

SENATE BILL 50

INFORMATIONAL PRESENTATION
MAY 15, 2019

OVERVIEW OF SB 50

- Introduced by Senator Scott Wiener on December 3, 2018
- Amended in the Senate on March 12
- Passed Housing and Government & Finance Committees
- Next Senate Committee May 16
- Schedule for moving forward TBD

OVERVIEW OF SB 50

- Increase housing development near high quality transit and in ‘jobs rich areas’ statewide
 - Near high-quality bus and in ‘jobs rich’ areas:
Removes density limits and alters parking requirements
 - Near rail and ferry stations
Removes density limits and alters parking requirements
Sets minimum enforceable height and FAR limits
- Minimum inclusionary requirement
- Does not otherwise change local approval process
e.g. Conditional Use, demolition controls, inclusionary requirements
- Legalize 4-plexes statewide

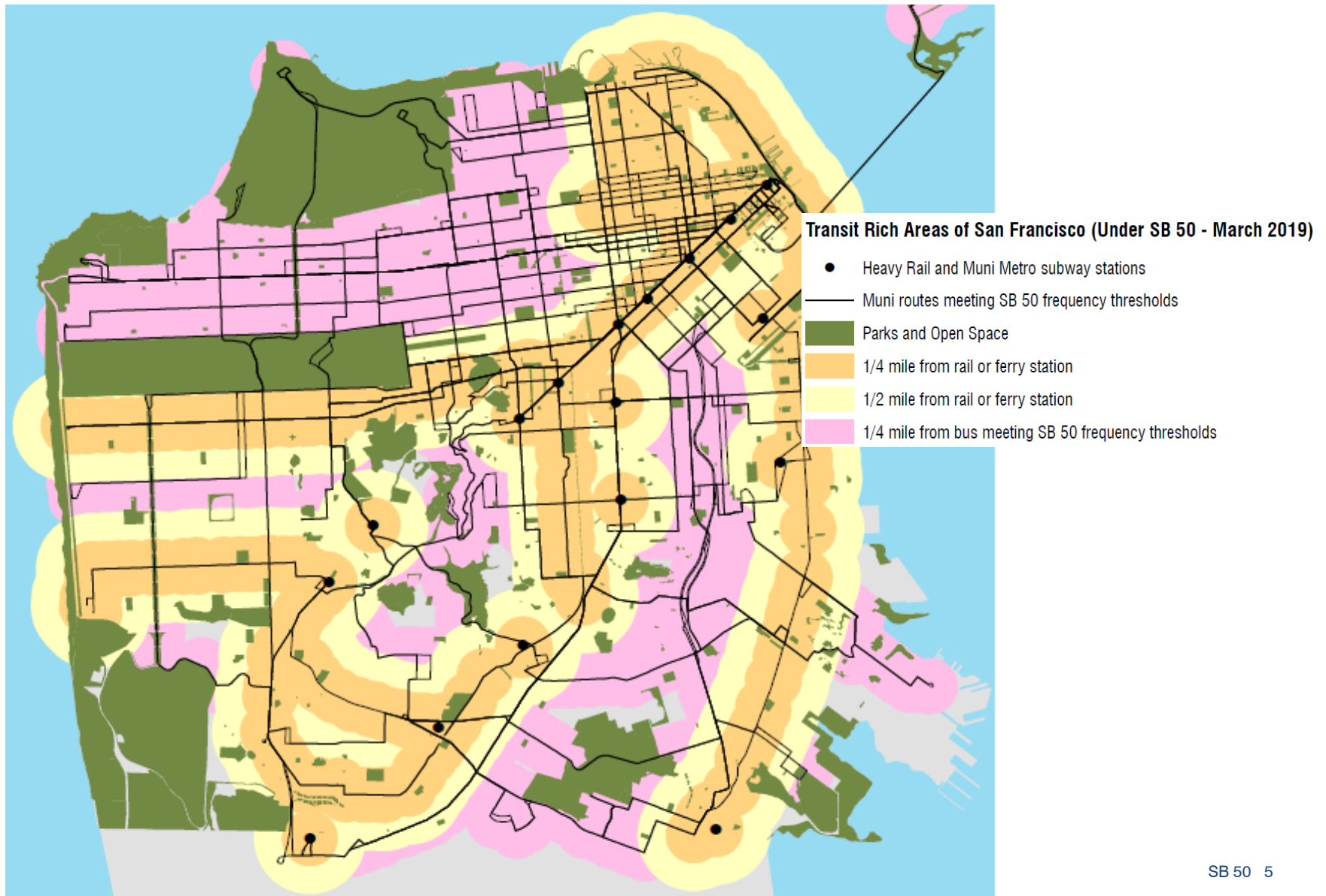
OVERVIEW OF SB 50

SB 50 Applicable Geographies and Proposed Zoning Standards

Qualifying Area	Min. Height Limit	Min. FAR Limit	Min. Parking requirements	Density Limits	On-site Inclusionary Units Required
¼ mile around Rail or Ferry Stop	55 ft	3.25	Waived	Waived	Yes, for projects larger than a certain size
½ mile around Rail or Ferry Stop	45 ft	2.5	Waived	Waived	Yes, for projects larger than a certain size
¼ mile around ‘High Quality Bus’ stop + In ‘jobs-rich’ areas	No change	No change	Waived up to 0.5 space/unit	Waived	Yes, for projects larger than a certain size

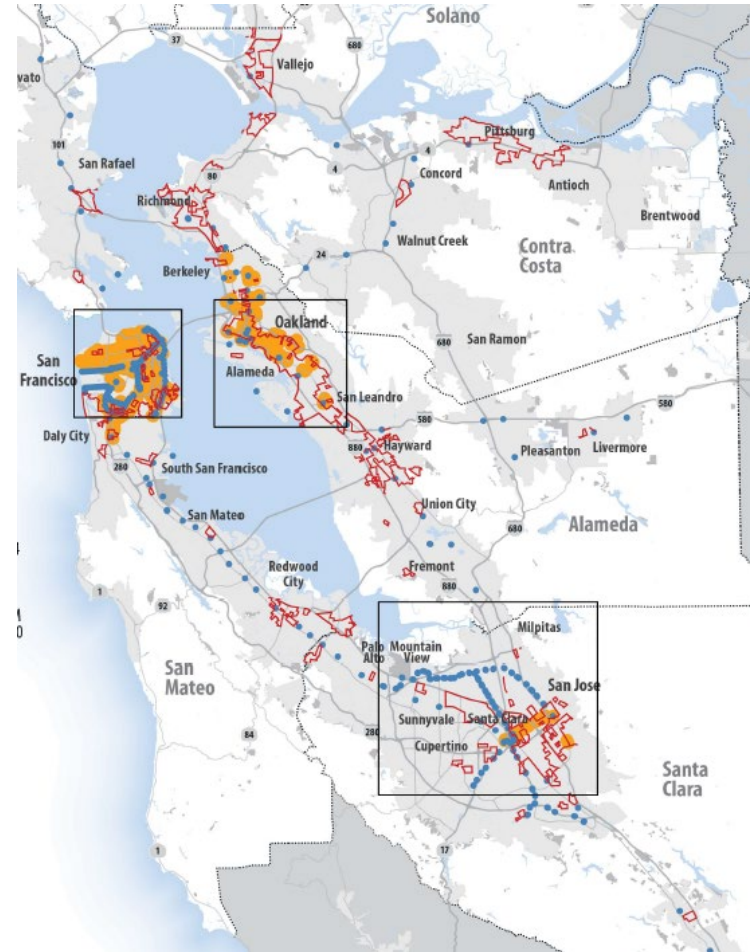
Qualifying projects would also receive three ‘incentives or concessions’

