



DIRECTOR'S REPORT

May 3/4, 2017

UPCOMING EVENTS:

Residential Expansion Threshold Community Conversation

In 2005, the Planning Department began to look at project applications that weren't proposing to demolish entire residential properties, but were proposing to remove a significant portion of the building. As they were not classified as "demolitions" as defined by the Department of Building Inspection (DBI), these projects were not subject to Planning Commission review.

To address this, legislation was finalized in 2007 to create regulations on demolitions of existing housing and what is currently known as Tantamount to Demolition.* As a result, any project application that is considered Tantamount to Demolition is reviewed no differently than a formal demolition project and will typically receive additional scrutiny from the Planning Commission.

However, we have found that the current controls have led to project sponsors designing just short of the threshold, resulting in inferior design and/or significantly expanded projects.

In keeping with the ongoing effort of changing practices to better meet the needs of the City, the Department is proposing to remove the Tantamount to Demolition calculations from the Planning Code and replace them with a Residential Expansion Threshold, or a standard that would limit the size of the finished project to be more consistent with neighborhood character.

The Department previously considered requiring Planning Commission review for projects that result in a unit that is more than 3,000 GSF. After receiving feedback at community meetings and presentations to the Planning Commission on the proposed standards, the Department decided to re-evaluate its approach. We're now considering thresholds for RH-1(D), RH-1, RH-2, and RH-3 Zoning Districts that would determine when a project can proceed as-of-right or when a project requires approval by the Planning Commission.

We will be hosting a community conversation to discuss the revised proposal before an informational presentation at Planning Commission on June 1, 2017. Please note that no decisions will be made at this time.

Date: Monday, May 8, 2017

Time: 6:00 – 8:00 p.m.

Location: San Francisco Planning, 1650 Mission Street

Accessibility: San Francisco Planning is ADA accessible. For other disability accommodations or language interpretation services at the community event, please contact Candace SooHoo at candace.soofoo@sfgov.org at least 72 hours in advance of the event.

RSVP: by visiting <https://www.eventbrite.com/e/residential-expansion-threshold-community-conversation-tickets-33827926238>

ANNOUNCEMENTS:

2015-2016 Annual Report Released



The Department's annual report covers the fiscal year from July 1, 2015 to June 30, 2016. Highlights include the Department's work for the Transportation Sustainability Program, Living Roofs, Central Waterfront-Dogpatch Public Realm Plan, the Neighborhood Commercial Buildings Historic Resources Survey, Civic Center Cultural Landscape Inventory, Potrero Hill HOPE SF Master Plan, Oceanwide Center, Sea Level Rise Action Plan, Mission Action Plan 2020, the Accessory Dwelling Units legislation, and many others.

To view an interactive version of the report, please visit http://issuu.com/sfplanningdept/docs/annualreport_web. For an accessible PDF version of the report, download it http://default.sfplanning.org/administration/communications/Annual_Report_2015-16_Web.pdf.

RESIDENTIAL PIPELINE:

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 2016 (Q4). 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.

	RHNA Production Goals 2015 - 2022	New Units Built to 2016 Q4	Entitled by Planning in 2016 Q4 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	8,120	22,305	105.4%
Above Moderate (> 120% AMI)	12,536	6,837	19,137	207.2%
Moderate Income (80 - 120% AMI)	5,460	375	502	16.1%
Low Income (< 80% AMI)	10,873	908	2,435	30.7%
<i>Affordability to be Determined</i>			231	

* This column does not include three entitled major development projects with a remaining total of 22,680 net new units: Hunters' Point, Treasure Island and ParkMerced. However, phases of these projects will be included when applications for building permits are filed and proceed along the development pipeline. These three projects will include about 4,920 affordable units (22% affordable).