

SB 2 Planning Grants Application

E. Project Description

*Provide a description of the project and the scope of work to be performed below. Use Appendix A for additional information if necessary. **Note:** If partnering with another local government or entity be sure to clarify the responsibilities and deliverables of your locality pursuant to such partnership.*

SB 2 funds will support six projects in San Francisco that contribute to the streamlining of housing approvals and accelerating housing production. This portfolio of projects supports all six Priority Policy Areas and addresses various constraints and barriers. For all of these projects, SB 2 funds will leverage public dollars and other grant sources.

1. **TOD REZONING:** A planning effort to increase housing and jobs density in immediate proximity (¼-mile radius) to the 4th/King Caltrain terminal commuter rail station. The effort will retain industrial protection zoning on core industrial lands, and add housing, office development, and additional light industrial (PDR: Production, Distribution, and Repair). Building off of recent significant area plans in eastern San Francisco, this effort will evaluate the evolution and role of PDR in this area in relation to the city as a whole and consider novel approaches to mix PDR with housing and office uses in consideration of major planned and potential infrastructure changes, including the undergrounding of the Caltrain rail as part of the Downtown Rail Extension and relocation of the 4th/King railyard. Given the recent legacy of comprehensive planning in the area, this effort will be a strategic update to those plans and policies. This project will deliver rezoning legislation and General Plan amendments, along with public process and supporting background analysis (including value capture analysis and strategy, Existing Conditions/Opportunities analysis, including soft sites, urban design/public realm), and a Programmatic EIR to enable further project-specific CEQA streamlining.

2. **MULTIFAMILY ZONING:** Older buildings of two, three, or four units define San Francisco's historic residential character. However, this family-friendly scale is largely not possible under existing zoning, with 46% of San Francisco's privately held parcels zoned RH-1. This family-friendly scale is largely not possible under extant zoning. State funds will be used to analyze how to bring multi-unit buildings back to our neighborhoods, including developing design metrics (height, bulk, open space requirements) that could best accommodate this housing typology; 3D models of potential typologies; focus groups with homeowners, small-scale developer, and architects; and identifying neighborhoods to pilot zoning changes. The City will hire consultants to carry out the focus groups.

3. **IMPLEMENTATION OF RECENT AND EMERGING STATE LAWS:** The package of housing bills signed by Governor Brown in fall 2017 included several bills for which the City must develop new policies and procedures to facilitate implementation. For example, the implementation of AB 73 / Housing Sustainability Districts requires updated environmental documents and local legislation. In addition to continuing work to implement the 2017 bills, we anticipate additional local implementation work will be needed to best enact recent State bills, including local efforts in response to a potential robust package of approved bills to come out of Sacramento in fall 2019 for which the City may need to conduct outreach, and develop new analysis, procedures, and guidelines to ensure legal and effective implementation.

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Appendix A

Use this area for additional information if necessary.

4. STREAMLINING: SB 2 funds will augment efforts to implement ongoing and future permit streamlining and process improvements that support housing development. This will focus on three key areas: (1) implementation of State housing and streamlining programs for certain affordable and supportive housing developments, Housing Sustainability Districts (HSDs), and any additional State legislation to pass out of the current legislative cycle; (2) implementation and expansion of pre-entitlement process improvements per Mayoral Executive Directive 17-02, including tracking and reporting, troubleshooting and program refinements, and public information; and 3) implementing an online application review system, which will require supporting interagency collaboration and training staff.

5. ADU PROGRAM EXPANSION: San Francisco's successful ADU program, established in 2014, has received almost 1,700 applications for new housing units within existing buildings. The City will develop a new program to incentivize deed-restricted affordable ADUs, targeting senior or low-income homeowners. This affordable ADU program will include tangible design checklists, pro-bono architects, and accessible financing options in exchange for below market rate rents. Such units can be caretaker homes or help offset living costs for low-income households. The program will be piloted in two San Francisco neighborhoods—Bayview and Sunset—where higher rates of senior and low-income homeowners reside. The elected officials representing these neighborhoods are supportive and enthusiastic about affordable ADUs. The Planning Department will partner with two nonprofit organizations implement the program in collaboration with architects and financial institutions.

6. ELECTRONIC PLAN REVIEW: San Francisco's current permit review process is entirely paper-based. In summer 2020, the City is opening a new one stop permit shop for construction, business, and special event permitting. Along with this change to our physical space, it is imperative that staff have the tools and equipment to provide excellent customer service and collaborate in a digital world. SB 2 funds will support the implementation of an Electronic Plan Review (EPR) process with multiple City departments. EPR will expedite review time by allowing agencies, such as Planning, Department of Building Inspection, and Fire, to simultaneously review plans and issue consolidated comments digitally to customers.