

REVISED LEGISLATIVE DIGEST
(Amended in Committee – December 2, 2024)

[Planning Code – Minimum Densities for Residential Projects in RM, RC, and RTO Districts]

Ordinance amending the Planning Code to require minimum residential density in Residential-Mixed (RM), Residential Commercial (RC), and Residential Transit Oriented (RTO) Districts except for Residential-Transit Oriented – Mission (RTO-M) Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Existing Law

Existing law limits the density of residential buildings in RC, RM, and RTO districts (but not RTO-M districts) to, generally, three units per lot, or one unit for every 200-800 square feet depending on the district. The Planning Code does not prescribe a minimum number of units that must be constructed on a lot. Residential projects that do not exceed the maximum number of units are principally permitted.

Amendments to Current Law

This ordinance would require minimum densities in residential development projects in RC, RM and RTO (but not RTO-M) districts. The minimum density would be at least 75% of the existing maximum density. Projects that are less than the minimum density are not permitted.

In addition, the ordinance prescribes that expansion of an existing single-family residential building may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.

Background Information

This version of the ordinance includes amendments made at the Land Use and Transportation Committee meeting on December 2, 2024, and incorporates certain amendments recommended by the Planning Commission at its meeting on July 20, 2023.

The ordinance requires the construction of multi-family housing developments, rather than single-family “monster homes,” in zoning districts that allow multi-family housing developments. The Board of Supervisors adopted interim controls similar to the controls in this ordinance in January 2021, and renewed the interim controls in September 2022. The interim controls expired in January 2023.

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