

4/4/18

Received at HPC Hearing

A Kirby

**Kirby, Alexandra (CPC)**

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**From:** Marvis Phillips <marvisphillips@gmail.com>  
**Sent:** Wednesday, March 28, 2018 3:19 AM  
**To:** Kirby, Alexandra (CPC)  
**Cc:** John Goldman  
**Subject:** Case No. 2017-013687 COA 930 Grove Street

Dear Alexandra,

Thank you for the "Notice of Public Hearing" before the "Historic Preservation Commission" on this issue Case No. 2017-013687COA--930 Grove St.

I'm very happy to see the owners of this projects location step up and work to "abate" the outstanding violations from the "Historic Structures Report" (2017-001791ENF).

It's very important to maintain our historic resources and the value mot the heritage of our cities past, so I glad to see them step up. And we of the District 6 Community Planners support this "Certificate of Appopriateness" for this restoration project.

Sincerely,

Marvis J. Phillips  
Board Chair  
District 6 Community Planners

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Thank you for your time and consideration. Please contact me if you have any questions or concerns.

Sincerely,  
Marvis J. Phillips  
President, ABD6  
<http://abd6.cfsites.org/>

*P. Keizer*

# SENATE BILL 827

INFORMATIONAL PRESENTATION  
SAN FRANCISCO HISTORIC PRESERVATION COMMISSION  
APRIL 4, 2018

# AGENDA

- Summary of bill
- Preliminary analysis of potential effects on San Francisco
- Outstanding questions

## OVERVIEW OF SB 827

- Introduced by Senator Scott Wiener on January 3, 2018
- Amended in the Senate on March 1
- Schedule for moving forward TBD
- Co-sponsors:
  - Nancy Skinner (East Bay)
  - Phil Ting (SF)
  - Ben Hueso (San Diego)

## OVERVIEW OF SB 827

- Increase housing development near high quality transit statewide
  - Within specified distances of transit:
    - Sets minimum enforceable height and FAR limits*
    - Removes density limits and parking requirements*
  - Does not otherwise change local approval process
    - e.g. Conditional Use, demolition controls, inclusionary requirements, **historic preservation***
  - No demolition of rent controlled units
  - Requires relocation support and right to return for any displaced rental tenants

# OVERVIEW OF SB 827

SB 827 Proposed Height Limits by Proximity to Transit and Right-of-Way Width

Category	Radius Affected	Transit Type	ROW Width (feet)			
			≥70 ft		<70 ft	
			Base	w/SDB	Base	w/SDB
A	1/4 mile	Major transit stop OR Stop on a high quality transit corridor	85 ft	~105 ft	55 ft	~75 ft
B	1/2 mile	Major transit stop	55 ft	~75 ft	45 ft	~65 ft

SDB= State Density Bonus

- High quality transit corridor
  - Bus route that runs at least every 15 minutes during peak commute hours
- Major transit stop
  - Rail station
  - Ferry terminal served by bus or rail service
  - Intersection of two high quality transit corridors

# SB 827 IN SAN FRANCISCO — WHERE IT COULD APPLY

## SB827 Potentially Affected Areas of San Francisco

- Major Transit Stations (Rail station, ferry terminal or intersection of 2 frequent bus routes)
- Stops on Muni routes that run every 15 minutes during peak
- Muni routes that run every 15 minutes during peak
- 1/4 mile from frequent transit stop: minimum 85ft (110 ft w/ SDB) or 55ft (75 w/SDB)
- 1/2 mile from major transit station: minimum 55 ft (75 ft w/SDB) or 45 ft (65ft w/SDB)
- Parks and Open Space



## SB 827 IN SAN FRANCISCO — HOW IT COULD APPLY

- If parcel is located within qualifying area, a developer could ask for the following “transit-rich bonus”:
  - Height – up to 45 ft, 55 ft. or 85 ft.
  - Density – no density limits
  - Parking – no parking required
- Local objective standards enforceable as long as they don’t reduce development potential below:
  - **2.5 FAR** for 45 ft height
  - **3.25 FAR** for 55 ft height
  - **4.5 FAR** for 85 ft height



## SB 827 IN SAN FRANCISCO — HOW IT COULD APPLY

- Unchanged:
  - Sec. 415 Inclusionary requirements
  - Review and entitlement process (including Historic Preservation)
  - Controls on loss or demolition of units (Sec. 317)
  - Ability to apply for Density Bonus, SB35 streamlining, etc.

## SB 827 IN SAN FRANCISCO – TENANT PROTECTIONS

- No demolition of rent control units
  - City can choose to mandate replacement
- Right-to-remain and tenant protections for any rental tenants:
  - Pay “moving and related expenses”
  - Provide “relocation benefits”
  - Right of first refusal in replacement project

## **SB 827 IN SAN FRANCISCO – QUESTIONS**

- Unclear what discretion City and Commissions retain
- Ability to mitigate impacts
- Reduced interest in local affordability programs (e.g. HOME-SF)
- Would not allow rezoning to PDR if zone previously allowed residential

## **SB 827 IN SAN FRANCISCO – SUMMARY**

- Broad statewide upzoning around transit
- Intended to address statewide housing shortage
- Continue to monitor amendments
- BOS resolution under consideration

# THANK YOU

Paolo Ikezoe

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San Francisco  
**Planning**