



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Commission Policy:

Commission Policy on Removal of Residential Flats

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| Amended Sections: | NA (Commission Policy does not amend the Code) |
| Case Number: | 2016-003658GEN |
| Resolution No.: | R-20024 |
| Initiated by: | Planning Commission |
| Effective Date: | October 12, 2017 |

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On October 12, 2017, the Planning Commission voted to adopt a Residential Flat Removal Policy that would require Mandatory Discretionary Review for projects that propose the removal of a 'Residential Flat.'

The Way It Was:

1. There was no definition of a 'Residential Flat' in the Planning Code or General Plan, and there were no controls relative to removal of a Residential Flat.
2. A dwelling unit could be relocated or altered, such that it no longer functioned as a Residential Flat without public notification or review by the Planning Commission, so long as the proposal complied with all other requirements of the Planning Code.

The Way It Is Now:

1. The policy includes a definition of 'Residential Flat' that facilitates the review of future projects proposing alterations to existing dwelling units.
2. Any project resulting in changes to a 'Residential Flat' such that it is no longer a 'Residential Flat' requires a Mandatory Discretionary Review and thereby both public notification and a Planning Commission hearing.
3. The policy indicates that a 'Residential Flat' generally has exposure at the front and rear of its property. This is not meant to exclude other flat configurations where a unit has two means of exposure. The policy also describes a 'Residential Flat' as generally occupying a full story. This is not meant to exempt layouts where multiple flats exist on a single story. Such a layout should be treated as having multiple 'Residential Flats' on a single story and dual exposure should be retained when possible. Similarly, a 'Residential Flat' does not need to span the full width of a front or rear building wall to be a 'Residential Flat.' It is anticipated that some units may share that area with ingress/egress to other units or common areas.

4. The policy only applies to projects where an application has not been filed as of the effective date of the resolution.
5. This policy will sunset upon adoption of the Residential Expansion Threshold Legislative Effort.

Link to Commission Policy:

<http://commissions.sfplanning.org/cpcpackets/Residential%20Flat%20Removal%20Policy.pdf>