

SUGGESTED PLANNING COMMISSION CRITERIA

- 1 **Density**
 - 2 **Massing relative to Block Face**
 - 3 **Gross Square Feet**
 - 4 **Bedroom Mix**
-

DRAFT RET PLANNING DEPARTMENT PROPOSAL

Beginning in 2005, the Planning Department began to look at project applications that weren't proposing to demolish entire properties but were proposing to remove a significant portion of the building. These projects were not subject to Planning Commission review as they were not classified as "demolitions" as defined by the Department of Building Inspection (DBI). To address this, legislation was finalized in 2007 to create regulations on demolitions of existing housing and what is currently known as "Tantamount to Demolition." As a result, any project application that is considered Tantamount to Demolition is reviewed no differently than a formal demolition project and will typically receive additional scrutiny from the Planning Commission. The current controls have led to project sponsors designing just short of the threshold with the result that projects can significantly expand the size of existing housing while still meeting the Tantamount to Demolition threshold and thus can be approved administratively (no Commission hearing required). This had led to the potential for inferior design and has not protected the affordability of the existing housing.

POLICY GOALS

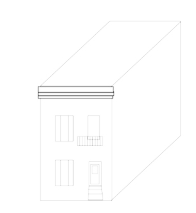
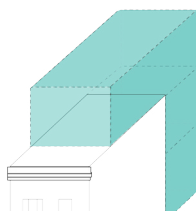
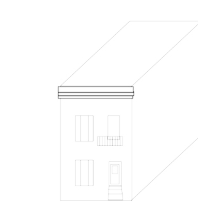
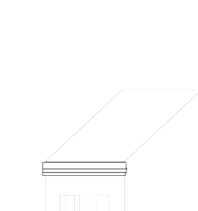
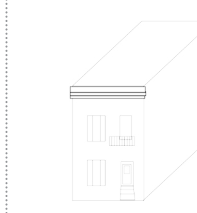
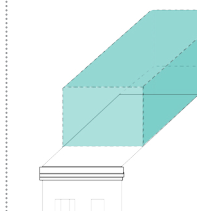
The Department is proposing to remove the Tantamount to Demolition calculations and create a new planning code section known as the Residential Expansion Threshold that meets the following policy goals:

- 1 **Affordable by Design**
Creating size limitations or a maximum GSF
- 2 **Housing Shortage**
Encourage density where possible
- 3 **Quality Design**
Review process focus on design
- 4 **Clear Regulations**
Process for approval should be simple to identify

The Residential Expansion Threshold does not affect any policies related to the review of mergers or proposed demolitions of any units under rent control.

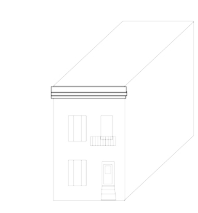
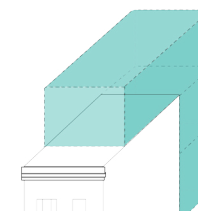
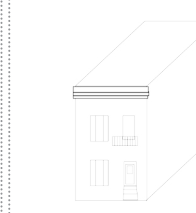
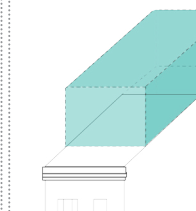
Furthermore, these changes are not final and still being discussed and the Department invites the community to contribute to the conversation so that the final proposal recognizes the priorities of San Francisco residents.

1 Residential Expansion Threshold set at 3,000 GSF for 1 unit

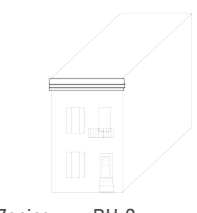
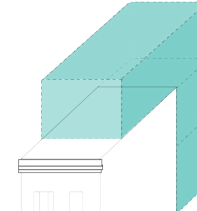
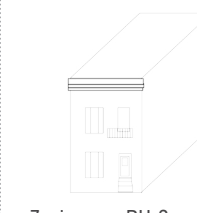
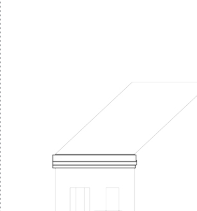
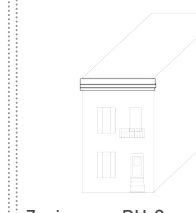
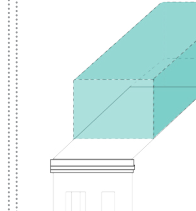
PLANNING COMMISSION HEARING	ADMINISTRATIVE REVIEW	ADMINISTRATIVE REVIEW
 <p>Zoning: RH-2 Existing: 2,000 GSF Units: 1</p>  <p>Zoning: RH-2 Proposed: +2,000 GSF New GSF: 4,000 GSF Units: 1 Unit 1: 4,000 GSF (>3,000 GSF)</p>	 <p>Zoning: RH-2 Existing: 2,000 GSF Units: 1</p>  <p>Zoning: RH-2 Proposed: +500 GSF New GSF: 2,500 GSF (<3,000 GSF) Units: 1</p>	 <p>Zoning: RH-2 Existing: 2,000 GSF Units: 1</p>  <p>Zoning: RH-2 Proposed: +2,000 GSF New GSF: 4,000 GSF (>3,000 GSF) Units: 2 Unit 1: 1,500 GSF (<3,000 GSF) Unit 2: 2,500 GSF (<3,000 GSF)</p>

2 Supervisorial District: Using Average GSF of a Single Family Home in a Supervisorial District

Supervisor District	Avg. SQ. FT. by District	50% Expansion	75% Expansion
1	1,864	2,796	3,262
2	3,190	4,785	5,583
3	1,946	2,919	3,406
4	1,477	2,216	2,585
5	2,119	3,179	3,708
6	1,955	2,933	3,421
7	1,756	2,634	3,073
8	1,645	2,468	2,879
9	1,375	2,063	2,406
10	1,362	2,043	2,384
11	1,349	2,024	2,361

PLANNING COMMISSION HEARING	ADMINISTRATIVE REVIEW
 <p>Zoning: RH-2 Units: 1</p>  <p>Zoning: RH-2 Units: 1</p>	 <p>Zoning: RH-2 Units: 1</p>  <p>Zoning: RH-2 Units: 2</p>

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

PLANNING COMMISSION HEARING	ADMINISTRATIVE REVIEW	ADMINISTRATIVE REVIEW
 <p>Zoning: RH-2 Existing: 2,000 GSF 150%: 5,000 GSF Units: 1</p>  <p>Zoning: RH-2 Proposed: +3,500 GSF New GSF: 5,500 GSF (>150% GSF or 5,000 GSF) Units: 1</p>	 <p>Zoning: RH-2 Existing: 2,000 GSF 150%: 5,000 GSF Units: 1</p>  <p>Zoning: RH-2 Proposed: +5,000 GSF (<150% GSF) Units: 1</p>	 <p>Zoning: RH-2 Existing: 2,000 GSF Units: 1</p>  <p>Zoning: RH-2 Proposed: +3,500 GSF New GSF: 5,500 GSF Units: 2 Unit 1: 3,000 GSF (<150% GSF) Unit 2: 2,500 GSF (<150% GSF)</p>