

Update Planning Code for EV Charging

A presentation by Lowell Chu & Aaron Starr v.6.0

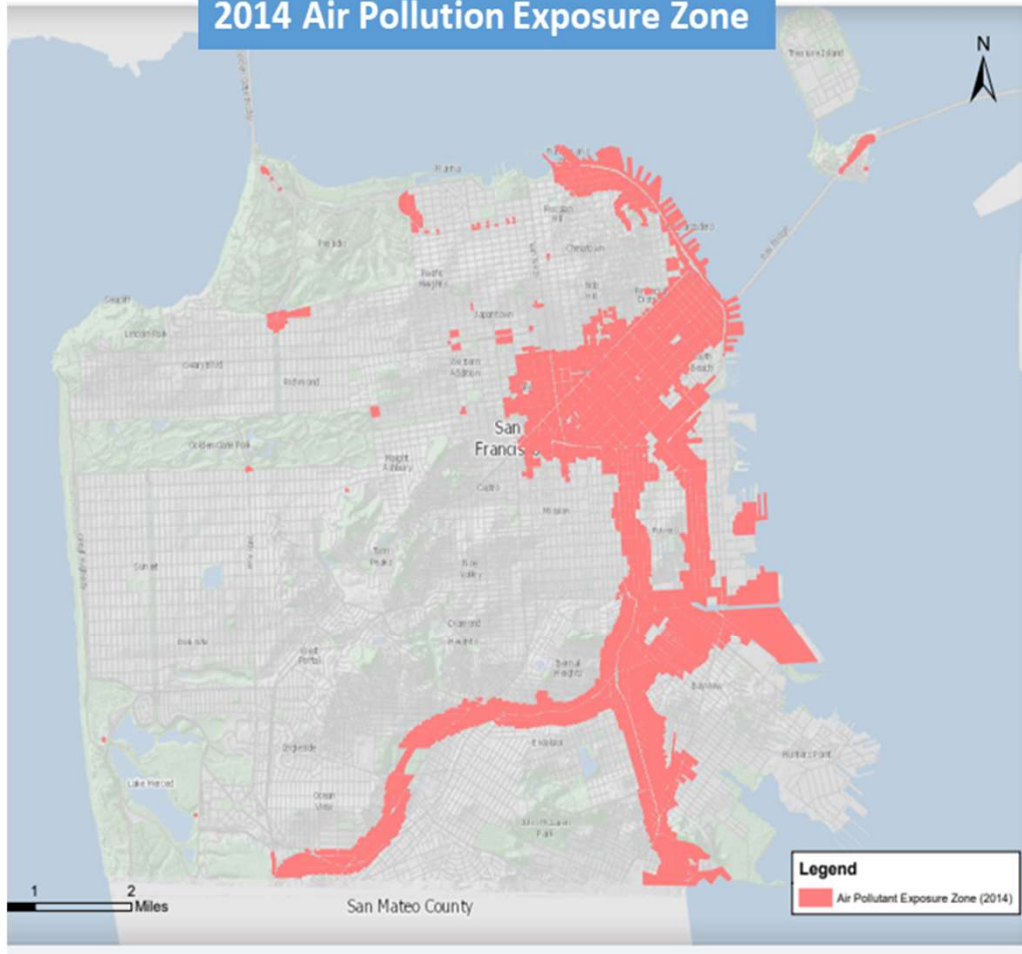


Photo by Lars Peters, EVgo

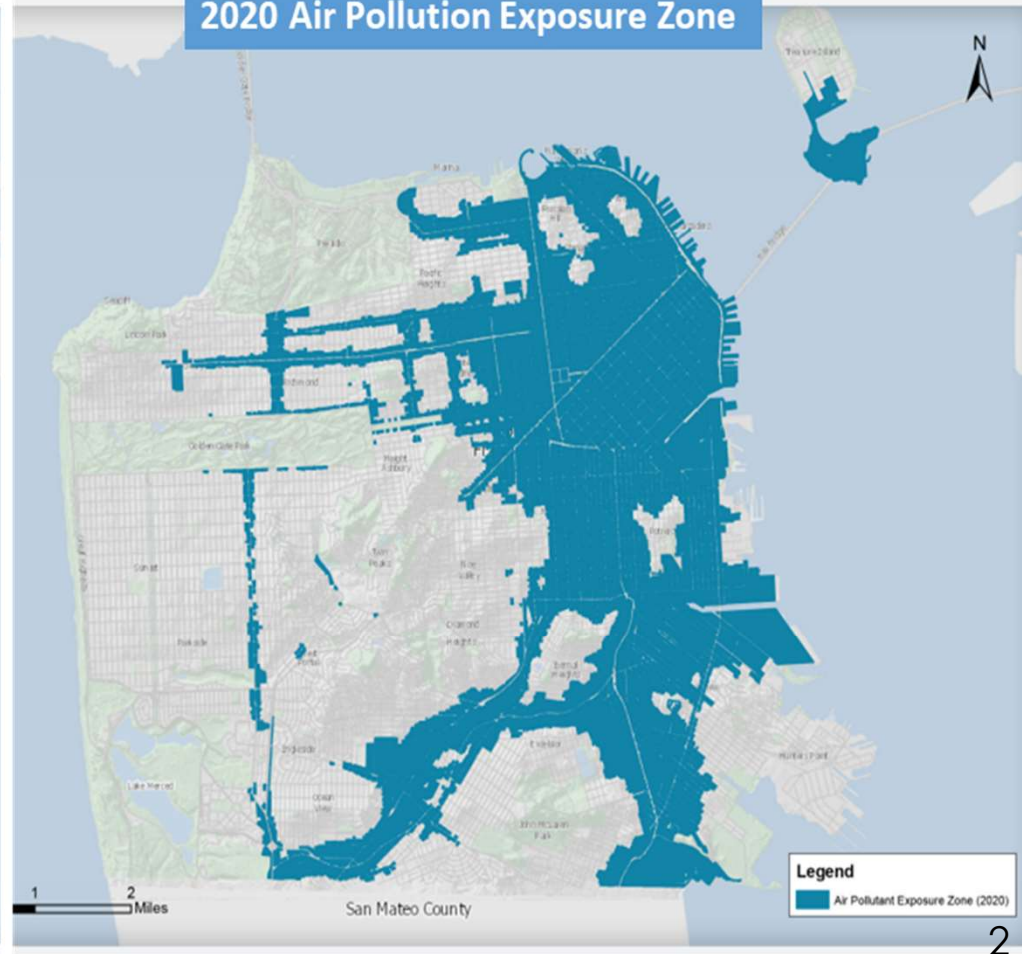
Exposure to air pollution is worsening



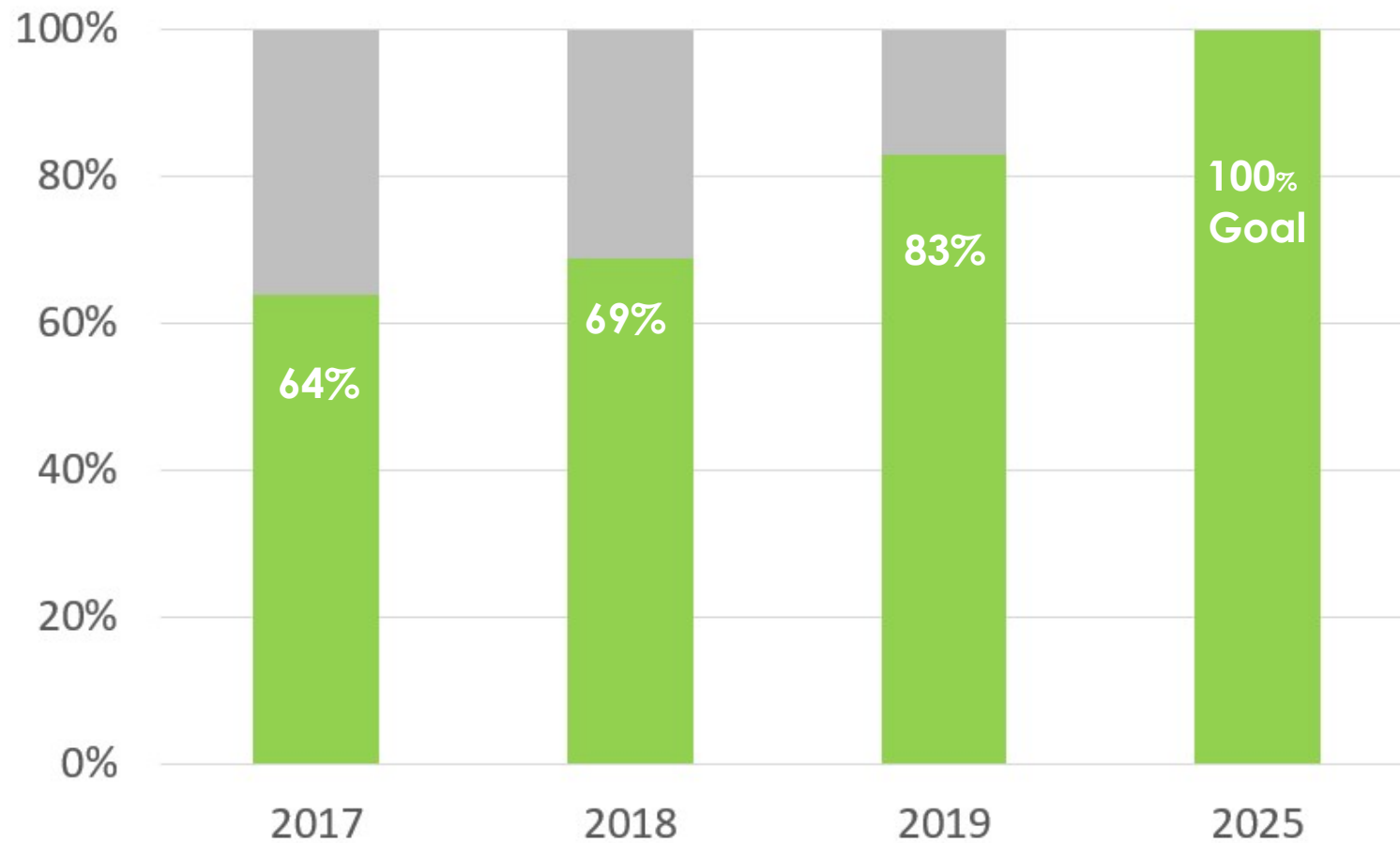
2014 Air Pollution Exposure Zone



