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July 27, 2021

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**SAN FRANCISCO SUPERVISOR INTRODUCES LEGISLATION TO ALLOW
FOURPLEXES IN SINGLE-FAMILY NEIGHBORHOODS**

San Francisco Supervisor Rafael Mandelman introduces legislation to allow fourplexes in residential neighborhoods with restrictive density limits

SAN FRANCISCO — Today District 8 Supervisor Rafael Mandelman introduced an ordinance that would allow for small apartment buildings in areas currently reserved for single-family and low-density housing. The legislation would provide an exception to density limits to allow up to four units on all lots in RH (“Residential House”) zoning districts that account for roughly 60% of the City’s developable residential parcels.

“The way much of San Francisco is zoned today makes it easier to flip existing housing into luxury monster homes than to build small apartment buildings for working people,” said Mandelman, who represents neighborhoods including Glen Park, Noe Valley, Diamond Heights, the Castro, Eureka Valley, Corbett Heights, Mission Dolores and Twin Peaks. “We’ve done a really good job of building housing for millionaires and billionaires over the last decades, but we’ve made it too hard to build housing for everyone else.”

In February, Mandelman announced the fourplex zoning proposal along with a companion piece of legislation that would require additional review for certain large expansions of existing homes that do not add at least one additional unit. That ordinance is currently under review by the Planning Commission.

The ordinance introduced today would allow fourplexes in RH zoning districts that cover large swaths of the city’s westside neighborhoods like the Sunset, Richmond and West Portal, as well as parts of central and southeast neighborhoods including Glen Park, Noe Valley, the Excelsior, Visitacion Valley and Bayview. These districts allow for a maximum of one, two, or three units per lot, and are largely reserved for single-family homes. The ordinance would only allow the increased units for projects that are not seeking any exceptions from height or open space requirements under a State density bonus program that is often used by larger projects that include on-site affordable units. Under the ordinance, lots could be developed to include more than four units through existing local and State “Accessory Dwelling Units” or ADU programs, but would have to be accommodated within current height and bulk limits.

“We should be making it easier to build modestly-sized housing for families and average working San Franciscans in neighborhoods across the city,” Mandelman said. “Nearly all the new housing development in this city in recent decades has been heavily concentrated in eastside neighborhoods, and this is a way for every neighborhood to do its part, including neighborhoods in my district.”

The ordinance builds on a separate piece of legislation introduced in May that would provide the same increase in density for projects that do not seek exceptions under the State density bonus program, but only on corner lots. This more limited ordinance continues to move forward with a Planning Commission hearing scheduled in September, while the more expansive fourplex ordinance introduced today will require more extensive environmental review per the California Environmental Quality Act (CEQA) before it can be adopted by the Board of Supervisors.

Mandelman explained that the proposal for corner lots is designed to be acted on this year, while the ordinance introduced today allowing four units on all residential lots will be tied to the environmental analysis to be conducted for the City's 2022 Housing Element update, a State-mandated plan for meeting local housing needs that must be revised and adopted every eight years, and is expected to be before the Board for approval at the end of next year. The ordinance introduced today puts San Francisco in line with other California cities like Sacramento and Berkeley that have recently taken actions to include fourplex zoning in their own upcoming housing plan updates.

"I know that many of my colleagues also recognize the need to revisit the way we zone for housing in neighborhoods that have had strict density limits for decades, and that we are all having these conversations in the communities we represent," said Mandelman. "I am committed to working with my all my colleagues as this proposal moves forward to find the best strategies to address San Francisco's dire housing shortage."

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