



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Interim Zoning Controls CU Requirement for All Residential Mergers

Amended Sections: 317
Case Number: 2015-008220PCA
Board File/Enactment #: 150532/TBD
Initiated by: Supervisors Avalos
Effective Date: July 3, 2015
Expiration Date: January 3, 2017

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Summary of Interim Control

Conditional Use authorization is now required for ALL residential mergers as defined in Planning Code Section 317. This control is in effect for 18 months (until January 3, 2017) or until the adoption of permanent legislation requiring Conditional Use authorization for residential mergers, whichever comes first.

The Way It Was:

1. The loss of one or more Residential Units required Conditional Use authorization in the RTO, RTO-M, NCT, and Upper Market NCD Zoning Districts, as well as the loss of any residential unit above the ground floor in C-3 zoning districts.
2. In all other zoning districts, the loss or removal of three or more Residential Units required Conditional Use authorization.
3. In all other Districts, the loss or removal of one to two Residential Units required Mandatory Discretionary Review.
4. Mergers that were demonstrably not affordable or financially accessible housing were exempt from Mandatory Discretionary Review hearings.

The Way It Is Now:

1. The loss of one or more Residential Units still requires Conditional Use authorization in the RTO, RTO-M, NCT, and Upper Market NCD Zoning Districts, as well as the loss of any residential unit above the ground floor in the C-3 Zoning District; however, the loss of any Residential Unit through merger at the ground floor in C-3 Districts now requires Conditional Use authorization.
2. In all other districts, the loss or removal of three or more Residential Units still requires Conditional Use authorization.

3. In all other Districts, the loss or removal of one to two Residential Units due to demolition or conversion requires Mandatory Discretionary Review; however, the merger of one to two dwelling units requires Conditional Use authorization.
4. Mergers of Residential Units that are demonstrably not affordable or financially accessible housing require CU authorization.

Link to Sign Resolution:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2321199&GUID=5997EA0B-9670-4052-93AD-102BD0AE8EED&Options=ID|Text|&Search=150532>