



San Francisco
Planning

FUTURE OF DOWNTOWN

COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE PROGRAM

Board of Supervisors Land Use Committee / April 3, 2023

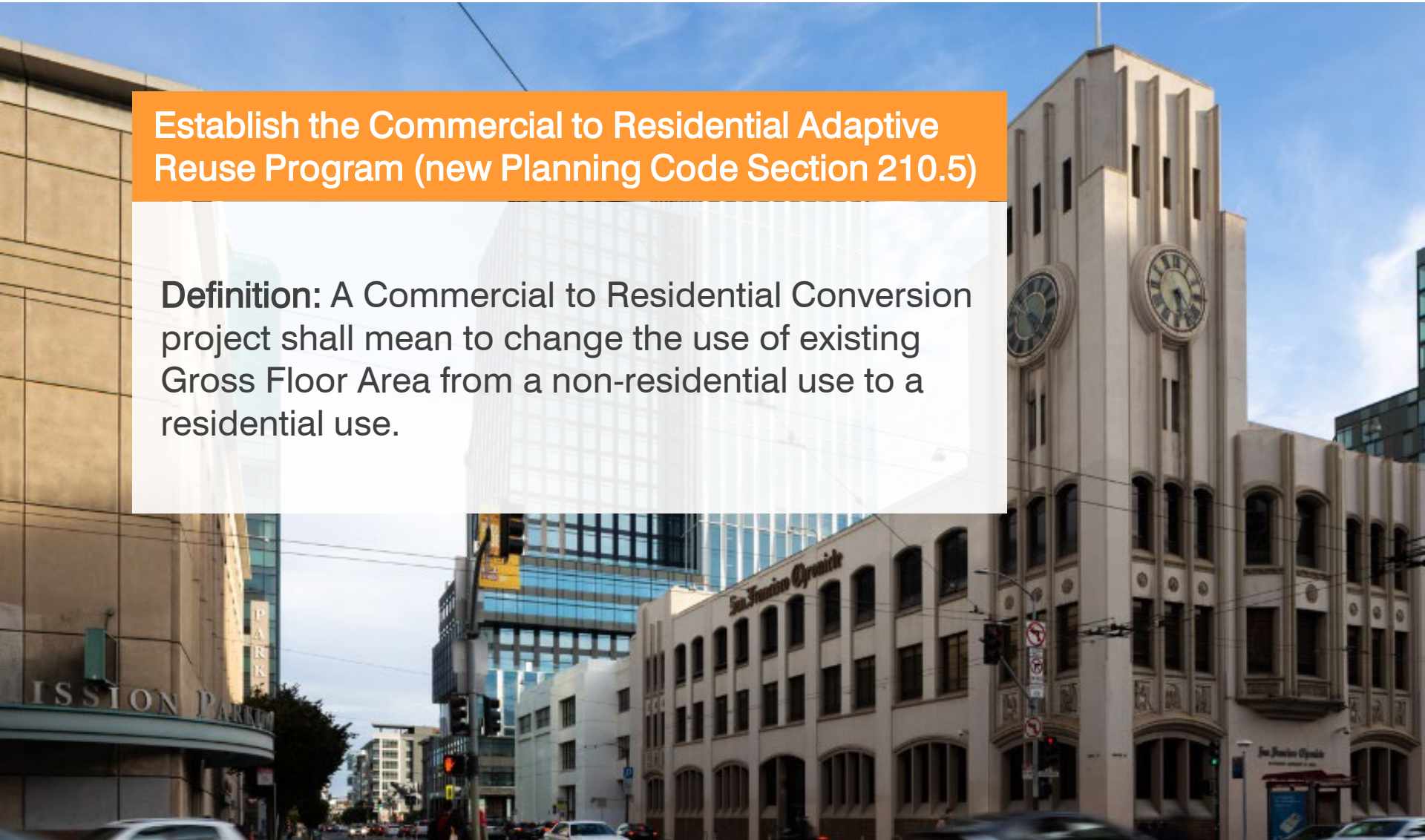
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Commercial to Residential Adaptive Reuse Program

Establish the Commercial to Residential Adaptive Reuse Program (new Planning Code Section 210.5)

Definition: A Commercial to Residential Conversion project shall mean to change the use of existing Gross Floor Area from a non-residential use to a residential use.



Commercial to Residential Adaptive Reuse Program

Eligibility

- Located in a C zoning district that is east of or fronting Van Ness/South Van Ness Avenue and north of Harrison Street
- Cannot combine with the state density bonus program
- Cannot add more than one vertical story
- Cannot add more than 20% expansion to the building.
- Submit an application by December 31, 2028

Commercial to Residential Adaptive Reuse Program

Planning Code Zoning Modifications:

- Rear yard / Lot Coverage
- Useable Open space
- Better Streets Plan requirements
- Bike parking
- Dwelling Unit mix
- Exposure
- Intermediate Length Occupancy controls
- Planning Commission Hearing
- Height (mechanical equipment, elevator, stair penthouses, rooftop restaurant / bar, etc...)
- Existing non-conforming structures.

Commercial to Residential Adaptive Reuse Program

Building Code Changes:

- Directs DBI and Fire to produce an adaptive reuse building alternatives manual or administrative bulletin that will lay out alternative methods of compliance with Building and Fire Code standards.
- Adds language to clarify that the California Historical Building Code is available for buildings that are at least 50 years old and deemed historic by the Planning Department.

Next Steps

- April 4, 2023: Ordinance introduced by Mayor Breed and President Peskin.
- May: Planning Commission hearing on the proposed ordinance
- May: Building Inspection Commission hearing on the proposed ordinance
- Summer: DBI + SFFD develop administrative bulletin/alternatives manual.
- Summer: Board hearing on the proposed ordinance.



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THANK YOU

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