


BOARD of SUPERVISORS



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MEMORANDUM

Date: December 31, 2025
To: Joaquín Torres, Assessor-Recorder, Office of the Assessor-Recorder
From:  Angela Calvillo, Clerk of the Board, Board of Supervisors
Subject: Planning Code, Zoning Map - Central Neighborhoods Large Residence
SUD, Corona Heights Large Residence SUD (File No. 240637)

On December 9, 2025, the Board of Supervisors finally passed Ordinance No. 253-25 (File No. 240637, Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD). The ordinance was enacted on December 17, 2025.

A copy of the Ordinance is being forwarded to you, pursuant to the Administrative Code, Section 34.1.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c:
Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder

[Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD]

Ordinance amending the Planning Code to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions; to delete the Corona Heights Large Residence SUD, and as a result to merge it into the Central Neighborhoods Large Residence SUD; amending the Zoning Map to reflect the deletion and boundary expansion; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 240637 and is incorporated herein by reference. The Board affirms this determination.

(b) On August 1, 2024, the Planning Commission, in Resolution No. 21600, adopted

1 findings that the actions contemplated in this ordinance are consistent, on balance, with the
2 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
3 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
4 Board of Supervisors in File No. 240637, and is incorporated herein by reference.

5 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
6 amendments will serve the public necessity, convenience, and welfare for the reasons set
7 forth in Planning Commission Resolution No. 21600, and the Board adopts such reasons as
8 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
9 No. 240637 and is incorporated herein by reference.

10
11 Section 2. Article 2 of the Planning Code is hereby amended by deleting Section
12 249.77 and revising Section 249.92, to read as follows:

13 **~~SEC. 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.~~**

14 ~~(a) General. A special use district entitled the "Corona Heights Large Residence Special Use~~
15 ~~District," consisting of the area within a perimeter established by Market Street, Clayton Street,~~
16 ~~Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel~~
17 ~~2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all~~
18 ~~additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby~~
19 ~~established for the purposes set forth below. The boundaries of the Corona Heights Large Residence~~
20 ~~Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of~~
21 ~~the City and County of San Francisco.~~

22 ~~(b) Purpose. To protect and enhance existing neighborhood character, encourage new infill~~
23 ~~housing at compatible densities and scale, and provide for thorough assessment of proposed large-~~
24 ~~scale residences that could adversely impact the area and affordable housing opportunities, the~~
25 ~~following controls in subsections (c)–(f) are imposed in the Corona Heights Large Residence Special~~

1 ~~Use District.~~

2 ~~(c) Controls. All applicable provisions of the Planning Code shall continue to apply in the~~
3 ~~Corona Heights Large Residence Special Use District, except as otherwise provided in this Section~~
4 ~~249.77.~~

5 ~~(d) Conditional Use Authorizations. For all parcels zoned RH-1, RH-2, or RH-3 within the~~
6 ~~Corona Heights Large Residence Special Use District, the following developments shall require a~~
7 ~~Conditional Use authorization:~~

8 ~~(1) Development of Vacant Property. Residential development on a vacant parcel that~~
9 ~~will result in total gross floor area exceeding 3,000 square feet;~~

10 ~~(2) Expansion of Large Existing Development. Residential development on a developed~~
11 ~~parcel that will result in total gross floor area in excess of 3,000 square feet if that expansion results in~~
12 ~~more than 75% increase in gross square feet of development on the parcel (as it existed at any time in~~
13 ~~the last five years prior to application), and does not increase that number of legal dwelling units on~~
14 ~~the parcel. The total gross square footage calculation shall also include all development performed on~~
15 ~~the parcel within the last five years;~~

16 ~~(3) Expansion of Large Existing Development Plus Additional Dwelling Units.~~
17 ~~Residential development on a developed parcel that will result in total gross square floor area in excess~~
18 ~~of 3,000 gross square feet, if that expansion results in more than 100% increase in gross square feet of~~
19 ~~development, and increases the existing legal unit count on the parcel;~~

20 ~~(4) Residential development, either as an addition to an existing building or as a new~~
21 ~~building, that results in less than 45% rear yard depth.~~

22 ~~(e) In acting on any application for Conditional Use authorization within the Corona Heights~~
23 ~~Large Residence Special Use District, the Commission shall consider the Conditional Use~~
24 ~~authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts~~
25 ~~are presented to establish, based on the record before the Commission, one or more of the following:~~

