

HELP STOP NEW HIGH-DENSITY PLAN CITYWIDE WITHOUT REQUIRED PARKING SPACES IN NEW RESIDENCES

The developer-driven SF Planning Department has finalized a new plan to cram at least 20,370 new housing units into neighborhoods throughout the City in the coming years. (HE 1) The new construction would be high-density, and the current requirement of one parking space per residential unit would be waived or relaxed. The new plan is called the Housing Element (“HE”) of the SF General Plan. If this plan passes, the Manhattanization of San Francisco will have been launched, and there will be no turning back. Parking will become a **NIGHTMARE**. Market-rate apartment builders will rake in the profits and leave us to suffer in traffic gridlock and over-crowded conditions.

The planning bureaucrats propose to:

1. **TRANSIT CORRIDORS** - Establish new higher residential densities along transit corridors (major bus lines); 50-foot tall structures have been proposed. Current height limits are generally 40 feet. Geary Blvd., California St., Presidio Ave., Lombard St., Van Ness Ave., Bay St., Columbus Ave., Broadway St., Haight St., Judah St., Taraval St., 19th Ave., Ocean Ave., San Jose St., Mission St., Geneva Blvd., Visitation St., Church St., 16th Street, 3rd St., 4th St., and Market Street have already been targeted as transit corridors. (2003 Planning Department map) “These strategies will be applied throughout the City. Generally, increased housing densities and reduced parking requirements will be proposed in areas well served by transit.” (HE 129)
2. **NEIGHBORHOOD COMMERCIAL DISTRICTS** - The potential is for 4,800 new housing units over ground floor commercial spaces in the City’s neighborhood commercial districts. (HE 97) “The Planning Department will develop new proposals to relax parking requirements and revise height, bulk, and density standards in selected neighborhood commercial districts (NCDs) well served by transit...” (HE 135)
3. **SECOND (In-Law) UNITS** - Legislation has been drafted that allows a second unit to be added without parking anywhere within 1,250 feet on either side of the transit corridors, or in any neighborhood commercial or commercial district. (File 021598) Usually these units are built in garages, which forces the owner’s car and/or the tenant’s car to park on the street. “The Board of Supervisors has introduced Planning Code Amendments to allow secondary units in new buildings that are in close proximity to neighborhood commercial districts and public transit...The Planning Department will study the impacts of relaxing parking requirements for secondary units located in all neighborhoods.” (HE 141)

4. MAJOR REZONING - Governmental Code Section 65583(c) requires the City "to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development contols." Majorrezoning will occur so that the new zoning matches the high density policies of the General Plan. The housing element "describes the programs to be carried out over the next five years to implement these objectives and policies." (HE 1) "The Planning Department will propose code amendments eliminating desity requirements and reducing parking standards in areas well served by transit." (HE 134) "The planning Department will introduce zoning changes in the traditionally industrial eastern part of the City. The areas under study are: Mission, South of Market, Showplace Square/Potrero Hill, Bayview Hunters Point, and Visitation Valley." (HE 136) Many other neighborhoods are also targeted in the Housing Element.

The General Plan is the "constitution" for further building and is the most important of the local planning requirements because it sits atop the hierarchy of planning rules. That is, it sets the supreme standard, and the SF Planning Department will initiate widespread rezoning to implement the General Plan Housing Element.

WE NEED YOUR HELP. There has not been much publicity about this plan, and most people do not know about it. A group of volunteer neighborhood preservationists is spreading the word and raising money for an appeal to the Plannning Commission, and Board of Supervisors, if necessary, of the Planning Departments's decision not to require an environmental impact report ("EIR") analyzing the significant adverse environmental effects that would result from the plan. The City prepared an EIR on the 1983 and 1990 General Plans, but claims it lacks the funds to prepare an EIR on the new high-desity plan.

If you want to be able to find a parking space in the future and belive we have enough crowding in the City, fill out the attached form so that we can tell you when to write a letter, attend a hearing, or take other action to protest this plan. Also, we are retaining legal counsel to draft and present our appeal and we urgently need your contributions for this effort. **Make your checks payable to the Coalition for San Francisco Neighborhoods** and mail them to 2443 Fillmore St. #192, SF, CA 94115. Please also organize your neighbors to fight this disastrous plan. For further information or to help, please telephone (415) 921-3891 or (415) 386-6675

Please Print

Name_____

Address_____

Telephone_____ E-Mail_____

Complete and mail to 2443 Fillmore St. #192, San Francisco, CA 94115

VISIT OUR WEBSITE AT SAVEOURNEIGHBORHOODS.ORG for information and a copy of the sf planning department 2003 transit corridors map

