

REVISED LEGISLATIVE DIGEST
(4/17/2017, Amended in Committee)

[Planning Code - Dwelling Unit Mix Requirements]

Ordinance amending the Planning Code to add an additional option for the dwelling unit mix of large buildings in specified zoning districts to allow developers to have a mix of two- and three-bedroom units that results in at least 35% percent of the total number of proposed units having two or three bedrooms with at least 10% of the total number of proposed units having three bedrooms, affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1 and findings of public necessity, convenience, and welfare under Section 302.

Existing Law

Planning Code Section 207.6 establishes the required minimum Dwelling Unit mix in the Residential Transit Oriented (RTO), Residential Commercial (RC), Neighborhood Commercial Transit (NCT), Downtown Residential (DTR), and Eastern Neighborhoods Mixed Use Districts. In the RTO, Hayes-Gough NCT, Upper Market Street NCT, and NCT-3 Districts, no less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms. For all other RTO, RCD and NCT districts, as well as DTR and Eastern Neighborhoods Mixed Use Districts, the following two options apply: (1) no less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms or (2) no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms. Planning Code Section 329 establishes guidelines for the review of large projects in Eastern Neighborhoods Mixed Use Districts, including the criteria under which a project may receive specific exceptions from Code requirements.

Amendments to Current Law

All the zoning districts regulated by Section 207.6 would be treated similarly and a third option is added. The proposed additional option would allow a project to have a mix of two- and three-bedroom units that results in no less than 35% of the total number of proposed units having two or three bedrooms with at least 10% of the total number of proposed units having three bedrooms. Section 329 is amended to add the criteria for granting an exception to Section 207.6's dwelling unit mix requirement. These criteria were inadvertently deleted in previous legislation.

Background Information

The proposed amendment encourages a project sponsor to build larger, family-sized units.