1 ~~(1) The proposed project promotes housing affordability by increasing housing supply;~~

2 ~~(2) The proposed project maintains affordability of any existing housing unit; or~~

3 ~~(3) The proposed project is compatible with existing development.~~

4 ~~(f) In acting on any application for a Conditional Use Authorization where an additional new~~
5 ~~residential unit is proposed on a through lot on which there is already an existing building on the~~
6 ~~opposite street frontage, the Planning Commission shall only grant such authorization upon finding~~
7 ~~that it would be infeasible to add a unit to the already developed street frontage of the lot.~~

8 ~~(g) The Conditional Use requirement established by subsections (d)-(f) of this Section 249.77~~
9 ~~shall sunset on December 31, 2024. After that date, no residential development or expansion of an~~
10 ~~existing Residential Building shall be permitted in the Corona Heights Large Residence Special Use~~
11 ~~District that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except~~
12 ~~where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.~~

13
14 **SEC. 249.92. CENTRAL NEIGHBORHOODS LARGE RESIDENCE SPECIAL USE**
15 **DISTRICT.**

16 (a) **General.** A special use district entitled the "Central Neighborhoods Large
17 Residence Special Use District," consisting of the area within a perimeter established by
18 Waller Street, Steiner Street, Hermann Street, Buchanan Street, Haight Street, Octavia Street, 13th
19 Street, Valencia Street, Duboce Avenue, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue,
20 29th Street, San Jose Avenue, Randall Street, Mission Street, Alemany Boulevard, Tingley Street,
21 crossing in a straight line over San Jose Avenue, I-280 Northbound, and I-280 Southbound to Monterey
22 Boulevard, proceeding northeasterly along Monterey Boulevard to Joost Avenue, Joost Avenue, Congo
23 Street, Bosworth Street, O'Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, following
24 the eastern fork of Twin Peaks Boulevard north, Clarendon Avenue, west along Clarendon Avenue to
25 the most westerly boundary of the Lands of Regents of the University of California, also known as

1 Block 2634A Lot 011 as shown on the City & County of San Francisco Assessor's Block Map 2634A,
2 north to the most southernly boundary of the Lands of City & County of San Francisco, also known as
3 Block 2634A Lot 003 as shown on the City & County of San Francisco Assessor's Block Map 2634A,
4 east to the most southeasterly corner of said Lot 003, following said Lot 003 boundaries north,
5 northwest, and southwesterly until the intersection with previously described Lot 011, northernly
6 following the eastern boundary of Lot 011, northernly along the eastern boundary of Lot 005 as shown
7 on Assessor's Block Map 2634A, to Parnassus Avenue, Hillway Avenue, Carl Street, Arguello
8 Boulevard, Frederick Street, Stanyan Street, Waller Street, Clayton Street, Frederick Street, Masonic
9 Avenue, Waller Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East, Waller
10 Street, Steiner Street, Duboce Avenue, Sanchez Street, 16th Street, Guerrero Street, 20th Street,
11 Valencia Street, Tiffany Avenue, 29th Street, San Jose Avenue, Mission Street, Alemany Boulevard,
12 Tingley Street, Monterey Boulevard, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy
13 Boulevard, Portola Drive, Twin Peaks Boulevard, Clayton Street, Ashbury Street, Frederick Street,
14 Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East, is hereby established for the
15 purposes set forth in subsection (b), below. The boundaries of the Central Neighborhoods
16 Large Residence Special Use District are designated on Sectional Map Nos. ZN06, ZN07,
17 ZN11, and ZN12 of the Zoning Map of the City and County of San Francisco.

18 (b) **Purpose.** To protect and enhance existing neighborhood context, encourage new
19 infill housing at compatible densities and scale, and provide for thorough assessment of
20 proposed large ~~single-family~~ residences that could adversely impact neighborhood character
21 and affordable housing opportunities, the following controls, set forth in subsections (c)-(ge),
22 below, are imposed in the Central Neighborhoods Large Residence Special Use District.

23 (c) **Applicability.**

24 (1) Except as provided in this subsection (c), the provisions of this Section
25 249.92 apply to all lots ~~in Residential, House (RH) zoning districts~~ located within the Central

1 Neighborhoods Large Residence Special Use District, in those instances where a complete
2 Development Application was submitted on or after January 1, 2022.

3 (2) All applicable provisions of the Planning Code shall continue to apply to
4 Residential Buildings, except as otherwise stated in this Section 249.92.

