



SAN FRANCISCO
PLANNING
DEPARTMENT

PLANNING DEPARTMENT Director's Report

PLANNING DIRECTOR:
JOHN RAHAIM

February 4/5, 2015

ANNOUNCEMENTS:

San Francisco Planning Accepting Short-Term Residential Rental Applications as of February 2nd, 2015

San Francisco Planning is now accepting applications for the Short-Term Residential Rental Registry. Applications are available [online](#) and at the Planning Information Center (PIC), located at the ground floor of 1660 Mission Street. Applications must be filed by the permanent resident whose name will appear on the registry, and may not be filed by representatives or agents. Applications must be submitted in person by appointment only; drop-ins or dropped off applications will not be accepted. Appointments can be made by calling 415.575.9179. Residents may not rent their unit (in its entirety or a portion of) as a short-term residential rental until they have received a registration number from the Planning Department. We encourage residents to visit the Planning Department's website at www.sf-planning.org/shorttermrentals for more information on application requirements.

EVENTS:



Ocean Ave Corridor Design Final Open House

Date: Wednesday, February 11, 2015

Time: 6:30 – 8:00 p.m.

Location: Lick-Wilmerding High School, 755 Ocean Ave

Lick-Wilmerding High School is ADA accessible. For language

assistance or disability accommodations, please contact us with your request at least three business days in advance.

The City of San Francisco, in coordination with the Ocean Avenue Association, invites you to the final open house for the Ocean Avenue Corridor Design Project. Since March 2014, the City has been working with the community to identify ways to improve connections between Ocean Avenue Commercial District and the Balboa Park Station. Final designs will be unveiled at the open house, including:

- Designs for Ocean Ave between Phelan Ave and San Jose Ave
- Designs for Ocean Ave between San Jose and Mission Street
- Designs for Geneva Ave between Phelan Ave and I-280
- Designs for Gateway Nodes along Ocean Ave
- Proposed streetscape amenities

Members of the public are welcome to stop by to view designs and other project materials. City staff will be on hand to answer questions and get feedback on your priorities for improvements. Please join us! For more information about the project, visit <http://oceanavenue.sfplanning.org>.

– more –

Urbanism From Within

Date: February 20, 2015

Time: 6:00 p.m.

Location: SPUR Urban Center, 654 Mission Street

It's no secret that San Francisco is amidst a housing crisis. Quite simply, our housing supply hasn't been able to keep up with growing demand. Accessory Dwelling Units (ADUs), or Secondary Units, are a part of the solution.

Within the last year, Supervisor Scott Weiner and former Supervisor David Chiu have authored successful legislation that will help the City make great progress in addressing the housing crisis through Accessory Dwelling Units, (ADU's) or secondary units, within existing housing stock. ADUs are a great balance to increasing housing density that meet the modern need while recognizing and preserving the City's unique – and vintage - architectural style and personality.

Thanks to the Planning Department's recent partnerships with Openscope Studio and California College of the Art's (CCA) Urban Works program, you can come see what an ADU could look like in your home or neighborhood. The architects at OpenScope Studio developed an ADU Handbook detailing the design, process, regulations and costs around the addition of an ADU in several typical San Francisco housing typologies. Building on that work, CCA's students visualized an Accessory Dwelling Unit by asking key questions such as:

- Who occupies it?
- How does it function?

This is an event for property owners, contractors, architects, designers, students and the general public alike to learn more about a variety of affordable housing in the City and the innovative methods being used to meet the housing needs for *all* San Franciscans.

RESIDENTIAL PIPELINE:

Entitled Housing Units 2007 to 2014 Q3

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents completed units and development projects in the current residential pipeline to the second quarter of 2014 (Q3). The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the Quarterly Pipeline Report. Subsidized housing units – including moderate and low income units – as well as inclusionary units are tracked by the Mayor's Office of Housing; these are also updated quarterly.

2014 QUARTER 3	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q2	Units Entitled in 2014 Q3 Pipeline*	Percent Built and Entitled
Total Units	31,193	19,267	14,448	108.1%
Above Moderate (> 120% AMI)	12,315	12,726	12,178	202.2%
Moderate Income (80 - 120% AMI)	6,754	1,213	839	30.4%
Low Income (< 80% AMI)	12,124	5,328	1,431	55.7%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*