

Update Planning Code for EV Charging

A presentation by Lowell Chu & Aaron Starr v.6.0

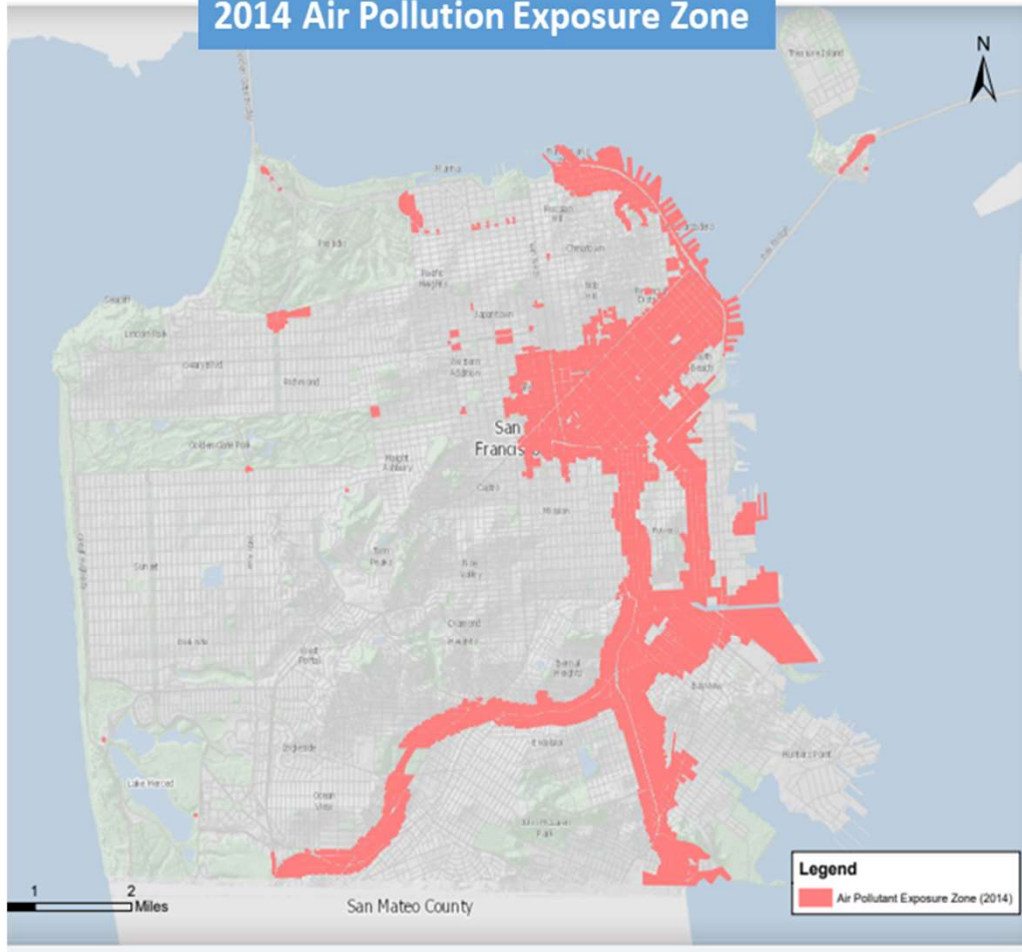


Photo by Lars Peters, EVgo

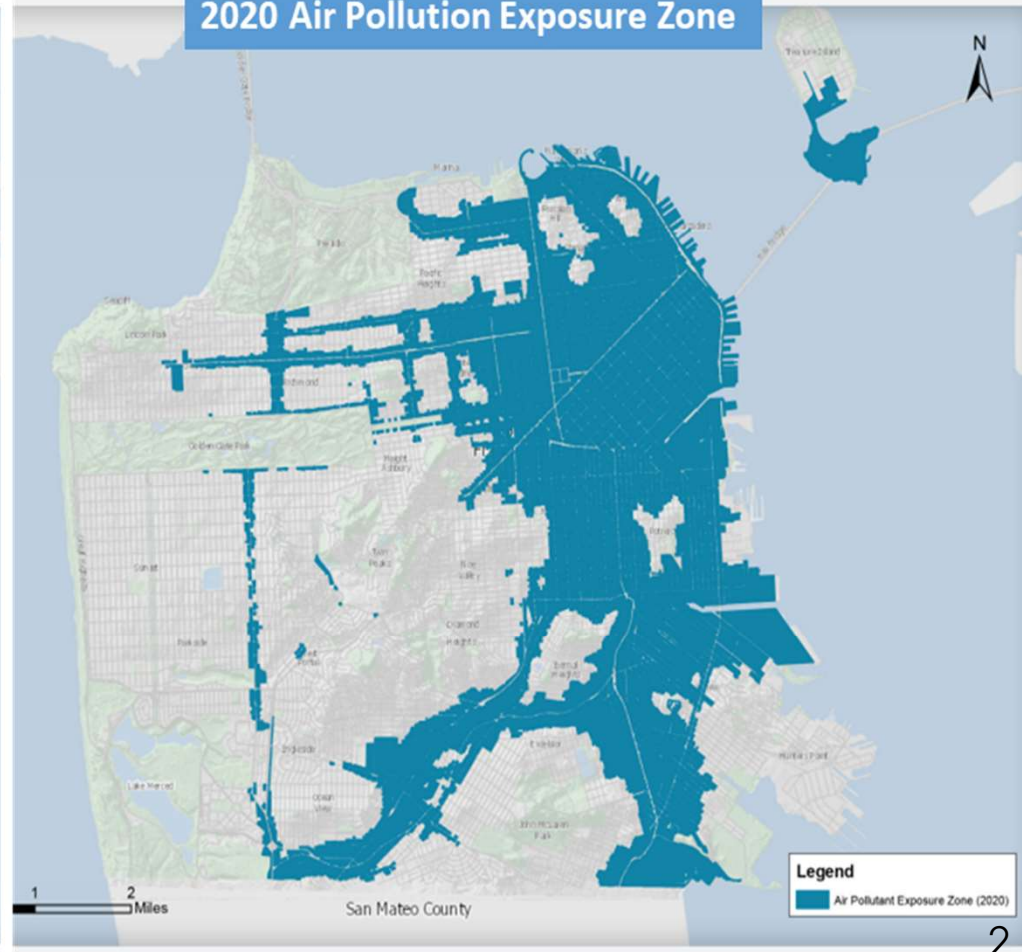
Exposure to air pollution is worsening