5 ~~(3) The provisions of this Section 249.92 shall not apply to any lot within the Corona~~
6 ~~Heights Large Residence Special Use District.~~

7 (3) The provisions of this Section 249.92 shall not apply to any applications that were
8 filed prior to June 4, 2024 for residential development or for an expansion of an existing Residential
9 Building on lots that on that date were not subject to the Corona Heights Large Residence Special Use
10 District (former Section 249.77) or this Special Use District.

11 (d) **Maximum Size of Dwelling Units.** ~~For all lots zoned RH w~~ Within the Central
12 Neighborhoods Large Residence Special Use District, no residential development or
13 expansion of an existing Residential Building shall be permitted that would result in any
14 Dwelling Unit exceeding 4,000 3,000 square feet of Gross Floor Area, except where the total
15 increase of Gross Floor Area of any existing Dwelling Unit is less than 15%.

16 ~~(e) Conditional Use Authorizations. For all lots zoned RH w~~ Within the Central
17 ~~Neighborhoods Large Residence Special Use District, a Conditional Use authorization shall~~
18 ~~be required for any residential development or expansion of a Residential Building that would~~
19 ~~result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1.2:1 Floor~~
20 ~~Area Ratio, or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor~~
21 ~~Area, except where the total increase of gross floor area of any existing Dwelling Unit is less~~
22 ~~than 15%.~~

23 ~~(f) Conditional Use Findings. In addition to the criteria outlined in Planning Code~~
24 ~~Section 303(c)(1), in acting upon an application for Conditional Use authorization within the~~
25 ~~Central Neighborhoods Large Residence Special Use District the Planning Commission shall~~

1 also consider whether facts are presented to establish, based on the record before the
2 Commission, that the following criteria are met:

3 ~~—(1) the proposed project is contextual with the neighborhood, meets applicable~~
4 ~~Residential Design Guidelines, and seeks to retain any existing design elements;~~

5 ~~—(2) the proposed project does not remove Rental Units subject to the Residential~~
6 ~~Rent Stabilization and Arbitration Ordinance;~~

7 ~~—(3) the proposed project increases the number of Dwelling Units on the lot;~~

8 ~~—(4) no Dwelling Unit is less than one-third the gross floor area of the largest~~
9 ~~Dwelling Unit in a Residential Building;~~

10 ~~—(5) the proposed project does not negatively impact the historic integrity of the~~
11 ~~property or any existing structure on a lot that is listed in or formally eligible for listing in the~~
12 ~~California Register of Historic Resources, or has been determined to appear eligible for listing~~
13 ~~in the California Register of Historic Resources or to qualify as a “historical resource” under~~
14 ~~CEQA; and~~

15 ~~—(6) the project does not negatively impact the historic integrity of any existing~~
16 ~~structure on a lot that has been adopted as a local landmark or a contributor to a local historic~~
17 ~~district under Articles 10 or 11 of this Code, or would render the property ineligible for historic~~
18 ~~designation as an individual or contributing resource.~~

19 **(ge) Calculation of Gross Floor Area.** For the purposes of this Section 249.92, the
20 following shall apply in the calculation of total Gross Floor Area:

21 (1) Gross Floor Area shall have the meaning set forth in Planning Code Section
22 102, except that floor space dedicated to accessory parking shall not be included;

23 (2) In multi-unit buildings, shared spaces such as stairwells, atriums, and other
24 communal spaces accessible to all building tenants occupants shall not be included in the
25 Gross Floor Area thresholds; and

1 (23) Any increase in Gross Floor Area shall include (A) all expansions of the
2 Residential Building for which a building permit was issued within the previous 10 years,
3 except that expansions for which building permits were issued prior to January 1, 2022 shall
4 not be considered, and (B) any Gross Floor Area resulting from construction performed
5 without a validly issued permit regardless of the date of construction.

6 ~~(h) The Conditional Use requirement established by subsections (e) (f) of this Section~~
7 ~~249.92 shall sunset on December 31, 2024. After that date, for all lots zoned RH within the~~
8 ~~Central Neighborhoods Large Residence Special Use District, no residential development or~~
9 ~~expansion of an existing Residential Building shall be permitted within the Central~~
10 ~~Neighborhoods Large Residence Special Use District that would result in any Dwelling Unit~~
11 ~~exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross~~
12 ~~floor area of any existing Dwelling Unit is less than 15%.~~

13
14 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, Sectional Map
15 Sheet Nos. ZN06, ZN07, ZN11, and ZN12 of the Zoning Map of the City and County of San
16 Francisco are hereby amended, as follows:

17
18 **Corona Heights Large Residence Special Use District Herein Deleted**

19
20 Perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace,
21 Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern
22 property line of parcel 2619/001A, and Douglass Street; and in addition, all additional
23 parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts.

