

## **LEGISLATIVE DIGEST**

[General Plan Amendments - Family Zoning Plan]

**Ordinance amending the General Plan to revise the Urban Design Element, Commerce and Industry Element, Transportation Element, Balboa Park Station Area Plan, Glen Park Community Plan, Market and Octavia Area Plan, Northeastern Waterfront Plan, Van Ness Avenue Area Plan, Western SoMa (South of Market) Area Plan, Western Shoreline Area Plan, Downtown Area Plan, and Land Use Index, to implement the Family Housing Zoning Program, including the Housing Choice-San Francisco Program, by adjusting guidelines regarding building heights, density, design, and other matters; amending the City's Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.**

### **Existing Law**

Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units in the next eight years. Because San Francisco does not currently have sufficient capacity to accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by January 31, 2026. Additional capacity will be created through amendments to the Planning Code and Zoning Maps, as set forth in the ordinances in Board Files 250700 and 250701, as introduced on June 24, 2025.

### **Amendments to Current Law**

This ordinance would amend the General Plan to facilitate the Housing Element rezoning (the "Family Zoning Plan") in Board Files 250700 and 250701. This ordinance amends the General Plan as follows:

#### **Urban Design Element**

- delete Map 5, “Urban Design Guidelines for Bulk of Buildings”
- revise policies concerning neighborhood character and new development height and bulk

**Commerce and Industry Element**

- revise policies regarding scale, height, and bulk of new development

**Transportation Element**

- revise off-street parking policies

**Balboa Park Station Area Plan**

- delete “Height Districts” map
- revise policies concerning size, scale, design, massing, and articulation of new development

**Glen Park Community Plan**

- delete Map 3, “Existing and Proposed Heights”
- revise policies concerning neighborhood character and building height

**Market and Octavia Area Plan**

- delete Map 3, “Generalized Height Districts”
- revise policies concerning new development height and bulk, building sculpting along alleys, unit mix, residential demolition, and design principles
- revise policy to include reference to newly created Residential Transit Oriented-Commercial (RTO-C) district

**Northeastern Waterfront Plan**

- delete Map 2, “Height and Bulk Plan”
- delete policy restricting new development in certain areas of the Plan
- revise policies concerning height and bulk of new development

**Van Ness Avenue Area Plan**

- revise Map 1, “Generalized Land Use and Density Plan” to remove residential FAR references
- revise policies concerning height of new development, size of new residential units, street walls, and view corridors

**Western SoMa (South of Market) Area Plan**

- revise policies concerning building heights, design principles, and heights along alleys

**Western Shoreline Area Plan**

- amend policies that comprise the Land Use Plan of the City's certified Local Coastal Program
- amend policies concerning neighborhood character and design compatibility with new development

**Downtown Area Plan**

- revise Map 5, "Proposed Height and Bulk Districts," to add additional height for parcels between 11th Street and 12th Street, and Van Ness Avenue and Franklin Street that are north of Mission Street and south of Fell Street

**Land Use Index**

- make conforming revisions to the Land Use Index

Background Information

On September 11, 2025 the Planning Commission considered the proposed amendments to the General Plan and recommended initiation in Planning Commission Resolution 21808.

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