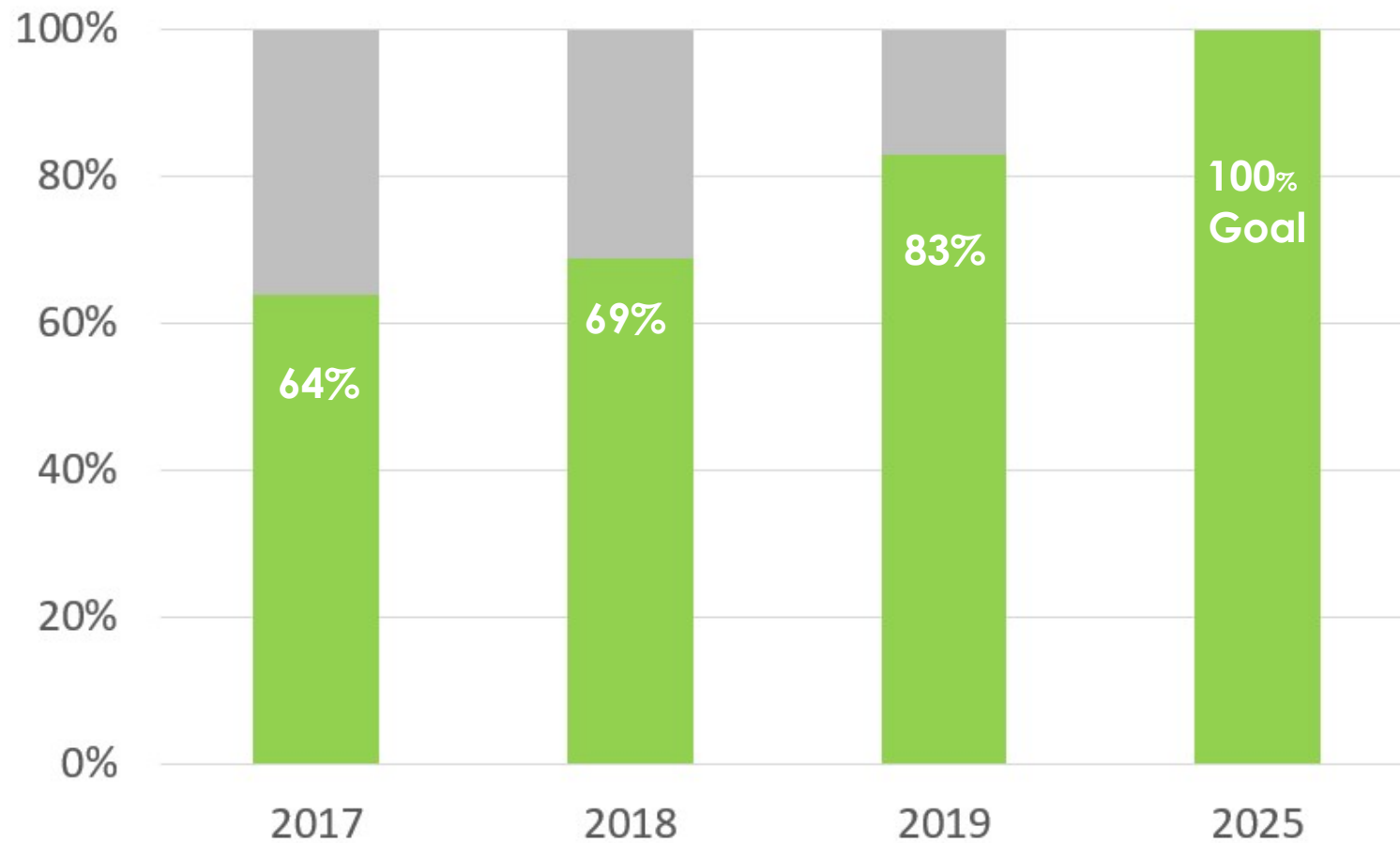
2014 Air Pollution Exposure Zone



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



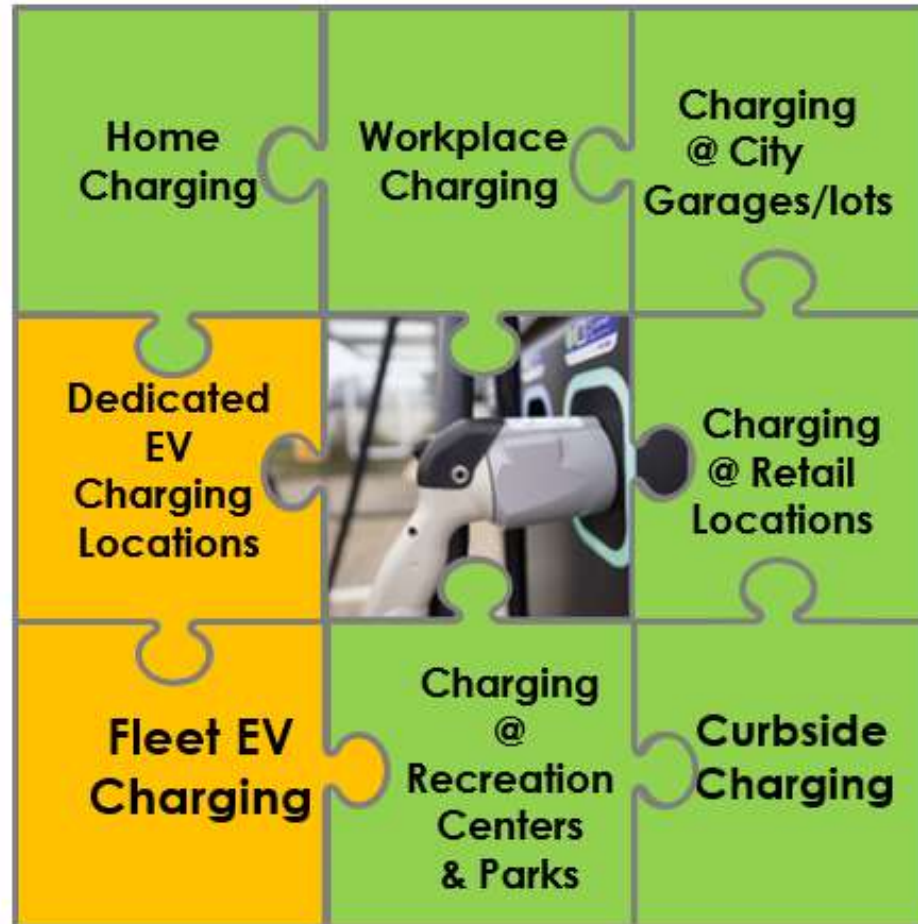
What we need by 2030

5,000 Public Chargers

What we have today

