Excelsior & Outer Mission Neighborhood Strategy
Working Group
Land use & Housing Subgroup

Date: Tuesday September 12, 2017

Staff Facilitators: Rachael Tanner, San Francisco Planning Department

Notes taken by: Rachael Tanner, San Francisco Planning Department

Attendance:

Working Group Participants
Faye Lacanilao
Edward Parillon, BRIDGE Housing

Partner Agencies & Organizations
Stephanie Cajina, Excelsior Action Group
Cindy Heavens, Mayor’s Office of Housing and Community Development
James Pappas, Planning Department
Jorge Rivas, Office of Economic and Workforce Development

Members of the Public
Theodore Randolph

Notes

Review Affordable Housing Tour

• What stuck out for those who attended the housing tour?
  o Really good projects, well designed.
  o Good common spaces. They were unused, but it was also the middle of the day when we visited.
  o Low and/or no parking at each site.
  o Transitional Aged Youth Program –
    ▪ Targeting specific groups and populations to provide them with a needed service.
    ▪ It’s really great service for those youth.
  o 1100 Ocean –
    ▪ Retail
      • I was very impressed with the retail leases there; they were fully leased and with local/small businesses. It may be because they have a specific retail practice at Mercy Housing that focuses on retail space.
      • There are so many places in the city where retail spaces are just empty.
      • All of the places there were restaurants/food based; does that mean food is the only viable commercial use there?
      • Sometimes housing is primary and commercial is just an afterthought.
    ▪ Services
Could these be places for service providers to locate? And be located on the main corridor?

places for family, service and recreation not just traditional retail?

- Vehicle ownership
  - Vehicle ownership at 1100 Ocean was a bit high.
  - Can we encourage more car sharing in the development?
    - It can work, but is expensive and not always affordable.

Housing Capacity

Do we need more housing capacity?

- Yes, especially low and moderate income housing.
- CUHJ has the “better neighborhood, same neighbors” report. The report and that idea—better neighborhood, same neighbors—really captures our ideas about housing.
- I think about townhome designs. They seem to be a shape and form that might provide enough space for multi-generational families.
- Challenge: small units won’t be built through LIHTC (low income housing tax credits), vouchers or other programs. How to make smaller-scale housing affordable is a challenge.
- Could develop more housing if single-family lots were built to their full 40 feet capacity.
- We could explore changing single-family zoning on the main corridors and along bus lines.
- I would recommend getting rid of all RH Zoning; it means much of the land in San Francisco is dedicated to just 1 family unit.
- Value of a single family home, though, is so high that even if there was the ability to have a 3 family home, it might not happen because the cost of the single family home is so high.

How do we talk about housing capacity?

- Sometimes, there can be a tension between design of new buildings that might not be as charming. The modern looks might not appeal to everyone.
- Portland had a similar problem. They created a “permit-ready” design book to show how housing might look. We could do a similar project in SF to show how a 40 foot and 3 unit home might look.
  - This could also encourage designers to fit into the neighborhood character.
- Perhaps there could be a program level environmental impact report that would help to look at the impacts of this
  - This could reduce uncertainty for neighbors and property owners
  - And facilitate more housing
  - There might be complicated financing though.

Built Form – Heights

- The group looked at the survey results from Survey Monkey. The results showed that a majority of respondents found 3 – 4 story buildings to be appropriate or highly desirable. As the building heights increased, more respondents found the buildings inappropriate or highly undesirable.
• Given that survey respondents were not in favor of buildings more than 6 stories, yet the discussion tonight favors finding capacity for more people to live in the neighborhood, what are the boundaries of the capacity we should consider?
• Some proposals considered:
  o Make all parcels on the corridor 6 stories. Currently 6 stories are already allowed in several parts of the commercial corridor.
  o Have building heights of 65 feet on Mission from Ocean Avenue to Geneva.
  o Add height, and ensure the bulk of the building still allows the sun to penetrate.
  o Keep the height limits as they are now; remove “density” controls so that the same building can contain more housing units.
  o Increase housing capacity on Geneva to greater than 1 unit per lot.
  o Increase housing capacity on the east side of Alemany to more than 1 unit per lot.
  o Increase housing capacity on bus corridors to greater than 1 unit per lot.

Commercial Capacity
• Do we want to have additional commercial space, considering that there are already vacant store fronts? Need to continue discussing this question.
• Address the current vacancies
• Consider allowing a greater variety of uses on the corridor

Pause
• While we continue to explore these changes, should we consider putting a pause on certain businesses opening right now? Changes could come out of this process, and business owners/entrepreneurs applying right now might end up suffering if things change and they’ve spent time applying
  o We need to learn more about who would be impacted by changes.
  o Wouldn’t want the pause to negatively impact small businesses and low-income business owners.
  o Perhaps we can see what is in the pipeline right now.