



## **DIVISADERO COMMUNITY PLAN**

### **Adopted 1/12/2016**

Alarmed by City Hall's unaffordable, high density development plans for our neighborhood, the Affordable Divis coalition formed in September 2015 to make sure the community had a part in shaping the future of the neighborhood. In a series of five community meetings from September through January 2016, residents of the Divisadero area came together to discuss development and identify points of unity. This community plan is the result of that community driven process. Over 500 residents participated in the development of this plan.

### **Community Plan Area:**

**The boundaries of the plan area are Geary Blvd., Pierce St., Waller St., Baker St.**

### **Part 1. Height/Bulk and Design Principals for New and Infill development**

1. Allow bulk, density, and height increases only if affordability and all other development requirements of this plan are strictly adhered to. Any project seeking bulk, density, or height increase within the Divisadero Community Plan Area must go through the Conditional Use authorization process with the San Francisco Planning Department.
2. Except for 100% affordable projects, no height increase shall exceed two floors above current zoning, as depicted in the attached map as of January 2016.
3. No unit shall be less than 400 square feet in any new development; exceptions may be granted for developments that include 100% senior housing.
4. Unit types must be varied in any new private development and include 40% 2-bedroom or 30% 3-bedroom units to accommodate families.
5. Project design must maintain and contribute to the architectural character of the neighborhood. No demolition of buildings that are architecturally and/or historically contributory to the character of the neighborhood.
6. The "Affordable Housing Density Bonus Program" (AHBP) as currently proposed as of January 2016 threatens neighborhood character, fails to require sufficient affordability, and fails to protect existing rent controlled units and neighborhood serving retail businesses. The AHBP shall not apply in the community plan area for this reason, and affordability and density levels defined in this plan shall apply instead.

### **Part 2. Affordability**

1. Rent controlled units and/or subsidized units shall not be demolished, eliminated, or reduced in any way.
2. Development shall not displace current residents.
3. In light of the acute need for affordable housing, the community wishes to prioritize and affirmatively attract development projects that are 100% affordable to low, moderate, and middle income San Franciscans.

4. Area Median Income shall be for the city of San Francisco only, not the HUD Metro AMI, which includes Marin and San Mateo counties.
5. In mixed income developments, all affordable units shall be built onsite.
6. Any new development of 10 units or more shall have 50% of the units affordable to households under the San Francisco median income. One half of those affordable units must be affordable to households earning below or up to 50% of the San Francisco AMI, one fourth must be affordable to households earning between 50%-80% of the AMI, and the remaining affordable units must be affordable to households earning between 80-100% of the AMI.
7. Affordability restrictions must be permanent.
8. Affordable rental units in new developments must be maintained as affordable permanently even if the building converts to ownership units.
9. The community is particularly concerned with the lack of housing for seniors. Housing affordable to seniors on fixed incomes is a neighborhood priority.

### **Part 3. Infrastructure and Transit**

1. Infrastructure and transit improvements must be linked to development. The City, SFMTA, and PG&E must present a plan including a timetable and budget on these improvements as a condition of new high-density development (10 units or more). The City shall publicize any proposed infrastructure/transit plan and budget for the Divisadero neighborhood prior to processing any high-density project application. The proposed plan shall be released to the public as a draft through mailings to property owners, renters, and residents, as well as neighborhood groups, with an opportunity for public comment. No new high-density development shall be approved without infrastructure and public transit improvements.
2. Developer shall pay a Transit Impact Development Fee as shown below. The funds shall be used for public transit improvements that benefit the neighborhood.
  - a. **Residential projects up to 50 units:** \$7.74 per square foot
  - b. **Residential projects of 51 to 99 units:** \$8.98 per square foot
  - c. **Residential projects of 100 units or more:** \$10.21 per square foot
3. The City shall conduct a community benefit nexus study for the Divisadero Community Plan Area to determine a Community Benefit Fee, and the developer shall pay the maximum Community Benefit Fee as determined by the nexus study.
4. Pedestrian use must be maximized in all new development with minimum number of curb cuts to minimize car interactions with pedestrians/bikers.
5. No new curb cuts on Divisadero Street. Curb cuts on Oak and Fell streets pose particular problems in light of the volume of traffic on these streets, and are disfavored.
6. Bike friendly street design, which reduces bike conflicts between both cars and pedestrians, must be established. Publically accessible bike sharing pods shall be sited inside new developments whenever possible.
7. Development shall add green space for community and natural areas. This includes space between buildings, on sidewalks, and rear garden areas. Maximize public access to open spaces created as part of new developments.
8. Minimum sidewalk width abutting new developments over 10 units shall be 12 feet. The depth of the front setback requirement shall be the average of the existing setbacks of the two adjacent buildings.
9. The City shall provide more public trash cans with any increase in population.

#### **Part 4: Preservation and Enhancement of Neighborhood Serving Retail Uses**

1. Neighborhood-serving retail uses, as defined in the Planning Code, are a priority in the plan area.
2. High-density new development must dedicate at least 50% of its proposed retail space as neighborhood-serving retail.
3. No new formula retail shall be allowed in any development seeking a density bonus
4. Nonprofit use of commercial space shall be encouraged. The community also favors local hiring, businesses that serve a range of income groups, and businesses that are family friendly
5. Current requirement of Conditional Use authorization for businesses over 4000 sq. feet shall be maintained and strictly enforced by the City.

#### **Part 5: Neighborhood Notice**

1. Neighborhood Notice. In addition to notice required by law, for any proposed high-density development (10 units or more) in the Community Plan Area, the project developer shall notify all residents and merchants in the Community Plan Area at least 60 days before its required pre-application meeting. Such notice includes, but is not limited to, mailings to both renters and owners near the proposed project, outreach to neighborhood associations and groups, posting in public view, and notice to anyone who has signed up for such notice.
2. Rezoning – Community Meeting. Any rezoning of the neighborhood must be preceded by a community meeting hosted by the Planning Department and the District 5 Supervisor, and the Affordable Divis organization, and shall be preceded by 60 days' notice calculated to reach all residents and merchants in the Community Plan Area. In advance of that meeting, the Planning Department shall prepare a written summary of the zoning change that includes specific examples of what would be newly allowable under the change.
3. Opportunity to Comment on Transit/Infrastructure Plan. The City shall release its draft infrastructure/transit plan and budget for the plan area prior to processing any high-density development applications. The City shall notify neighbors and neighborhood groups in the Community Plan Area of the draft plan, with 60 days' notice, with an opportunity for public comment.
4. Amendments to Existing Applications. In addition to any notification already required for changes in development applications, any project increasing density, bulk or height by more than 10% from that specified in an original application must begin with a new application, and Planning Department must commence review as if the project is new.