SB 50 IN SAN FRANCISCO — TRANSIT-RICH AREAS

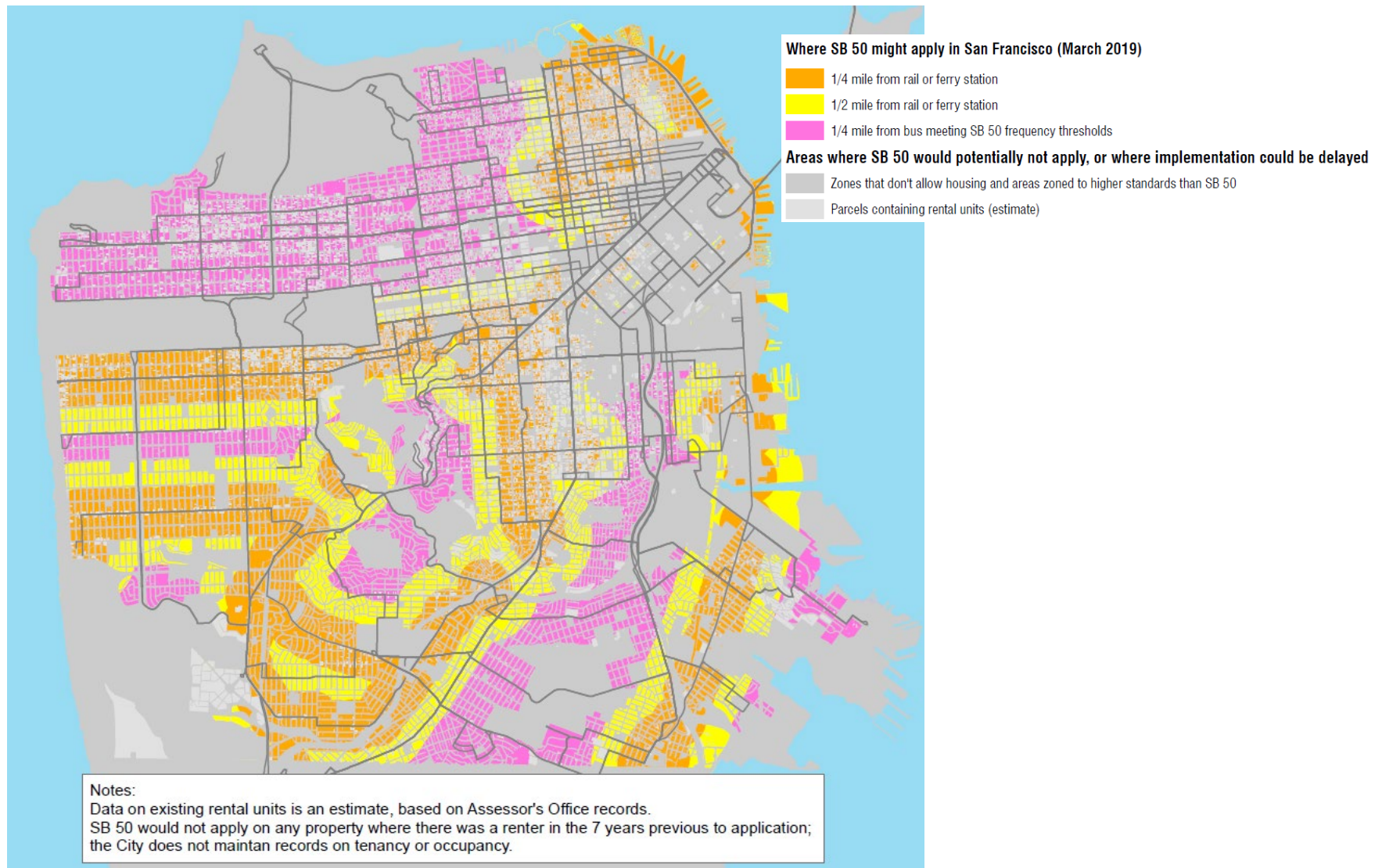


SB 50 IN SAN FRANCISCO – KEY EXEMPTIONS

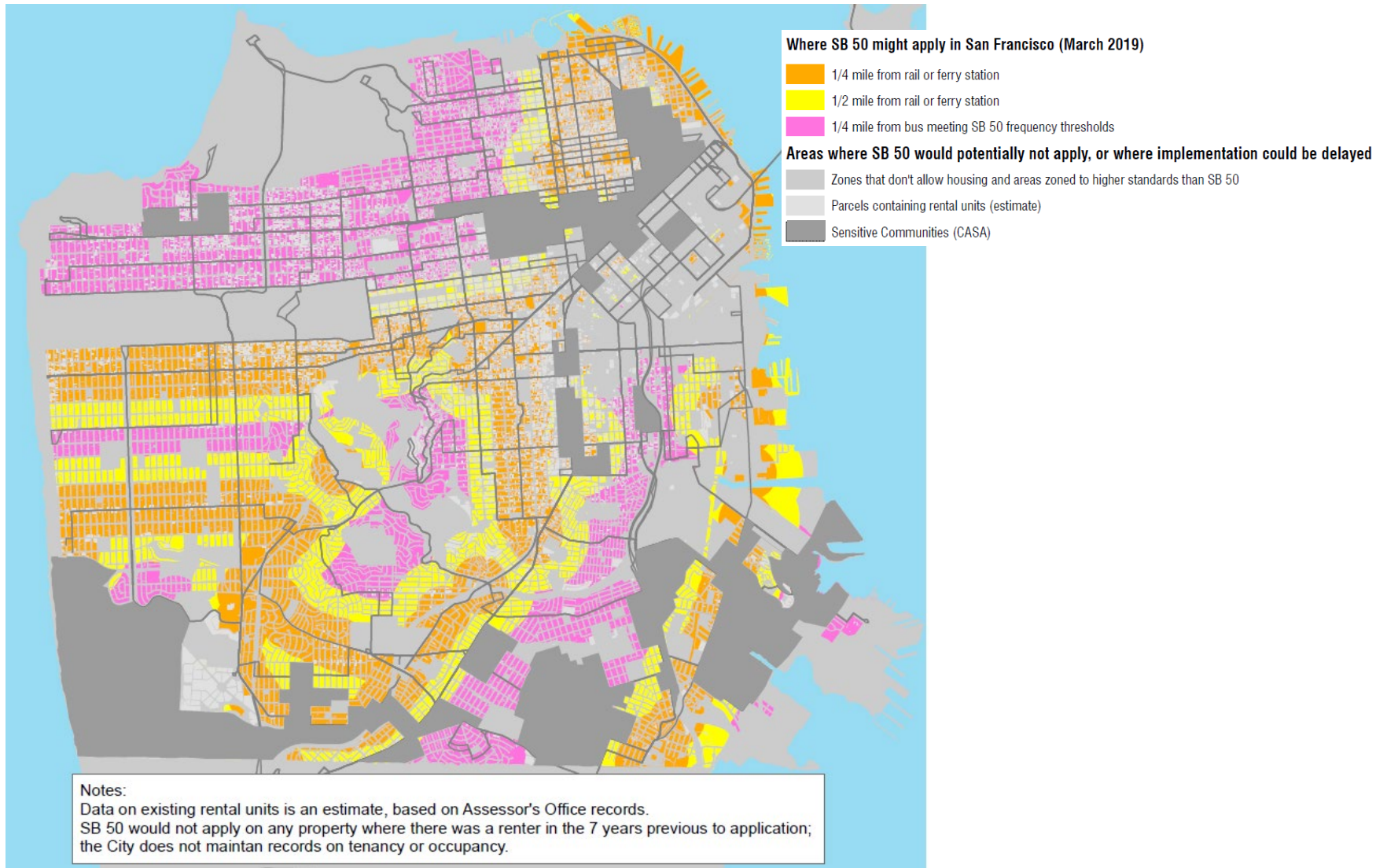
- SB 50 would not apply in the following:
 - Zones that don't allow housing
 - Any property occupied by a tenant in the previous 7 years
 - Any property removed from rental market under Ellis Act in the previous 15 years
- It includes temporary exemption for Sensitive Communities
 - Areas with high poverty and racial segregation
 - In the Bay Area, would be CASA Sensitive Communities



