

LEGISLATIVE DIGEST

[Planning Code - Removing Residential Numerical Density Limits in Neighborhood Commercial Districts]

Ordinance amending the Planning Code to change the manner in which residential density is regulated in Neighborhood Commercial Districts by replacing residential numerical density limits with already-existing regulations on the built envelope of buildings, such as height, bulk, and setbacks; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Planning Code regulates the density of dwelling units either by (1) limiting the number of units per lot or per square foot of lot area – known as numerical density limits; or (2) by allowing as many units as may be constructed while complying with applicable requirements and limitations set forth elsewhere in the Code, such as height, bulk, setbacks, open space, exposure and unit mix – known as form-based density.

In Neighborhood Commercial (NC) Districts numerical density limits apply.

Amendments to Current Law

This ordinance would change density requirements in NC Districts to form-based density.

Background Information

The ordinance contains findings explaining the origins of numerical density limits. It explains that zoning regulations that restrict residential density limit the efficiency with which we use land and create and reinforce patterns of racial discrimination and residential segregation. The ordinance’s main goal is to “increase housing supply and reduce the factors that have led to racial segregation in San Francisco.”

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