



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Dwelling Unit Mix Requirements

Amended Sections: 207.6 and 329
Case Number: 2014-001965PCA
Board File/Enactment #: 160281/098-17
Initiated by: Supervisors Yee, Farrell and Fewer
Effective Date: June 18, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The ordinance amended the Planning Code to add an additional option for the dwelling unit mix requirement in specified zoning districts. This new option will allow developers to have a mix of two- and three-bedroom units that result 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.

The Way It Was:

1. In RTO, Hayes Gough NCT, Upper Market Street NCT, and NCT-3 districts, 40% of the total number of dwelling units were required to contain at least two bedrooms.
2. For all other RTO, RCD and NCT districts, as well as DTR and Eastern Neighborhoods Mixed Use Districts, one of the following two applied:
 - a. No less than 40% of the total number of proposed dwelling units had to contain at least two bedrooms; or
 - b. No less than 30% percent of the total number of proposed dwelling units had to contain at least three bedrooms.
3. The Planning Code did not require the Planning Department to monitor bedroom-mix data nor include it in the Housing Inventory report.

The Way It Is Now:

1. RTO, Hayes Gough NCT, Upper Market Street NCT, and NCT-3 districts no longer have a different dwelling unit mix requirement than the rest of the density decontrolled zoning districts.
2. For projects within RTO, RCD and NCT districts, as well as DTR and Eastern Neighborhoods Mixed Use Districts, a third bedroom-mix option in addition to

the two options listed above was added to the Planning Code. This new option is as follows:

- No less than 35% of the total number of proposed Dwelling Units shall contain at least two or three bedrooms with at least 10% of the total number of proposed Dwelling Units containing three bedrooms.
3. The Planning Department is now required to monitor projects that choose the 30% three-bedroom option or the 35% two- and three-bedroom option, and must include that data in the annual Housing Inventory starting in 2019.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=5181312&GUID=5A5F79E2-A55D-4A6F-B91A-E3595F99D5DE>