



SAN FRANCISCO PLANNING DEPARTMENT

UPDATED New Planning Code Summary: Central Neighborhoods Large Residence Special Use District

Amended Section: 249.92
Case Number: 2021-001791PCA
Board File/Enactment #: 210116/035-22
Initiated by: Supervisor Mandelman
Effective Date: April 14, 2022

The proposed Ordinance amended the Planning Code to create the Central Neighborhoods Large Residence Special Use District.

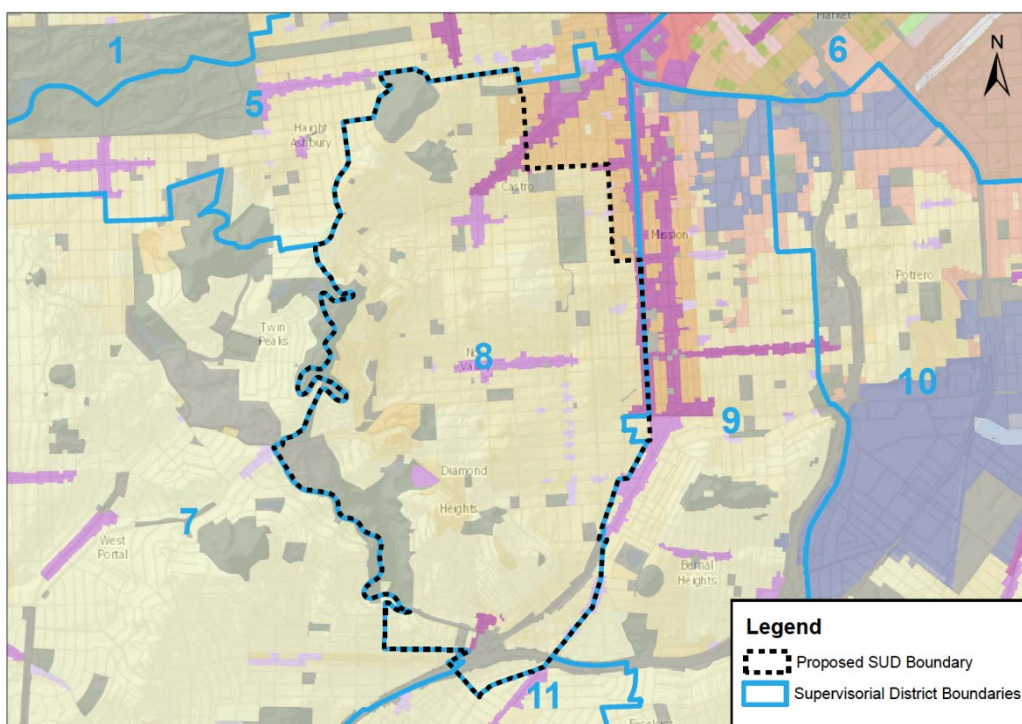
The Way It Was:

With the exception of the D11 Special Use District (SUD), and the Corona Heights SUD, the Planning Code did not require Conditional Use authorization for residential projects in RH districts that would result in a dwelling being over a particular square footage.

The Way It Is Now:

The legislation created the Central Neighborhoods Large Residence SUD. The SUD is comprised of the area contained within the following boundaries (*see map*):

Waller Street, Steiner Street, Duboce Avenue, Sanchez Street, 16th Street, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue, 29th Street, San Jose Avenue, Mission Street, Alemany Boulevard, Tingley Street, Monterey Boulevard, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, Clayton Street, Ashbury Street, Frederick Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East



Within the SUD, the following restrictions shall apply to **all** residential developments on Residential, House (RH) zoned lots:

- a. **Conditional Use authorization** is required if an expansion or development of a residential building results in any Dwelling Unit with a Gross Floor Area more than a 1:1.2 Floor Area Ratio*, **or** more than 3,000 square feet of Gross Floor Area*;
- b. **Prohibition** of any residential development that results in a Dwelling Unit of more than 4,000 square feet of Gross Floor Area*

**Except where the total increase of Gross Floor Area of an existing unit is less than 15%.*

Within the SUD, calculation of increased Gross Floor Area includes:

- a. All expansions of the Residential Building for which a building permit was issued within the previous 10 years;
- b. Any Gross Floor Area resulting from construction performed without a validly issued permit regardless of the date of construction.
- c. Any existing accessory parking for the initial GFA calculation, and any proposed new accessory parking for the expansion GFA calculation.

Guiding Principles for Calculating GFA:

- Previously constructed illegal expansions should be counted towards the proposed GFA calculation, *not* the initial GFA calculation.
- Accessory Parking shall include any interior parking that is attached to the building.
- For multi-unit buildings with accessory parking, the project sponsor should indicate which parking spot is dedicated to each unit on their plans.
- For Multi-Unit Buildings GFA includes:
 - o GFA of unit proposing expansion (including any private tenant storage areas, regardless of location within the building), PLUS
 - o All common areas in the building (shared elevators, stairwells, vestibules, etc.) DIVIDED BY # of units in the building, PLUS
 - o All *common* interior accessory parking areas such as shared interior driveways DIVIDED BY # of units in the building, PLUS
 - o Parking area (space) specifically dedicated to the unit proposing expansion, as indicated by the project sponsor on plans

The legislation would exempt developments from the Conditional Use authorization requirement of the SUD where a complete Development Application was submitted before January 1, 2022, and those that are located on any lot within the Corona Heights Large Residence Special Use District.

Projects within the SUD that are subject to the Large Residence Conditional Use authorization would also be subject to additional Conditional Use criteria as follows:

The proposed project:

1. Is contextual with the neighborhood, meets applicable Residential Design Guidelines, and seeks to retain any existing design elements;
2. Does not remove Rental Units subject to rent control;
3. Increases the number of Dwelling Units;
4. Results in no Dwelling Unit less than 1/3 the GFA of the largest Dwelling Unit, **and**;
5. Does not negatively impact the historic integrity of the property if the property is on or eligible for listing in the CA Register of Historic Resources, rated historic under CEQA, subject to Article 10 or Article 11 of the Planning Code, or would render the property ineligible for historic designation as an individual or contributing resource.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=10664739&GUID=F6F424D6-CBF9-4D50-918D-38BE6167356C>