SB 50 IN SAN FRANCISCO — WHERE IT MIGHT APPLY



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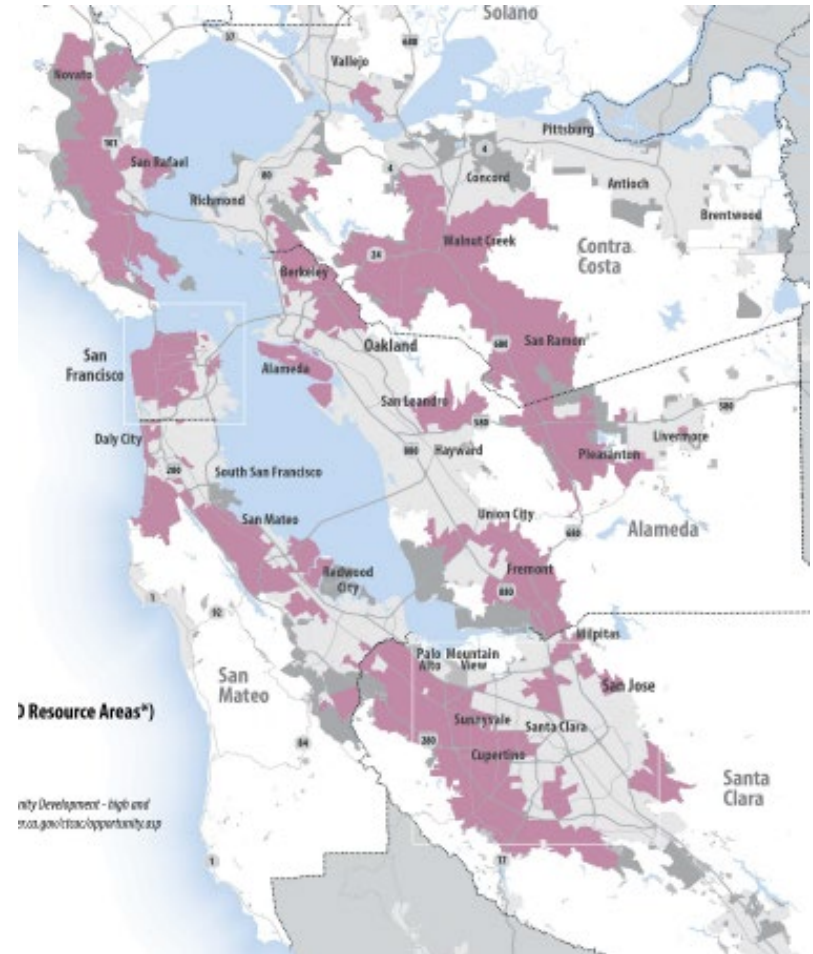


SB 50 IN SAN FRANCISCO — WHERE IT MIGHT APPLY

- SB 50 would not result in changes on:
 - Renter-occupied housing
- SB 50 not likely to result in changes on:
 - Multi-unit owner-occupied housing
- SB 50 would likely result in changes on:
 - Vacant and non-residential properties
 - Owner-occupied single family homes (possibly smaller multi-unit buildings)

SB 50 — IN SUMMARY — BAY AREA + CALIFORNIA

- Intended to address statewide housing shortage
 - *Governor proposal:*
3.5 million new units by 2025
 - *UC Berkeley study:*
SB 50 would quadruple feasible housing capacity in Bay Area; inclusionary capacity fivefold
- Broad statewide upzoning around transit and high-opportunity
 - ‘Jobs rich’ areas
 - 4-plex statewide



THANK YOU

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