

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - District 11 Large Residence Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Under the Planning Code, residential parcels within the area established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco (“SUD Area”) are subject to RH-1, RH-2, and RH-3 zoning controls. RH-1, RH-2, and RH-3 zoning controls do not contain limits on the number of bedrooms allowed or gross square footage of dwelling units.

Amendments to Current Law

The SUD Area conforms to the boundaries of Supervisorial District 11. New development on or expansion of RH-1, RH-2, or RH-3 zoned parcels within the SUD Area will require a Conditional Use authorization (“CU”) from the Planning Commission if the expansion or new development will result in a dwelling unit having: greater than 2,500 gross square feet; or five or more bedrooms.

To grant a CU for projects exceeding either or both of these thresholds, the Planning Commission shall consider—in addition to the standard CU requirements in Planning Code Section 303(c)—whether there are facts establishing the project will: (1) promote housing affordability by increasing housing supply; (2) maintain affordability of any existing housing unit; or (3) is compatible with existing development.

Background Information

Most dwelling units within the SUD Area are smaller than 2,500 square feet and contain fewer than five bedrooms. Currently, otherwise code compliant permits for expanding existing or constructing new dwelling units greater than 2,500 square feet and/or having five or more bedrooms do not undergo Planning Commission review and may result in the establishment of group housing, private student dorms, and/or very large dwelling units that are not affordable or compatible with the existing development. The proposed legislation would ensure that Planning Commission reviews such permits and grants CUs only where the project would promote or maintain affordable housing or be compatible with existing development.

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