



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Change Summary:

Off-Street Residential Parking & Garage Requirements in District 3

Case Number: Board File No. 091165
 Initiated by: Supervisor Chiu / Introduced October 6, 2009
 Effective Date: April 26, 2010

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Staff,

There are a series of new off-street parking and garage controls for a portion of the NE Quadrant. Below is a summary, but please refer to the final legislation for details.

In the North Beach, Broadway NCDs, and Chinatown Mixed Use Districts, there are new off-street parking requirements:

1. Permitted: up to one car for each two dwelling units;
2. Conditional Use: up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f);
3. Not Permitted: above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g)

In the new Telegraph Hill-NB Residential SUD (map attached – applies only to residentially zoned areas), there are new off-street parking requirements:

1. Permitted: Up to three cars for each four dwelling units;
2. Conditional Use: Up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(f);
3. Not Permitted: Above one car for each dwelling unit.

No new garage openings along Broadway from the Embarcadero to Mason Street
 No new garage openings along Columbus Avenue from Washington to North Point Streets
 No new garage openings in the alleys of Chinatown Mixed Use Districts

CONTROLS for the review of new off-street parking/garage installations in all of the above areas:

1. Mandatory DR for any installation in a building with 4 or more units

2. 311 notification for buildings with less than 4 units (presume this means 311 for ALL projects?)

DR Criteria for Planning Commission:

1. Proposed installation will not remove a dwelling unit as defined in 317
2. Proposed installation will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount
3. The building has not had 2 or more no-fault evictions associated with separate units within the past 10 years
4. Proposed installation is consistent with 101 policies

Prior to notification, the Department shall require a signed affidavit by the project sponsor attesting to the 1, 2, and 3, and the Department shall independently verify.

- Not sure how to do this
- Affidavit will be created shortly

Curb Cuts:

No encroachment permit shall be approved by DPW that would facilitate the addition of a parking garage in an existing residential building of 4 units or more without prior authorization from the Planning Commission.

- No, it does not state what type of authorization is needed – presume it's final DR hearing memo.

No new curb cuts along Broadway from the Embarcadero to Mason Street

No new curb cuts along Columbus Avenue from Washington to North Point Streets

No new curb cuts in the alleys of Chinatown Mixed Use Districts

Link to signed legislation:

<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0077-10.pdf>