

REVISED LEGISLATIVE DIGEST
(Amended in Committee – November 17, 2025)

[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.

Existing Law

The Planning Code sets forth different zoning districts, including Special Use Districts, throughout the City, where different uses are permitted, conditionally permitted, or prohibited, and where various controls (such as density, height and bulk standards, rear yard, and open space requirements) apply.

The Central Neighborhoods Large Residence Special Use District (SUD) was established in 2022. Its purpose is “to protect and enhance existing neighborhood context, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large single-family residences that could adversely impact neighborhood character and affordable housing opportunities.”

The SUD applies to all lots in Residential, House (RH) zoning districts within its geographical boundaries, except for any lots within the Corona Heights Large Residence Special Use District. The SUD establishes a 4,000 square feet maximum gross floor area for dwelling units within its boundaries, except where the total increase of gross floor area of any existing dwelling unit is less than 15%. Additionally, it requires a Conditional Use Authorization (CU) for any residential development that would result in a dwelling unit larger than 3,000 square feet of gross floor area, or exceeding a 1.2:1 floor area ratio, except where the total increase of gross floor area of any existing dwelling unit is less than 15%.

The CU requirement will sunset on December 31, 2024. The SUD establishes that after that date, no residential development or expansion of an existing residential building shall be permitted that would result in any dwelling unit exceeding 3,000 square feet of gross floor area, except where the total increase of gross floor area of any existing dwelling unit is less than 15%.

The Corona Heights Large Residence SUD was established in 2017. Its boundaries are the perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street. In addition, all additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts are also part of the SUD. Its intent and controls are similar to the Central Neighborhoods Large Residence SUD: it also requires a CU for residential developments over 3,000 square feet, and its CU is also set to sunset at the end of 2024.

Amendments to Current Law

This Ordinance deletes the Corona Heights Large Residence SUD, and amends the Central Neighborhoods Large Residence SUD in two ways:

- It expands its geographical boundaries, to encompass all the lots that were formerly covered by the Corona Heights Large Residence SUD, and also other lots that were covered by neither of the SUDs;
- It expands its applicability to all lots within the expanded geographical boundaries, not just those in RH zoning districts.

However, the Ordinance exempts from the SUD applicability any applications that were filed prior to June 4, 2024 for new residential development or for an expansion of existing residential development on lots that on that date were not subject to the Corona Heights Large Residence Special Use District or the Central Neighborhoods Large Residence SUD.

The Ordinance also amends the Zoning Map, to reflect the deletion of the Corona Heights Large Residence SUD and the expanded boundaries of the Central Neighborhoods Large Residence SUD.

The Land Use and Transportation Committee amended the Ordinance at its September 16, 2024 hearing. The amendments implement recommendations of the Planning Commission regarding the gross floor area calculation for purposes of the SUD maximum dwelling unit size. Specifically, the amendments provide that common spaces in multifamily buildings and parking garages be excluded from that calculation.

The Ordinance was further amended at the November 17, 2025 Land Use and Transportation Committee, to remove outdated references to the CU, since the expiration of the CU has passed. The committee also amended the ordinance to replace “tenants” with “occupants” in the definition of the gross square area calculation, and changed the maximum size allowed for dwelling units within its boundaries from 4,000 square feet maximum gross floor area to 3,000 square feet.