



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Conditional Use Authorizations for Demonstrably Unaffordable Housing

Amended Section: 317
Case Number: 2020-003035PCA
Board File/Enactment #: 200142/081-20
Initiated by: Supervisor Mandelman
Effective Date: June 28, 2020

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The proposed Ordinance amended the Planning Code to require Conditional Use authorization for applications to demolish a single-family residential building on a site zoned as RH-1 (Residential, House District, One Family) or RH-1(D) (Residential, House District, One Family-Detached), even when the building is demonstrably not affordable or financially accessible housing.

The Way It Was:

Single-family homes in RH-1(D) or RH-1 districts deemed to be “demonstrably unaffordable” were exempt from the requirement to obtain a Conditional Use authorization for demolition. “Demonstrably unaffordable” is defined as a single-family home that has a value greater than at least 80% of the combined land and structure values of single-family homes in the City, based on an appraisal made within 6 months of the application to demolish the home.

The Way It Is Now:

Applications to demolish a single-family residential building on sites zoned as RH-1 or RH-1(D), when the building is demonstrably not affordable or financially accessible housing require Conditional Use authorization.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=8574989&GUID=26580BA1-BA6A-48AB-99C7-335B2A7F703B>