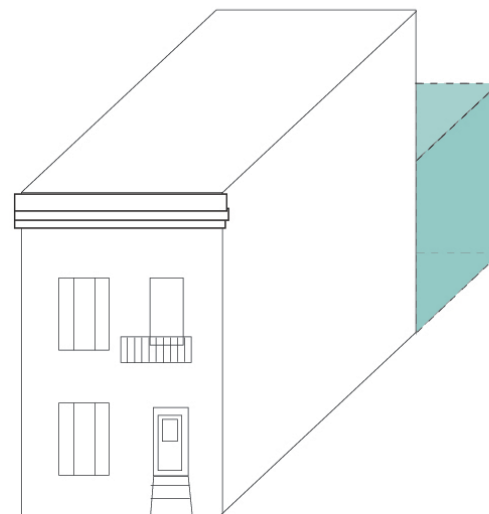
- Any project that will, through either demolition, new construction or through a large alteration, result in a unit that is  $\geq 3,000$  GSF. (Process yet to be determined)



# Residential Expansion Threshold- Administrative Review



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

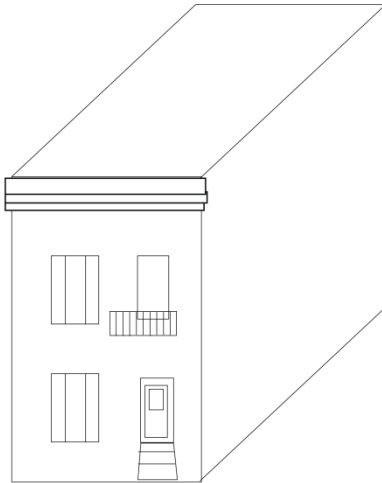


Zoning: RH-2  
Alteration: 500 GSF  
New GSF: 2,500  
Units: 1

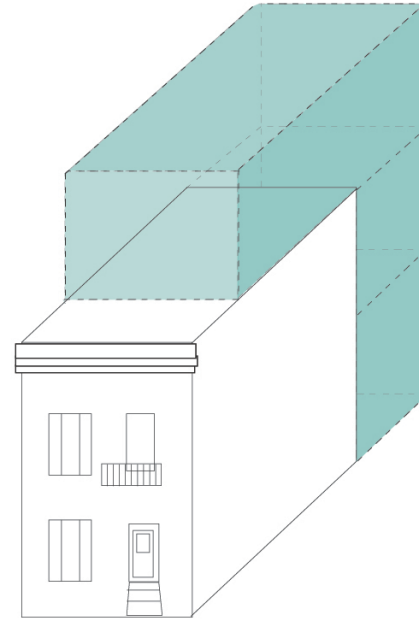




# Residential Expansion Threshold- Administrative Review



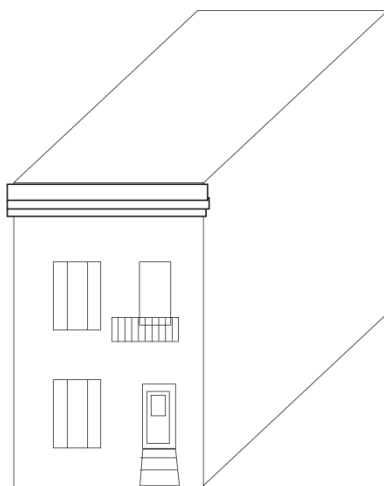
Zoning: RH-2  
Original: 2,000 GSF  
Number Units: 1



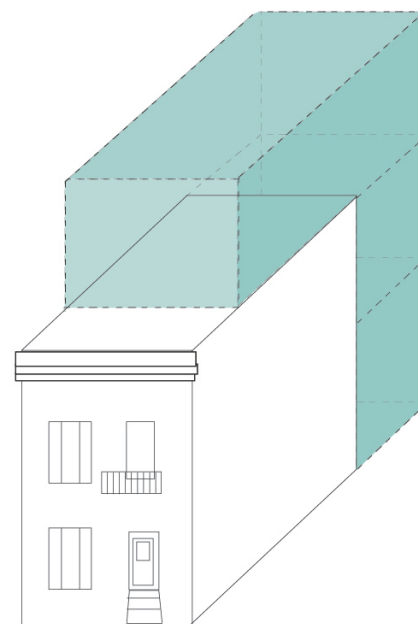
Zoning: RH-2  
Alteration: 2,000 GSF  
New GSF: 4,000  
Number of Units: 2  
Unit 1: 1,500 GSF ( $\leq 3,000$  GSF)  
Unit 2: 2,500 GSF ( $\leq 3,000$  GSF)



# 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

- 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](mailto:CPC.RET@sfgov.org)