2020 Air Pollution Exposure Zone



SF Electricity: Increasingly GHG-free



EVs are InEVitable



CA Air Resource Board Mandate:
All new cars zero-
emission by 2035

Photo by Michael Fousert on Unsplash



Need charging for multi-unit residents, fleets



3x

Single-Family Residents:
**More Likely to
Buy EV**



>70%

**SF Residents live
in multi-unit
dwellings**



Fleet Charging

Need for public charging



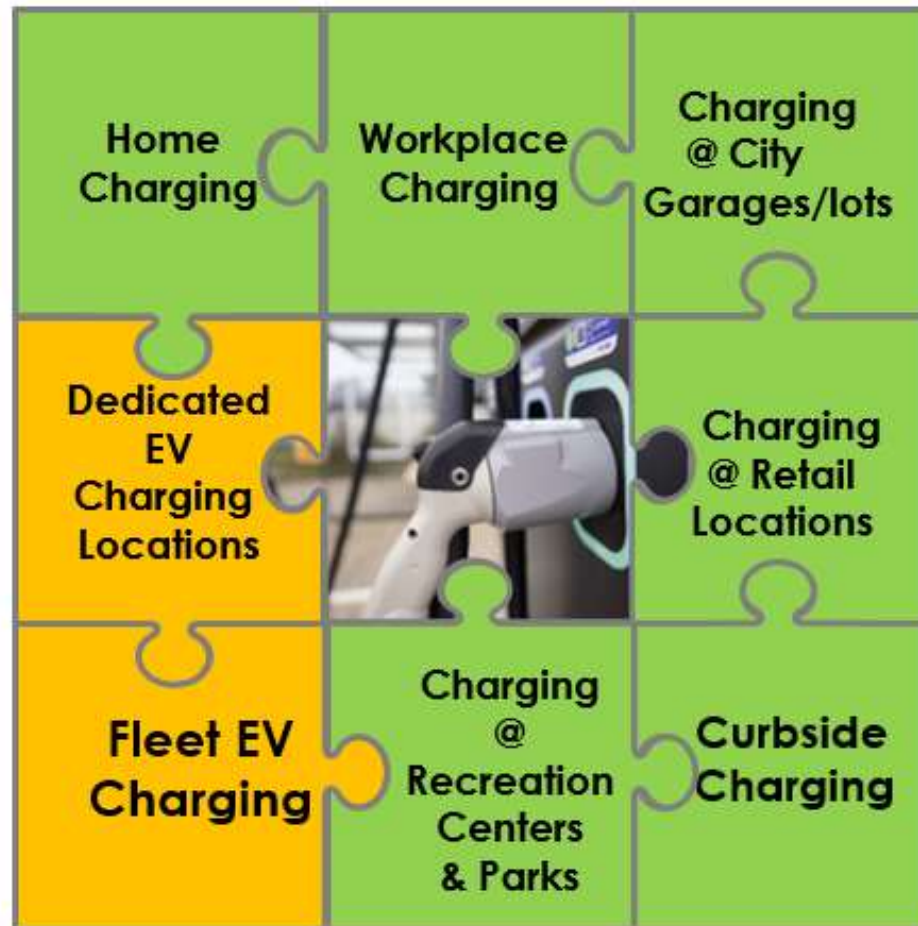
What we need by 2030

5,000 Public Chargers

What we have today

1,016 Public Chargers

Increase charging options



Expedites EV & fleet charging projects



- **Creates EV Charging Location and Fleet Charging as Automotive Uses.**
- **Allows conversion of Automotive Service Stations to EV Charging Locations w/o Conditional Use authorization.**
- **Principally permits conversion of other Automotive Uses to EV Charging Locations.**