24
25 **Central Neighborhoods Large Residence**

Central Neighborhoods Large Residence

| Special Use District Boundaries Herein Superseded | Special Use District Boundaries Herein Established |
|--|--|
| <p>Perimeter established by Waller Street, Steiner Street, Duboce Avenue, Sanchez Street, 16th Street, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue, 29th Street, San Jose Avenue, Mission Street, Alemany Boulevard, Tingley Street, Monterey Boulevard, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, Clayton Street, Ashbury Street, Frederick Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East.</p> | <p>Perimeter established by Waller Street, Steiner Street, Hermann Street, Buchanan Street, Haight Street, Octavia Street, 13th Street, Valencia Street, Duboce Avenue, Guerrero Street, 20th Street, Valencia Street, Tiffany Avenue, 29th Street, San Jose Avenue, Randall Street, Mission Street, Alemany Boulevard, Tingley Street, crossing in a straight line over San Jose Avenue, I-280 Northbound, and I-280 Southbound to Monterey Boulevard, proceeding northeasterly along Monterey Boulevard to Joost Avenue, Joost Avenue, Congo Street, Bosworth Street, O'Shaughnessy Boulevard, Portola Drive, Twin Peaks Boulevard, following the eastern fork of Twin Peaks Boulevard north, Clarendon Avenue, west along Clarendon Avenue to the most westerly boundary of the Lands of Regents of the University of California, also known as Block 2634A Lot 011 as shown on the City & County of San Francisco Assessor's Block Map 2634A, north to the most southernly</p> |

boundary of the Lands of City & County of San Francisco, also known as Block 2634A Lot 003 as shown on the City & County of San Francisco Assessor's Block Map 2634A, east to the most southeasterly corner of said Lot 003, following said Lot 003 boundaries north, northwest, and southwesterly until the intersection with previously described Lot 011, northerly following the eastern boundary of Lot 011, northerly along the eastern boundary of Lot 005 as shown on Assessor's Block Map 2634A, to Parnassus Avenue, Hillway Avenue, Carl Street, Arguello Boulevard, Frederick Street, Stanyan Street, Waller Street, Clayton Street, Frederick Street, Masonic Avenue, Waller Street, Buena Vista Avenue West, Haight Street, and Buena Vista Avenue East.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

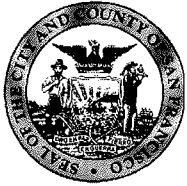
Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors

1 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
2 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
3 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
4 additions, and Board amendment deletions in accordance with the "Note" that appears under
5 the official title of the ordinance.

6
7 APPROVED AS TO FORM:
8 DAVID CHIU, City Attorney

9 By: /s/ Andrea Ruiz-Esquide
10 ANDREA RUIZ-ESQUIDE
11 Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 240637

Date Passed: December 09, 2025

Ordinance amending the Planning Code to expand the boundaries of the Central Neighborhoods Large Residence Special Use District (SUD), and to apply its controls to all lots within the SUD, with some exceptions; to delete the Corona Heights Large Residence SUD, and as a result to merge it into the Central Neighborhoods Large Residence SUD; amending the Zoning Map to reflect the deletion and boundary expansion; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

September 16, 2024 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

September 16, 2024 Land Use and Transportation Committee - CONTINUED TO CALL OF THE CHAIR AS AMENDED

November 17, 2025 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

November 17, 2025 Land Use and Transportation Committee - CONTINUED AS AMENDED

December 01, 2025 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

December 02, 2025 Board of Supervisors - PASSED, ON FIRST READING

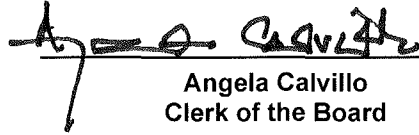
Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong


December 09, 2025 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton
Excused: 1 - Wong

File No. 240637

I hereby certify that the foregoing
Ordinance was **FINALLY PASSED** on
12/9/2025 by the Board of Supervisors of the
City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Daniel Lurie
Mayor

12/17/25
Date Approved