



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Exceptions from Dwelling Unit Density Limits for Buildings Undergoing Seismic Retrofitting

Code Changes: Sections 207, 208, 307, 715, 710, and 711.1 through 745.1
Case Number: Board File No. 140954
Initiated by: Supervisors Wiener and Breed
Effective Date: April 27, 2015

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The Way It Was:

Accessory Dwelling Units (ADUs) were only allowed beyond the established density limits in and a quarter mile around the Castro NCD.

The Way It Is Now:

In addition to being allowed in the Castro NCD, as described above, ADUs are now allowed beyond the established density limits in buildings undergoing mandatory or voluntary seismic retrofitting as required per the San Francisco Building Code. Chapter 34(B) of the Building Code requires buildings with a soft story condition to upgrade and comply with earthquake safety standards (Mandatory Retrofit Program). In addition, SF DBI's Administrative Bulletin 094 establishes criteria for voluntary seismic projects.

The Property Information Map identifies all properties eligible for adding an ADU under the Zoning Tab. The following table summarizes the major controls for ADUs:

	Seismic Retrofit Buildings	Castro NCD and ¼ mile buffer
Size limit	Must be entirely within the existing built envelope, except a building may be raised up to 3' to accommodate minimum ceiling heights ¹ .	Must be entirely within the existing building envelope.
Density limits	No limit on the number of units added. Can exceed the existing density limits	One in buildings of 10 units or less and two in buildings with more than 10 units. Can

¹ This provision does not allow a building to be raised above the established height limit, nor does it exempt the project from CEQA.

	regardless of building's conformity	exceed the existing density limits regardless of building's conformity
Planning Code requirements waiver	Administrative waiver for rear yard, exposure (partial), open space, and parking (removing existing parking or new parking)	Same.
Other Planning Code requirements that remain applicable	Street tree, permeable paver for front setback, bicycle parking, 311 neighborhood notification if necessary (for vertical addition only), etc.	Same.
Rent Control	ADUs are subject to rent control if the existing building is subject to rent control	Same.

Link to signed legislation:

Board File No. 140954	Ord. No. 0030-15	Planning Code - Exceptions from Dwelling Unit Density Limits and from Other Specified Code Requirements http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0030-15.pdf
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