

REVISED LEGISLATIVE DIGEST

(11/20/2012, Amended in Board)

[Planning Code - Efficiency Dwelling Units - Numerical Cap and Open/Common Space Requirements]

Ordinance amending the San Francisco Planning Code by adding new Section 318 to put a cap on the number of Efficiency Dwelling Units, as defined in the Building Code, that can be constructed with reduced square footage unless the units are group housing, affordable housing, or student housing; amending Subsection 135(d) and adding new Section ~~135.4~~ 140.1 to impose open space and common space requirements on Efficiency Dwelling Units with reduced square footage; and making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Planning Code Section 135 establishes the usable open space requirement for dwelling units and group housing in specified zoning districts. Subsection (d) sets forth the amount required.

Amendments to Current Law

Planning Code Section 318 is added to define “Efficiency Dwelling Units with reduced square footage” as having a living room of less than 220 square feet and meeting the requirements of Section 1208.4 of the San Francisco Building Code, and to provide that no more than 375 of such units may be built unless they are affordable housing, group housing, or student housing. After approximately 325 such units have been approved, the Planning Department in collaboration with the Mayor’s Office of Housing shall submit a report to the Board of Supervisors that provides information to assist the Board in determining whether to increase the numerical cap or to otherwise modify the requirements.

Subsection 135(d) is amended to provide that common usable open space is the preferred method of meeting the Code’s open space requirement for Efficiency Dwelling Units with reduced square footage unless the Zoning Administrator determines that this is infeasible or undesirable for specified reasons. Section 140.1 is added to require buildings with 20 or more Efficiency Dwelling Units with reduced square footage to include at least one common room for use by the residents, and that the size of the common room shall be no less than ten square feet per unit.

Background Information

Efficiency Dwelling Units with a living room of less than 220 square feet is a new housing type in San Francisco. Putting a numerical cap on the total number that can be built until a report is provided will enable the Board to assess the impacts of constructing these units in order to determine whether to increase the numerical cap or to otherwise modify the requirements.