Modernizes Planning Code for EV Charging



Creates clear permitting pathways

Reduces delays & add'l work

Photo by Wassim Chouak on Unsplash

Photo by Sophie Jonas on Unsplash



Creates new possibilities for existing auto uses

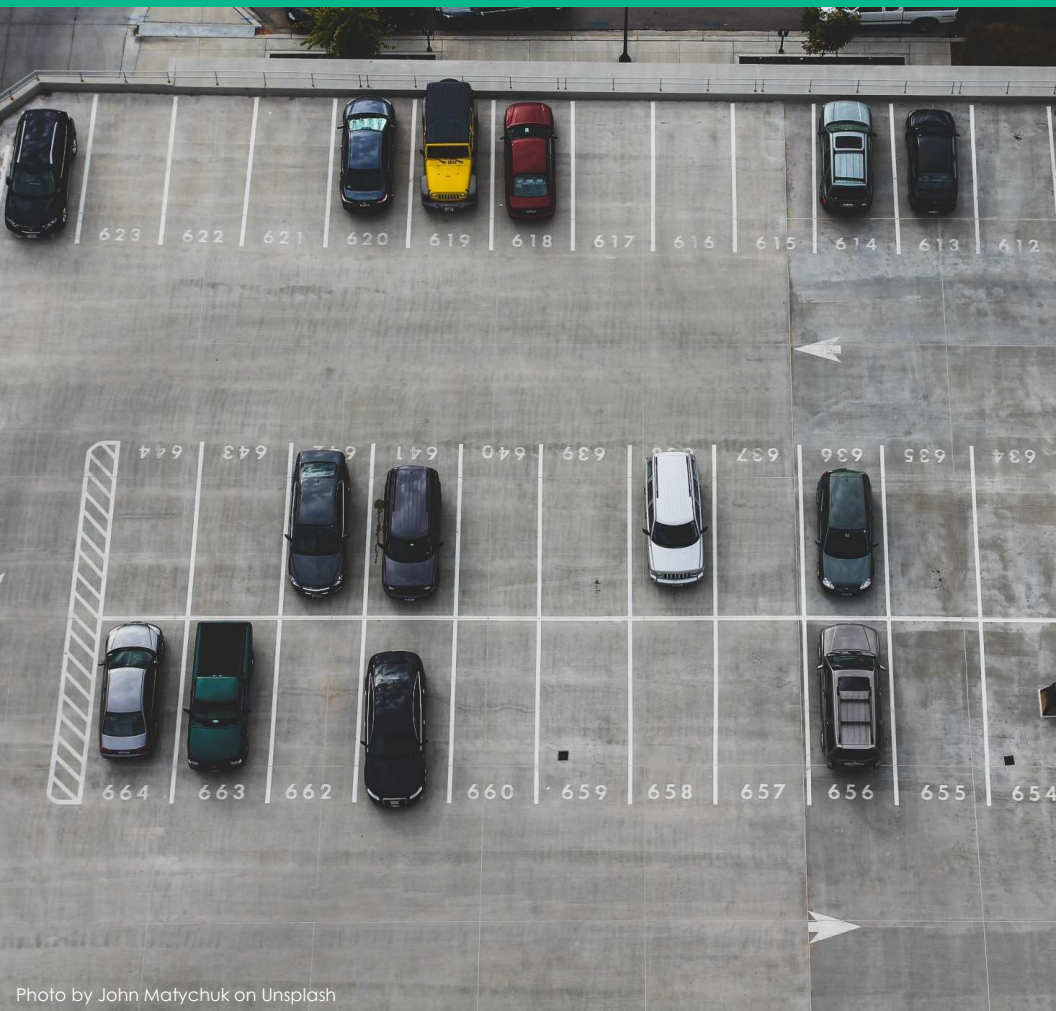


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Photo by Dawn McDonald on Unsplash

Public charging impact on zoning

Public EV Charging Location Table

Zoning District:	Pathway:
Any existing auto uses in all Districts	Principally permitted
<ul style="list-style-type: none">• PDR• Mixed Use• Community Business: C-2	Principally permitted
<ul style="list-style-type: none">• Chinatown Districts• Neighborhood Commercial• Downtown Commercial: C-3	Conditional Use authorization
<ul style="list-style-type: none">• Residential• Residential-Enclave	Not permitted

Fleet charging impact on zoning

Fleet Charging Location Table

Zoning District:	Pathway:
PDR-1-D, PDR-1-G, PDR-2	Principally permitted
<ul style="list-style-type: none">• Downtown Commercial: C-3• Community Business: C-2• Named NCs, NC-2, NC-3• Eastern Neighborhood Mixed-Use• RC Districts• PDR-1-B	Conditional Use authorization
Rest of the City	Not permitted

- **Principally permits conversion of existing auto-uses to EV charging locations**
- **Indicates clear permitting pathways by Zoning Districts**
- **Enables limited fleet charging**

Thank you!



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SF Environment

Our home. Our city. Our planet.

A Department of the City and County of San Francisco

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