



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: JUNE 18, 2008
TO: INTERESTED PARTIES
FROM: KEN RICH,
EASTERN NEIGHBORHOODS PROJECT MANAGER
RE: EASTERN NEIGHBORHOODS DEVELOPMENT PIPELINE

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Note: Tables below are revised from original 6/12/08 version.

Attached, please find the Planning Department's DRAFT proposal for dealing with the development pipeline in the Eastern Neighborhoods. The development pipeline consists of all proposed projects for which the department has received an application but which have not been approved.

Please note that all applications received on or after the Eastern Neighborhoods initiation date of April 17, 2008 will be subject to all Eastern Neighborhoods provisions.

Please note that this proposal is subject to change. The proposal will be presented for discussion during the Planning Commission's Eastern Neighborhoods hearing on June 19, 2008. Please check the Commission's agenda before the hearing date for the exact time.

Please direct all questions to me by email if at all possible, at ken.rich@sfgov.org

Eastern Neighborhoods DRAFT Pipeline Policy

June 18, 2008

Table 1: Pipeline Categories:

	Project <u>could not be approved</u> under zoning in effect at time of application	Project <u>could be approved</u> under zoning in effect at time of application	
		Application date pre-January 19, 2007¹	Application date - January 19, 2007¹ through April 16, 2008
Number of Units²	1,979 ³	1,208	965
Number of Projects²	15	65	41

Table 2: “Post-Adoption” Pipeline:

The provisions outlined below would relate to those projects which were filed before the effective date of the EN controls but which would seek approval after that date. They would be incorporated into the EN legislative packet and subsequently codified.

	Project <u>could not be approved</u> under zoning in effect at time of application	Project <u>could be approved</u> under zoning in effect at time of application	
		Application date pre-January 19, 2007¹	Application date - January 19, 2007¹ through April 16, 2008
Review Process	Full EN Controls and fees	Entitlements required under pre-EN process continue to apply (e.g. CU or variance)	
Impact Fees		None	Full EN fees
Inclusionary Housing		Pre- EN inclusionary requirements	Full EN inclusionary requirements
Permitted Uses⁴		Pre-EN Planning Code use controls continue to apply	
Other Code Requirements⁵		All EN Article 1 and 2 code requirements apply. Height increase of up to 8 feet available when necessary to comply with these requirements. In cases where height limits have been reduced, limits in affect at time of application shall apply. Project sponsor may request relief from requirements (other than use) through conditional use permit, if the requirements would require a substantial re-design.	

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Table 3: “Pre-adoption” Pipeline:

The provisions outlined below would apply to those projects which (1) were filed before the effective date of the EN controls, (2) could be approved under existing zoning, and (3) are able to seek approval before the effective date of the EN controls. (These provisions would not be codified; rather they would be established as Commission Policy which would generally mimic the Post-Adoption Pipeline and which would terminate upon the adoption of the controls.)

	Project <u>could not be approved</u> under zoning in effect at time of application	Project <u>could be approved</u> under zoning in effect at time of application	
		Application date pre-January 19, 2007¹	Application date - January 19, 2007¹ through April 16, 2008
Review Process	N/A – it is assumed that no independent rezonings will occur prior to the EN rezoning	Mandatory DR	
PDR Replacement		Required in some cases ⁶	
(Springing) Impact Fees		None	Full EN fees
Inclusionary Housing		Pre- EN inclusionary requirements	Full EN inclusionary requirements
Permitted Uses⁴		Pre-EN Planning Code use controls continue to apply	
Other Code Requirements		Compliance with EN requirements encouraged	

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Notes:

¹ This is the date of the Eastern Neighborhoods Resolution, authored by Supervisor Maxwell, which was explicit with respect to the need for affordable housing and community benefits in the Eastern Neighborhoods.

² These figures are approximate and based on a recent analysis of the Planning Department's pipeline data.

³ Includes approximately 700 units in the East SoMa SLI, which is not being proposed for rezoning as part of the Eastern Neighborhoods planning process.

⁴ This refers to those particular land uses permitted on the parcel in question under applicable Planning Code provisions.

⁵ This refers to all Planning Code requirements set forth in Articles 1 and 2 and not specifically mentioned elsewhere in this policy, including but not limited to parking maximums, altered open space requirements, required parking setbacks, alley height controls, required ground floor uses, curb-cut restriction and ground floor ceiling height minimums.

⁶ For those projects in the pre-adoption pipeline wishing to go forward without their own EIR addressing cumulative impacts on loss of PDR, the following PDR replacement controls would apply. Additional detail found in proposed Commission policy relating to CEQA and PDR replacement:

- In NC & RED districts: No replacement required
- In Res. 16727's Housing/Mixed Use and Housing/PDR Overlays and in Res.16202's Mixed Use Housing Zone, 1:1 replacement required
- In Res.16727's Core PDR Overlays and Res.16202's Industrial Protection Zones, 1 FAR replacement required
- In the Dogpatch Historic District, level of replacement to be informed by historic appropriateness