On January 19, 2009, the Eastern Neighborhoods Plan became law. The adoption of this long-awaited plan means that all projects that have been waiting in the Eastern Neighborhoods “pipeline” may move forward with their approvals.

This document is intended to help the development community and other interested parties understand the process for approval of Eastern Neighborhoods pipeline projects. This report summarizes provisions for permitted use, fees, building/design standards, and process. This summary ONLY applies to projects that have already submitted a development application.

Per the rules adopted in the Eastern Neighborhoods legislation (Section 175.6), there are seven kinds of projects in the Eastern Neighborhoods pipeline. The Planning Code controls for each of these projects is different. Please use this guide to help understand the appropriate controls for each kind of project.
1. How to determine the type of project

Would the project have required a zoning or height change?

- **YES**
  - PIPELINE TYPE 1

- **NO**
  - What kind of project is it?

**Residential (excluding SRO-only projects)**

- Residential projects are those that contain at least one dwelling unit (see Sec. 175.6(c)(6))

- **When did the project submit its first development application?**
  - BEFORE APRIL 1, 2006
    - PIPELINE TYPE 2
  - APRIL 1, 2006 - APRIL 17, 2008
    - PIPELINE TYPE 3
  - ON OR AFTER APRIL 18, 2008
    - PIPELINE TYPE 7

**Non-residential and SRO-only projects**

- **When did the project submit its first development application?**
  - BEFORE JANUARY 19, 2007
    - PIPELINE TYPE 4
    - PIPELINE TYPE 5
  - AUG. 30, 2007 - APRIL 17, 2008
    - PIPELINE TYPE 6
  - ON OR AFTER APRIL 18, 2008
    - PIPELINE TYPE 7

*Development Application shall mean any application for a building permit, site permit, environmental review, Conditional Use or Variance.*
2. How to determine the type of project by date of application

<table>
<thead>
<tr>
<th>Date</th>
<th>Projects needing a zoning or height change</th>
<th>Residential (excluding SRO-only projects)</th>
<th>Non-residential and SRO-only projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 1, 2006</td>
<td>Pipeline Type 1</td>
<td>Pipeline Type 2</td>
<td>Pipeline Type 4</td>
</tr>
<tr>
<td>January 19, 2007</td>
<td>Pipeline Type 1</td>
<td>Pipeline Type 3</td>
<td>Pipeline Type 5</td>
</tr>
<tr>
<td>August 30, 2007</td>
<td>Pipeline Type 2</td>
<td>Pipeline Type 3</td>
<td>Pipeline Type 6</td>
</tr>
<tr>
<td>April 18, 2008</td>
<td>Pipeline Type 3</td>
<td>Pipeline Type 4</td>
<td>Pipeline Type 7</td>
</tr>
</tbody>
</table>
### 3. What are the controls for each type of project?

<table>
<thead>
<tr>
<th>Project Type</th>
<th>TYPE 1</th>
<th>TYPE 2</th>
<th>TYPE 3</th>
<th>TYPE 4</th>
<th>TYPE 5</th>
<th>TYPE 6</th>
<th>TYPE 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Type</td>
<td>Projects that could not have been approved under zoning and heights in effect at the time of their first development application.</td>
<td>Residential projects (excluding SRO-only projects).</td>
<td>Residential projects (excluding SRO-only projects).</td>
<td>Non-residential projects and SRO-only projects.</td>
<td>Non-residential projects and SRO-only projects.</td>
<td>Non-residential projects and SRO-only projects.</td>
<td>Projects that submitted their first development application on or after April 18, 2008.</td>
</tr>
<tr>
<td>Inclusionary Housing</td>
<td>Eastern Neighborhoods requirements apply.</td>
<td>Controls in place at the time of first development application apply.</td>
<td>Eastern Neighborhoods requirements apply.</td>
<td>Not applicable, except for SRO projects. For SRO projects, controls in place at the time of first development application apply. See Sec. 315 for applicable controls.</td>
<td>For SRO projects, Eastern Neighborhoods requirements apply.</td>
<td>Eastern Neighborhoods requirements apply.</td>
<td></td>
</tr>
<tr>
<td>CEQA Status</td>
<td>Projects able to benefit from Community Plan Exemption.</td>
<td>“Grandparented” project may not use Community Plan Exemption.</td>
<td>Projects able to benefit from Community Plan Exemption.</td>
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<td></td>
</tr>
</tbody>
</table>

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**FOOTNOTES**

1. ‘Development Application’ shall mean any application for a building permit, site permit, environmental review, Conditional Use or Variance.

2. For purposes of this process, ‘residential projects’ are those that include at least one dwelling unit.

3. ‘Pre-Eastern Neighborhoods controls’ are those in effect as of the day before the Eastern Neighborhoods Plan became effective (i.e., January 18, 2009).

4. ‘Impact fees’ are fees intended to mitigate the impacts of development (i.e., the Jobs-Housing Linkage Fee and the Transit Impact Development Fee), and should not be confused with application fees, which are intended to pay for the cost of processing a development application.

5. ‘Standards for Development’ refers to requirements including, but not limited to, heights, bulk, parking, open space, etc.

6. Height increases of up to eight feet are available when necessary to comply with these requirements. In cases where height limits have been reduced by the Eastern Neighborhoods Plan, the height limit in effect at the time of the first development application shall apply.

7. CEQA, projects which are covered by a community plan for which an Environmental Impact Report was certified shall not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic, plan area EIR.