



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Summary:

### Transportation Demand Management (TDM) Program

**Amended/Added Sections:** 102, 151, 163, 166, 169 et seq., and 305  
**Case Number:** 2012.0272PCA  
**Board File/Enactment #:** 160925/34-17  
**Initiated by:** Planning Department  
**Sponsored by:** Supervisors Cohen, Breed, Sheehy, Farrell, Safai  
**Effective Date:** March 19, 2017

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The Ordinance amended the Planning Code by adding Section 169 et seq. and amending Sections 102, 151, 163, 166, and 305, to create a Transportation Demand Management (TDM) Program for all new projects of certain sizes, in all zoning districts. The primary purpose of the TDM Program is to reduce the amount of Vehicle Miles Traveled (VMT) generated by new development in the City.

#### The Way It Was:

The Planning Code currently contains a number of development-focused TDM measures, although the requirements are not specifically identified as TDM measures in the Planning Code. These include, but are not limited to, parking maximums, bicycle parking, car-share, unbundled parking, and tailored transportation marketing services.

#### The Way It Is Now:

The TDM Program consists of 1) the Ordinance amending the Planning Code, which was adopted by the Board of Supervisors, and 2) the **TDM Program Standards**, which is a related stand-alone document approved and overseen by the Planning Commission. The TDM Program Standards were adopted by the Planning Commission on August 4, 2016, and then amended on January 19, 2017. The TDM Program Standards, and its associated appendix of specific TDM measures, provide many of the details of the program, and can be found here:

#### TDM Program Standards

- [http://default.sfplanning.org/plans-and-programs/emerging\\_issues/tsp/tdm Program Standards-011917.pdf](http://default.sfplanning.org/plans-and-programs/emerging_issues/tsp/tdm%20Program%20Standards-011917.pdf)

## Appendix A – TDM Measures

- [http://default.sfplanning.org/plans-and-programs/emerging\\_issues/tsp/tdm Measures-011917.pdf](http://default.sfplanning.org/plans-and-programs/emerging_issues/tsp/tdm%20Measures-011917.pdf)

This summary focuses **only on the components of the adopted Ordinance**. The Ordinance amends the Planning Code to create a TDM Program, as follows:

1. **Applicability.** New Section 169 et seq. establishes the TDM Program and provides details related to definitions, applicability, basic TDM Plan requirements, grandfathering/phasing, exceptions, monitoring/reporting requirements, and reference to the TDM Program Standards. TDM Plans are required for projects that include:
  - a. Addition/Construction of ten (10) or more Dwelling Units
  - b. Addition/Construction of ten (10) or more bedrooms of Group Housing
  - c. New construction resulting in 10,000 occupied floor area of more of any use other than Residential, excluding any area used for accessory parking
  - d. Any Change of Use resulting in 25,000 occupied floor area or more of any use other than Residential, excluding any area used for accessory parking, if:
    - i. The Change of Use involves a change from a Residential use to any use other than Residential, or
    - ii. The Change of Use involves a change from any use other than Residential to another use other than Residential.
2. **Program and Application Fee Exemptions.** Projects that are 100% Affordable Housing, or projects that are for Parking Garages or Parking Lots that are not included within a larger Development Project, are exempt from the TDM Program requirements.

Development Projects consisting of 24 or fewer Dwelling Units shall be exempt from the ongoing monitoring and reporting application fee and the voluntary TDM Plan update review fee, but shall otherwise be subject to the TDM Program, including the required payment of the initial application fee.

Any land use that requires a TDM Plan, but will be occupied by a non-profit organization that will receive funding from the City to provide services at the subject property shall be exempt from all TDM application fees, provided it files a fee waiver application with the TDM Plan application at the time of submittal,

and additional fee waivers with each ongoing monitoring and reporting form, and as needed if there is a voluntary TDM Plan update submittal. These non-profit fee waivers shall be revoked if a change occurs in the use or tenancy of the project, such that the minimum requirements for a waiver are no longer met.

3. **Prior to Filing.** Projects that require a community meeting occur prior to submittal of the Development Application (i.e. a Pre-Application Meeting), the Project Sponsor shall discuss potential TDM measures at that meeting and solicit feedback from the community to be taken into consideration when preparing the Project's TDM Plan. In addition, if the project requires a Preliminary Project Assessment (PPA), the Project Sponsor shall submit a draft TDM Plan with the PPA application.
4. **Grandfathering and Phasing.**
  - a. Projects that have at least one Development Application approved, or a Development Agreement approved, prior to the effective date of this Ordinance are exempt from the requirements.
  - b. Projects with a Development Application filed, or an Environmental Evaluation Application deemed complete on or before September 4, 2016, shall be subject to 50% of the applicable target requirement.
  - c. Projects not meeting the above criteria, but which file a Development Application before January 1, 2018, shall be subject to 75% of the applicable target requirement.
  - d. Projects submitting Development Applications on or after January 1, 2018 shall be subject to 100% of the target requirement.
5. **No Variances and/or Exceptions.** The Zoning Administrator may not grant a variance (Sec. 305), and the Planning Commission may not grant any exception (169.4(c)) to the TDM Plan requirement.
6. **Timing of Requirements.** Projects are subject to the TDM Program requirements in place at the time of filing the TDM Plan application. However, projects may fully comply with more current TDM Program requirements before the TDM Plan is finalized, as long as it fully meets those current Program requirements.

7. **Monitoring and Reporting.** While many of the details of the required Monitoring and Reporting are located in the TDM Program Standards, the Ordinance does establish the following requirements:
  - a. Staff inspection of TDM measures prior to first certificate of occupancy;
  - b. Designation of a TDM Coordinator for the life of the project;
  - c. Allowing City staff, with advance notice, access to the site for ongoing inspections, surveys, and data collection.
  - d. Periodic reporting to the Department over time.
  
8. **Reports to Planning Commission and Board of Supervisors.** The Department must provide a report to the Planning Commission after the first year of program implementation that analyzes the implementation of the program. Additionally, the Department must provide reports to the Planning Commission every 4 years, following the periodic updates to the SF Countywide Transportation Plan. These reports shall also go to the Board of Supervisors *IF* a supervisor requests a public hearing on the matter.
  
9. **Amendments to Section 163.** The Ordinance amends Section 163 to simplify the requirements for on-site transportation brokerage services in conjunction with the new TDM Program.
  
10. **Accessory Parking and Car-Share Parking.** The Ordinance amends Sections 151 and 166 to:
  - a. Allow a reduction in otherwise required off-street accessory parking without the need for a variance or other exception, but only to the extent the reduction is for the purpose of complying with a required TDM Plan.
  - b. Allow an increase in the number of optional car-share spaces a project can provide, pursuant to Table 166A, but only to the extent the additional car-share spaces are for the purpose of complying with a required TDM Plan.
  
11. **Gross Floor Area.** The Ordinance amends Section 102 to exempt bicycle parking, bicycle maintenance areas, and car-share spaces from Gross Floor Area when provided to comply with a required TDM Plan.

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=4979626&GUID=D19B15D5-5169-4ADE-8C32-0966CE4201C8>