1,016 Public Chargers

Increase charging options

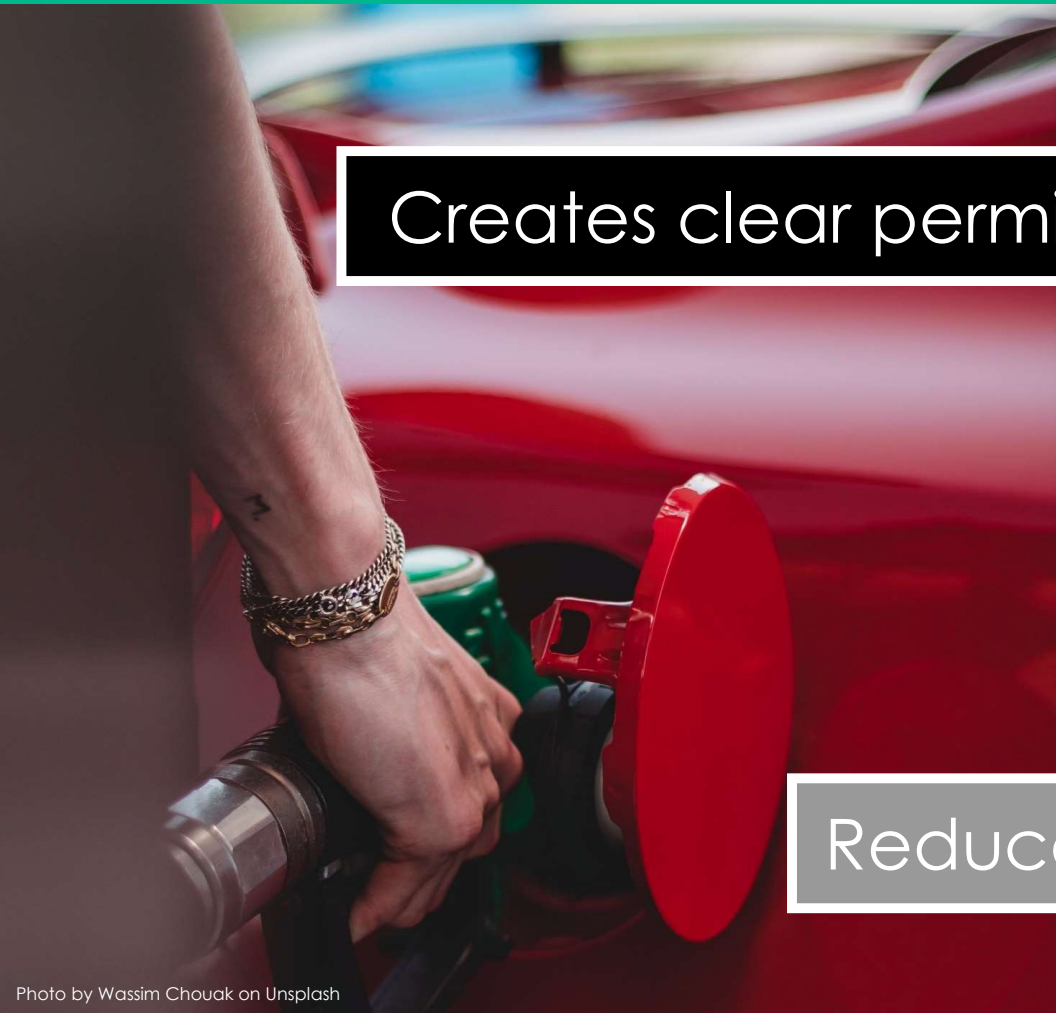


Expedites EV & fleet charging projects



- **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



Creates new possibilities for existing auto uses

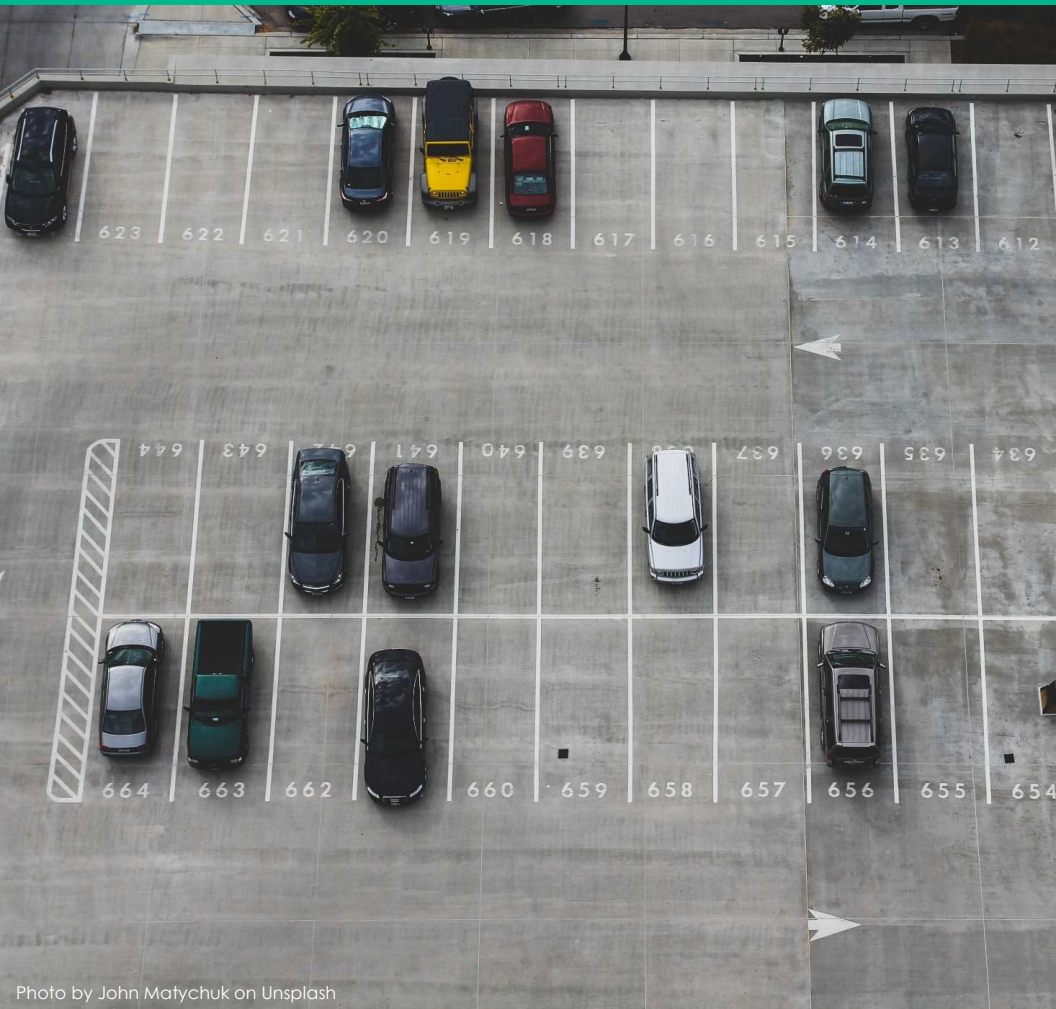


Photo by John Matychuk on Unsplash



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
• PDR • Mixed Use • Community Business: C-2	Principally permitted
• Chinatown Districts • Neighborhood Commercial • Downtown Commercial: C-3	Conditional Use authorization
• 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
• 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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